



REFERRAL REPORT

Report Date: November 22, 2022
Contact: Yardley McNeill
Contact No.: 604.873.7582
RTS No.: 15416
VanRIMS No.: 08-2000-20
Meeting Date: December 6, 2022

TO: Vancouver City Council
FROM: General Manager of Planning, Urban Design and Sustainability
SUBJECT: CD-1 Rezoning: 5562-5688 Manson Street

RECOMMENDATION TO REFER

THAT the rezoning application and plans, described below, be referred to Public Hearing together with the recommendations set out below and with the recommendation of the General Manager of Planning, Urban Design and Sustainability to approve the application, subject to the conditions set out below;

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary zoning by-laws, in accordance with the recommendations set out below, for consideration at the Public Hearing.

RECOMMENDATION FOR PUBLIC HEARING

A. THAT the application by Oakridge Multi-family Limited Partnership, on behalf of:

- 1119195 B.C. Ltd., the registered owner of the lands located at 5562, 5628 and 5688 Manson Street [*Lots 16, 19, and 21 of Block 873 District Lot 526 Plan 8664; PIDs 009-973-575, 009-973-648, and 009-973-681 respectively*]; and
- 1265995 B.C. Ltd., the registered owner of the lands located at 5588, 5608, and 5656 Manson Street [*Lots 17, 18, and 20 of Block 873 District Lot 526 Plan 8664; PIDs 009-973-605, 009-973-621, 009-973-664 respectively*];

to rezone the lands from RS-1 (Residential) to CD-1 (Comprehensive Development) District to increase the floor space ratio (FSR) from 0.7 to 6.0 and the building height from 10.7 m (35.1 ft.) to 56.0 m (183.7 ft.) and to 64.3 m (211.0 ft.) for a rooftop amenity, to permit the development of two 18-storey rental residential buildings with a 37-space childcare facility, including 392 secured-rental units, of which 20% of the residential floor area will be secured as below-market rental units, be approved in principle;

FURTHER THAT the draft CD-1 By-law, prepared for the Public Hearing in accordance with Appendix A, be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by DA Architects + Planners, received October 12, 2021, provided the Director of Planning may allow minor alterations to this form of development when approving the detailed scheme of development;

AND FURTHER THAT the above approvals be subject to the Conditions of Approval contained in Appendix B.

- 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 CD-1 By-law, subject to such terms and conditions as may be required at the discretion of the Director of Legal Services, the General Manager of Planning, Urban Design and Sustainability, and the General Manager of Arts, Culture and Community Services.
- C. THAT subject to approval of the CD-1 By-law, the Subdivision By-law be amended, generally as set out in Appendix C subject to approval of the CD-1 By-law;

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; 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 bylaw rezoning the property, and any costs incurred in fulfilling requirements imposed as a condition of rezoning are at the risk of the property owner; and
 - (iii) THAT the City and all its officials, including the Approving Officer, shall not in any way be limited or directed in the exercise of their authority or discretion, regardless of when they are called upon to exercise such authority or discretion.

REPORT SUMMARY

This report evaluates an application to rezone 5562-5688 Manson Street to a CD-1 (Comprehensive Development) District. The proposal is for two 18-storey buildings, each above a six-storey podium, and a 37-space childcare facility. The buildings consist of 392 secured

rental residential units, of which 20% of the residential floor area would be secured as below-market rental (BMR) units. The childcare facility is to be delivered turnkey to the City.

Proposed building heights are 56.0 m (183.7 ft.) for the north tower and 55.5 m (182.0 ft.) for the south tower, with additional height to accommodate an indoor rooftop amenity. A floor space ratio (FSR) of 6.0 is proposed.

The proposed uses and form of development are consistent with the intent of the *Cambie Corridor Plan*. Staff recommend that the application be referred to a Public Hearing, with the recommendation of the General Manager of Planning, Urban Design and Sustainability to approve it in principle, subject to the Public Hearing, and conditions contained in Appendix B.

COUNCIL AUTHORITY/PREVIOUS DECISIONS

- Vancouver Plan (2022)
- Cambie Corridor Plan and Cambie Corridor Public Realm Plan (2018)
- Housing Vancouver Strategy (2017)
- Housing Needs Report (2022)
- Moderate Income Rental Housing Pilot Program (MIRHPP) Rezoning Policy (2017, last amended 2021)
- Family Room: Housing Mix Policy for Rezoning Projects (2016)
- High-Density Housing for Families with Children Guidelines (1992, last amended 2020)
- Childcare Design Guidelines (1992, last amended 2021)
- Green Buildings Policy for Rezoning (2010, last amended 2022)
- Community Amenity Contributions Policy for Rezoning (1999, last amended 2022)
- Vancouver Development Cost Levy By-law No. 9755
- Vancouver Utilities Development Cost Levy By-law No. 12183
- Public Art Policy and Procedures for Rezoned Developments (1994, last amended 2014)
- Urban Forest Strategy (2014)

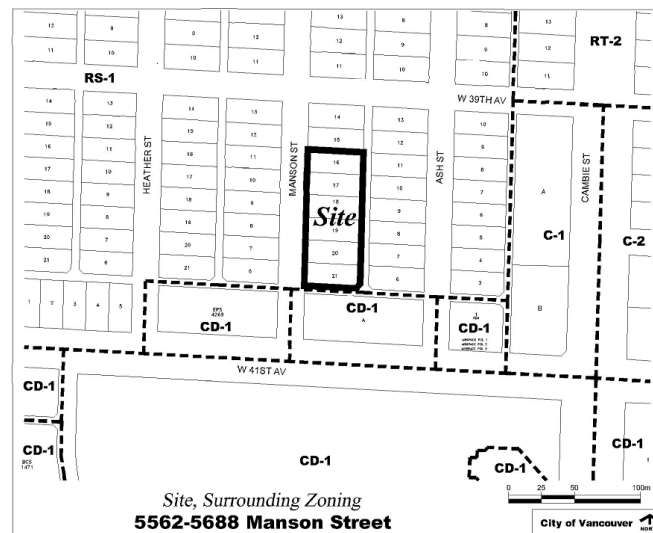
REPORT

Background/Context

1. Site and Context

The subject site is zoned RS-1 and located on the east side of Manson Street, between 39th and 41st Avenues (Figure 1). The properties consist of a six-lot assembly, with a frontage of 103.2 m (338 ft.) along Manson Street and bound by a lane to the east and a lane to the south. The total site area is 4,341.7 sq. m (46,733 sq. ft.). The lots are currently developed with six single-family dwellings. As the application involves consolidation of six lots containing secondary rental units, the *Tenant Relocation and Protection Policy* applies. At the time of application, two units were owner-occupied and the remaining four had tenancies of less than two years.

The surrounding area is undergoing significant change, with buildings approved or under construction. Nearby properties have redevelopment potential, ranging from six storeys to 57 storeys at Oakridge Centre, located south across 41st Avenue.

Figure 1: Surrounding Zoning and Context

Neighbourhood Amenities – The following neighbourhood amenities are within the vicinity:

- *Public Parks* – Columbia Park (750 m), Queen Elizabeth Park (900 m), Van Dusen Botanical Garden and Oak Meadows Park (1 km), and Montgomery Park (1.1 km).
- *Cultural Spaces/Community Spaces* – Oakridge Centre (250 m) will include a new rooftop park, library, seniors centre, and community centre. Rezoning was approved for a youth centre at 5812 Cambie Street (550 m) and an artist live-work space at 5910 Cambie Street (600 m).
- *Childcare* – Garderie L'île Aux Enfants (400 m) and expanded childcare at the Jewish Community Centre (700 m). Rezoning was approved for a childcare facility at 5812 Cambie Street (550 m). Oakridge Centre (250 m) and Oakridge Transit Centre (700 m) have been approved for new childcare facilities.

Local School Capacity – The site is within the catchment area of Sir William Van Horne Elementary School at 5855 Ontario Street and Eric Hamber Secondary School at 5025 Willow Street. According to the Vancouver School Board (VSB)'s *2020 Long Range Facilities Plan* from January 25, 2021, both Van Horne Elementary and Eric Hamber Secondary will be operating under capacity in the coming years, with a utilization rate at 88% and 86% respectively, by 2029.

The City coordinates with VSB to inform decision making and reduce enrolment pressure, recognizing that some schools are full, but there is overall surplus capacity within their system. The VSB continues to monitor development and work with the City to plan for future growth.

2. Policy Context

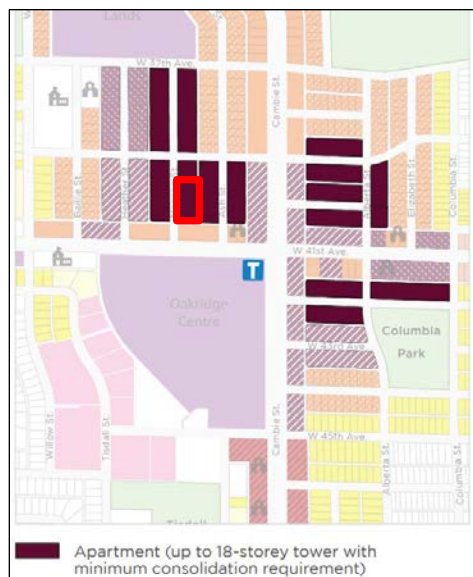
Vancouver Plan – The *Vancouver Plan* was approved by Council on July 22, 2022 and is a land use strategy to guide long-term growth of the City over the next 30 years. The approved Plan will serve as a framework with further implementation planning work to follow over the next

two to four years. The site is located within the *Cambie Corridor Plan* which is generally in alignment with the *Vancouver Plan*.

Cambie Corridor Plan (“Plan”) – The properties are located within the Oakridge Municipal Town Centre (MTC) neighbourhood of the *Plan*. Redevelopment is guided by Subsection 4.3.6 which anticipates high-density residential for off-arterial areas, for which this site is located. Policies also support opportunities for affordable housing with improved streetscapes, parks, shops, and services.

Specifically, Section 4.3.6.1 for “High-Density Residential Areas (North of 41st Avenue)” allows for residential buildings for up to 15 storeys with 100% secured-rental housing with 20% as below-market rental (BMR). An additional three storeys can be considered for the inclusion of a turn-key childcare facility. The *Plan* also permits a partial storey for an indoor rooftop amenity space that is contiguous with outdoor amenity space. Density is based on urban design and public realm performance.

Figure 2: Subsection 4.3.6.1: High-Density Residential North of 41st Avenue (Site in Red)



Further, policy 7.2.11 specifies that projects that include below market-rental (BMR) are to have rental rates and operating requirements in accordance with the *Moderate Income Rental Housing Program*.

Housing Needs Report – On April 27th, 2022, Council resolved at a public meeting to receive a Housing Needs Report prepared by staff. Further to the BC Provincial government's requirement, Council must consider the most recent housing needs report and the housing information on which the report is based when developing a development plan, or when amending a development plan in relation to housing policies of the Council respecting affordable housing, rental housing and special needs housing.

This application implements Council-approved direction on housing contained in the *Plan*, which is well supported by the data and findings in the *Housing Needs Report*.

Strategic Analysis

1. Proposal

The proposal seeks to rezone the site from RS-1 to CD-1 to permit a north and south tower, each above two podiums. The development is for two 18-storey buildings with 392 units of secured-rental residential, of which approximately 79 units (20% of the residential floor area) will be secured at below-market rates. A 37-space childcare facility is located on the ground floor of the north tower, delivered as an in-kind, turn-key amenity to the City. An east-west active link provides a public right-of-way for a new pedestrian connection between both buildings.

The building heights are 56.0 m (183.7 ft.) for the north tower and 55.5 m (182.0 ft.) for the south tower, with additional heights up to 64.3 m (211.0 ft.) for each tower to accommodate an indoor rooftop amenity co-located with an outdoor amenity (Figure 3). A total floor area of 26,050.2 sq. m (280,398 sq. ft.) and a floor space ratio (FSR) of 6.0 is proposed. Three levels of underground parking are accessed from the lane.

Figure 3: Building Massing as Viewed from Manson Street



2. Land Use

The proposed uses are consistent with the *Plan* that anticipates residential and institutional, in the form of childcare, at this location.

