



REFERRAL REPORT

Report Date: May 30, 2023
Contact: Yardley McNeill
Contact No.: 604.873.7582
RTS No.: 15779
VanRIMS No.: 08-2000-20
Meeting Date: June 13, 2023

TO: Vancouver City Council
FROM: General Manager of Planning, Urban Design and Sustainability
SUBJECT: CD-1 Rezoning: 2001-2025 West 41st Avenue and 5683-5687 Maple 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 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 Panther Group., on behalf of 1173987 B.C. Ltd¹., the registered owner of the lands located at
- 2001-2003 West 41st Avenue and 5683-5687 Maple Street [PID 010-812-954; Lot 21 of Lot C Block 5 District Lot 526 Plan 6781]
 - 2007-2025 West 41st Avenue [Lots 20, 19, 18, and 17 of Lot C Block 5 District Lot 526 Plan 6781; PIDs 006-280-391, 008-810-141, 004-900-561 and 004-894-936 respectively],

to rezone the lands from C-2 (Commercial) District to CD-1 (Comprehensive Development) District to increase the maximum floor space ratio (FSR) from 2.50 to 3.51 FSR and the maximum building height from 13.8 m (45 ft.) to 23.3 m (76 ft.), to permit the development of a six-storey mixed-use building with 34

¹ Beneficially owned and controlled by Yu Gao Zhang and Dong Liu

secured market rental residential units, a private childcare facility and commercial use 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 Gustavson Wylie Architects received November 27, 2020, with revised plans received January 24, 2022, 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 and the General Manager of Planning, Urban Design and Sustainability.
- C. THAT, subject to approval of the CD-1 By-law, the application to amend the Sign By-law to establish regulations for the CD-1, generally as set out in Appendix C, be approved.
- D. THAT subject to approval of the CD-1 By-law, the Noise Control By-law be amended to include this CD-1, generally set out in Appendix C;

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

- E. THAT Recommendations A to E 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 2001-2025 West 41st Avenue and 5683-5687 Maple Street to a CD-1 (Comprehensive Development) District to permit a six-storey mixed-use building containing 34 secured market rental housing units, a private childcare facility and commercial space under the *Secured Rental Policy* (SRP).

Staff recommend the application be referred to a Public Hearing, with the recommendation of the General Manager of Planning, Urban Design and Sustainability to approve it in principle, subject to the Public Hearing and conditions outlined in Appendix B.

COUNCIL AUTHORITY/PREVIOUS DECISIONS

Relevant Council Policies for this site include:

- Vancouver Plan (2022)
- Secured Rental Policy (2019)
- Secured Market Rental Housing Policy (2012, last amended 2019)
- Housing Vancouver Strategy (2017)
- Housing Needs Report (2022)
- Arbutus Ridge, Kerrisdale, Shaughnessy (ARKS) Community Vision (2005)
- Family Room: Housing Mix Policy for Rezoning Projects (2016)
- High-Density Housing for Families With Children Guidelines (1992)
- Childcare Design Guidelines (1993, amended 2021)
- Green Buildings Policy for Rezoning (2010, amended 2018)
- Community Amenity Contributions Policy for Rezoning (1999, amended 2023)
- Vancouver Development Cost Levy By-law No. 9755
- Vancouver Utilities Development Cost Levy By-law No. 12183
- Urban Forest Strategy (2014)

REPORT

Background/Context

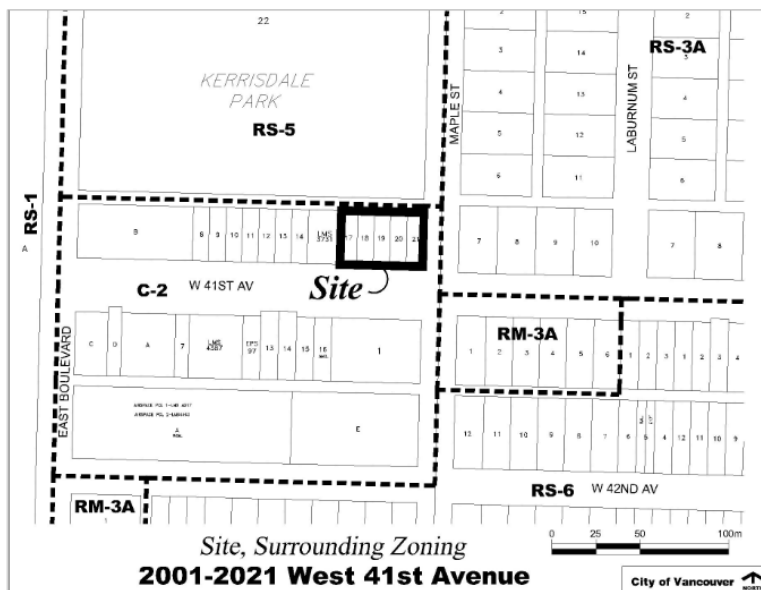
1. Site and Context

The subject site is comprised of five lots at the northwest corner of West 41st Avenue and Maple Street in the Kerrisdale neighbourhood (see Figure 1). The total site area is 1,422.4 sq. m (15,310 sq. ft.), with a frontage of 46.7 m (153 ft.) along West 41st Avenue and 30.5 m (100 ft.) along Maple Street. The site slopes down approximately 2.4 m (8 ft.) from east to west.

The property and surrounding area are zoned for commercial uses under the C-2 District Schedules. There is an RS zoned area to the east developed with ground-oriented residential buildings. The site is currently zoned C-2 (Commercial) District and developed with a vacant lot, a one-storey commercial building, and a three-storey commercial building. There are no residential units on the site. There is a recently approved rezoning application east of the site at 1977 West 41st Avenue and 5688 Maple Street which was approved by Council in 2023 to

develop a six-storey mixed use building with secured market rental and commercial use under the *Secured Rental Policy* (SRP). North of the site is Kerrisdale Park, zoned RS-5.

Figure 1: Location Map



Neighbourhood Amenities – The following amenities exist in the area:

- **Parks:** Kerrisdale Park (100 m), Kerrisdale Centennial Park (650 m), Elm Park (950 m), Ravine Park (1.0 km);
- **Cultural/Community Space:** Kerrisdale Cyclone Taylor Arena/Play Palace (250 m), Vancouver Public Library, Kerrisdale Branch (350 m), Kerrisdale Community Centre (550 m), Magee Secondary School (700 m), Point Grey Secondary School (700 m); and
- **Childcare Facilities:** Kerrisdale Little Owls Preschool (550 m), Shaughnessy Point Grey Out Day Care Centre (650 m), Little People’s Community Preschool (1.0 km).

Local School Capacity – The site is located within the catchment area of Quilchena Elementary and Point Grey Secondary School per the Vancouver School Board (VSB)’s 2021 *Draft Long Range Facilities Plan*, Quilchena is operating above capacity, with a capacity of 106% anticipated by 2031 Point Grey has a declining enrolment trend with an anticipated capacity of 78% by 2031. The VSB report notes that overall enrolment trends for the wider area are changing. The VSB continues to explore options to reduce pressure on schools in this area, monitor development, and work with the City to help plan for future growth.

2. Policy Context

Vancouver Plan (2022) – 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 Arbutus Ridge, Kerrisdale, Shaughnessy (ARKS) Community Vision. Implementation of the Vancouver Plan includes a review of all existing land use policies including the Visions, with the goal of expanding opportunities to address city-wide objectives.

Housing Needs Report (2022) – On April 27, 2022, Council resolved at a public meeting to receive a [Housing Needs Report](#) (HNR) by staff. Council must consider the most recent HNR when developing a development plan, or when amending a development plan in relation to Council's housing policies respecting affordable housing, rental housing and special needs housing.

This zoning amendment would facilitate the delivery of secured rental housing and address the data and findings within the HNR.

Secured Rental Policy (SRP) – In 2019, Council approved amendments to the *Secured Market Rental Housing Policy* (known more commonly as Rental 100), previously approved in May 2012, and renamed the policy the *Secured Rental Policy* (SRP). The amended SRP expands on the *Secured Market Rental Housing Policy* by consolidating rezoning opportunities for secured rental housing previously contained in the *Affordable Housing Choices Policy*. Projects which received a supportive letter of response prior to November 26, 2019 and an application was submitted before December 1, 2020, could still be considered under the *Secured Market Rental Housing Policy* (Rental 100).

This rezoning application was originally received November 27, 2020, prior to the December 1st, 2020 deadline and therefore remains eligible under the previous *Secured Market Rental Housing Policy* (Rental 100). On December 14, 2021, amendments to the C-2 District Schedule permit a six-storey market rental mixed-use building to proceed through a development permit process, however, the applicant has chosen to continue with a rezoning application.

Housing Vancouver – *Housing Vancouver* focuses on the right supply of new homes, including rental, to meet a continuum of housing types. *Housing Vancouver* has targeted the delivery of 72,000 new homes, including 20,000 purpose-built rental units by 2028. Targets and actions seek to retain a diversity of incomes and households in the city. If approved, this application would contribute towards the targets for purpose-built rental units.

Strategic Analysis

1. Proposal

The application proposes a six-storey mixed-use building with 34 secured market rental units and commercial uses, including retail space and a private childcare facility (see Figure 2). The proposal includes underground vehicle and bicycle parking, accessed from the rear lane.

The original application was submitted on November 27, 2020 and included 42 secured rental units and commercial use, including a private childcare facility and private education centre. A revised proposal was submitted on January 24, 2022, proposing a revised childcare facility design, elimination of the private education centre, and a total of 34 secured rental units. The owner chose to remove the private education centre and replace it with another level of secured

market rental housing to better align with the primarily residential vision under the SRP. This report is based on the revised submission.

Note that the FSR declared in the revised application was incorrectly stated as 3.63 FSR. The staff technical review determined the proposed density is 3.51 FSR, which is noted in Recommendation A and the draft CD-1 By-law in Appendix A.

Figure 2: View of the proposed building looking northeast



Childcare Facility – A privately owned and operated 32-space childcare is proposed as part of this application. The facility will occupy a total of 1,353.8 sq. m (14,572 sq. ft.) of indoor childcare activity and support space as well as 312.0 sq. m (3,360 sq. ft.) of contiguous outdoor play space, located on the second level. As this will be a privately-run childcare facility, the future operator will be determined by the applicant. The facility will go through further design development during the approval process and will be required to meet the intent of the City’s Childcare Design Guidelines and be licensable by Vancouver Coastal Health’s Community Care and Facilities Licensing (CCFL). See design conditions in Appendix B.

2. Land Use

The proposed mix of residential and commercial uses are consistent with the intent of the SRP. A total of 2,274.8 sq. m. (24,486 sq. ft.) of commercial use is proposed and 100% of the residential space is dedicated to secured rental units.

3. Form of Development, Height and Density

(Refer to drawings in Appendix E and projects statistics in Appendix G)

Form of Development – The form is consistent with the SRP and Rental Incentive Programs Bulletin, which allows consideration of a six-storey mixed use building, subject to urban design performance.

The application proposes a mixed-use building with commercial use, including retail space and private childcare, with residential units located on the upper floors. There are separate lobby entrance spaces for the residential units and the childcare, accessed along Maple Street.

Height and Density –The application proposes a six-storey mixed-use building with a height of 23.3 m (76 ft.) and density of 3.51 FSR.

Figure 3: Proposed Building as seen from 41st Avenue



Architectural Expression – The proposed building has a contemporary architectural expression that includes a modern design featuring extensive glazing. Architectural features include rounded corners, long balconies extending the full width of the building, vertical fins used at levels two and three, and white metal cladding (see Figure 3). The ground floor uses facing the lane are primarily vehicular and 'back of house', with a childcare drop-off and access to loading and underground parking.

Staff recommend revisions to the design of the building to achieve a form of development that is finer in scale and less visually-imposing on the public realm. Urban design conditions in Appendix B seek a reduction in perceived massing when viewed from the 41st Avenue sidewalks, to be more sympathetic with existing architectural context, and develop a finer-grained and texture selection of cladding materials to achieve visual interest, at close-view, that neighbouring buildings emulate.

