



REFERRAL REPORT

Report Date: August 29, 2023
Contact: Yardley McNeill
Contact No.: 604-873-7582
RTS No.: 15908
VanRIMS No.: 08-2000-20
Meeting Date: September 12, 2023

TO: Vancouver City Council
FROM: General Manager of Planning, Urban Design and Sustainability
SUBJECT: Rezoning: 6081-6083 Collingwood Place

RECOMMENDATION TO REFER

THAT the rezoning application, 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 Pacific West Architecture, on behalf of Tianxue Xu, the registered owner of the land located at 6081-6083 Collingwood Place [*Lot 10 Block 4 District Lot 2027 Plan 8976; PID: 002-787-890*], to rezone the land from RS-5 (Residential) District to RR-2B (Residential Rental) District, be approved in principle;
- FURTHER THAT the draft zoning amendment by-law, prepared for the Public Hearing in accordance with Appendix A, be approved in principle;
- 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 zoning amendment 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 zoning amendment by-law, the Subdivision By-law be amended generally as set out in Appendix C;

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

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

REPORT SUMMARY

This report recommends an amendment to the Zoning and Development By-law from RS-5 (Residential) District to RR-2B (Residential Rental) District, for the site located at 6081-6083 Collingwood Place. The amendment would allow for a five-storey rental building in accordance with the *Secured Rental Policy* (“SRP”). An estimated total of 30 secured rental units would be delivered through this application.

A future building design would be submitted through the development permit process and reviewed with the public at that time.

Staff have assessed the application and conclude that it meets the intent of the *SRP*. Staff recommend that the application be referred to a Public Hearing, with the recommendation of the General Manager of Planning, Urban Design and Sustainability to approve it in principle, subject to the Public Hearing, and conditions contained within Appendix B.

COUNCIL AUTHORITY/PREVIOUS DECISIONS

- Vancouver Plan (2022)
- Secured Rental Policy (2012, last amended 2023)
- RR-2B District Schedule (2022)
- Residential Rental District Schedules Design Guidelines (2022)
- Housing Needs Report (2022)
- Family Room: Housing Mix Policy for Rezoning Projects (2016)
- High-Density Housing for Families with Children Guidelines (1992, last amended 2022)
- Urban Forest Strategy (2014, amended 2018)

- Latecomer Policy (2021)
- Vancouver Development Cost Levy By-law No. 9755
- Vancouver Utilities Development Cost Levy By-law No. 12183

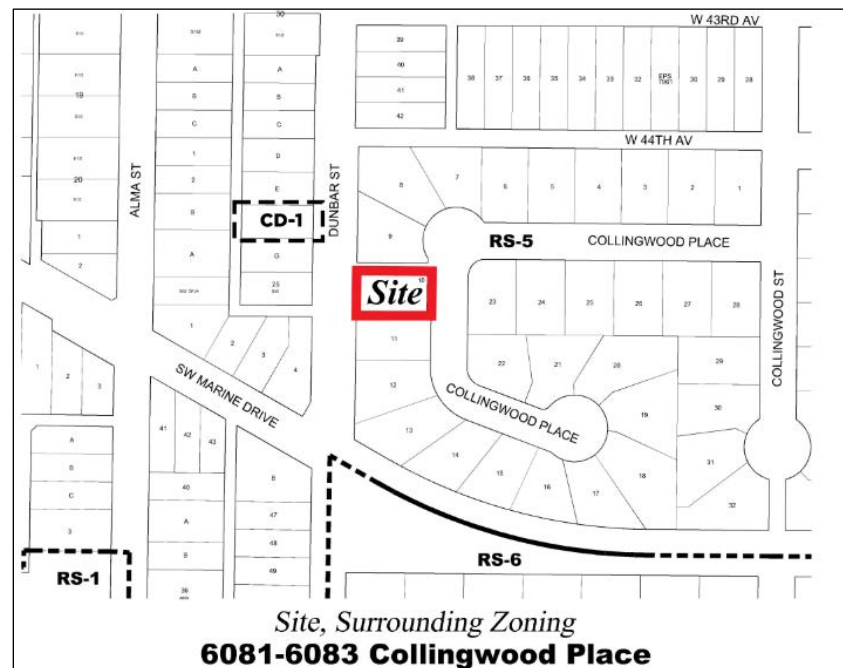
REPORT

Background/Context

1. Site and Context

The subject site (see Figure 1) is comprised of one legal parcel fronting Dunbar Street. The total site area is approximately 1,002.8 sq. m (10,800 sq. ft.), with a frontage of 24.4 m (80 ft.) along Dunbar Street and a depth of 41.1 m (135 ft.).