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

In assessing urban design performance, staff take into consideration the *Plan's* built form for the Oakridge Municipal Town Centre (MTC) area, including the "High-Density Residential Areas," and the "MTC High-Density Buildings." Public realm guidance is also provided in the *Cambie Corridor Public Realm Plan*.

Form of Development – The *Plan's* off-arterial high-density residential areas anticipates tower and four-storey podium forms. Three additional storeys, for a total of 18 storeys, can be considered for proposals that include the provision of a childcare facility. The current application is for two 18-storey towers above two six-storey podiums. Surrounding sites are also eligible for

six-storey buildings. Given the anticipated high-density context for the MTC area, the six-storey podiums are supported, which match the height of the future context and allow for the provision of rental housing and on-site childcare (Figure 4).

While the podium height is supported, a condition has been applied to explore setbacks for the upper two levels of the podium. Such setbacks would reduce the massing and maintain the appearance of a four-storey streetwall. A condition also requires lowering the ground floor heights to ensure podiums that are appropriately scaled to the future context.

The *Plan* anticipates compact tower forms with an average floor plate size of 603.9 sq. m (6,500 sq. ft.) to reduce shadow impacts and provide greater openness to the sky. The proposal's floor plate size meets this criteria.

Both towers have also been placed on the north and south ends of the site to accommodate the *Plan*'s direction for a 27.4 m (90 ft.) separation to future towers. This spacing also ensures sunlight access onto outdoor spaces. Conditions in Appendix B ensures that a future design maintains sufficient sunlight access onto the outdoor childcare area.

Figure 4: Perspective Looking Northeast



A condition in Appendix B requires design development for the distinction and refinement of each tower to promote differentiation for their individual expression.

Private Amenity Spaces – The development offers several amenities for residents. Common indoor and outdoor residential amenity spaces are located atop the towers and the podiums. A rezoning condition seeks to further enhance the outdoor common amenity spaces to include a range of children's play activities and urban agriculture.

Public Realm – The north and south buildings are separated by a mid-block secondary active link, creating open spaces for an engaging pedestrian experience, per the *Public Realm Plan*. This active link provides public access between the buildings and reduces the length of a long block. The application has also offered substantial landscaping with new street trees and seating for this passage. Rezoning conditions require the construction of a statutory right-of-way (SRW) for a paved pathway and to explore "step-free" design elements to improve accessibility.

Height – The proposal for two 18-storeys towers is supported by staff to support the project's viability for childcare in the north tower, in combination with rental and below-market rental housing.

As expected by the *Plan*, shared indoor and outdoor amenity spaces are located above the rooftops of both towers. As such, the partial-storey for indoor amenity spaces are set back from the building edges to minimize visibility from the street.

Density – The *Plan* anticipates this area as suitable for high-density development, for which FSR is based on form and use. Given the provision of childcare, rental, and public open space, a density of 6.0 FSR is supported within this growing area.

Urban Design Panel (UDP) – UDP reviewed and supported the project on February 16, 2022, including endorsement for a six-storey podium. Additional recommendations were sought to refine the massing and façade expression, to enhance the amenity spaces, and to consider additional at-grade family units (see Appendix D). Staff support the proposal as it reflects the intention of the *Plan*, is appropriate for the context, and received support from UDP. Detailed conditions are provided in Appendix B.

4. Childcare Facility

Located on the ground floor of the north tower, the 37-space childcare facility consists of a minimum of 446 sq. m (4,801 sq. ft.) of indoor space and 520 sq. m (5,597 sq. ft.) of outdoor space. The centre offers a 12-space program for 0-3 year olds and a 25-space program for 3-5 year olds. The orientation of the outdoor childcare space is on the ground floor, east-facing, adjacent to the lane. Conditions in Appendix B require the childcare facility to be designed and delivered per the City's *Childcare Design Guidelines*. These guidelines recommend a gross indoor floor area of 429 sq. m (4,618 sq. ft.) and additional floor area for mechanical and electrical rooms, stairwells, elevator shafts and lobbies. The CD-1 By-law captures this requirement putting the total floor area of turn-key childcare to be 446 sq. m (4,801 sq. ft.).

City Ownership – Upon completion of construction, the childcare facility will be delivered turnkey as an air space parcel to the City at a nominal cost. Dedicated mechanical and electrical systems, garbage and recycling areas, vehicle parking, and bicycle spaces will be secured for use by the operator of the facility.

Non-Profit Operator – Should the application be approved and as the project proceeds to construction, staff will undertake processes to secure a non-profit organization to operate the childcare facility. Selection criteria would typically include an organization with a mandate and programs that meet Council's objectives and the needs of the community. A typical model would entail leasing the facility to the selected non-profit operator, with the operator being responsible for the administration, programming and operation of the facility and associated facility costs, including regular maintenance and repairs. The City would typically be responsible for major repairs, and lifecycle replacement of major systems and structural components.

5. Housing

The *Housing Vancouver Strategy* seeks to deliver a range of housing tenures across the housing continuum. If approved, this application would add 392 rental housing units, including 313 market-rental units and 79 below-market rental (BMR) units, to the City's inventory of rental housing, which would contribute to the targets set out in the strategy (Figure 5).

Figure 5 – Progress towards 10-Year Housing Vancouver Targets for Purpose-Built Market and Developer-Owned Below-Market Rental Housing as of June 30, 2022

Housing Type	Category	10-Year Targets ¹	Units Approved Towards Targets ²
Purpose-Built Market Rental Housing Units	Market Rental	16,000	10,821 (67%)
	Developer-Owned Below-Market Rental	4,000	1,209 (30%)
	Total	20,000	12,030

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

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

Vacancy Rates – Vancouver has exhibited historically low vacancy rates during the last 30 years. In 2021, the purpose-built apartment vacancy rate was 1.1% in Vancouver. The vacancy rate (based on the CHMC Market Rental Survey) is 0.6% for the Westside/Kerrisdale neighbourhood, for which this site is located. A vacancy rate of between 3% and 5% is considered to represent a balanced rental market.

Housing Mix – The *Family Room: Housing Mix Policy for Rezoning Projects* requires a minimum of 35% family units. This application meets this policy, proposing 35% family units, all of which are two-bedroom units, for both the market and below-market rental units (see Figure 6 below). Units must be designed in accordance with the *High Density Housing for Families with Children Guidelines*. The application as proposed is consistent with the policy and a provision is included in the CD-1 By-law to meet the minimum unit mix requirements.

Figure 6 – Proposed Unit Mix

Type	Market Rental		Below-Market Rental		Total	
	Units	%	Units	%	Units	%
Studio	99	32%	28	35%	127	32%
1-bed	103	33%	23	29%	126	32%
2-bed	111	35%	28	35%	139	35%
Total	313	100%	79	100%	392	100%

Average Rents and Income Thresholds – Figure 7 below sets out the proposed average starting rents for the below-market units. These starting rents are applicable for the below-market units which will comprise at least 20% of the residential floor area that is counted in the calculation of the floor space ratio, and will be targeted to moderate income households.

Average market rents in newer rental buildings on the west side are also shown in the middle two columns in Figure 7. The market rental housing component will provide options that are more affordable than home ownership, as illustrated in Figures 7 and 8.

Figure 7 – Below-Market Unit Average Rents, Market Rents in Newer Buildings and Household Incomes Served

	Below-Market Units Average Starting Rents (2022) ¹	Average Market Rent in Newer Buildings 1 – Westside (CMHC, 2021) ²	Annual Income Required to Afford Average Market Rent in Newer Buildings	DCL By-Law Maximum Averages – Westside (CMHC, 2021) ³	Annual Income Required to Afford DCL By-Law Maximum Averages
Studio	\$1,069	\$1,561	\$62,440	\$1,859	\$74,360
1-bed	\$1,351	\$2,073	\$82,920	\$2,243	\$89,720
2-bed	\$1,801	\$2,997	\$119,880	\$2,996	\$119,840
3-bed	\$2,251	\$3,785	\$151,400	\$4,135	\$165,400

1. Starting rents shown are based on the initial rents in the Moderate Income Rental Housing Pilot Program set in 2017, increased annually from 2017 to 2022 in accordance with the annual maximum increases authorized by the province of British Columbia as per the Residential Tenancy Act, annual rent increases per the RTA are permitted until initial occupancy.
2. Data from October 2021 CMHC Rental Market Survey for buildings completed in 2012 or later on the Westside of Vancouver
3. 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 as published by CMHC in the fall 2021 Rental Market Report.

To be eligible to rent a below-market unit, a household's gross annual income cannot exceed the income requirements for the unit type, with at least one household member per bedroom (see Figure 8). For projects delivering BMR, policy 7.2.11 of the *Plan* specifies eligibility and operating requirements per the *Moderate Income Rental Housing Pilot Program Rezoning Policy* ("MIRHPP"). All residents will have equal access to common indoor and outdoor amenities and facilities.

Figure 8 – Cost of Ownership and Household Incomes Served

	Monthly Costs of Ownership for Median-Priced Apartment with 20% down-payment – Westside (BC Assessment 2021) ¹	Annual Income Required to Afford Monthly Costs for Apartment Ownership – Westside	Down-payment at 20% – Westside Apartment
Studio	\$2,837	\$113,480	\$106,000
1-bed	\$3,473	\$138,920	\$132,000
2-bed	\$5,193	\$207,720	\$198,400
3-bed	\$7,982	\$319,280	\$311,890

1. Based on the assumptions: Median of all BC Assessment strata apartment sales prices in Vancouver Westside in 2021 by unit type, 20% down-payment, 5% mortgage rate (in-line with qualifying rate), 25-year amortization, \$250-\$350 monthly strata fees and monthly property taxes at \$2.92 per \$1,000 of assessed value (2021 assessments and property tax rate)

Security of Tenure – Purpose-built rental housing offers permanent rental housing and security of tenure, unlike rented condominiums or basement suites in the secondary rental market. All 392 units in the proposal would be secured through a Housing Agreement and Section 219 Covenant for the longer of 60 years or the life of the building. Covenants will be registered on title to prohibit the stratification and/or separate sale of individual units.

The Housing Agreement will secure not less than 20% of the residential floor area that is counted in the calculation of the floor space ratio for below-market units to be rented at rates targeted to meet the affordability needs of moderate income households, with rent increases

capped at the Residential Tenancy Act annual allowable rental increase regardless of a change in tenancy. Conditions related to securing the units are contained in Appendix B.

Existing Tenants – The *Tenant Relocation and Protection Policy* (“TRP Policy”) extends to projects involving consolidation of two or more lots that contain existing secondary rental. This includes single-family homes, basement suites, or duplexes 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. There is an exclusion whereby a previous owner of a house has sold to a developer and is now occupying the unit as a tenant.

As the application involves consolidation of six lots containing secondary rental units, the *TRP Policy* applies. All six houses, containing six rental units, are currently occupied with tenants who are aware of the rezoning application. At the time of rezoning application, two units were owner-occupied and the remaining four tenancies are less than two years. As such, the existing tenants are not eligible for tenant protection under the *TRP Policy*.

If any eligible tenants are found on site after project approval, the applicant will provide a Tenant Relocation Plan to the satisfaction of the General Manager of Planning, Urban Design and Sustainability as per the *TRP Policy* prior to the issuance of the development permit.

All tenancies are protected under the BC Residential Tenancy Act (RTA) 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. Transportation and Parking

The site is well served by transit, located northwest of the Oakridge-41st Avenue Canada Line Skytrain station with bus service for Cambie Street and 41st Avenue. Bicycle lanes are nearby, along 41st Avenue, Cambie Street, and Willow Street.

Vehicle and bicycle parking is provided over three levels of underground parking, accessed from the lane to the east. The application proposes 197 vehicle spaces for the residential tenants and seven spaces for the childcare facility. One Class A and two Class B loading spaces, along with 727 bicycle spaces, are proposed. Parking and loading are to meet the Parking By-law at the development permit stage.

Engineering conditions require public realm improvements, including street upgrades, intersection lighting upgrades, and storm water tree trenches along Manson Street. Conditions also require the construction of a new, paved mid-block active link with new, pedestrian-scale lighting, set out in Appendix B.