Staff support the cantilevering expression of the childcare space and non-residential use at the second and third storeys. Conditions in Appendix B recommend using inset and/or visually separated balconies along 41st Avenue and the lane to reduce the perceived bulk of the building at upper levels to help contribute to a residential scale and expression.

Figure 4: Proposed Building as seen from Maple Street (left) and from Kerrisdale Park (right)



Shadow Impacts – The building is stepped back on the upper floors to limit shadow impacts onto the south portion of Kerrisdale Park. Urban design conditions in Appendix B limit the shadowing from extending any further from what is shown in the rezoning application drawings.

Amenity Space – The application proposes contiguous indoor and outdoor amenity space for the childcare at the second floor on the north side of the building. There is also a shared rooftop indoor and outdoor amenity space which includes a children’s play area, seating, and a washroom. Appendix B includes a condition for a co-located indoor outdoor amenity space which incorporates children’s play and urban agriculture.

Landscape – Soft and hard landscaping is proposed. Private outdoor space is provided for each unit. There is also landscaping at the second level adjacent to the childcare space and on the rooftop. Landscaping at grade includes special paving inside the property line and proposed new street trees along Maple Street.

Urban Design Panel (UDP) – Given the scale of the project, review by the Urban Design Panel was not required.

4. Housing

The *Housing Vancouver Strategy* (Housing Vancouver) seeks to deliver a range of housing tenures across the housing continuum. This application, if approved, would add 34 rental housing units which would contribute to the targets set out in the *Housing Vancouver Strategy* (see Figure 5).

Figure 5: Progress Towards 10 Year Housing Vancouver Targets for Purpose-Built Market Rental Housing as of December 31, 2022

Housing Type	10-YEAR TARGETS	Units Approved Towards Targets
Purpose-Built Market Rental Housing Units	20,000	13,041 (65%)

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

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

Vacancy Rates – Vancouver has exhibited historically low vacancy rates in the last 30 years. In 2022, the vacancy rate for the City of Vancouver was 0.9%, based on the Canadian Mortgage and Housing Corporation (CMHC) Market Rental Survey. The vacancy rate in 2022 for the Westside/Shoughnessy/Kerrisdale area, where the subject site is located, was 2.5%. A vacancy rate between 3% and 5% is considered to be a balanced rental market.

Housing Mix – In 2016, Council adopted the *Family Room: Housing Mix Policy for Rezoning Projects* that requires a minimum of 35% of units to be suitable for families with children. These units are to be designed in accordance with the *High Density Housing for Families with Children Guidelines*. This application would deliver 11 two-bed and 6 three-bedroom units for a total of 17 family units (50%), thereby exceeding the family unit requirements.

Average Rents and Income Thresholds – In 2016, the median household income in the Shaughnessy neighbourhood was \$111,566 and Kerrisdale neighbourhood was \$75,399. Figure 6 provides a comparison of average market rents and home ownership costs in the west side of Vancouver, and the associated household incomes needed.

Figure 6: Market Rents in Newer Westside Buildings, Costs of Ownership and Household Incomes Served

Unit Type	Proposed Average Unit Size (sq. ft.)	Newer Rental Buildings Westside ¹		Monthly Costs of Ownership for Median-Priced Unit Westside (with 20% down payment) ²		
		Average Rent	Average Household Income Served	Monthly Costs Associated with Purchase	Average Household Income Served	20% Down Payment Amount
Studio	n/a	\$1,938	\$77,520	\$2,837	\$113,480	\$106,000
1 Bedroom	509	\$2,209	\$88,360	\$3,473	\$138,920	\$132,000
2 Bedroom	732	\$3,411	\$136,440	\$5,193	\$207,720	\$198,400
3 Bedroom	1,024	\$4,426	\$177,040	\$7,982	\$319,280	\$311,890

¹Data from the October 2022 CMHC Rental Market Survey for apartments in purpose-built rental buildings completed in the year 2013 or later on the Westside of Vancouver

²Based on the following 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).

Average market rents in newer rental buildings on the west side are shown in the two middle columns in Figure 6. The market rental housing component will provide options which are significantly more affordable than average home ownership costs as illustrated in Figure 6.

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 34 units would be secured through a Housing Agreement and/or a Section 219 Covenant for the longer of 60 years and the life of the building. Covenants will be registered on title to prohibit the stratification and/or separate sale of individual units. Conditions related to securing the units are contained in Appendix B.

Existing Tenants – The *Tenant Relocation and Protection Policy* (TRPP) does not apply as there are no tenants residing on this site.

5. Parking and Transportation

The site is well served by public transit along 41st Avenue, West Boulevard and East Boulevard with the No. 41 and No.16 bus routes. A bus stop is located directly in front of the subject site on 41st Avenue. Several bikeways are located within a few blocks of the site which are located along Arbutus Street, Angus Street, and 37th Avenue.

The application proposes 61 vehicle parking spaces, 82 bicycle spaces, and two loading spaces accessed from the rear lane. The application will comply with the provisions of the Parking By-law, which allows for reductions in the number of parking spaces for multiple dwelling with close proximity to frequent transit network.

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

6. Environmental Sustainability and Natural Assets

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

This application has opted to satisfy the *Green Buildings Policy for Rezoning*s (May 2018) under the low emissions green buildings requirements. The low emissions green buildings pathway represents City priority outcomes, establishing limits on heat loss, energy use, and greenhouse gases, and drawing on industry best practices to create more efficient, healthy and comfortable homes and workplaces. The applicant has submitted preliminary energy modeling analysis detailing building performance strategies to meet the energy use intensity, greenhouse gas and thermal demand targets. For developments with non-residential buildings, the policy also requires they achieve LEED Gold certification, and the applicant has submitted a preliminary LEED scorecard indicating they are on track for Gold certification. Conditions are included in Appendix B.

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

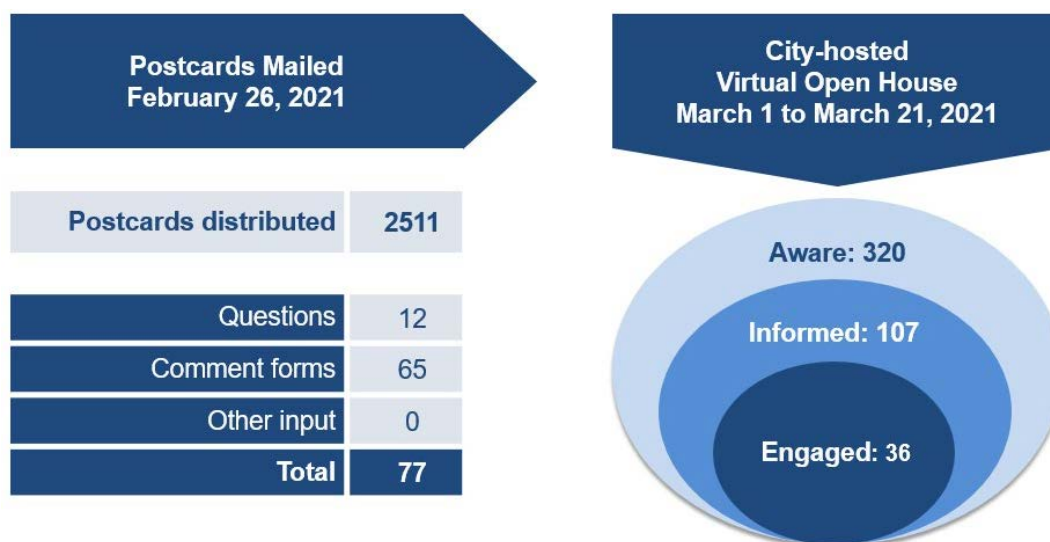
There are no existing trees on the site. There is one street tree in total on City lands adjoining the site, and protection of the street tree during construction is required. The landscape plan proposes six on-site trees on the roof deck and two additional street trees. The final number of trees planted will be determined through the development permit process.

7. Public Input

Public Notification – A rezoning information sign was installed on the site on January 19, 2021. Approximately 2,511 notification postcards were distributed within the neighbouring area on or about February 26, 2021. Notification and application information, and an online comment form, was provided on the City’s *Shape Your City Vancouver* (shapeyourcity.ca/) platform. There were 320 people who logged onto the web site to view the proposal during the virtual open house.

Virtual Open House – A virtual open house was held from March 1 to March 21, 2021 on the *Shape Your City* platform. The 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 digital model were posted for online viewing. There were 320 people who logged onto the website to view the proposal during the virtual open house.

Figure 8: Overview of Notification and Engagement



Public Response and Comments – Public input was via online questions, comment forms, by email and phone. A total of 77 submissions were received. A summary of all public responses may be found in Appendix D.

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

Generally, comments of support fell in the following areas:

- **Height, massing, density, location:** The proposed development is supported and will help revitalize the community.
- **Rental housing:** This development will create rental opportunities and contribute towards a healthy rental stock.

- **Amenities and infrastructure:** The childcare facility proposed in this project is a welcome addition in the area.

Generally, comments of concern fell within the following areas:

- **Height, massing, density, location:** The building height does not fit with the community's built form and character. Limit the building to three to four storeys.
- **Building design:** The building design is not aesthetically pleasing and does not respect the historical architecture styles in the community. The approval of this development will set a precedent for modern buildings in historic neighbourhoods.
- **Parking, traffic, and safety:** The development has too many parking spaces given its close proximity to transit. The implementation of ground floor commercial opportunities will cause further congestion in the neighbourhood.

Staff Response – Response to key feedback is as follows:

- **Height, massing, density, location** - The proposed height and massing is consistent with the SRP. Urban design conditions in Appendix B seek a reduction in perceived massing at the upper floors.
- **Building Design** - Further design development is anticipated to strengthen the public realm with widened sidewalks, high quality materials, and a more subdued architectural expression that is sympathetic to the neighbourhood context. See urban design conditions in Appendix B.
- **Parking, traffic and safety** - The proposal will meet the expectations of the Parking By-law to provide the necessary on-site parking.

8. Public Benefits

Community Amenity Contributions (CAC) – The *Community Amenity Contributions Policy for Rezoning*s provides an exemption from CACs for routine, lower density secured market rental housing rezoning applications that comply with the City's rental policies. This application meets the criteria for an exemption as a C-2 zoned site proposed to rezone to no more than six storeys.

Development Cost Levies (DCLs) –The site is subject to City-wide and Utilities DCLs. 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.

This application has requested and is expected to be eligible for a Class B (86.24%) waiver of the City-wide DCLs applicable to the residential portion of the building in accordance with the *Vancouver Development Cost Levy By-law*. The value of the waiver is estimated to be \$505,748. The application is therefore subject to maximum average starting rents and unit sizes by unit type applicable to “class B for-profit affordable rental housing” as per the By-law. These requirements will be secured by a Housing Agreement, and compliance will be assessed through the development permit stage to occupancy permit issuance.

The project is eligible for a waiver of the City-wide DCLs, and the applicant has elected to seek the waiver. Based on the rates in effect as of September 30, 2022 and the proposed 2,721.4 sq. m (29,293 sq. ft.) of residential and 2,275.8 sq. m (24,486 sq. ft.) of commercial floor area, \$1,182,460 of DCLs would be expected from this project.

Public Art Program – No public art contribution is applicable to this rezoning as the proposed floor area is below the minimum threshold.

Other Benefits – The secured market rental housing in this proposed development will contribute to the City's secured rental housing stock.

A summary of public benefits associated with this application can be found in Appendix F.

Financial Implications

As noted in the Public Benefits section, this project is expected to provide secured market rental housing and DCLs. See Appendix F for additional details.

No CAC or public art contribution is applicable.

CONCLUSION

The proposed six-storey mixed-use building, including 34 secured rental units, private childcare facility and commercial use is consistent with the *Secured Rental Policy* and advances the City's housing policy goals. The General Manager of Planning, Urban Design and Sustainability recommends that the application be referred to Public Hearing together with a draft CD-1 By-law as generally shown in Appendix A. Further, it is recommended that, subject to the Public Hearing, the application including the form of development, as shown in the plans in Appendix E, be approved in principle, subject to the applicant fulfilling the Conditions of Approval in Appendix B.