Figure 1: Location Map – Site and Context



This property and the surrounding area are zoned for residential uses under RS District Schedules with a CD-1 directly adjacent that is being used for residential rental purposes. There is a pedestrian path directly north of the site connecting Dunbar Street and Collingwood Place. The site is currently zoned RS-5 and developed with a single-detached home constructed in 1955. The property is not listed on the *Vancouver Heritage Register*.

2. Policy Context

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

Secured Rental Policy (“SRP”) – The *SRP* encourages the construction of new purpose-built rental housing in Vancouver. Updates to the *SRP* were approved by Council in December 2021 to streamline the delivery of new rental housing. These included clarifying opportunities for rezoning in low-density areas close to public transit, shopping and other daily needs, and to streamline and simplify the rezoning process by utilizing new rental zones with standardized regulations.

The *SRP* outlines the following locational eligibility criteria for sites in low-density areas:

- In an existing RS or RT zone outside of recent community plan areas (excluding certain RT-zoned areas in Kitsilano and Kensington-Cedar Cottage with high proportions of heritage buildings and multiple conversion dwellings);
- Located within close proximity to public transit and local shopping; and
- On the first full block on either side of an eligible arterial road.

Sites that meet these criteria and that are part of the typical street grid, and have a full lane to the rear or are double-fronting may be considered for rezoning under the *SRP* to one of the Residential Rental zones. In addition, the *SRP* considers the shape, size and other attributes of the site in determining eligibility.

The *SRP* generally supports up to four-storey mixed-use and five-storey residential apartments on arterials, and up to four-storey townhouses or apartments on sites off arterials. Up to six storeys may be considered for projects on arterials where the residential component includes a minimum 20% permanently secured below-market rental housing or 100% social housing. This application complies with the location criteria under *SRP* for five-storey buildings.

RR Zoning District Schedules and Design Guidelines – Along with updates to the *SRP*, in December 2021 Council approved the addition of new residential rental (“RR”) zoning district schedules to the Zoning & Development By-law: “RR-1”, “RR-2A, RR-2B and RR-2C”, and “RR-3A and RR-3B”. Like other standard zoning districts, the RR zones set basic regulations such as permitted use, density, and height limits, while allowing for a range of building designs. All residential uses in the RR zones are secured as rental tenure, and no stratification or sale of individual residential units is allowed.

Further direction on form of development expectations under each of the RR zones is provided in the *Residential Rental Districts Schedules Design Guidelines*. Recognizing that the *SRP* and RR zones are intended to enable incremental change in neighbourhoods that currently consist primarily of detached houses and duplexes, the guidelines support new missing middle buildings that foster neighbourliness and social connection, and contribute to an evolving streetscape which accommodates more architectural variety and diversity of housing options.

Housing Vancouver Strategy – In November 2017, Council approved the *Housing Vancouver Strategy (2018-2027)*. The strategy seeks to shift the supply of new homes toward the right supply, with targets for new units along a continuum of housing types. The Housing Vancouver targets were based on the core goals of retaining the diversity of incomes and households in the city, shifting housing production towards rental to meet the greatest need, and coordinating action with government and non-profit partners to deliver housing for the lowest income households.

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

Housing Needs Report (2022) – On April 27th, 2022, Council resolved at a public meeting to receive a [Housing Needs Report](#) (HNR) prepared by staff. Further to the BC Provincial government's requirement, Council must consider their 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.

Strategic Analysis

1. Simplified Rezoning Process

To facilitate the delivery of secured rental units, the City has implemented a simplified process for owner-initiated rezonings to a RR District schedule. Rather than rezoning to a site-specific Comprehensive Development (CD-1) District, rezoning to a standard RR zone streamlines the review process and provides greater certainty for the achievable built form.