7. Environmental Sustainability and Natural Assets

The *Green Buildings Policy for Rezoning*s requires that applications satisfy the green and resilient building conditions. The applicant has submitted a preliminary modelling analysis to meet energy, emissions and embodied carbon targets. Examples include resilient building measures, a commitment to energy system sub-metering, and enhanced commissioning requirements. Conditions are in Appendix B.

Natural Assets – The *Urban Forest Strategy* was developed to find ways to help preserve, protect and strengthen Vancouver’s urban forest and tree canopy for the future. The Protection of Trees By-law aims to maintain a healthy urban forest by requiring permission be sought to remove trees which meet certain conditions. The intent is to retain and protect as many healthy, viable trees as possible, while still meeting the challenges of development, housing priorities and densification. This is in keeping with City goals to achieve resilient and healthy natural systems in our urban areas.

The application proposes new street trees along Manson Street, landscaping for the mid-block connection, and a building setback for the south tower for an outdoor play space surrounded by new trees and shrubs. Both podiums offer shared outdoor areas with green spaces, raised planters, and seating with an outdoor kitchen and seating for the south tower podium.

Six City trees are proposed for retention. Ten on-site trees and two off-site trees on the neighbouring property are proposed for removal due to poor condition and conflict with the building footprint. The applicant is proposing 71 new trees on level 1, above the podiums, and above the towers, to be finalized at the development permit stage. See Appendix B for landscape conditions.

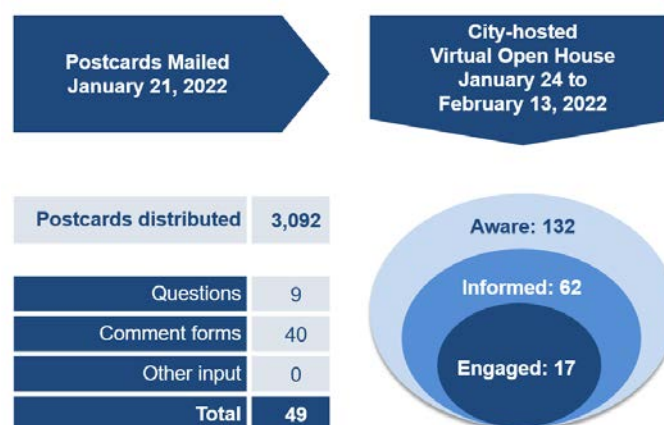
8. Public Input

Public Notification – A rezoning information sign was installed on the site on December 8, 2021. Approximately 3,092 notification postcards were distributed within the neighbouring area on or about January 21, 2022. Notification, application information, and an online comment form were provided on the *Shape Your City* website.

Virtual Open House – A virtual open house was held from January 24 to February 13, 2022 on the Shape Your City platform. A total of 132 people signed onto the website to view the proposal. 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 and a digital model representation were posted for online viewing.

Public Response – Public input was received through online questions, comment forms, and by email and phone. A total of 49 submissions were received. A summary of all public responses are shown in Figure 9 and detailed in Appendix D.

Figure 9 – Overview of Notification and Engagement



Comments of support were for the proposed density and podium form that fits well in the neighbourhood. Support was also expressed for the provision of additional rental, below-market rental, childcare, and bicycle spaces. Comments of concern were related to the building height, impacts to shadowing, and private views.

Response to Public Comments – The proposed height aligns with the *Plan*, for which additional height can be granted for the provision of childcare and rental housing. Regarding shadow and view concerns, the tower spacing of 27.4 m (90 ft.) and slender tower form maximizes opportunities for sunlight onto outdoor areas and ensures adequate spacing for residential privacy and views.

9. Public Benefits

Community Amenity Contributions (CACs) – Within 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. CACs typically include on-site amenities and/or a cash contribution and take into consideration community needs, area deficiencies and the impact of the proposed development on City services.

The public benefit for this area per the *Plan* was anticipated to be at a “pre-set affordable housing target” for which a minimum amount of affordable housing was expected to account for the public benefit. In addition, the *Plan* allows for an additional three storeys for projects that deliver in-kind childcare facility to the City. As such, a pro forma review was not required. Staff consider the affordable housing and childcare to be the public benefit accruing from this application.

In-kind Childcare – The proposal included the construction of a purpose-built 37-space childcare facility (estimated value of \$5,370,000) to be delivered turnkey within a fee-simple airspace parcel transferred to the City upon completion of construction. The on-site childcare advances opportunities to meet the need for childcare spaces in and around the Corridor.

Rental Housing – The proposal includes 392 secure rental housing units including a minimum of 20% of the residential floor area secured as below-market rental units (approximately 79 units) all secured for the longer of 60 years and the life of the building. The public benefit accruing from this element is the contribution to the City's secured rental housing stock serving a range of income levels

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

The site is subject to the City-wide DCL and the Utilities DCL. DCLs are payable at building permit issuance based on rates in effect at that time and the floor area proposed at the development permit stage.

DCL Waiver Request Timing – The project is eligible for and has requested a Class A City-wide DCL Waiver whereby 100% of the City-wide DCL is waived. Based on the DCL rates in effect as of September 30, 2022 and 25,604.2 sq. m (275,597 sq. ft.) of residential floor area, the value of the City-wide DCL Waiver is estimated at \$5,517,449.

The waiver is sought under DCL By-Law Section 3.1A(d) in which 20% of residential floor area as BMR at MIRHPP rents. When seeking the waiver under Section 3.1A(d), RTA escalation from the 2017 MIRHPP rents, per the 2021 amendments to the MIRHPP program, is now permitted by the DCL By-law following changes to the DCL By-law, which came into effect on September 30, 2022, provided that the initial average rents per unit type will be at or below the rates set out in Section 3.1A(d) of the DCL By-law.

Based on the DCL rates in effect as of September 30, 2022 and 25,604.2 sq. m (275,597 sq. ft.) of residential floor area, \$3,278,618 of City-wide Utilities DCLs would be expected from the residential portion of this development. The childcare facility is subject to a \$10 nominal DCL under each DCL By-law.

DCL By-laws are subject to future adjustments by Council, including annual inflationary rate adjustments. 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.

Public Art – The application is subject to the *Public Art Policy and Procedures for Rezoned Developments* as the proposed floor area meets the minimum 9,290 sq. m (100,000 sq. ft.) requirement. The budget will be calculated on the floor area proposed at the development permit stage. Based on the 2016 rate, the public art budget is estimated to be \$555,188.

See Appendix F for Cambie Corridor Public Benefits Implementation Tracking and Appendix G for a summary of all of the public benefits expected from this application.

Financial Implications

As noted in the Public Benefits section, the site is subject to a pre-set affordable housing target, and allows for an additional three storeys for projects that deliver in-kind childcare facility to the City; as such no additional CAC is applicable.

The 392 units of secured rental housing including approximately 79 below-market rental units, will be privately owned and operated, secured by a Housing Agreement and Section 219 Covenant for 60 years or the life the building.

The in-kind 37-space childcare facility (valued at \$5,370,000) is to be delivered turnkey to the City at no cost. The estimated value will be finalized as part of the rezoning enactment condition to deliver a letter of credit for the value of the childcare to secure its construction and delivery. The childcare will be transferred turnkey to City ownership as an air space parcel. If approved, staff will seek Council approval to appoint a non-profit operator for the childcare centre. A typical model would involve leasing a facility to the selected non-profit operator, with the operator responsible for the administration, programming, operation of the facility and associated facility costs, including regular maintenance and minor repairs. The City would typically be responsible for major repairs and lifecycle replacement of dedicated major systems.

Based on the DCL By-law and rates in effect as of September 30, 2022, the applicant would pay approximately \$3,278,638 in total DCLs. The project is eligible for and has requested a City-wide DCL waiver with an estimated value of \$5,517,449.

If the rezoning application is approved, the applicant will be required to provide new public art on site with an estimated value of \$555,188 or make a cash contribution to the City for off-site public art for 80% of that amount.

CONCLUSION

Staff conclude that the proposed land use, density, housing affordability, form of development and public benefits are consistent with the intent of the *Cambie Corridor Plan*. The proposed form of development represents an appropriate urban design response to the site and context. The proposal would add 392 new secured-market rental units, of which the rental units comprise 20% of the residential floor area counted in the calculation of floor space ratio would be secured at below-market rates, along with a 37-space childcare facility, towards the City's housing and amenity needs.

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

* * * * *

**5562-5688 Manson Street
PROPOSED 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 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 (___).

Definitions

3. Words in this by-law have the meaning given to them in the Zoning and Development By-law, except that:
 - (a) for the purposes of calculating the total dwelling unit area for section 5.1 of this by-law, "Dwelling Unit Area" is the floor area of each dwelling unit, measured to the inside of all perimeter walls, excluding any floor area as required by section 6.5 of this by-law; and
 - (b) "Below-market Rental Housing Units" means dwelling units that meet the requirements of approved Council policies and guidelines for Moderate Income Rental Housing, as secured by a housing agreement registered on title to the property.

Uses

4. 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 in this 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 Mixed-Use Residential Building;
 - (b) Institutional Uses, limited to Child Day Care Facility; and
 - (c) Accessory Uses customarily ancillary to the uses permitted in this section.

Conditions of Use

- 5.1 A minimum of 20% of the total dwelling unit area must be Below-market Rental Housing Units.
- 5.2 The design and layout of at least 35% of the total number of Below-market Rental Housing Units and at least 35% of the total number of other dwelling units must:
 - (a) be suitable for family housing; and
 - (b) have 2 or more bedrooms.

Floor Area and Density

- 6.1 Computation of floor area must assume that the site area is 4,341.7 m², being the site area at the time of the application for the rezoning evidenced by this by-law, prior to any dedications.
- 6.2 The maximum floor space ratio for all uses combined is 6.0.
- 6.3 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.
- 6.4 A minimum of 446 m² of floor area must be used for Child Day Care Facility use.
- 6.5 Computation of floor area and dwelling unit 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, provided that:
 - (i) the total area of these exclusions must not exceed 12% of the permitted floor area, and
 - (ii) the balconies must not be enclosed for the life of the building;
 - (b) patios and roof decks, if the Director of Planning considers the impact on privacy and outlook;
 - (c) floors or portions thereof that are used for:
 - (i) off-street parking and loading located at or below base surface, provided that the maximum exclusion for a parking space does not exceed 7.3 m in length,
 - (ii) bicycle storage, and
 - (iii) heating and mechanical equipment, or uses that the Director of Planning considers similar to the foregoing;
 - (d) entries, porches and verandahs if the Director of Planning first approves the design;

- (e) all residential storage area above or below base surface, except that if residential storage area above base surface exceeds 3.7 m² per dwelling unit, there will be no exclusion for any of the residential storage area above base surface for that unit; and
 - (f) all storage area below base surface for non-dwelling uses.
- 6.6 The Director of Planning or Development Permit Board may exclude from the computation of floor area:
 - (a) common amenity areas, to a maximum of 10% of the total permitted floor area; and
 - (b) additional floor area as required to meet licensing requirements for the Child Day Care Facility,

if the Director of Planning or Development Permit Board considers the intent of this by-law and all applicable Council Policies and guidelines.
- 6.7 Where floor area associated with residential storage area is excluded, a minimum of 20% of excluded floor area above base surface must be located within the Below-market Rental Housing Units as storage area.

Building Height

- 7.1 Building height must not exceed 56.0 m.
- 7.2 Despite section 7.1 of this by-law and section 10.1 of the Zoning and Development By-law, if the Director of Planning permits common rooftop amenity space and mechanical appurtenances including elevator overrun and rooftop access structures, the height of the portion of the building with common amenity space or mechanical appurtenances must not exceed 64.3 m.