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**2001-2025 West 41st Avenue and 5683-5687 Maple Street
PROPOSED CD-1 BY-LAW PROVISIONS**

Note: A By-law 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 appends the City of Vancouver zoning map. Should the rezoning application be referred to Public Hearing, Schedule A will be included with the draft by-law that is prepared for posting.]

Designation of CD-1 District

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

Uses

3. Subject to Council approval of the form of development, to all conditions, guidelines and policies adopted by Council, and to the conditions set out in this by-law or in a development permit, the only uses permitted within this CD-1 (), and the only uses for which the Director of Planning or the Development Permit Board will issue development permits are:
 - (a) Cultural and Recreational Uses;
 - (b) Dwelling Uses, limited to Mixed-Use Residential Building;
 - (c) Institutional Uses; limited to Child Day Care Facility
 - (d) Live-Work Use;
 - (e) Office Uses;
 - (f) Retail Uses;
 - (g) Service Uses;
 - (h) Utility and Communication Uses; and
 - (i) Accessory Uses customarily ancillary to the uses permitted in this section.

Conditions of Use

- 4.1 The design and layout of at least 35% of the total number of dwelling units must:
- (a) be suitable for family housing; and
 - (b) have 2 or more bedrooms.
- 4.2 No portion of the first storey of a building to a depth of 10.7 m from the front wall of the building and extending across its full width may be used for residential purposes except for entrances to the residential portion.
- 4.3 All commercial uses and accessory uses must be carried on wholly within a completely enclosed building except for:
- (a) display of flowers, plants, fruits and vegetables in conjunction with a permitted use;
 - (b) farmers' market;
 - (c) neighbourhood public house;
 - (d) public bike share; and
 - (e) restaurant,

except that the Director of Planning may vary this regulation to permit the outdoor display of retail goods, and the Director of Planning may impose any conditions the Director of Planning considers necessary, having regard to the types of merchandise, the area and location of the display with respect to adjoining sites, the hours of operation and the intent of this by-law.

Floor Area and Density

- 5.1 Computation of floor area must assume that the site area is 1,422.6 m², being the site area at the time of the application for the rezoning evidenced by this by-law, prior to any dedications.
- 5.2 The maximum floor space ratio for all uses combined must not exceed 3.51.
- 5.3 Computation of floor area must include all floors having a minimum ceiling height of 1.2 m, both above and below base surface, measured to the extreme outer limits of the building.
- 5.4 Computation of floor area must exclude:
- (a) balconies and decks, and any other appurtenances which in the opinion of the Director of Planning are similar to the foregoing, except that:

- (i) the total floor area of all such exclusions must not exceed 12% of the floor area being provided for dwelling uses; and
- (ii) the balconies must not be enclosed for the life of the building;
- (b) patios and roof decks, if the Director of Planning 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; and
- (d) all residential storage area above or below base surface, except that if residential storage area above base surface exceeds 3.7 m² for a dwelling unit, there will be no exclusion for any of the residential storage area above base surface for that unit.

5.5 Computation of floor area may exclude, at the discretion of the Director of Planning or Development Permit Board, amenity areas accessory to a residential use, to a maximum of 10% of the total floor area being provided for dwelling uses.

Building Height

6. Building height, measured from base surface, must not exceed 23.3 m.

Horizontal Angle of Daylight

7.1 Each habitable room must have at least 1 window on an exterior wall of a building.

7.2 For the purposes of section 7.1 above, habitable room means any room except a bathroom or a kitchen.

7.3 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.

7.4 The plane or planes referred to in section 7.3 above must be measured horizontally from the centre of the bottom of each window.

7.5 An obstruction referred to in section 7.3 above means:

- (a) any part of the same building excluding permitted projections; or

- (b) the largest building permitted on any adjoining site.
- 7.6 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.

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**2001-2025 West 41st Avenue and 5683-5687 Maple Street
CONDITIONS OF APPROVAL**

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

PART 1: CONDITIONS OF APPROVAL OF THE FORM OF DEVELOPMENT

Note: Consideration by Council at the public hearing of the proposed form of development is in reference to plans prepared by Gustavson Wylie Architects received November 27, 2020, with revised plans received January 24, 2022, 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 ensure a minimum of 5.5 m from back of existing curb to the building face for widened sidewalks along West 41st Avenue (see also Engineering Condition 2.2)

Note to Applicant: Provision of required setbacks to be clearly dimensioned on the drawings. The plans should include the property line and curb location, as shown on the legal survey.

- 1.2 Design development to ensure impacts on the surrounding area are not increased by:
- (a) Maintaining setbacks shown in the rezoning application in subsequent permit applications; and
 - (b) Ensuring shadows extend no further over the City park to the north than shown in the rezoning application drawings.

- 1.3 Design development to meet the technical requirements of the *Childcare Design Guidelines*.

Note to Applicant: A Test Fit is required. This will result in significant re-design of the interior space planning, and possibly relocation of the childcare activities. Exterior changes to the building form are expected at the development permit stage, as childcare uses typically require indoor-outdoor contiguity on the same floor to be licensable. Outdoor spaces must be increased in size to meet the intent of the Guidelines, or the proposed number of children significantly reduced. See also Childcare conditions 1.26, 1.27, and 1.28.

- 1.4 Design development to reduce the perceived height and bulk, with the following suggested design revisions:

- (a) Set the top floor parapet back substantially from the building face;
- (b) Breaking up the horizontally continuous balconies;
- (c) Enhance materiality with a variety of wall claddings that have texture, such as brick masonry commonly seen in Kerrisdale;
- (d) Incorporate large landscaped areas with trees above the ground floor (see also Landscape conditions).

Note to Applicant: The long horizontal balcony expression significantly increases the perceived mass as seen from the public realm. To reduce visual bulk of the upper floors, substitute inset or separate balconies, and/or shorten the length of solid parapets and railings. The roof deck parapet could be moved closer to the usable roof deck area, away from the building face.

Resolution of perceived height, massing and materiality requires further study at the development permit stage.

- 1.5 Design development to improve the public realm and create a high quality pedestrian environment with a fine-grained commercial texture along West 41st Avenue, Maple Street, and the lane.

Note to Applicant: It is strongly encouraged to incorporate some traditional design detailing approaches to blend into the neighbourhood. Kerrisdale has many highly detailed character buildings with unique features such as mosaic tile thresholds. This Business Improvement Area has special benches, banners, large terracotta planters, pedestrian-scale lighting, and red brick sidewalks. More intensive detailing along the ground plane is required to provide pedestrian interest. This could be achieved by further developing the storefront glazing expression with a robust structural rhythm, solid walls, a base plate, distinct individual entries, pedestrian-scale entry canopies, transom glazing, and architectural lighting. A variety of materials, texture and fine-grained detailing are required. See Engineering condition 2.3 regarding curb and gutter on Maple Street and street trees.

- 1.6 Design Development to improve the north interface with the lane and Kerrisdale Park.

Note to Applicant: The C-2, C-2B, and C-2C1 Guidelines for Residential Tenure buildings state: "Walls abutting the lane should be carefully designed to be attractive to neighbouring developments and passerby through articulation, the use of quality materials, and landscaping" (pg.33). The lane façade should be treated as a 'front face' onto the park. Locating some street-facing uses with windows and doors at-grade will help create a more pedestrian friendly character and downplay the 'back of house' activities.

Any publicly accessible covered areas should be secured after-hours with integrated architectural fencing and decorative gates to prevent loitering and graffiti.

- 1.7 Design development to incorporate continuous, architecturally integrated weather protection along commercial frontages, ideally 10 to 12 ft. above grade.

- 1.8 Design development to ensure commercial retail spaces have a minimum 15 ft. clear height.

- 1.9 Design development to enhance any visually prominent exposed blank end walls with architectural treatments such as materials, colour and texture related to the overall building design.
- 1.10 Design development to improve livability by ensuring residential units meet minimum standards for clear interior dimensions and room sizes.

Note to Applicant: A minimum clear living room width of 12 ft. is typically expected.

Crime Prevention through Environmental Design (CPTED)

- 1.11 Design development to respond to CPTED principles, having particular regard for:
- (a) Limiting opportunities for nuisance activities, mischief in alcoves, and blind corners;
 - (b) Limiting unobserved access or activity and encouraging natural visual surveillance;
 - (c) Mail theft;
 - (d) Site lighting developed with considerations for safety and security; and
 - (e) Reduced opportunities for graffiti.

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

- 1.12 Design development to improve visibility and security in the underground parking, if applicable, in accordance with the Parking By-law including:
- (a) Overhead lighting and step lights at exit stairs and doors;
 - (b) 24 hour lights and walls painted white; and
 - (c) Visibility at doors, lobbies, stairs and other access routes.

Landscape

- 1.13 Design development to expand landscape programming on roof and level 3 outdoor amenities by improving functionality of the outdoor space with better opportunities for common social interactions, while considering views and orientation for maximum user benefit.

Note to Applicant: Seating and planter re-arrangement are suggested. Consider including small trees/large shrubs in Level 3 planting design. Ensure the provision of sufficient soil volume for all planting areas, in particular tree plantings. Coordinate Roof level design between Landscape and Architectural drawings.

- 1.14 Design development to include urban agriculture plots in one of the common outdoor spaces.

Note to Applicant: Urban agriculture plots should follow the City's Urban Agriculture Guidelines for the Private Realm and include infrastructure required, such as potting benches, hose bibs, etc.

- 1.15 Design development to enhance the landscape design on level 2.

Note to Applicant: This can be achieved by breaking up the monotonous planting (one grass species) in the planters at the edge. Adding evergreen shrubs enhance visual interest while promotes ecological benefits by improving diversity of the planting palette.

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

- (a) Provide high quality materials to all landscape areas for durability into the future;
- (b) Add vines to any large blank wall facades, ensuring the vine support is sturdy and low maintenance (avoid high maintenance modular "green wall" systems); and
- (c) Add edible plants, which can be used as ornamentals as part of the landscape design, in addition to urban agriculture plots.

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

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

Note to Applicant: Refer to the City of Vancouver Integrated Rainwater Management Plan (I.R.M.P), Vol.1 & 2 for further information. A consulting engineer (subject matter expert) will need to be engaged and early phase soil analysis will be needed. Further comments may be outstanding at the development permit stage.

- 1.18 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;
- (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.

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

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

1.20 Provision of detailed architectural and landscape cross sections (minimum 1/4" inch scale) through common open spaces, semi-private patio areas and the public realm.

Note to Applicant: the sections should illustrate, the slab design and location, the soil profile, tree root ball, tree canopy and any associated landscaping. For private patios and amenity areas, illustrate and dimension planters on slab, planter sizes (inside dimension), soil, root ball, retaining walls, steps, patios and portions of the adjacent building, such as residential units or amenity rooms.

1.21 Provision of a Tree Management Plan, including:

- (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.

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

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

inches in. Planting depth of root ball must be below sidewalk grade. Call Park Board for inspection after tree planting completion".

1.23 Confirmation of viability for adequate maintenance into the future by the following:

- (a) provision of maintenance access from common areas for all planted areas; and
- (b) provision of a permanent automatic high-efficiency irrigation system for all planted areas, confirming the irrigation and maintenance of planting into the future beyond the established period.

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.

1.24 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>.)

1.25 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.

Childcare

1.26 Design development of a functional, licensable childcare facility that meets the intent of the City's Childcare Design Guidelines to the satisfaction of the General Manager of Arts, Culture and Community Services, and meets Provincial childcare licensing requirements to the satisfaction of the Regional Manager of Community Care Facility Licensing at Vancouver Coastal Health.

Note to Applicant: The open concept design will not result in a licensable childcare facility and will require a redesign of the interior space prior to issuance of a Development Permit, in consultation with Vancouver Coastal Health Childcare Facility Licensing. A licensable facility will require design development of more self-contained Group Childcare programs that can keep childcare groups separated and promote suitable supervision of children, rather than the open concept plan provided at rezoning.