Under the *SRP*, this site is located on an eligible arterial road and can be rezoned under the RR-2A (four-storey), RR-2B (five-storey) and RR-2C (six-storey with 20% of residential floor area secured as below-market rental units) zones. This site is not eligible for a mixed-use development. Out of the eligible options, the applicant has chosen to rezone to RR-2B.

The RR-2B District Schedule permits rental units up to five-storeys in height and 2.20 FSR. This zoning requires a minimum frontage of 20.1 m (66 ft.). On some shallow sites and corner sites with a minimum frontage of 40.2 m (132 ft.), a density of up to 2.40 applies for sites on arterials. The zoning also requires 35% of the units to be for families and include two bedrooms or more. Applicable to sites on arterials and on local streets flanking an arterial, five-storey apartment buildings will introduce incremental change to local streets and will typically be limited in frontage width to achieve a higher degree of compatibility with the existing streetscape.

The rezoning process allows for a secured rental development through a streamlined process. Architectural drawings are not required at the rezoning application stage. The form of development will be reviewed at the development permit stage. All proposals will need to meet the intent and regulations of the RR-2B District. An Urban Design Panel review will not be required for this project at the development permit stage, as comprehensive design guidelines accompany the RR-2B District Schedule.

2. Housing

The *Housing Vancouver Strategy* seeks to deliver a range of housing tenures across the housing continuum. This application, if approved, would support submission of a development permit for a new five-storey rental apartment building with stacked townhouses to the City's inventory of rental housing, which would contribute to the targets set out in the *Housing Vancouver Strategy* (see Figure 2). Proposed unit numbers are not required for the simplified rezoning process but staff anticipate that this proposal could create approximately 30 rental units based on an average unit size assuming 35% will be family sized units.

Figure 2 Progress Towards 10 Year Housing Vancouver Targets for Purpose-Built Market and Developer-Owned Below-Market Rental Housing as of June 30, 2023

Housing Type	10-Year Targets	Units Approved Towards Targets
Purpose-Built Secured Rental Units	20,000	15,280 (76%)

*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 purpose-built apartment vacancy rate was 0.9% in Vancouver. The vacancy rate (based on the Canada Mortgage and Housing Corporation (CMHC) Market Rental Survey) for the Dunbar-Southlands neighbourhood, which this site is located, is 2.5%. A vacancy rate between 3% and 5% represents a balanced market.

Security of Tenure – Purpose-built rental housing offers secure rental tenure. The proposed RR-2B zoning designation would only permit residential uses that are secured as Residential Rental Tenure, and no strata or other ownership tenure residential units would be permitted. In addition, all units in the project would be secured through a Housing Agreement and 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.

Tenants – The rezoning site contains existing rental residential uses, including 2 units of secondary rental housing, which were vacant at the time of rezoning application. As such, there are no eligible tenants as defined under the City's Tenant Relocation and Protection Policy (TRPP). Any future residential tenancies would be protected under the provincial Residential Tenancy Act. Further, if any eligible tenants are identified through the City's regulatory approvals process, the applicant will be required to provide a Tenant Relocation Plan (TRP) that meets the City's TRPP.

3. Transportation and Parking

Parking, loading and bicycle spaces must be provided and maintained according to the Parking By-law and will be reviewed at the time of development permit application when architectural drawings are submitted.

Through this application, conditions of approval include street improvements along Collingwood Place and Dunbar Street and at the intersection of Dunbar Street and Southwest Marine Drive. Local servicing requirements will be secured through a services agreement. Engineering conditions are included in Appendix B.

4. Environmental Sustainability and Natural Assets

Green Buildings – The *Green Buildings Policy for Rezoning*s requires that rezoning applications satisfy the green and resilient building conditions stated within the Policy. The applicant has committed to submitting Reporting of Green and Resilient Building Measures at the building permit stage, as well as fulfilling energy system sub-metering and enhanced commissioning requirements throughout the project.

Green Assets – The *Urban Forest Strategy* was developed to 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 that permission be granted to remove trees that meet certain conditions. The intent is to 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 for resilient and healthy natural systems in urban areas.