Horizontal Angle of Daylight

- 8.1 Each habitable room must have at least 1 window on an exterior wall of a building.
- 8.2 For the purposes of section 8.1 above, habitable room means any room except a bathroom or a kitchen.
- 8.3 Each exterior window must be located so that a plane or planes extending from the window and formed by an angle of 50 degrees, or 2 angles with a sum of 70 degrees, to encounter no obstruction over a distance of 24.0 m.
- 8.4 The plane or planes referred to in section 8.3 above must be measured horizontally from the centre of the bottom of each window.
- 8.5 An obstruction referred to in section 8.3 means:
 - (a) any part of the same building excluding permitted projections; or

- (b) the largest building permitted on any adjoining site.
- 8.6 The Director of Planning or Development Permit Board may vary the horizontal angle of daylight requirement if:
 - (a) the Director of Planning or Development Permit Board considers all applicable Council policies and guidelines; and
 - (b) the minimum distance of unobstructed view is at least 3.7 m.

* * * * *

5562-5688 Manson Street
CONDITIONS OF APPROVAL

PART 1: CONDITIONS OF APPROVAL OF FORM OF DEVELOPMENT

Note: Consideration by Council at the public hearing of the proposed form of development is in reference to plans prepared by DA Architects + Planners, received October 12, 2021 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 build upon the contextual fit as follows:

- (a) Reduce the ground floor height as much as possible; and

Note to Applicant: The ground level floor-to-floor should be reduced to approximately 3 m (10 ft.) and 3.65 m (12 ft.) where the building includes the childcare. See also Childcare Condition 2.6. The ground level should not be raised more than 0.9 (3 ft.) from grade in providing private residential patios.

- (b) Further reduce the appearance of the podiums' upper two levels.

Note to Applicant: Given the increased podium height from the *Cambie Corridor Plan's* envisioned four storeys to six, the upper two levels' visibility should be minimized to ensure compatibility with the existing and future context. Suggested strategies include introducing a shoulder setback at the north and south ends, breaking up the continuous balconies.

1.2 Design development to further visually differentiate the two buildings.

Note to Applicant: As noted by the Urban Design Panel, refinement of the buildings' expression to ensure visual variety and distinctiveness is highly encouraged. Suggested strategies include sculpting the tower tops to create a visual terminus to the sky, material and tonal variety, diversity in balcony expression, reducing repetitive architectural elements and blank walls.

1.3 Design development to enhance the functionality and quality of the indoor and outdoor common amenities.

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

- 1.4 Design development to explore the accessibility (step-free) of the mid-block Secondary Active Link to accommodate pedestrians with a variety of mobility needs.

- 1.5 Design consideration to locate additional family units on the ground level.

Note to Applicant: At-grade units with two or more bedrooms are ideal for families with children. Refer to the *High Density Housing for Families with Children Guidelines*: <https://guidelines.vancouver.ca/guidelines-high-density-housing-for-families-with-children.pdf>.

- 1.6 Confirmation of residential storage provision as per the requirements of the Bulk Storage and In-Suite Storage – *Multiple Family Residential Developments Bulletin*.

- 1.7 Design development to provide green roof as per the requirements of the *Roof-Mounted Energy Technology and Green Roofs Bulletin*.

Note to Applicant: It should be noted on the architectural and landscape plans the type of green roof proposed including the percentage. Refer to: <https://bylaws.vancouver>.

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

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

Crime Prevention through Environmental Design (CPTED)

- 1.9 Design development to respond to CPTED principles, having particular regards for:

- (a) Theft in the underground parking;
- (b) Break and enter;
- (c) Mail theft; and
- (d) Mischief in alcove and vandalism, such as graffiti.

Note to Applicant: Building features proposed in response to this condition should be noted on the plans and elevations. Consider use of a legend or key to features on the drawings.

Landscape

- 1.10 Design development to improve the sustainability strategy, by the following:

- (a) Explore the provision of intensive or extensive green roofs on all available flat roof tops, with notations to confirm percentages of intensive or extensive green roofs and with sections to confirm adequate soil depths. See also Urban Design Condition 1.7;

- (b) Provide high quality materials to all landscape areas for durability into the future;
- (c) Consider provision of planting trees on grade and off the slab by pulling back the parkade line;
- (d) Add vines to any blank wall façades, ensuring the vine support is sturdy and low maintenance (avoid high maintenance modular “green wall” systems);
- (e) Add edible plants, which can be used as ornamentals as part of the landscape design, in addition to urban agriculture plots; and
- (f) Provision of permanent planters with adequate soil volume on upper levels.

Note to Applicant: Coordinate with the structural engineer to ensure loading requirements can be met. Provide easy access for maintenance purposes.

1.11 Provision of letter of consent from neighboring property for proposed tree removals.

1.12 Design development to the Integrated Rainwater Management Strategy to explore opportunities for onsite rain water infiltration and soil absorption, as follows:

- (a) Maximize natural landscape best management practises;
- (b) Minimize the necessity for hidden mechanical water storage;
- (c) Increase the amount of planting to the rooftop areas, where possible;
- (d) Use permeable paving;
- (e) Employ treatment chain systems (gravity fed, wherever possible); and
- (f) Use grading methods to direct water to soil and storage areas.

Note to Applicant: Refer to the City of Vancouver *Integrated Rainwater Management Plan (I.R.M.P)*, Vol. 1 and 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.

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

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

- (c) An overlay plan that shows amount and ratio of vegetative cover (green roof), permeable/impermeable hardscaping and notations describing the storage location of rainwater falling on each surface, including roofs.

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

1.14 Provision of a detailed landscape plan illustrating soft and hard landscaping.

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

1.15 Provision of 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 Provision of a tree management plan, coordinated with arborist report to show:

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

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

Note to Applicant: New street trees to be shown and confirmed on the development permit plans. Contact Engineering Services (Streets Design Branch) at 604-871-6131 to confirm tree planting locations and Park Board at 3-1-1 for tree species selection and planting requirements. Provide a notation on the plan as follows, "*Final spacing, quantity and tree species to the satisfaction of the General Manager of Engineering Services. New trees must be of good standard, minimum 6cm caliper, and installed with approved root barriers, tree guards and appropriate soil. Root barriers shall be 8 ft. long and 18 inches in. Planting depth of root ball must be below sidewalk grade. Call Park Board for inspection after tree planting completion.*"

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

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

- 1.19 Provision of 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>.

Sustainability

- 1.21 All new buildings in the development will meet the requirements of the *Green Buildings Policy for Rezoning*s (amended May 17, 2022), located here: <https://guidelines.vancouver.ca/policy-green-buildings-for-rezonings.pdf>

Note to Applicant: Refer to the most recent bulletin *Green Buildings Policy for Rezoning*s – *Process and Requirements*.

Housing

- 1.22 The proposed unit mix, including 127 studio units (32%), 126 one-bedroom units (32%) and 139 two-bedroom units (35%) 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%, met both in the market and below-market rental units, designed to be suitable for families with children. The applicant is strongly encouraged to include a mix of both two and three bedroom family units.

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

Note to Applicant: Any changes in the unit mix from the rezoning application may only be considered under the discretion of the Director of Planning or Development Permit Board

provided that it does not go lower than 35% of the dwelling units, met both in the market and below-market rental units, designed to be suitable for families with children and meets the intent of the unit mix guidelines in the Moderate Income Rental Housing Pilot Program. The applicant is strongly encouraged to include a mix of both two and three bedroom family units.

- 1.24 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 situated 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 unit with 1.8 by 2.7 m minimum dimensions (S. 4.3.2).

Childcare

- 1.25 Construction and delivery of a turn-key and fully fit, furnished, equipped and supplied 37-space childcare facility with program space for 12 children ages 0-3 and 25 spaces for children ages 3-5. Design development to ensure that the 37-space childcare centre is licensable by Vancouver Coastal Health's Community Care Facilities Licensing (CCFL) and meets the intent of the City's *Childcare Design Guidelines* and *Childcare Technical Guidelines*, to the satisfaction of the General Manager of Arts, Culture and Community Services, and the General Manager of Real Estate and Facilities Management.
- 1.26 Based on the City's *Childcare Design Guidelines*, a 37-space childcare centre will require a minimum indoor area of 429 sq. m (4,618 sq. ft.) and no less than 520 sq. m (5,597 sq. ft.) of outdoor space.

Note to Applicant: The figures provided above do not include other requirements such as dedicated mechanical room, electrical room, elevator shaft, garbage room, lobby, and any necessary circulation space.

- 1.27 Each licensed program within the childcare centre must have its own dedicated outdoor play space including covered space, and have direct and contiguous access between indoor and outdoor program space.

Note to Applicant: Sunlight should penetrate into the outdoor area for a minimum of three hours per day at the winter solstice, two hours of which should occur during the typical playtime of 9:30 to 11:30 am or 1:30 to 4:30 pm.

- 1.28 Design development to ensure that the indoor and outdoor spaces of the childcare centre are designed to maximize opportunities for healthy child development while ensuring a functional and licensable facility for the non-profit operator.

Note to Applicant: Design of facility should consider staff supervision sightlines, circulation, and adjacencies of various activity and support space/rooms.

Note to Applicant: The provision of detailed design of the indoor and outdoor childcare areas is strongly encouraged prior to Development Permit submission.

Note to Applicant: Provide area table calculations broken down by childcare programs and area calculations in plan drawings prior to Development Permit submission. Refer to *Childcare Design Guidelines* Tables 2-5 as examples of calculations.

- 1.29 Design and construct the outdoor childcare space to ensure that the full outdoor area can be supervised and licensed. Storage must be accommodated on site for program equipment and strollers.

Note to Applicant: All work pertaining to the design, construction, fit, furnish, equip and supply for the childcare centre shall be to the satisfaction of the City's Managing Director of Social Policy and Projects, the City's Director of Facilities Planning and Development, and to the Regional Manager of Community Care Facilities Licensing.

- 1.30 Design development to ensure that the location of parking and drop-off stalls are safe and in close proximity to the childcare facility. Parking stalls located in the underground parking should be located close to the elevator and should avoid the need for parents and children to cross a drive aisle.

- 1.31 A total of 7 dedicated and signed parking spaces are required for the 37-space childcare facility, with 5 drop-off/pick-up parking stalls, including one accessible, and 2 staff parking stalls.

- 1.32 Design development to provide secure bicycle parking (Class B bicycle parking) for parent drop-off/pick up within easy access of the facility's entrance.

- 1.32 Design development to minimize the number of balconies overhanging the outdoor play space and to ensure mitigation of fallen or thrown objects from any remaining overhanging balconies

- 1.33 To the extent possible, the facility is to be built with separate dedicated building systems so that its operating costs are accounted for and managed separately from the balance of the development. Mechanical and control systems should be designed to be as simple as possible to reduce maintenance costs and the need for specialized maintenance expertise.

Engineering

- 1.34 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.

- 1.35 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.
- 1.36 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.
- 1.37 Provision of a landscape and site plan that reflect the improvements to be provided as part of the Services Agreement.
- 1.38 Design development to improve access and design of bicycle parking and demonstrate compliance with the Bicycle Parking Design Supplement by performing the following:
 - (a) Provision of an alcove for the bike room access off the vehicle parking ramp and maneuvering aisle; and
 - (b) Provision of 0.6 m x 1.8 m for the Class B bicycle spaces.
- 1.39 Design development to improve access and design of loading spaces and demonstrate compliance with the Parking and Loading Design Supplement by performing the following:
 - (a) Provision of convenient, internal, stair-free loading access to/from all site uses;

Note to Applicant: loading operations to occur fully on private property without reliance on engineering right-of-way or the sidewalk for loading operations or loading routing. Consider co-locating the loading spaces at grade so that both towers have easy access to/from loading spaces.
 - (b) Provision of 4.0 m width for the first Class A passenger space, and 2.9 m parking space width for the 2 subsequent Class A passenger spaces. The Class A passenger space in the east lane at grade requires on site access;
 - (c) Label one of the Class A spaces in the parkade as a Class A passenger space and the pick-up/drop-off spaces;
 - (d) Provision of a minimum 10.7 m (35 ft.) of stall length for the parallel Class B loading space;

- (e) Provision of a clear unloading area, minimum 1.8 m (5.9 ft.) wide, with suitable access to facilitate goods loading /unloading; and

Note to Applicant: The Class B loading spaces must be designed so that the unloading areas for the Class B loading spaces are maintained and provide independent access while all loading spaces are occupied and in operation.

- (f) Provision of 6.4 m (21 ft.) stall lengths for the parallel Class A stalls.