Given the available area and configuration of space, a minimum of 25 spaces (one group of 25) full-time care for 3-to-5 year olds is likely achievable on this site, up to a maximum of 32 spaces (two groups of 16); however as proposed, the current open concept design will not result in a licensable childcare facility.

- 1.27 Design development to show physical separation of the program groups proposed (one 25- space program or two groups of 16-space program), for all indoor and outdoor areas, with space to provide direct access within each program area to all activity and support areas specified in the Childcare Design Guidelines, without walking through other program areas.

Note to Applicant: The current proposal shows one large indoor area. This kind of open-concept facility design would violate the requirement to maintain staff-to-child ratios as set out by the Province of BC. To ensure that staff ratios and supervision can be met, each program must have direct access to activity areas and support areas designated for the use of the specific program, without having staff or students walk through other program areas in use.

- 1.28 Design development to increase the size of the second floor outdoor play area to a minimum of 3,360 sq. ft. in area with a minimum depth of 20 ft. to ensure the space is functional and programmable for licensed childcare use.

Note to Applicant: The current size of the second floor outdoor play space is insufficient to support two 16 space programs.

Note to Applicant: Provincial Childcare Licensing will not support the use of the rooftop outdoor space as dedicated or primary childcare space; any use of the rooftop space will be considered supplementary/occasional only, and will not count towards outdoor space requirement.

- 1.29 Design development to provide a minimum of two dedicated childcare staff parking stalls and one pickup/drop-off stall for every eight childcare spaces.

Note to Applicant: Childcare parking should be located in safe and close proximity to an elevator intended for childcare use, ideally without crossing a drive aisle.

Sustainability

- 1.30 All new buildings in the development will meet the requirements of the *Green Buildings Policy for Rezoning* (amended May 2, 2018), including all requirements for Near Zero Emissions Buildings (i.e. Passive House certified or alternate near zero <http://guidelines.vancouver.ca/G015.pdf>)

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

Engineering

- 1.31 This Development site has been identified as being adjacent the Major Road Network (MRN), as defined under the South Coast British Columbia Transportation Authority Act (<https://www.translink.ca/plans-and-projects/projects/roads-bridges-and-goods-movement> [translink.ca]) on one or more frontages. Potential impacts to the road

network due to site specific construction activity must be reviewed for all sites proposing street use outside of currently regulated zone limitations. A Construction Management Plan must be submitted directly to TransLink (MRN@translink.ca) with a copy of the correspondence provided to the City of Vancouver a minimum 8 weeks prior to any construction activity.

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

- 1.32 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.
- 1.33 Provision of construction details to determine ability to meet municipal design standards for shotcrete removal 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.

Note to Applicant: Additional details can be found at <https://vancouver.ca/streets-transportation/street-design-construction-resources.aspx>

- 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 & 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 To be registered prior to issuance of a development permit, provision of a Share Use Loading Agreement to the satisfaction of the General Manager of Engineering Services and Director of Legal Services for the Class B loading spaces between the commercial and residential uses and labelling of the spaces as 'Residential and Commercial Loading'.
- 1.36 Confirmation that gates/door are not to swing more than 0.3 m (1.0 ft.) over the property lines or into the SRW area.
- 1.37 Provision of a landscape and site plan that reflect the improvements to be provided as part of the Services Agreement.

Note to Applicant: Drawings must indicate that the off-site designs submitted as part of the DP application are preliminary, and that a final off-site geometric design will be provided by the City of Vancouver through the DP process.

- 1.38 Design development to improve access and design of bicycle parking by performing the following:

- (a) Provision of a dedicated bicycle elevator for all bicycle spaces located below the first underground level;

Note to Applicant: The elevator is to have doors on both ends to allow bicycles to easily roll in from one end and roll out the other. The elevator to be a freight style elevator with durable finishes to comfortably accommodate two people with two bicycles and provide minimum interior dimensions of 1.7m (5.5 ft) x 2.0m (6.7 ft). A separate bicycle call button is to be provided on all floors requiring bicycle access to allow users to call the bicycle elevator directly. Accommodation of oversized bicycles within this elevator may increase requirements.

- (b) Provision of an alcove for the bike room access off the vehicle parking ramp and maneuvering aisle;
- (c) Provision of a minimum of 1.2 m (4.0 ft.) wide access route between the bicycle parking spaces and the outside;

Note to Applicant: Refer to the Class A bike storage room on Level B2 that does not provide the required access width outside of the bike storage room.

- (d) Provision of automatic door openers on the doors providing access to the bicycle storage rooms;
- (e) Provision of the commercial Class A bicycle parking to be located in an area separated from the residential Class A bicycle parking; and
- (f) Provision of minimum 1.9 m vertical clearance access to all Class A bicycle parking.

Note to Applicant: Refer to bicycle storage room located at gridlines 1/A on Level B1 that shows a ceiling height of 5' – 6 1/4" where the bike lockers are shown.

- 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;
- (b) Loading operations to be designed so that all loading/unloading operations fully occur on private property without reliance on engineering right-of-way or the lane. Loading operations and loading routing to be maintained while all loading bays are occupied and in use;

Note to Applicant: Loading access at the back of the loading bays leading into the building has not been shown.

- (c) Provision of a minimum of 1.2 m (4.0 ft.) wide access route between the bicycle parking spaces and the outside;
- (d) Provision of a clear unloading area or raised rear dock, minimum 1.8 m (5.9 ft.) wide, with suitable access to facilitate goods loading/unloading;

Note to Applicant: Ensure that the loading/unloading area is not in conflict with the loading corridor.

- (e) Provision of additional loading bay width for the second and subsequent loading spaces.

Note to Applicant: Refer to The Parking and loading Design Supplement (Appendix-A Page 3 of 3) for required additional loading bay widths and load throats.

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) Remove column encroachment from accessible space 11;
- (b) Provision of secured residential parking behind an overhead security gate;
- (c) Provision of additional stall width for parking spaces adjacent to walls;
Note to Applicant: Parking space 29 is an example of a space that requires additional stall width;
- (d) 2.3 m (7.5 ft.) of vertical clearance is required for access and maneuvering to all disability spaces;
- (e) Provision of mirrors at the top of the main parking ramp at the lane for improved sightlines and visibility, mirrors in the porte-cochere, and parabolic mirrors at all 90 degree turns throughout the parking levels; and
- (f) Provision of two-way vehicle flow in the porte-cochere, or clarify the directionality of the one-way operation of the porte-cochere. Minimum 2.66 m (12 ft.) aisle width to be provided for a one-way porte-cochere.

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, bicycle end of trip facilities, and the number of spaces being provided;
- (b) All types of parking and loading spaces individually numbered, dimensioned, and labelled on the drawings;
- (c) Dimension of any/all column encroachments into parking stalls;
- (d) Identification of all columns in the parking layouts;
- (e) Dimensions for typical parking spaces and dimensions for parking spaces adjacent walls;

- (f) Dimensions of additional setbacks for parking spaces due to columns and walls;
- (g) Dimensions of maneuvering aisles and the drive aisles at the parkade entrance and all gates;
- (h) Section drawings showing elevations and minimum vertical clearances for parking levels, loading bays, ramps, and security gates;
Note to Applicant: These clearances must consider mechanical projections and built obstructions.
- (i) Areas of minimum vertical clearances labelled on parking levels;
- (j) Design elevations on both sides of the ramps and drive aisles at all breakpoints, loading bays, disability spaces, and at all entrances;

Note to Applicant: The slope and length of the ramped sections at all breakpoints to be shown on the section and plan drawings.
- (k) Indicate the stair-free access route from the Class A bicycle spaces to reach the outside;
- (l) Existing street furniture including bus stops, benches, etc. to be shown on plans;
- (m) The location of all poles and guy-wires to be shown on the site plan;
- (n) Dimension access aisles in bike storage rooms; and
- (o) Commercial Class A bicycle end of trip amenities and clothing lockers to be shown on the drawings and the quantities to be noted in the tech table.

1.42 Provision of a signed, sealed and finalized Transportation Assessment and Management Study (TAMS), to the satisfaction of the General Manager of Engineering Services, including:

- (a) Updated TAMS to reflect the development application that shows and details the proposed uses on-site, parking and loading provided, and the trip generation for the various uses on site. TAMS to also be updated to show the current floor plans.

Note to Applicant: The TAMS makes reference to uses and traffic volumes that are no longer proposed onsite, and the plan drawings in the TAMS do not reflect the current proposal shown in the architectural drawings. Also, incorporate the information noted in the January 24, 2022 Design and Usage Amendments into the TAMS.

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. Provide an updated Rainwater Management Plan in report format signed and sealed by the responsible Professional Engineer.
- ii. Provision of a pre-development site plan showing ortho photo, existing drainage areas, and onsite and downstream offsite drainage appurtenances.
- iii. 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.
- iv. Provide the landscape plan that supports the use of the landscape area or feature as a rainwater management practice.
- v. Confirm that access to various components of the rainwater management system for maintenance purposes is considered in the overall design. Placement of rainwater management system components that would require occupancy of the public ROW to perform routine maintenance tasks should be avoided.
- vi. Schedule a meeting with the City by contacting rainwater@vancouver.ca to present the draft proposed site plan drawing with the proposed rainwater management system features included and receive feedback prior to the submission for the development permit application. Meeting will also include an opportunity for the Applicant team to ask questions related to the conditions and notes.

(b) Volume Reduction

- i. Provision of a grading plan to support the proposal of grading hardscapes into adjacent landscaping if proposed. Coordination with the landscape architect for soil storage capacities will be required to support this proposal.
- ii. Prioritize methods of capture by Tier 1 and 2 with Tier 3 only as a last resort.

Note to Applicant: Additional opportunities may include routing of runoff to adjacent adequately sized BMPs, rainwater harvesting, green roof, infiltration practices and/or absorbent landscaping. It is unclear why the total capture from Tier 1 and 2 practices only account for 12% of the Volume Reduction requirement. Appropriate justifications must be stated for each Tier to determine if exemptions may be granted.

- iii. Consider opportunities for a rainwater harvest and reuse system. The non-potable water demand for this dense mixed-use development may be reduced significantly with a reuse system implemented for toilets, urinals, and trap primers.

Note to Applicant: Harvesting and Reuse system may contribute to meeting all rainwater performance requirements; volume reduction, water quality, and peak flow release rate.

Note to Applicant: Additional resources and information such as rainfall data, by-law requirements and design parameters may be provided by the City to aid in the design of these systems.

- 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 & Tier 2 practices.

Note to Applicant: Modify the detention tank's release rate to utilize the full required detention system volume below the pre-development peak flow rate.

- v. Confirm adequate rainfall storage capacity for the proposed absorbent landscaping up to the first 24mm of runoff directed to the feature using a rainfall storage of 8-18% of soil volume as per Volume 2 of the City of Vancouver's Best Management Practice Toolkit dated March 2016 and overflow in the event of full saturation is considered in the proposed design.

(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 a significant portion of the site ($\geq 90\%$) is proposed to meet the site wide volume reduction requirement through one or more Tier 1 & 2 approaches, then no dedicated water quality treatment unit for rainwater discharged offsite would be necessary.

(d) Release Rate

- i. Pumping systems for rainwater management purposes should be avoided unless used for harvesting purposes. If absolutely necessary, the design should allow for overflow to be directed to the storm sewer connection by gravity during storm events.

Note to Applicant: Review and acceptance of the proposed plumbing, and mechanical designs relevant to the RWM system will be performed by the Plumbing Inspections Department at the plumbing permit application stage. The Applicant must ensure all designs are in conformance with the Vancouver Building By-law (VBBL) Book II, Plumbing Systems. Conformance with the VBBL is not reviewed by Engineering.

Note to Applicant: While the details may not be finalized until the subsequent Building Permit Application, relevant information should be included in the RWMP for the mechanical design considerations such as maximum effective head above orifice invert, orifice size, expected footprint, etc. This may mitigate the need for a pumping system for rainwater management purposes which should be avoided with best efforts.