1.40 Design development to improve the parkade layout and access design and demonstrate compliance with the Parking and Loading Design Supplement to the satisfaction of the General Manager of Engineering Services:

- (a) Provision of parabolic mirrors at all 90 degree turns throughout the parking levels.

1.41 Provision of the following information as part of the 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 to be individually numbered, dimensioned, and labelled;
- (c) Dimension of any/all column encroachments into parking stalls;
- (d) Dimensions of additional setbacks for parking spaces due to columns and walls;
- (e) Dimensions of maneuvering aisles and the drive aisles at the parkade entrance and all gates;
- (f) Section drawings showing elevations and minimum vertical clearances for parking levels, loading bays, ramps, and security gates;

Note to Applicant: These clearances must consider mechanical projections and built obstructions.

- (g) Areas of minimum vertical clearances labelled on parking levels;
- (h) Design elevations on both sides of the ramps and drive aisles at all breakpoints, loading bays, disability spaces, and at all entrances;

Note to Applicant: The slope and length of the ramped sections at all breakpoints to be shown on the submitted drawings.

- (i) Indication of the stair-free access route from the Class A bicycle spaces to reach the outside;

Note to Applicant: Stair ramps are not generally acceptable.

- (j) Existing street furniture including bus stops, benches etc. to be shown on plans;
 - (k) The location of all poles and guy wires to be shown on the site plan; and
 - (l) Dimension access aisles in bike storage rooms.
- 1.42 Submission of a Key Plan to the City for review and approval prior to submission of any third party utility drawings is required. The review of third party utility service drawings will not be initiated until the Key Plan is defined and achieves the following objectives:
- (a) The Key Plan shall meet the specifications in the City of Vancouver Engineering Design Manual Section 2.4.4 Key Plan <https://vancouver.ca/files/cov/engineering-design-manual.PDF>; and
 - (b) All third party service lines to the development is to be shown on the plan (e.g., BC Hydro, Telus, Shaw, etc.) and the applicant is to provide documented acceptance from the third party utilities prior to submitting to the City.

Note to Applicant: Use of street for temporary power (e.g., temporary pole, pole mounted transformer or ducting) is to be coordinated with the city well in advanced of construction. Requests will be reviewed on a case by case basis with justification provided substantiating need of street space against other alternatives. If street use for temporary power is not approved, alternate means of providing power will need to be proposed. An electrical permit will be required.

- 1.43 Provision of a draft final rainwater management plan (RWMP) to be submitted to clearly indicate how the onsite system achieves the following:
- (a) General Requirements
 - (i) Provision of a pre-development site plan showing orthophoto, existing drainage areas, and onsite and downstream offsite drainage appurtenances.
 - (ii) Provision of post-development site plan(s) that includes the following:
 - Building location/footprint;
 - Underground parking extent;
 - Proposed service connections to the municipal sewer system;
 - Location and labels for all proposed rainwater management practices;
 - Area measurements for all the different land use surface types within the site limits; and
 - Delineated catchments to demonstrate best management practices (detention tank(s), green infrastructure, etc.) are appropriately sized.
 - (iii) Provide a summary of all catchment areas in a tabular form which includes the required capture and treatment, any direct capture and

treatment achieved from adjacent surfaces, and storage capacities for that catchment. Catchments must be shown in a proposed site plan drawing or figure as part of the final RWMP.

- (iv) Provide the landscape plan that supports the use of the landscape area or feature as a rainwater management practice.
- (v) Ensure best management practice and requirements are adhered to for the design of the proposed rainwater management system which includes drainage by gravity to the receiving system for flow attenuation and overflow purposes.

(b) Volume Reduction

- (i) Provision of design specifics and details of all best management practices (BMP) to support the design claim for meeting target requirements. Coordinate with the landscape architect on the details specific to the landscape portion, such as proposed growing medium depth and grading of hardscapes into adjacent landscaping.
- (ii) Provision of a grading plan to support the proposal of grading hardscapes into adjacent landscaping. Coordination with the landscape architect for soil storage capacities will be required to support this proposal.
- (iii) Prioritize methods of capture by Tier 1 and 2 with Tier 3 only as a last resort.

Note to Applicant: Proposed % of rainwater capture by Tier 1 or Tier 2 practices to meet the Volume Reduction requirement is unknown. Please provide a % breakdown of each. Explore opportunities for routing of runoff from adjacent hardscape surfaces to proposed green infrastructure where feasible.

- (iv) Calculation of any detention system volume to equal the greater of either the pre-development peak flow storage volume or the amount of the 24 mm rainfall not captured in Tier 1 and Tier 2 practices.

(c) Water Quality Target

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

- Product Name and Manufacturer/Supplier;
- Total area and % Impervious being treated;
- Treatment flow rate;

- Supporting calculations to demonstrate adequate sizing system based on the contributing drainage area;
- Include discussion of the specified treatment device's % TSS removal efficiency certification by TAPE or ETV; and
- Location of device in drawing or figure in the report.

Note to Applicant: If the majority of the site ($\geq 60\%$) is routed to appropriately sized landscape areas prior to draining to a water quality treatment unit, then a "pretreatment" unit certified by Washington State's TAPE program may be proposed since cumulatively, the site will achieve the required 80% TSS removal by mass through a treatment train approach.

(d) Release Rate

- (i) Update the peak flow calculations to use the 1:10 year return period with a minimum inlet time of 5 minutes. Travel time to be estimated by applicant. Ensure that the pre-development calculation uses the 2014 IDF curve values and the post-development calculation uses the 2100 IDF curve values.

Note to Applicant: Include peak flow estimate in post-development conditions for both with and without release rate controls.

- (ii) Use appropriate runoff coefficients for different surface types and ensure consistency in % imperviousness estimates for all relevant calculations.

Note to Applicant: Provide the breakdown of each proposed surface types, areas, and runoff coefficients used for determining the composite runoff coefficient in both pre- and post-development conditions. Estimated runoff coefficient must be based on shall be based on site specific area measurements of various surface types for both pre and post development conditions.

Note to Applicant: As it is acknowledged that not all design components are advanced fully at this stage, placeholders will be accepted in this resubmission with the expectation the final RWMP will include all relevant details.

Please contact the City of Vancouver's Rainwater Management Review group for any questions or concerns related to the conditions or comments prior to resubmission with the DP application. A meeting may be scheduled upon request by contacting rainwater@vancouver.ca.

- 1.44 Provision of a Rainwater Management Agreement to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services registered prior to issuance of a Development Permit.
- 1.45 Provision of a final signed and sealed RWMP, which includes a written report, supporting calculations, computer models and drawings to the satisfaction of the General Manager of Engineering Services prior to the issuance of any building permit.

- 1.46 Provision of a final signed and sealed standalone Operations and Maintenance (O&M) Manual to the satisfaction of the General Manager of Engineering prior to the issuance of any building permit.
- 1.47 Provision of an updated Final Hydrogeological Study which addresses the requirements outlined in the Groundwater Management Bulletin and includes:
- (a) An updated Groundwater Management Plan which includes:
- (i) Details for on-site storage during construction to contain a minimum of 4-hour groundwater discharge. During a rainfall event, all groundwater must be held on-site and only discharged to the City's storm system following the rain event. Total discharge from the site (groundwater and rainwater) shall not exceed the pre-development release rate.
- Note to Applicant: The water level within the Quadra Sands aquifer is being artificially lowered by approximately 5 metres locally due to long-term pumping at Oakridge Centre. During construction at the Oakridge site (now underway), this lowering of the water level will be even greater. The proposed design should consider the implications on the development and/or site drainage system should pumping at Oakridge ever be reduced or cease.
- 1.48 Provision of monitoring plan for construction related discharge to the sewer system. The monitoring plan must include daily average flow rates, and be submitted monthly to groundwater@vancouver.ca.
- Note to Applicant: A hold will be placed on the issuance of a Building Permit for excavation. To remove the hold provide an anticipated start date for excavation, and the contact details for the professional services that have been retained to conduct this monitoring, to groundwater@vancouver.ca.
- 1.49 Developer's Engineer to submit a sewer abandonment plan to the City that details the following:
- (a) The abandonment or removal of all existing storm, sanitary, and combined connections to the development site; and
- (b) The abandonment plan is required to be reviewed and accepted by the City Engineer prior to issuance of the Sewer Permit.
- 1.50 Clarify garbage pick-up operations. Please provide written confirmation that a waste hauler can access and pick up from the location shown without reliance of the lane for extended bin storage. If this cannot be confirmed then an on-site garbage bin staging area is to be provided adjacent the lane.
- 1.51 Existing wood pole in lane conflicts with access. Arrangements to the satisfaction of the General Manager of Engineering Services and the appropriate public utility companies for pole relocation are required, if the (driveway, loading bay, walkway, etc) cannot be relocated.

- 1.52 Provide landscape plans to show proposed offsite works.
- 1.53 Show City supplied building grades on landscape and architectural plans.
- 1.54 Follow Cambie Corridor Streetscape guidelines.
- 1.55 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.”

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

- 2.1 Arrangements are to be made to for the consolidation of Lots 16 to 21, Block 873, District Lot 526, Plan 8664 to create a single parcel.
- 2.2 Provision of a surface Statutory Right-of-Way (SRW) for public pedestrian and cyclist use of the proposed mid-block connection between the two buildings connecting Manson Street to the lane.
- 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 site (collectively called the “Services”) such that they are designed, constructed and installed at no cost to the City and all necessary street dedications and rights of way for the services are provided. No development permit for the site will be issued until the security for the services are provided. 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. The Services are not excess and/or extended services and the applicant is not entitled to a Latecomer Agreement. Note to Applicant: For general Latecomer Policy information refer to the website at <https://vancouver.ca/home-property-development/latecomer-policy.aspx#redirect>.
 - (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 R.F.Binnie & Associates Ltd. dated July 9, 2021, no water main upgrades are required to service the development.

Note to Applicant: The main servicing the proposed development is 150 mm along Manson St. Should the development require water service connections larger than 150 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 for the installation of a new fire hydrant at Manson Street and West 41st Avenue.
- (c) Provision of adequate sewer (storm and sanitary) service to meet the demands of the project.
 - (i) Implementation of development(s) at 5562-5688 Manson Street does not require any sewer upgrades.

Note to Applicant: Development to be serviced to the existing 450 mm COMB sewers in Manson Street.

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. This shall be demonstrated by preparation of a Rainwater Management Plan with all necessary supporting calculations and drawings prior to the issuance of the development permit.

- (d) Provision of street improvements along Manson Street adjacent to the site and appropriate transitions including the following:
 - (i) 2.44 m (8.0 ft) wide broom finish saw-cut concrete sidewalk.
- (e) Provision for construction of stormwater tree trench on Manson Street to provide the minimum soil volume storage for street trees as per the Engineering Design Manual. The stormwater tree trench is to be sized to treat and retain the first 48 mm of rainfall according to the *Rain City Strategy* targets. To be coordinated with Streets and Transportation.
 - (i) Stormwater tree trench generally includes placement of trees, structural soil or soil cell, catch basin and perforated pipe sub drain connected to the sewer system.
 - (ii) Provide 5.0 m infiltration offset from the east edge of stormwater tree trench to the underground parking structure, to minimize the impact of infiltration to the underground structure.

- (f) Provision of upgraded street lighting (roadway and sidewalk) adjacent to the site to current City standards and IESNA recommendations.
- (g) Provision for the construction of a paved pathway through the site between the two buildings connecting Manson Street to the lane that generally follows the guidelines for “secondary active links” described in the *Cambie Corridor Public Realm Plan*.
- (h) Provision of pedestrian scale lighting for the proposed mid-block connection between the two buildings connecting Manson Street to the lane to current City standards and IESNA recommendations.
- (i) Provision of entire intersection lighting upgrades at Manson Street & West 39th Avenue to current City standards and IESNA recommendations.
- (j) Provision of entire intersection lighting upgrades at Manson Street & West 41st Avenue to current City standards and IESNA recommendations.
- (k) 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.

- (l) Provision of new pad mounted service cabinet/kiosk on Manson Street, if voltage drop in Street Lighting branch circuit on Manson Street exceeds 3%.