- ii. Provide further information related to the proposed detention tank system and water quality unit on the RWM drawings such as the location, geometric properties (footprint, volume, depth), method of flow control (orifice size and control structure configuration), emergency bypass, inverts, stage-storage-discharge characteristics and relevant specifications for these features.

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.

- 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.

Note to Applicant: If a rainwater harvesting and reuse system is proposed to meet a significant portion of the site wide volume reduction requirement, then a rainwater management agreement would not be necessary.

- 1.45 Provision of a final signed and sealed RWMP, which includes a written report, supporting calculations, computer model 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 Operation & Maintenance (O&M) Manual to the satisfaction of the General Manager of Engineering Services prior to the issuance of any building permit.

- 1.47 Provision of a Final Hydrogeological Study which addresses the requirements outlined in the Groundwater Management Bulletin and includes:

- (a) A Groundwater Management Plan which includes:

- i. Commitment from the applicant to complete the items listed under Section 4.0 of the Groundwater Study (dated August 31, 2018);
- ii. Adequate characterization and if required, monitoring of hydrostratigraphic units above the proposed slab depth (installation of groundwater monitoring wells below the final expected excavation depth may not be sufficient to characterize seepage rates). This may include any discrete high permeable zones which would contribute to groundwater discharge from the site.

Note to Applicant: The City does not support the long-term discharge of groundwater to our drainage system. Every effort should be made to prevent or limit this discharge.

- (b) An Impact Assessment which achieves the following objective:

- i. Analysis to confirm that there are no significant risks from groundwater extraction/diversion;

Note to Applicant: The City does not accept the dewatering of peat due to associated risk of offsite settlement.

Note to Applicant: Construction-related discharge to the sewer must be measured, and reported to the City. This monitoring must include daily average flow rates, and be submitted monthly to groundwater@vancouver.ca. A hold will be placed on the building [permit; to lift 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.

- 1.48 The proposed development is in a peat region. Prior to and during construction activities, the existing infrastructure at and adjacent to the development site shall be monitored to ensure the functionality of the existing infrastructure meets current City standards.

Note to Applicant: Provision of three preconstruction surveys over a period of three months prior to construction is required. The surveys are to include survey data from the proposed development site to a distance of 100m radius, in 25m increments. Provision of further monitoring surveys during and post construction will be required as necessary.

Should any City infrastructure at or adjacent to the site be damaged or disturbed during construction activities, the existing infrastructure is to be replaced to current City standards at the discretion of the City Inspector or City Engineer.

- 1.49 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.

- 1.50 The following statement is to be placed on the landscape plan;

“This plan is “NOT FOR CONSTRUCTION” and is to be submitted for review to Engineering Services a minimum of 8 weeks prior to the start of any construction proposed for public property. No work on public property may begin until such plans receive “For Construction” approval and related permits are issued. Please contact Engineering, Development Services and/or your Engineering, Building Site Inspector for details.”

- 1.51 Show City supplied building grades on architectural and landscape plans. To minimize grade differences, interpolate a continuous grade between the elevations shown on the City supplied building grade plan.
- 1.52 Landscape plan: remove proposed pavers from City boulevard. Hardscape surface treatment on City boulevard to be standard concrete only.
- 1.53 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 than an on-site garbage bin staging area is to be provided adjacent the lane.

Housing

- 1.54 The proposed unit mix, including 17 one-bedroom units (50.0%), 11 two-bedroom units (32.4%), and six three-bedroom units (17.7%) is to be included in the development permit drawings.

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

- 1.55 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 and situated to maximize sunlight access (S. 3.3.2, 3.4.3);

Note to Applicant: Where possible ensure that the outdoor amenity area is designed with space for children's play and urban agriculture.

- (b) A minimum of 2.3 sq. m (24.7 sq. ft.) of bulk storage for each dwelling unit, preferably in-suite (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).

PART 2: CONDITIONS OF BY-LAW ENACTMENT

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

Engineering

- 2.1 Arrangements are to be made to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for the consolidation of Lots 17 to 21, all of Lot C, Block 5, District Lot 526, Plan 6781 to create a single parcel.

Note to Applicant: An application for a Permit to Use City Property must be submitted to Engineering Development Services for the proposed metal panel canopy encroaching onto City Street. Canopies must be fully demountable and comply with all applicable requirements of the Vancouver Building By-law (Section 1.8.8).

- 2.2 Provision of a building setback and statutory right-of-way (SRW) for public pedestrian use over a portion of the site, along West 41st Avenue to achieve a 5.5 m offset distance measured from the back of the existing curb for widened sidewalks.

Note to Applicant: The SRW will be free of any permanent obstruction such as structure, mechanical vents, stairs, and planter walls at grade and is to accommodate the underground parking structure within the SRW agreement.

- 2.3 Provision of a Services Agreement to detail the on 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 Creus Engineering Ltd. Dated February 17, 2022, no water main upgrades are required to service the development.

Note to Applicant: The main servicing the proposed development is 150mm along Maple St or 300mm along West 41st Ave. Should the development require water service connections larger than the existing main, the developer shall upsize the existing main to the satisfaction of the General Manager of Engineering Services. The developer is responsible for 100% of the cost of the upgrading.

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

- b) Provision of adequate sewer (storm and sanitary) service to meet the demands of the project;
 - i. Implementation of development at development(s) at 2001-2025 West 41st Ave require the following in order to maintain acceptable COMB sewer flow conditions.

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

Note to Applicant: Development to be serviced to the existing 500 mm COMB sewers in West 41st Ave.

- c) Provision of street improvements along West 41st Avenue adjacent to the site and appropriate transitions including the following:
 - (i) Minimum 3.05 m (10.0 ft.) wide broom finish saw-cut concrete sidewalk;
 - (ii) Curb ramps; and
 - (iii) New integral curb and reinforced bus pad at the bus stop on West 41st Avenue adjacent to the development site.
- d) Provision of street improvements along Maple Street adjacent to the site and appropriate transitions including the following:
 - (i) Minimum 1.22 m (4.0 ft.) wide front boulevard (measured from the back of the existing curb) with street trees where space permits;

- (ii) Minimum 2.44 m (8.0 ft.) wide broom finish saw-cut concrete sidewalk;
- (iii) Curb and gutter;
- (iv) Full width pavement reconstruction of Maple Street along the development site's frontage as per City "Higher Zoned Streets" specification;
- (v) Curb ramps;
- (vi) Relocate existing kiosk on the boulevard of Maple Street out of the future sidewalk area.

Note to Applicant: The City will provide a geometric design for these street improvements.

- e) Provision of a rainwater tree trench within the Maple Street right-of-way. These improvements will generally include placement of structural soil or soil cells, and perforated pipe under the upgraded sidewalk. The end of perforated pipe will be connected to a new catch basin on Maple Street to manage excess runoff. The storm water tree trench must also be designed to provide the minimum soil volume for street trees as per the Engineering Design Manual and to manage rainwater runoff.
- f) Provision of the addition of bus stop amenities adjacent to the site (stop #50288) including all associated passenger facilities (shelter, seating, litter can, advertising panels, foundations, drainage, electrical connection, etc.) at Applicant's cost at a located to be determined by Engineering Services.

Note to Applicant: Bus shelters shall be placed in such a way as to maintain accessibility for bus boarding and alighting. Refer to the following standards:

- (i) typical bus shelter dimensions are approximately 4.3 m x 2.2 m (14.1 ft. x 7.2 ft.);
 - (ii) bus shelters shall be a minimum of 1.8 m (5.9 ft.) from the curb;
 - (iii) bus shelters shall be a maximum of 9.0 m (29.5 ft.) from the bus ID pole;
 - (iv) there shall be a minimum of 3.0 m (9.8 ft.) width direct clear path from the bus ID pole to the sidewalk to allow for ramp deployment and access to the front doors of the bus; and
 - (v) no conflict with underground utilities.
- g) Provision of new or replacement duct banks adjacent the development site that meet current City standards. Duct banks are to consist of electrical and communication ducts sized to meet City needs in a configuration acceptable by the General Manager of Engineering Services and in conformance with applicable electrical codes and regulations. A detailed design will be required

prior to the start of any associated street work.

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

- h) Provision of upgraded street lighting (roadway and sidewalk) adjacent to the site to current City standards and IESNA recommendations.
 - i) Provision to reconstruct laneway along the development site's frontage as per "Higher Zoned Laneway" pavement structure specification with a centre valley cross section. Install a new catch basin in the laneway to capture runoff from the portion of the laneway fronting the development site.
 - j) Provision of lane lighting on standalone poles with underground ducts. The ducts must be connected to the existing City street lighting infrastructure. BC Hydro poles, where they exist, may be used to mount lane lights with overhead supply provided the applicant/applicant's consultant obtains written approval from BC Hydro.
 - k) Provision of a new standard concrete lane crossing, new curb returns and curb ramps at the existing lane crossing on Maple Street adjacent to the site.
 - l) 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) shall be underground for this development.

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 a Section 219 Covenant securing all residential units as for-profit affordable housing units, excluding Senior's Supportive or Assisted Housing, for a term equal to the longer of 60 years and life of the building, subject to the following conditions and requirements:
- (a) A no separate-sales covenant is required.
 - (b) A no stratification covenant is required.

- (c) None of the units are to be rented for less than one month at a time.
- (d) A rent roll is to be provided indicating the agreed initial monthly rents for each rental unit when the Housing Agreement is entered into, and prior to development permit issuance and DCL calculations during the building permit application review process and/or at such other times as determined by the General Manager of Planning, Urban Design and Sustainability.
- (e) The average initial starting monthly rents for each unit type will be at or below the rents as determined in accordance with Section 3.1A(e) of the Vancouver Development Cost Levy By-law, as amended from time to time, and if applicable, subject to adjustment as contemplated by Section 3.1B(d) of the Vancouver Development Cost Levy-By-law.
- (f) That the average size of each unit type is at or below the limit as contemplated by the Vancouver Development Cost Levy By-law:

Unit Type	Maximum Average Unit Size
Studio	42 sq. m (450 sq. ft.)
1-bed	56 sq. m (600 sq. ft.)
2-bed	77 sq. m (830 sq. ft.)
3-bed	97 sq. m (1,044 sq. ft.)

- (g) A final rent roll is to be provided, prior to issuance of an occupancy permit, to the satisfaction of the General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services.

Sustainability

2.6 The applicant will enter into an agreement with the City, on terms and conditions acceptable to the Director of Sustainability and the Director of Legal Services, that requires the future owner of the building to report energy use data, on an aggregated basis, for the building as a whole and certain common areas and building systems. Such an agreement will further provide for the hiring of a qualified service provider to assist the building owner for a minimum of three years in collecting and submitting energy use data to the City.

Environmental Contamination

2.7 If applicable:

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

- (c) If required by the Manager of Environmental Services and the Director of Legal Services in their discretion, enter into a remediation agreement for the remediation of the site and any contaminants which have migrated from the site on terms and conditions satisfactory to the Manager of Environmental Services, the General Manager of Engineering Services and Director of Legal Services, including a Section 219 Covenant that there will be no occupancy of any buildings or improvements on 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 Ministry of Environment, have been provided to the City.