Notes to Applicant: The detailed Electrical Design will be required prior to the start of any associated electrical work to the satisfaction of the General Manager of Engineering Services, and, in conformance with current COV Engineering Design Manual, Construction Specifications, Standard Detail Drawing, Canadian Electrical Code and the Master Municipal Construction Documents.

- (m) Provision of lane lighting on standalone poles with underground ducts. The ducts should be connected to the existing City street lighting infrastructure.
- (n) Provision for reconstruction of the north-south laneway along the development site's frontage per City “Higher Zoned Lane” pavement structure with a center valley. Install a new catch basin in the lane at the downstream end of the site's frontage.
- (o) Provision for reconstruction of the east-west laneway along the development site's frontage per City “Higher Zoned Lane” pavement structure with a center valley. Relocate existing catch basins to the lane's centerline.

- (p) Provision for the installation of permeable pavement structure or infiltration trench in the north-south & east-west lanes;
 - (i) The laneway along the development site's frontage shall be rebuilt using permeable pavement structure to capture and retain 48 mm of rainfall.
 - Permeable pavement structure will be applied from edge to edge for the entire length of the laneway fronting the property. A new catch basin will be installed at the downstream end of the laneway to remove access runoff to the drainage system;
 - Permeable pavement structure may include permeable pavement material, rock reservoir/subbase, storage and underdrain, etc;
 - The proposed permeable laneway pavement structure should provide equal performance and design life as the City "Higher-Zoned Laneway" pavement structure; and
 - Installation of new catch basins or relocation of existing catch basins to accommodate drainage in the laneway.
 - (ii) Alternatively, an infiltration trench shall be built at the downstream end of the laneway to collect and capture 48 mm of rainfall.
 - A new catch basin will be installed at the downstream end of the laneway that is connected to the infiltration trench and the sewer system.

Note to Applicant: For further information, contact Green Infrastructure Implementation Branch, ESRGGIIDL@vancouver.ca.

- (q) Provision of speed humps in the lane east of Manson Street between West 39th Avenue and West 41st Avenue, and speed humps in the lane north of West 41st Avenue between Manson Street and Ash Street.
 - (r) Provision for the installation of parking regulatory signage on streets adjacent to the site to the satisfaction of the General Manager of Engineering Services.
- 2.4 Provision of all third party utility services (e.g., BC Hydro, Telus and Shaw) to be underground. BC Hydro service to the site shall be primary.

BC Hydro System Vista, Vista switchgear, pad mounted transformers, low profile transformers and kiosks as well as telecommunications kiosks are to be located on private property with no reliance on public property for placement of these features. Submission of a written confirmation from BC Hydro that all these items will be located on the development property.

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

Housing

- 2.5 Make arrangements to the satisfaction of the General Manager of Planning, Urban

Design and Sustainability and the Director of Legal Services to enter into a Housing Agreement and Section 219 Covenant to secure all residential units as secured rental housing units, excluding Seniors Supportive or Assisted Housing, including at least 20 per cent of the residential floor area that is counted in the calculation of the floor space area per the CD-1 By-law secured as below-market rental units subject to the conditions set out below for such units and in accordance with the requirements set out in the Moderate Income Rental Housing Pilot Program, for the longer of 60 years or the life of the building, and such other terms and conditions as the General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services may require. The agreement or agreements will include but not be limited to the following terms and conditions

- (a) A no separate sales covenant;
- (b) A no stratification covenant;
- (c) A provision that none of such units will be rented for less than one month at a time;
- (d) All rental units will be secured as rental for a term of 60 years or the life of the building, whichever is greater;
- (e) That the average initial starting monthly rents for each below-market rental housing unit, which comprise at least 20% of the residential floor area that is counted in the calculation of the floor space ratio, will be at or below the following rents:

Below-Market Rental Housing Type	Maximum Average Starting Rents (2017 rates prior to permitted annual adjustment)
Studio	\$950
1-bed	\$1,200
2-bed	\$1,600
3-bed	\$2,000

provided that, in accordance with section 2.1 of the *Moderate Income Rental Housing Pilot Program: Application Process, Project Requirements and Available Incentives Administration Bulletin*, the average initial starting monthly rents may be increased for the period between 2017 and the issuance of an Occupancy Permit by an amount not to exceed the annual allowable increase in rent permitted under the provisions of the Residential Tenancy Act and the Residential Tenancy Regulation and provided further that the initial average starting monthly rents for each unit type will not exceed the amount set out under Section 3.1A(d) of the Vancouver DCL By-law No. 9755;

- (f) That the average size of each unit type is at or below the following limits, as set out in section 3.1A (c) of the Vancouver Development Cost Levy By-law:

Unit Type	Maximum Average Unit Size- Apartment	Maximum Average Unit Size- Townhouse*
Studio	42 sq.m. (450 sq.ft.)	N/A
1-bed	56 sq.m. (600 sq.ft.)	56 sq.m. (600 sq.ft.)

2-bed	77 sq.m. (830 sq.ft.)	90 sq.m (970 sq. ft.)
3-bed	97 sq.m. (1,044 sq.ft.)	112 sq. m (1,205 sq. ft.)

* As of September 30, 2022, units of two or more storeys with internal stairways may add 4 sq. m (43 sq. ft.) to these maximums;

- (g) That a final rent roll is to be provided, prior to issuance of a development permit, and prior to issuance of an occupancy permit, to the satisfaction of General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services which reflects the agreed initial monthly rents in order to address potential changes in unit mix and/or sizes between the rezoning and development permit issuance, and to allow for the rents to be increased annually to initial occupancy, as described above in subsection (e);
- (h) That following the issuance of an Occupancy Permit, rent increases for the below-market rental units will be capped at the Residential Tenancy Act maximum annual allowable increase, as published by the Province of British Columbia, regardless of a change in occupancy;
- (i) The applicant will verify eligibility of new tenants for the units secured at moderate income rates, based on the following:
 - (i) For new tenants, annual household income cannot exceed 4 times the annual rent for the unit (i.e. at least 25% of household income is spent on rent), and
 - (ii) There should be at least one occupant per bedroom in the unit;
- (j) The applicant will verify the ongoing eligibility of existing tenants in the units secured at moderate income rates every five (5) years after initial occupancy:
 - (i) For such tenants, annual household income cannot exceed 5 times the annual rent for the unit (i.e. at least 20% of income is spent on rent), and
 - (ii) There should be at least one occupant per bedroom in the unit;
- (k) On an annual basis, or at the request of the City, the applicant will report to the City of Vancouver on the operation of the below-market rental housing units which will ensure that the City can confirm that the units are being operated as agreed, and will include a rent roll for the below-market rental housing units, and a summary of the results of eligibility testing for these units; and
- (l) On such other terms and conditions as the General Manager of Planning, Urban Design or Sustainability (or successor in function) and the Director of Legal Services may require in their sole discretion.

Note to Applicant: This condition will be secured by a Section 219 Covenant and a Housing Agreement to be entered into by the City by by-law enacted pursuant to section 565.2 of the Vancouver Charter prior to enactment of the rezoning by-law.

Childcare

- 2.6 Make arrangements to the satisfaction of the Director of Legal Services, in consultation with the General Manager of Real Estate and Facilities Management and the General Manager of Arts, Culture and Community Services, for the provision, at no cost to the

city, of a 37-space childcare facility. To secure this condition the applicant will enter into one or more agreements with the City which include, but may not be limited to, the following requirements, all to be satisfied at no cost to the City:

- (a) Design, construction and delivery of a turn-key and fully fit, finished, equipped (FF&E) and supplied 37- space childcare facility with a 12 space program for 0-3 year olds and a 25-space program for 3-5 year olds;

Note to Applicant: All work pertaining to the design, construction, fit, furnish, equip and supply for the childcare centre shall be to the satisfaction of the City's Managing Director of Social Policy and Projects, the City's Director of Facilities Planning and Development, and to the Regional Manager of Community Care Facilities Licensing.

Note to Applicant: For information purposes, the FF&E is estimated at minimum \$2,500 per childcare space to be provided to the childcare operator. Exact costs may vary based on the operator's needs at the time of facility occupancy.

- (b) The childcare facilities must meet the intent of the City of Vancouver Childcare Design Guidelines and Technical Guidelines, and must be licensable by meeting the Childcare Licensing Regulations of Community Care Facilities Licensing (CCFL);
- (c) The childcare facility must consist of no less than 429 sq. m (4,618 sq. ft.) of gross indoor space with adjacent outdoor space of no less than 520 sq. m (5,597 sq. ft.);

Note: The recommended Gross Indoor Area is exclusive of mechanical and electrical rooms, stairwells, elevator shafts and lobbies. Consider an extra 15% of floor area for these items.

- (d) The childcare facility indoor area must have height of not less than 12 ft. floor-to-floor;
- (e) The childcare facility must have 7 dedicated parking stalls, and adequate amenity and storage spaces;
- (f) Transfer to the City at no cost an air space parcel in fee simple containing the childcare facility, together with the appropriate rights and obligations applicable to the ownership and operation of this legal parcel including reciprocal easements and indemnities, repair and maintenance, cost sharing, insurance and other applicable legal obligations.
- (g) The construction and delivery of the facility is to be secured by a Letter of Credit (LC), provided to the City prior to building permit issuance, the amount of which will be settled as part of the agreements required prior to rezoning enactment; all LCs must be in compliance with and in the form set out on the City's Letter of Credit Policy ADMIN 032: <https://policy.vancouver.ca/ADMIN032.pdf>;

- (h) The applicant will grant the City an option to purchase, for a nominal purchase price, the childcare facility air space parcel, exercisable upon completion of the childcare facility and registration of the related air space plan;
- (i) An occupancy hold on the buildings to be constructed on the site subject to the completion of the design and construction of the childcare facility and satisfactory acceptance of the childcare facility by the City;
- (j) Agreement to grant a perpetual right in favour of the City and the users of the childcare facility in the form of an easement, for access to and use of the dedicated elevator, garbage and recycling area, mechanical rooms, electrical and required parking spaces, bicycle parking and loading spaces as per Parking By-law on this site;
- (k) Minimize the obligations of the childcare facility toward contributions to the common area costs of the overall development, to reflect those costs which are deemed to be directly attributable to the childcare facility or which are related to any part of the development for which the users or invitees of the childcare facility may (from time to time) have the use of and/or access to; and
- (l) Such other terms and conditions as the Director of Legal Service, in consultation with the General Manager of Real Estate and Facilities Management and the General Manager of Arts, Culture and Community Services may in their sole discretion require.

Note to Applicant: Holds on the Development Permit and above-grade Building Permit in connection with certain milestones will also be applied to the project.

Public Art

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

Note to Applicant: Please contact Tamara Tosoff, 604-873-7947, to discuss your application.

Environmental Contamination

- 2.8 The following conditions must be met prior to enactment of the rezoning:

- (a) Submit a site disclosure statement to Environmental Services;
- (b) As required by the Manager of Environmental Services and the Director of Legal Services in their discretion, do all things and/or enter into such agreements deemed necessary to fulfill the requirements of Section 571(B) of the Vancouver Charter; and

- (c) If required by the Manager of Environmental Services and the Director of Legal Services in their discretion, enter into a remediation agreement for the remediation of the site and any contaminants which have migrated from the site on terms and conditions satisfactory to the Manager of Environmental Services, the General Manager of Engineering Services and Director of Legal Services, including a Section 219 Covenant that there will be no occupancy of any buildings or improvements on the site constructed pursuant to this rezoning until separate Certificates of Compliance satisfactory to the City for the on-site and off-site contamination, issued by the BC Ministry of Environment and Climate Change Strategy, have been provided to the City.

Agreements

Note to Applicant: Where the Director of Legal Services deems appropriate, the preceding agreements are to be drawn, not only as personal covenants of the property owners, but also as Covenants pursuant to Section 219 of the Land Title Act.

The preceding agreements are to be registered in the appropriate Land Title Office, with priority over such other liens, charges and encumbrances affecting the subject site as is considered advisable by the Director of Legal Services, and otherwise to the satisfaction of the Director of Legal Services prior to enactment of the By-laws at no cost to the City.