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

* * * * *

**2001-2025 West 41st Avenue and 5683-5687 Maple Street
PROPOSED CONSEQUENTIAL BY-LAW AMENDMENTS**

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

DRAFT AMENDMENTS TO THE SIGN BY-LAW No. 11879

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

“2001-2025 West 41st Avenue and 5683-5687 Maple Street [CD-1 #] [By-law #] C-2”

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

Amend Schedule B (Intermediate Zone) by adding the following:

“[CD-1#] [By-law #] 2001-2025 West 41st Avenue and 5683-5687 Maple Street”

2001-2025 West 41st Avenue and 5683-5687 Maple Street
PUBLIC CONSULTATION SUMMARY

1. List of Engagement Events, Notification, and Responses

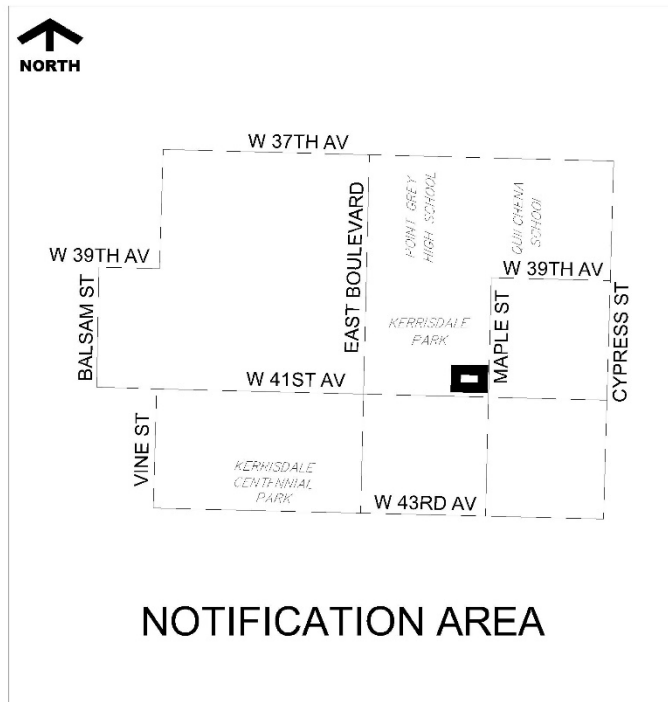
	Date	Results
Event		
Virtual open house (City-led)	March 1, 2021 – March 21, 2021	320 participants (aware)* <ul style="list-style-type: none"> • 107 informed • 36 engaged
Public Notification		
Postcard distribution – Notice of rezoning application and virtual open house	February 26, 2021	2,511 notices mailed
Public Responses		
Online questions	March 1, 2021 – March 21, 2021	12 submittals
Online comment forms <ul style="list-style-type: none"> • Shape Your City platform 	January, 2021 – May, 2022	65 submittals
Overall position <ul style="list-style-type: none"> • support • opposed • mixed 	January, 2021 – May, 2022	63 submittals <ul style="list-style-type: none"> • 32 responses • 23 responses • 8 responses
Other input	January, 2021 – May, 2022	No submittals
Online Engagement – Shape Your City Vancouver		
Total participants during online engagement period	December, 2021 – March, 2022	1,086 participants (aware)* <ul style="list-style-type: none"> • 327 informed • 64 engaged

Note: All reported numbers above are approximate.

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

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

2. Map of Notification Area



3. Analysis of All Comments Received

Below is an analysis of all public feedback by topic.

Generally, comments of support fell within the following areas:

Generally, comments of support fell within the following areas:

- **Height, massing, density, location:** The proposed development is supported and will help revitalize the community.
- **Rental housing:** This development will create rental opportunities and contribute towards a healthy rental stock.
- **Amenities and infrastructure:** The childcare facility proposed in this project is a welcome addition in the area.

Generally, comments of concern fell within the following areas:

- **Height, massing, density, location:** The building height does not fit with the community's built form and character. Limit the building to three to four storeys.
- **Building design:** The building design is not aesthetically pleasing and does not respect the historical architecture styles in the community. The approval of this development will

set a precedent for modern buildings in historic neighbourhoods.

- **Parking, traffic, and safety:** The development has too many parking spaces given its close proximity to transit. The implementation of ground floor commercial opportunities will cause further congestion in the neighbourhood.

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

General comments of support:

- The building design is aesthetically pleasing.
- The development will help with inherent parking issues in the community.
- Building should be taller.
- Additional FSR should be added to welcome more people into the community.

General comments of concern:

- The height does not conform to the community plan.
- The development will obstruct views.
- This development will make the community less affordable.
- This development lacks ample parking spaces.
- The sustainable design strategy provided does not provide adequate statistics about this development.
- The development will cast unpleasant shadows.

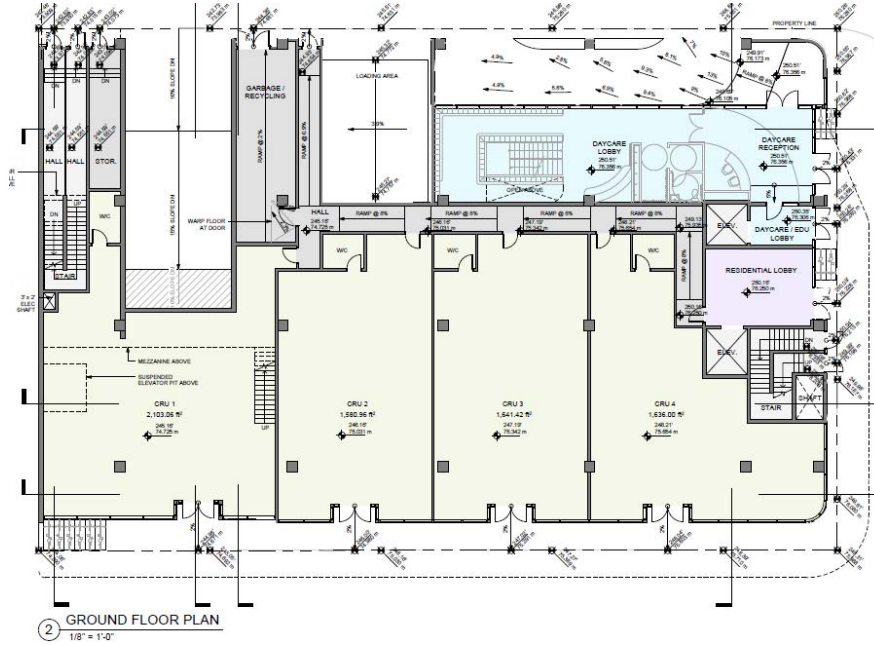
Neutral comments/suggestions/recommendations:

- The development will benefit with rooftop amenities.
- This development should provide additional 3 bedroom units for families.
- Ground floor of development should be used for rental housing.
- Additional units should be allocated to subsidized units.
- This development will benefit from an evening art feature.
- CD-1 District Schedule is overused and development should be zoned proactively.

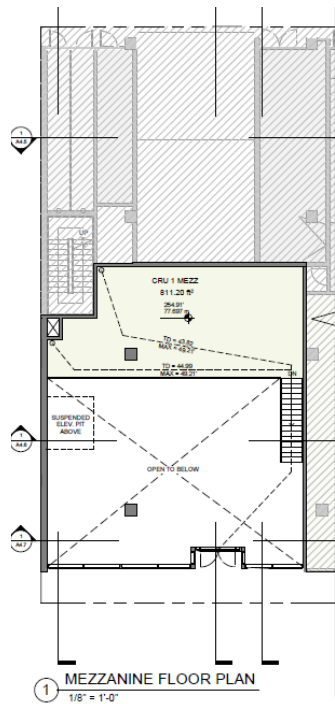
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2001-2025 West 41st Avenue and 5683-5687 Maple Street
FORM OF DEVELOPMENT DRAWINGS

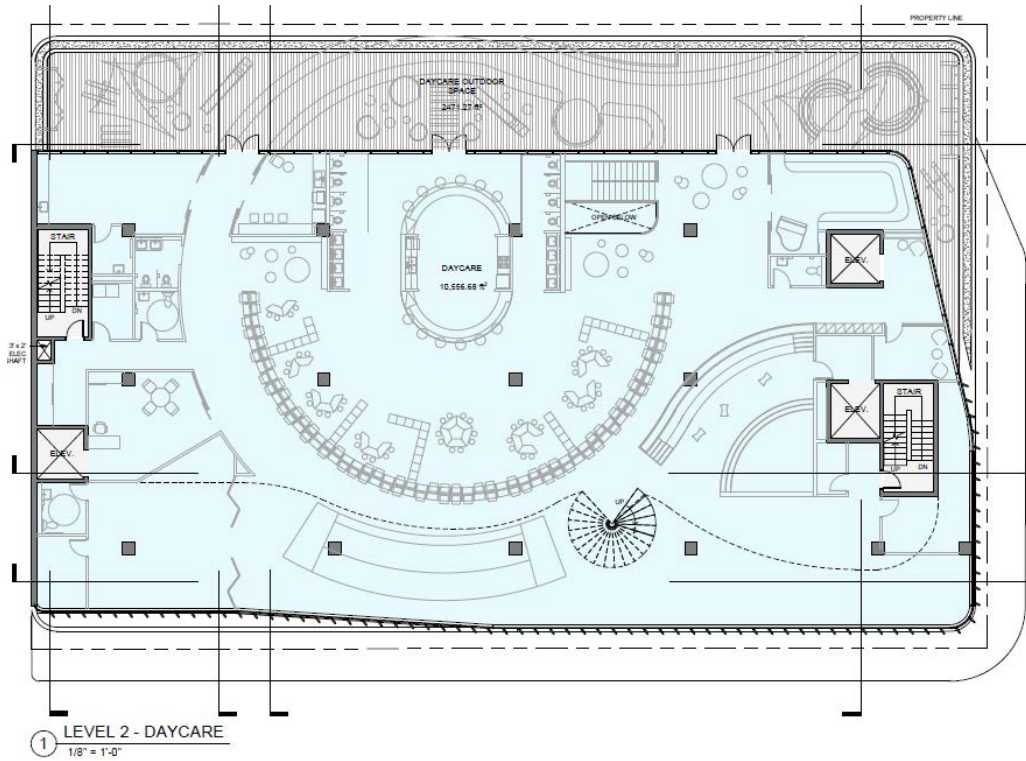
Level One



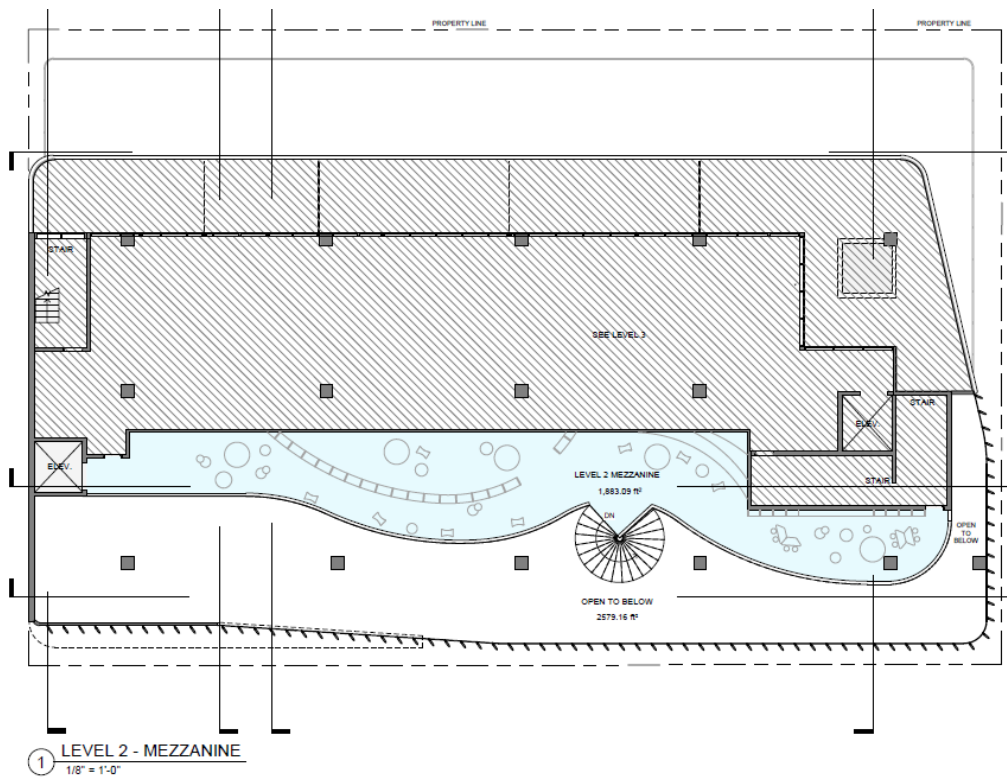
Mezzanine Floor



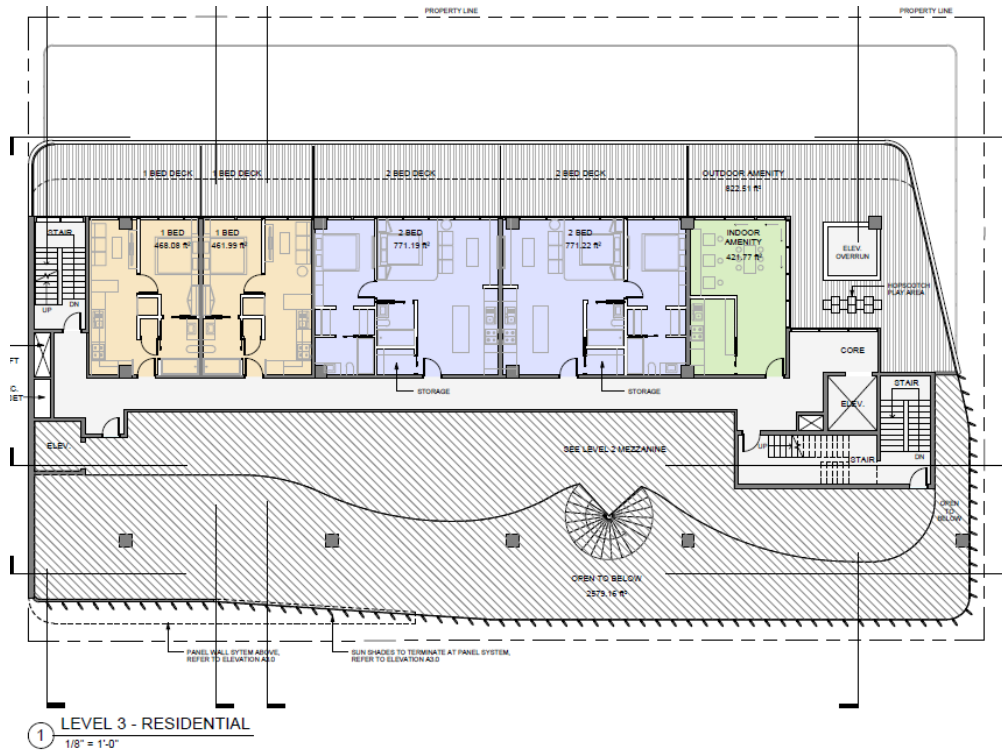
Level Two



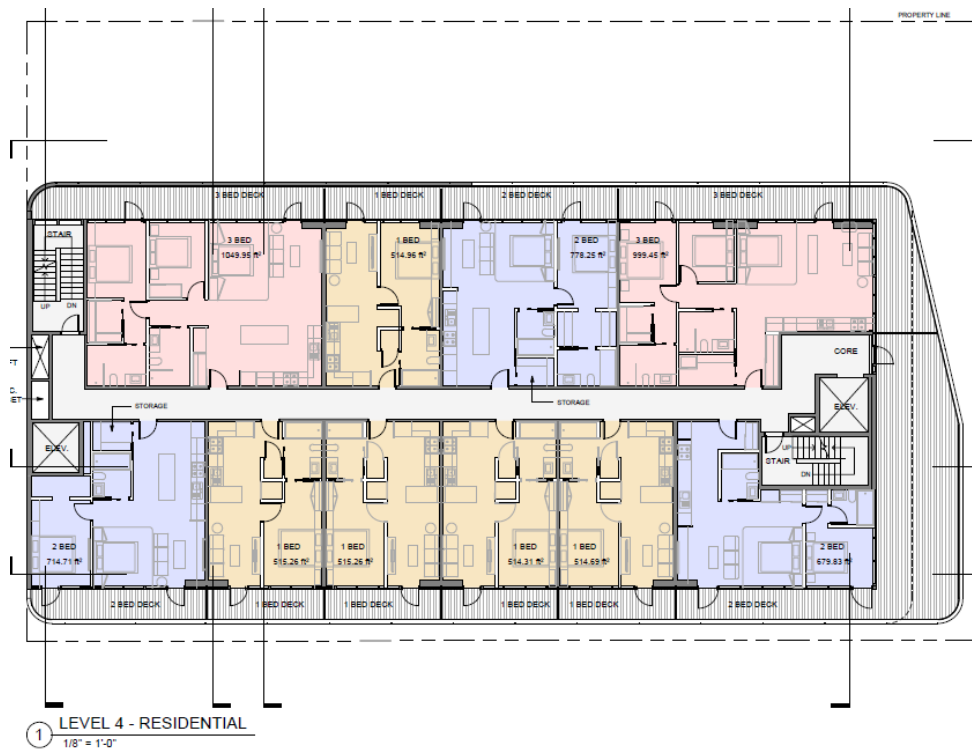
Level Two Mezzanine



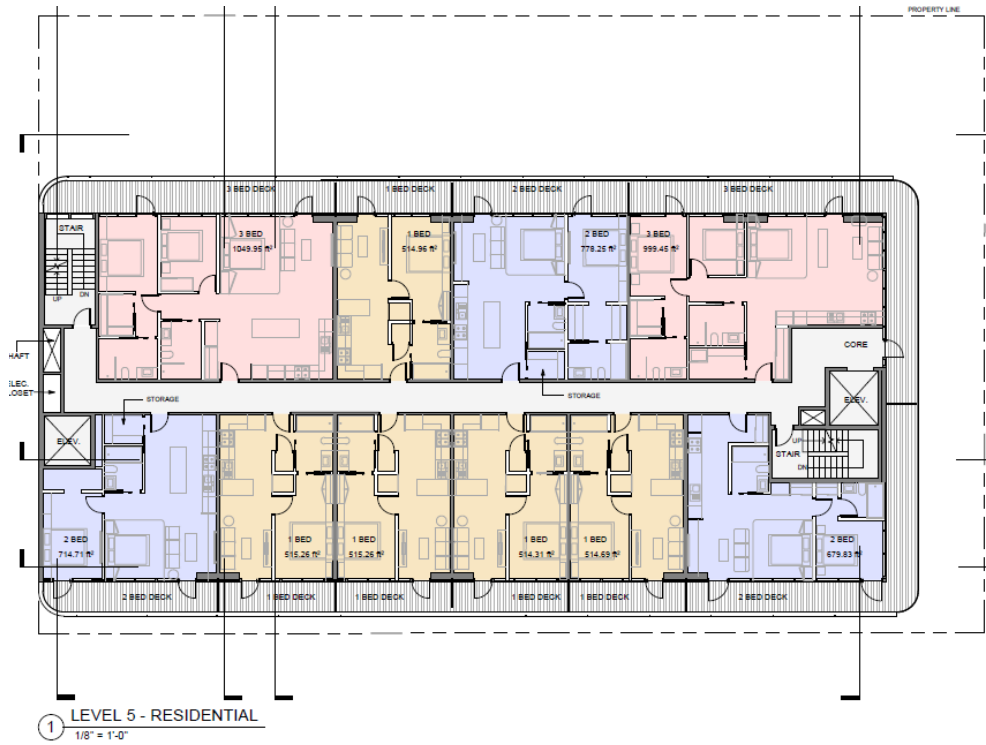
Level Three



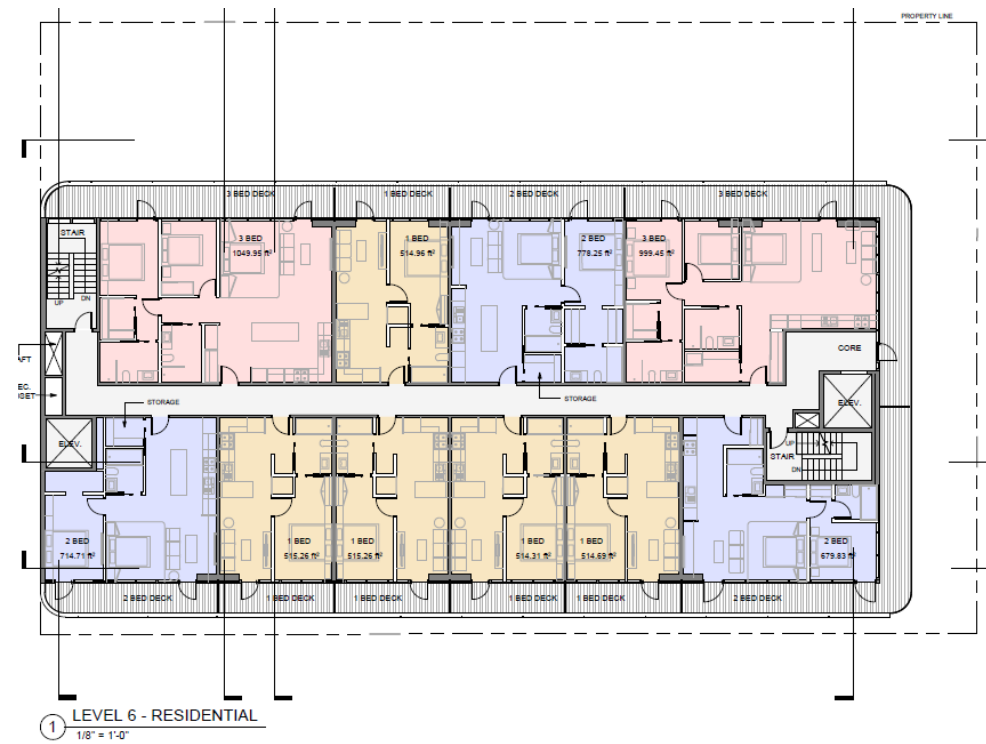
Level Four



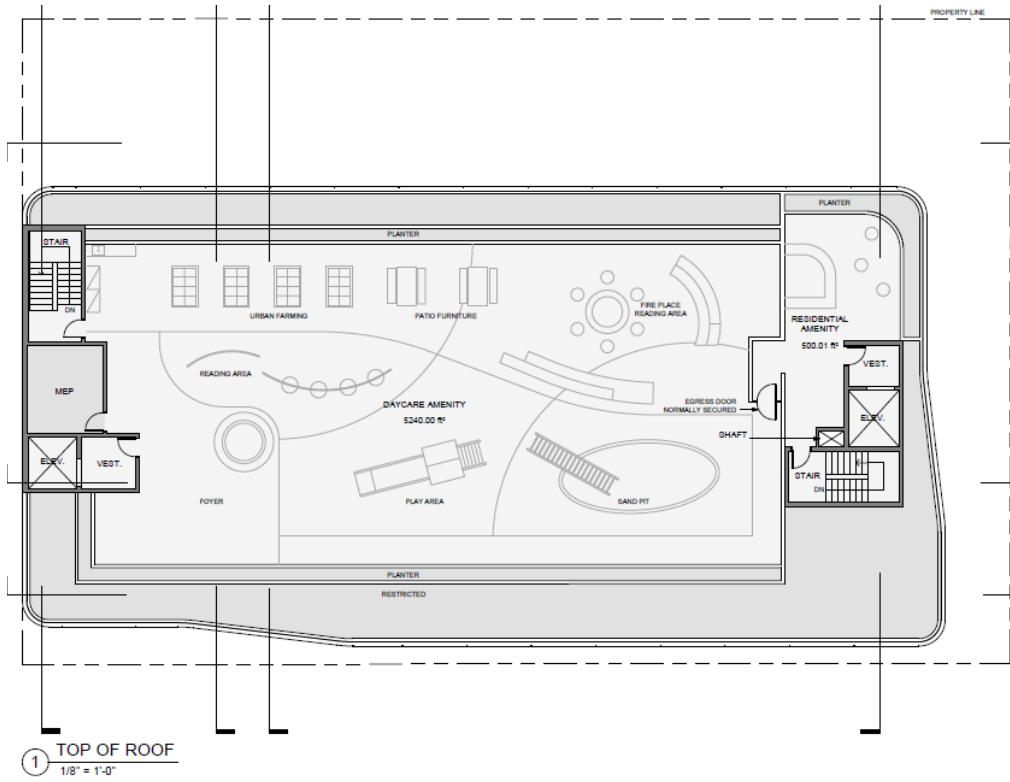
Level Five



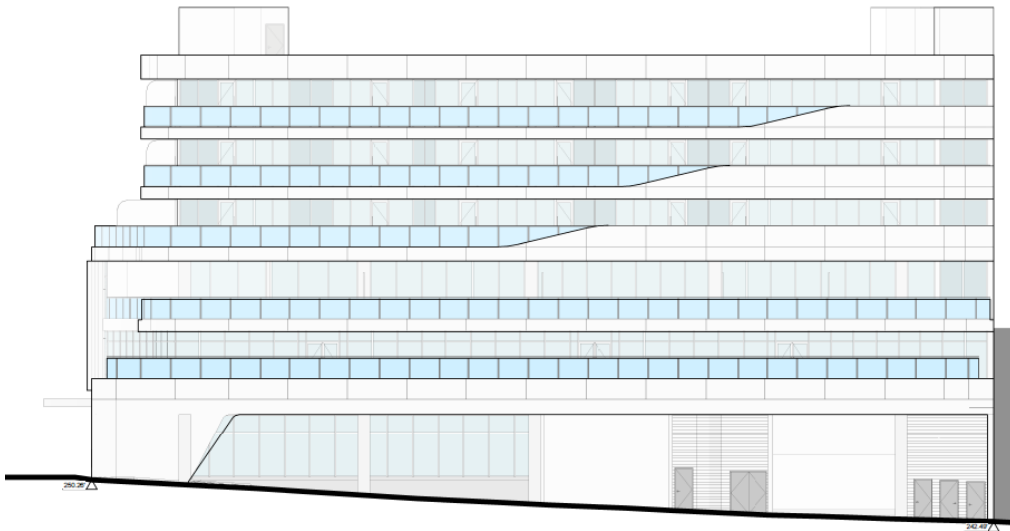
Level Six



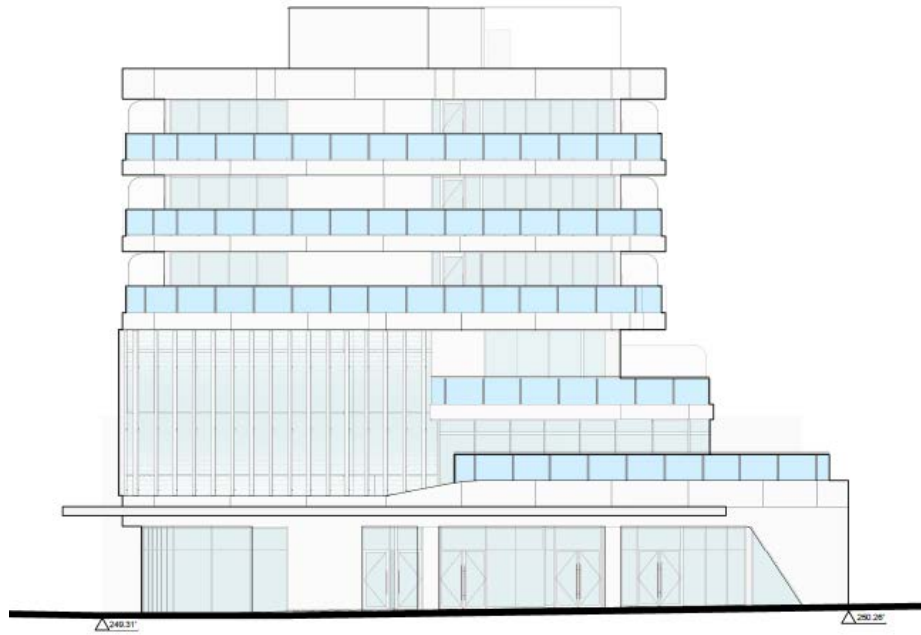
Roof Plan



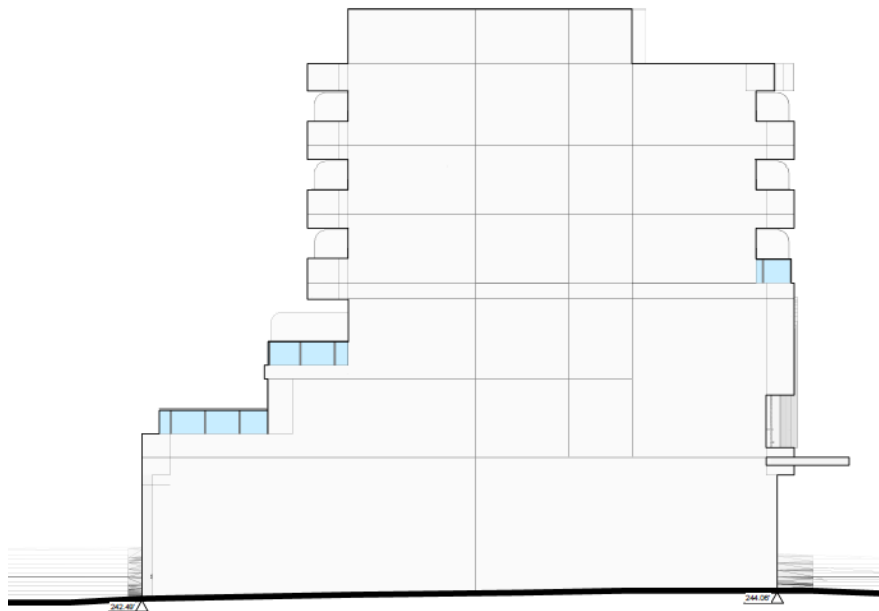
North Elevation



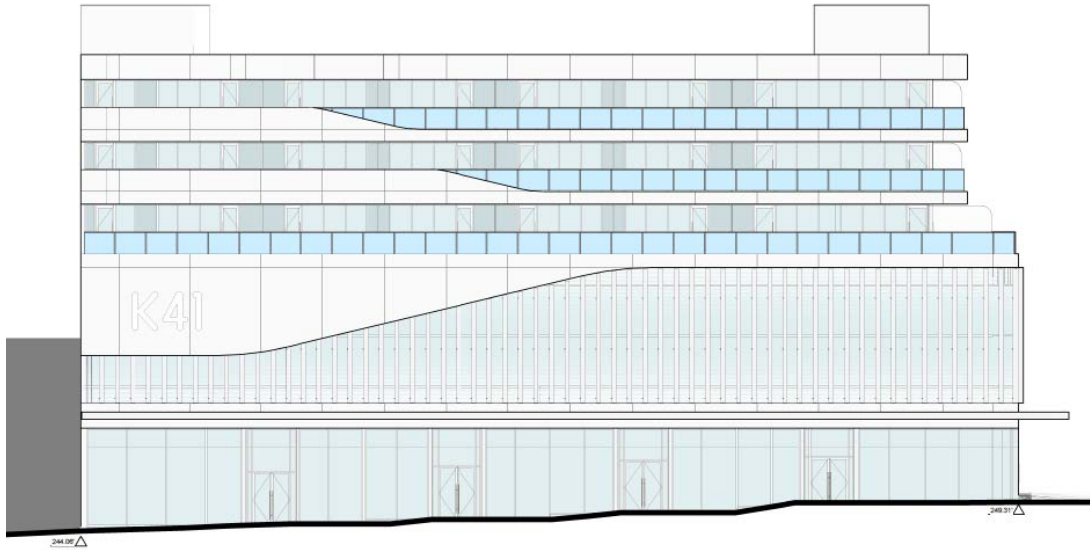
East Elevation



West Elevation



South Elevation



Shadow Studies

Spring Equinox | March 21st



Fall Equinox | September 21st



**2001-2025 West 41st Avenue and 5683-5687 Maple Street
PUBLIC BENEFITS SUMMARY**

Project Summary:

Six-storey mixed-use building with 34 secured market rental units, private childcare facility and commercial use at grade.

Public Benefit Summary:

The proposal would provide 34 secured market rental housing units through a Housing Agreement for the life of the building and 60 years, whichever is longer. The project would also contribute a DCL payment for the residential and commercial floor area.

	Current Zoning	Proposed Zoning
Zoning District	C-2	CD-1
FSR (site area = 1,422.4 sq. m. (15,310 sq. ft.))	2.5	3.51
Buildable Floor Space (sq. ft.)	38,275 sq. ft.	53,779 sq. ft.
Land Use	Mixed-use	Mixed-use

Summary of Development Contributions Expected under Proposed Zoning

City-Wide DCL ^{1,2}	\$536,129
City-Wide Utilities DCL ¹	\$646,331
Total	\$1,182,460

Other benefits (non-quantified): 34 rental housing units secured for the longer of 60 years and the life of the building.

¹ Based on by-laws in effect as of September 30, 2022. 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 by-laws are subject to future adjustment by Council including annual inflationary adjustments. A development may qualify for 12 months of in-stream rate protection. See the City's [DCL Bulletin](#) for details.