The preceding agreements shall provide security to the City including indemnities, warranties, equitable charges, letters of credit and withholding of permits, as deemed necessary by and in a form satisfactory to the Director of Legal Services. The timing of all required payments, if any, shall be determined by the appropriate City official having responsibility for each particular agreement, who may consult other City officials and City Council.

* * * * *

5562-5688 Manson Street
DRAFT CONSEQUENTIAL AMENDMENT

DRAFT AMENDMENT TO THE SUBDIVISION BY-LAW NO. 5208

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

- (a) Lot 16 Block 873 District Lot 526 Plan 8664; PID 009-973-575;
- (b) Lot 17 Block 873 District Lot 526 Plan 8664; PID 009-973-605;
- (c) Lot 18 Block 873 District Lot 526 Plan 8664; PID 009-973-621;
- (d) Lot 19 Block 873 District Lot 526 Plan 8664; PID 009-973-648;
- (e) Lot 20 Block 873 District Lot 526 Plan 8664; PID 009-973-664; and
- (f) Lot 21 Block 873 District Lot 526 Plan 8664; PID 009-973-681.

* * * * *

5562-5688 Manson Street
ADDITIONAL INFORMATION

1. URBAN DESIGN PANEL MINUTES

The Urban Design Panel (UDP) reviewed this application on February 16, 2022. A summary of the decision is provided below. The full meeting minutes can be found [online](#):

EVALUATION: Support with Recommendations (6/1)

Introduction: Rezoning Planner Joseph Tohill, provided an overview of the policy for this site. Development Planner, Omar Aljebouri then gave an overview of the urban design considerations.

- 1) Height, density and overall massing, in particular the proposed podium height variation from the Plan.
- 2) Any preliminary advice for consideration at the Development Permit stage

The Applicant then gave an overview of their rezoning rational for the proposal. Staff and Applicant team then took questions from the panel.

Panel's Consensus:

Having reviewed the project, it was moved by MS. STAMP and seconded by MR. LISTER and was the decision of the Urban Design Panel:

THAT the Panel Recommend Support with recommendations to the project with the following recommendations to be reviewed by City staff:

1. Consider refinement of the expression of the massing to address symmetry and lack of variation.
2. Consider refinement of amenity spaces to enhance social gathering.
3. Review daycare location and sun exposure and refine daycare design.
4. Design development to review provision for family-oriented units in particular at the ground plane.
5. Design development to review the unit layout design to avoid blank expression on façade

2. PUBLIC CONSULTATION SUMMARY

2.1 List of Engagement Events, Notification, and Responses

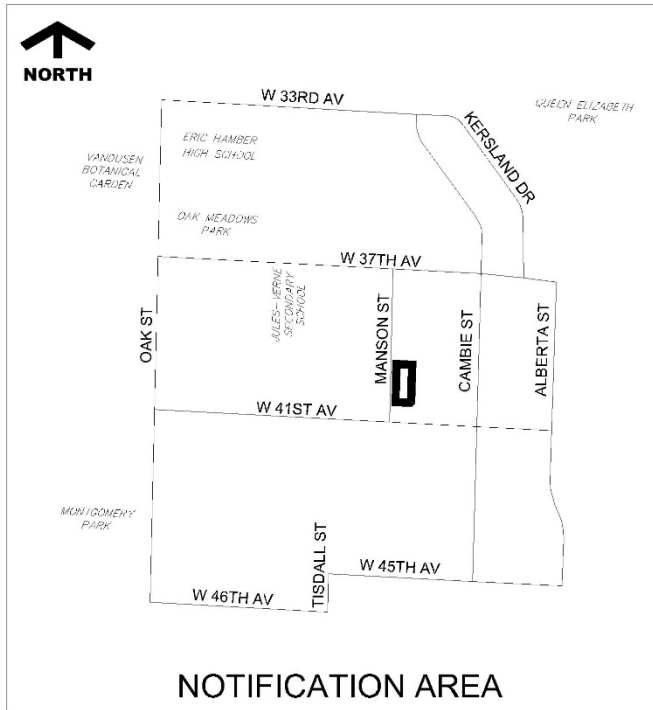
	Date	Results
Event		
Virtual open house (City-led)	January 24 – February 13, 2022	132 participants (aware)* <ul style="list-style-type: none"> • 62 informed • 17 engaged
Public Notification		
Postcard distribution – Notice of rezoning application and virtual open house	January 21, 2022	3,092 notices mailed
Public Responses		
Online questions	January 24 – February 13, 2022	9 submittal
Online comment forms <ul style="list-style-type: none"> • Shape Your City platform 	November 2021 – October 2022	40 submittals
Overall position <ul style="list-style-type: none"> • support • opposed • mixed 	November 2021 – October 2022	40 submittals <ul style="list-style-type: none"> • 24 responses • 12 responses • 4 responses
Other input	November 2021 – October 2022	0 submittal
Online Engagement – Shape Your City Vancouver		
Total participants during online engagement period	November 2021 – October 2022	749 participants (aware)* <ul style="list-style-type: none"> • 294 informed • 44 engaged

Note: All reported numbers above are approximate.

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

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

2.2 Map of Notification Area



2.3 Analysis of All Comments Received

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

Generally, comments of support fell within the following areas:

- **Height, massing, density and location:** The density and location of the application is appropriate for the area. Densification in one location—as opposed to building single family homes over a large area—is supported as this type of housing uses space more efficiently and is in-line with climate change goals. The podiums fit in well with the mid-rises in the surrounding area.
- **Housing stock and rental housing:** There is limited housing stock in Vancouver and housing is not affordable. This proposal is welcomed as it will increase the supply of (affordable) rentals and family-sized units.
- **Community amenities:** Strong support for increase childcare services. The proposed rooftop space and mid-block connection is also supported.
- **Traffic and parking:** Support for bike parking spaces.
- **Design:** The colour palette is pleasant; an earthquake-resistant design is supported.

Generally, comments of concern fell within the following areas:

- **Height:** The building is too tall compared to surrounding buildings in the area.
- **Privacy, obstructed views and shadows:** The application will block mountain views and cause privacy concerns for adjacent neighbours. It will also create large shadows in the neighbourhood as well as in the public space between the two towers.
- **Traffic and parking:** Tenants that do not have space to park in the building will take up street parking spaces in the neighbourhood. Construction of the building will cause traffic congestion and create noise.

Generally, neutral comments/recommendations fell within the following areas:

- **Neighbourhood context:** Applications of this scale should be constructed on arterials roads such as 41st Ave. Smaller-scale developments such as duplexes and townhouses are more appropriate for the area.
- **Traffic and parking:** Number of parking spaces should be reduced given the development's proximity to transit services.
- **Design and public realm:** White wall space should be used for murals. Stairs on the ground-level should be re-evaluated as they may be an accessibility issue.

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

General comments of concern:

- The application is too tall and dense and the massing of the building is too much at the ground-level. Alternative podium designs should be considered to minimize massing on street-level.
- The proposed development is displacing the current tenants on site.
- The affordability of the units.
- No schools for children in the neighbourhood and/or new children to the neighbourhood.

General neutral comments/recommendations:

- There should be an electric-bike share system.
- Such developments should be allowed City-wide.
- There is misleading information regarding the rooftop space, urban agricultural plots and the heating system of the proposed development.
- There should be a traffic study for the Cambie corridor (as opposed to a local traffic study for the site) and specific information on the size of the family units.
- The application does not align with the Cambie Plan with respect to tower separation, architectural diversity, contributing to a complete community to name a few.

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5562-5688 Manson Street
FORM OF DEVELOPMENT

Site Plan



Ground Floor Plan for North and South Tower



Perspective – View from Manson Street (North Tower and South Tower)



Perspective – View from the Lane



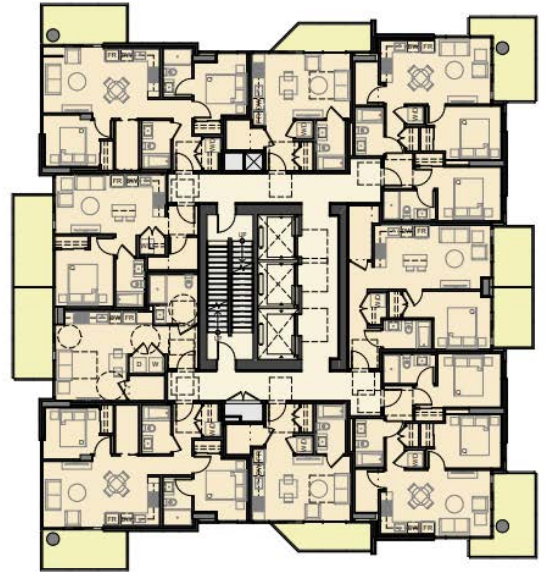
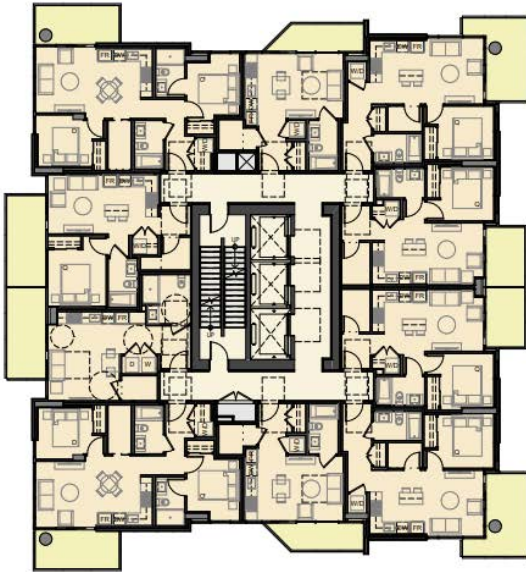
West Elevation



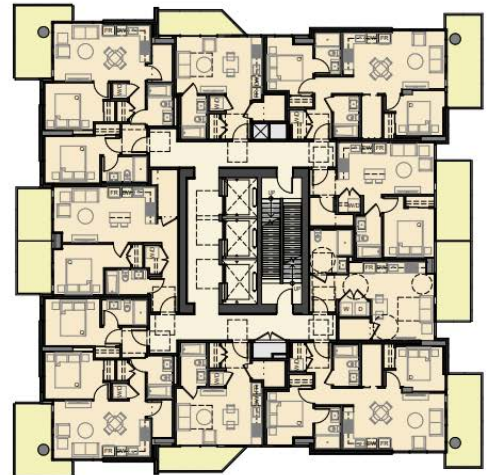
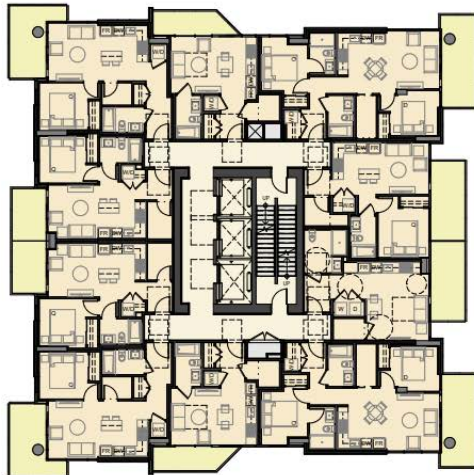
East Elevation



**Residential Floor Plans for North Tower
Levels 8-15 on Left and 16-18 on Right)**



**Residential Floor Plans for South Tower
Levels 8-15 on Left and 16-18 on Right**

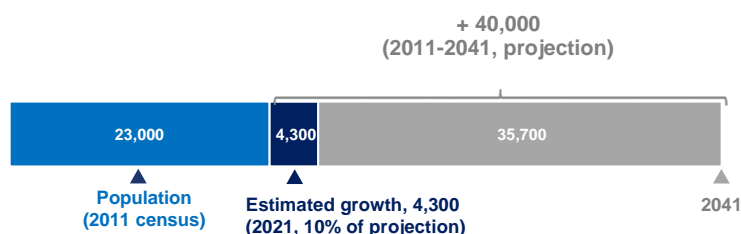


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PUBLIC BENEFITS IMPLEMENTATION DASHBOARD
CAMBIE CORRIDOR PLAN (2018) – North of 57th Avenue
Updated 2021 year-end

POPULATION GROWTH^a

The Cambie Corridor has grown by approximately **4,300** people since the 2011 census. The plan projects an additional growth of approximately **35,700** people by 2041.

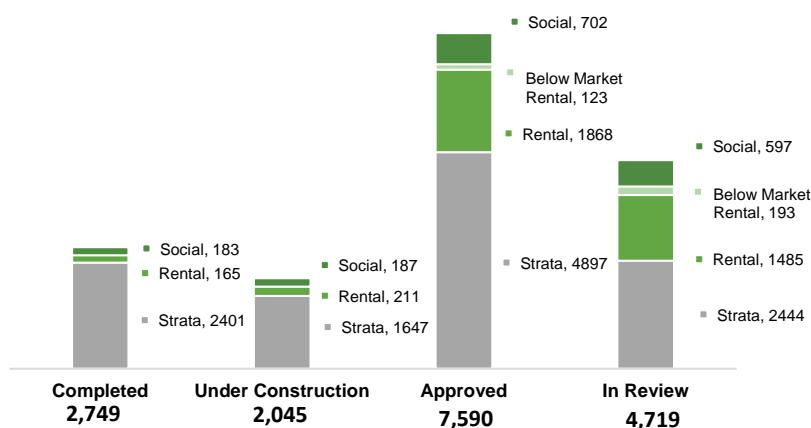


DEVELOPMENT ACTIVITY (UNITS)^b

Recent rezoning approvals:

- [277-291 West 42nd Avenue](#)
- [7969-7989 Cambie Street](#)
- [3353 Cambie Street](#)
- [5412 Cambie Street](#)
- [485 W 28th Avenue](#)
- [325-341 West 42nd Avenue](#)

**This list does not include any townhouse developments under the RM-8A/AN Districts Schedule*



PUBLIC BENEFITS ACHIEVED AND IN PROGRESS (North of 57th Avenue)^c

✓ On track to achieving targets → Some progress toward targets, more work required ○ Targets require attention

TARGETS <small>See Chapter 13 of the Cambie Corridor Plan for more details</small>	COMPLETED	UNDER CONSTRUCTION	PLANNING/ DESIGN	PROGRESS
HOUSING^d <ul style="list-style-type: none"> ~ 4,700 additional secured market rental units ~ 2,250 social housing units ~ 400 additional below-market units <small>(gross numbers of units reported)</small>	<ul style="list-style-type: none"> 165 secured market rental units 85 social housing units 98 TMH^e 	<ul style="list-style-type: none"> 221 secured market rental units 187 social housing units 		8% of secured rental target achieved 12% of social housing target achieved
CHILDCARE <ul style="list-style-type: none"> ~ 1,080 spaces for all age groups 	<ul style="list-style-type: none"> Restoration of 8 Oaks Acorn childcare outdoor area 	<ul style="list-style-type: none"> 138 spaces for 0-4 yrs children (Oakridge Civic Centre, Eric Hamber Secondary School) 60 spaces for 5-12 yrs children (Oakridge Civic Centre) 		18% of childcare spaces target achieved
TRANSPORTATION / PUBLIC REALM <ul style="list-style-type: none"> Upgrade/expand walking and cycling networks Complete Street design on Cambie St and major streets "Car-light" Heather St Greenway 	<ul style="list-style-type: none"> 45th Avenue Bikeway improvements Interim Plazas (Cambie Street & 17th Avenue, Cambie Street & 18th Avenue) 29th Avenue & Cambie Street Plaza and Public Art R4 Rapid Bus on 41st Avenue Cambie Complete Streets (35th Avenue to McGuigan Avenue) Ontario and 16th curb bulge bio-retention 	<ul style="list-style-type: none"> King Edward Avenue Complete Street (Yukon to Columbia streets) 	<ul style="list-style-type: none"> 54th Avenue Curb Bulge bio-retention upgrade Cambie Street and 31st Avenue closure Alberta St transportation and green rainwater infrastructure upgrades 49th Avenue transportation upgrades 	

	<ul style="list-style-type: none"> • Oak Street and 27th Avenue pedestrian and bike signal • Eastbound Complete Street on W King Edward (Yukon to Columbia) & improved crossing at W King Edward Avenue / Yukon Street 			
TARGETS <small>See Chapter 13 of the Cambie Corridor Plan for more details</small>	COMPLETED	UNDER CONSTRUCTION	PLANNING/ DESIGN	PROGRESS
CULTURE • 5 new artist studios	Five public art installations	<ul style="list-style-type: none"> • Cultural space, performance theatre, outdoor performance space at Oakridge Civic Centre 	<ul style="list-style-type: none"> • 12 public art installations 	✓
CIVIC / COMMUNITY <ul style="list-style-type: none"> • Oakridge Civic Centre • Oakridge Library renewal and expansion • Additional library branch • Hillcrest Community Centre (fitness centre expansion) • Firehall #23 • Community Policing Centre 		<ul style="list-style-type: none"> • Oakridge Civic Centre (seniors centre, youth centre, childcare, library, community centre) 	<ul style="list-style-type: none"> • VanDusen & Bloedel Strategic Plan 	✓
HERITAGE • 5% allocation from cash community amenity contributions in Cambie Corridor	<ul style="list-style-type: none"> • James Residence • Milton Wong Residence • 5% allocation from cash community amenity contributions 	<ul style="list-style-type: none"> • Turner Dairy retention 		✓
SOCIAL FACILITIES <ul style="list-style-type: none"> • Renewal and expansion of Oakridge Seniors Centre • Youth Hub • Non-profit organization centre • Additional Seniors' Centre 		<ul style="list-style-type: none"> • Oakridge Seniors Centre and Youth Centre 		✓
PARKS AND OPEN SPACES <ul style="list-style-type: none"> • New parks on large sites • Queen Elizabeth Master Plan and Phase 1 upgrades • 6 plazas and enhanced open spaces • Neighbourhood park improvements 	<ul style="list-style-type: none"> • Upgrades to Riley Park and Hillcrest Park • Lillian To Park (17th Avenue and Yukon Street) • Playground renewal at Douglas Park • Queen Elizabeth Park tennis court resurfacing 	<ul style="list-style-type: none"> • Oakridge Centre Park 	<ul style="list-style-type: none"> • Alberta Street Blue-Green System and Columbia Park Renewal • Queen Elizabeth Master Plan • Heather Park off-leash dog area • Little Mountain Plaza and Wedge Park 	✓

EXPLANATORY NOTES

The Public Benefits Implementation Dashboard assists in monitoring progress toward the delivery of public benefits anticipated from the community plans. Data in this tracker reflects activity within the plan boundaries (and significant public benefits adjacent to the plan area) since Plan approval.

^a **Population Growth:** Growth is calculated by taking the difference between the latest census year and the base population and adding an estimate based on floor area completed between the latest census and the present quarter.

^b **Development Activity:** The Development Activity Chart includes Building Permits, Development Permits, and rezoning applications:

- Completed: Occupancy Permit issuance
- Under Construction: Building Permit issuance
- Approved: Approved Rezoning Applications and Development Permits submitted without a rezoning
- In review: In Review Rezoning Applications and Development Permits submitted without a rezoning

^c **Public Benefits Achieved:** Public benefits in planning/design typically include large City- or partner-led projects or master plans that have begun a public process or have made significant progress in planning or design stages, but have not yet moved to construction. Public benefits secured through developer-initiated applications are not included in the planning/design column and not counted towards public benefits achieved prior to construction as numbers and status may change throughout the permitting process.

^d **Housing - Planning/Design:** Housing units in developer-initiated applications are not included in the planning/design column and not counted towards public benefits achieved prior to construction as numbers and status may change throughout the permitting process.

^e **Temporary Modular Housing (TMH):** are modular homes that provide supportive housing services to residents with low and moderate incomes who have a need for transitional housing. See the [Housing Vancouver webpage](#) for more information. These 98 social housing units are temporary modular housing that were not anticipated in the Cambie Corridor Plan; therefore, they do not count towards the Plan's housing goal.

**5562-5688 Manson Street
PUBLIC BENEFITS SUMMARY**

Project Summary

Two 18-storey residential buildings above two podiums containing 392 secured-rental residential units, with 20% of the floor area (approximately 79 units) at below-market rental units, along with a 37-space turn-key, childcare facility for City ownership.

Public Benefit Summary:

The proposal offers 392 secured-rental housing units, with a minimum of 20% of the floor area secured as below-market rental units, and a 37-space childcare facility, a DCL payment, and public art contribution.

	Current Zoning	Proposed Zoning
Zoning District	RS-1	CD-1
FSR (site area of 4341.7 sq. m. (46,733 sq. ft.))	0.7	6.0
Buildable Floor Space	3,039 sq. m (32,713 sq. ft.)	26,050.2 sq. m (280,398 sq. ft.)
Land Use	Residential	Residential and Institutional

Summary of Development Contributions Expected under Proposed Zoning

City-wide DCL ^{1, 2}	\$10
Utilities DCL ¹	\$3,278,628
Public Art ³	\$555,188
Community Amenity Contribution – 37-Space Childcare Facility	\$5,370,000*
TOTAL	\$9,203,826

Other Benefits (non-quantified components):

- 392 secured-market rental units including approximately 79 below-market rental units with rental rates and operating requirements in accordance with the *Moderate Income Rental Housing Program*

*This is an estimate to be finalized as part of the rezoning enactment condition 2.6(g) to deliver a Letter of Credit to the City prior to building permit issuance for the value of the 37-space childcare.

¹ Based on DCL by-laws and rates in effect as at September 30, 2022. By-laws 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 and the floor area proposed at the development permit stage. A development may qualify for 12 months of in-stream rate protection, per the DCL Bulletin.

² The applicant has requested a DCL waiver for the residential floor area of the proposal and will be subject to the maximum average unit sizes for “for-profit affordable rental housing” and maximum average rents by unit type for the below-market units, in accordance with the DCL By-law, as secured by an amendment to the Housing Agreement. The value of the City-wide DCL waiver on the residential floor area is approximately \$5,517,449.

³ Based on 2016 rates, subject to adjustments per the *Public Art Policy and Procedures for Rezoned Developments*.

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5562-5688 Manson Street
APPLICANT, PROPERTY, AND DEVELOPMENT PROPOSAL INFORMATION

Address	Property Identifiers (PIDs)	Legal Description
5562, 5628 and 5688 Manson Street	009-973-575, 009-973-648, and 009-973-681	Lots 16, 19, and 21 of Block 873 District Lot 526 Plan 8664
5588, 5608, and 5656 Manson Street	009-973-605, 009-973-621, and 009-973-664	Lots 17, 18, and 20 of Block 873 District Lot 526 Plan 8664

Applicant Information

Architect	DA Architects + Planners
Registered Owners	1119195 B.C. Ltd. (owners of Lots 16, 19 and 21, Plan 8664) and 1265995 B.C. Ltd (owner of Lots 17, 18 and 20, Plan 8664).
Developer	Oakridge Multi-family Limited Partnership

Development Statistics

	Permitted Under Existing Zoning	Proposed
Zoning	RS-1	CD-1
Site Area	4,341.7 sq. m. (46,733 sq. ft.)	4,341.7 sq. m. (46,733 sq. ft.)
Land Use	Residential	Residential and Institutional
Maximum FSR	0.7	6.0
Maximum Height	10.7 m (35 ft.)	Top of Parapet: 56.0 m (183.7 ft.) Top of Amenity: 64.3 m (211.0 ft.)
Floor Area	3,039 sq. m (32,713 sq. ft.)	26,050.2 sq. m (280,398 sq. ft.)
Residential Units	6 residential units	Total: 392 secured rental units 127 studio units (32%) 126 one-bedroom units (32%) 139 two-bedroom units (35%)
Parking and Bicycle Spaces	As per Parking By-law	227 parking spaces, including 197 residential, 7 childcare, and 28 accessible 727 Class A bicycle spaces 3 loading spaces To be confirmed at the development permit stage
Natural Assets	6 City trees 12 on- and off-site trees	6 retained City street trees 10 on-site and 2 off-site trees to be removed 71 new on- and off-site trees To be confirmed at the development permit stage

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