² This application has requested and is expected to be eligible for a Class B (86.24%) waiver of the City-wide DCLs applicable to the residential portion of the building. The value of the anticipated City-wide DCL waiver is estimated at \$505,748. The application is therefore subject to the maximum average starting rents and unit sizes by unit type applicable to "class B for-profit affordable rental housing" as per the By-law. These requirements will be secured by a Housing Agreement, and compliance will be assessed through the development permit stage to occupancy permit issuance.

* * * * *

**2001-2025 West 41st Avenue and 5683-5687 Maple Street
APPLICANT, PROPERTY, AND DEVELOPMENT PROPOSAL INFORMATION**

PROPERTY INFORMATION

Civic Address	PID	Legal Description
2021-2025 West 41st Avenue	004-894-936	Lot 17 of Lot C Block 5 District Lot 526 Plan 6781
2021-2025 West 41st Avenue	004-900-561	Lot 18 of Lot C Block 5 District Lot 526 Plan 6781
2011-2015 West 41st Avenue	008-810-141	Lot 19 of Lot C Block 5 District Lot 526 Plan 6781
2007-2009 West 41st Avenue	006-280-391	Lot 20 of Lot C Block 5 District Lot 526 Plan 6781
2001-2003 West 41st Avenue and 5683-5687 Maple Street	010-812-954	Lot 21 of Lot C Block 5 District Lot 526 Plan 6781

APPLICANT INFORMATION

Property Owner & Applicant/Developer	1173987 B.C. Ltd. & Panther Group
Architect	Gustavson Wylie Architects

DEVELOPMENT STATISTICS

	Permitted Under Existing Zoning	Proposed										
Zoning	C-2	CD-1										
Site area	15,310 sq. ft.	15,310 sq. ft.										
Land use	Mixed-Use	Mixed-Use										
Maximum Density	2.5 FSR	3.51 FSR										
Floor Area	3,555.9 sq. m (38,275 sq. ft.)	4,996.2 sq. m (53,779 sq. ft.)										
Maximum Height	13.8 m (45 ft.)	23.3 m (76 ft.)										
Unit Mix	N/A	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 80%;">Studio</td> <td style="text-align: right;">0</td> </tr> <tr> <td>One-bedroom</td> <td style="text-align: right;">17</td> </tr> <tr> <td>Two-bedroom</td> <td style="text-align: right;">11</td> </tr> <tr> <td>Three-bedroom</td> <td style="text-align: right; border-bottom: 1px solid black;">6</td> </tr> <tr> <td>Total</td> <td style="text-align: right;">34</td> </tr> </table>	Studio	0	One-bedroom	17	Two-bedroom	11	Three-bedroom	6	Total	34
Studio	0											
One-bedroom	17											
Two-bedroom	11											
Three-bedroom	6											
Total	34											
Parking, Loading and Bicycle Spaces	As per Parking By-law	As per Parking By-law										
Natural Assets	0 existing on-site trees	6 on-site trees proposed. Final number of trees to be confirmed at the development permit stage.										

* * * * *