A detailed tree assessment and retention report will be required as part of a subsequent development permit application. Staff will review these materials and provide conditions to retain and protect trees, wherever possible. This process allows for a coordinated assessment of tree retention and replacement with the proposed form of development.

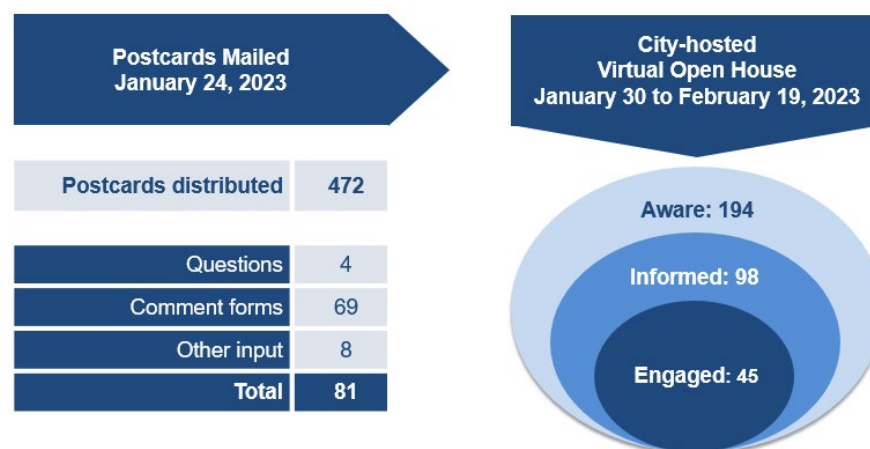
5. Public Input

Public Notification – A rezoning information sign was installed on the site on January 8, 2023. Approximately 472 notification postcards were distributed within the neighbouring area on or about January 24, 2023. Application information and an online comment form was provided on the Shape Your City (shapeyourcity.ca/) platform.

Question and Answer Period/Virtual Open House – A virtual open house was held from January 30, 2023 to February 19, 2023 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. A project webpage was created and 194 people signed to view the rezoning proposal including a hypothetical building example.

Public Response and Comments – Public input is collected via online questions, comment forms, through email, and by phone. A total of 81 submissions were received.

Figure 3: Overview of Notification and Engagement



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

Generally, comments of support fell within the following areas:

- **Rental and affordable housing:** This development adds much needed rental and affordable housing supply and housing options to the neighbourhood, and will attract young families to the community. It will also provide downsizing options to those, such as seniors, who want to stay in the area.

- **Height, density, and massing:** Due to the location of the development close to transit routes and the shopping amenities nearby, the height and density is appropriate. More density would be supported.

Generally, comments of concern fell within the following areas:

- **Traffic, safety and parking:** The proposed development will increase vehicular and pedestrian traffic to the area, causing problems of access, congestion, and possibly accidents, in the one access road in/out of the cul-de-sac. There is concern where emergency first responder vehicles will be blocked by parked cars on the narrow street. During the construction phase of the proposed development, street access to the area will also be an issue, and the absence of a laneway will cause problems for truck access. Lack of sidewalks and street parking are also a cause of concern.
- **Location:** The proposed development is not on a main street or arterial road. The narrow street, and lack of sidewalks and a laneway in the area will not support increased traffic to the area.
- **Height, density, and massing:** Due to the location of the development on a residential street with single family homes, the height, density and massing is not appropriate. A gentler density, in the form of duplexes or townhomes is preferred.
- **Neighbourhood context and building design:** The form of development and building design does not fit the neighbourhood character. The cul-de-sac form/configuration and the sloped topography does not lend itself to an apartment complex.

Response to Public Comments

Height, massing, density, location, and design: The proposed use and form of development is consistent with the SRP. The project must meet the minimum requirements of the RR-2B District Schedule as well as the accompanying RR Design Guidelines. If the rezoning is approved, detailed architectural drawings will be submitted through the development permit process and reviewed with the public at that time.

Traffic, safety and parking: Engineering staff have reviewed the proposed development for transportation safety issues and included rezoning conditions to deliver improvements that will address safety for all road users such as sidewalk upgrades along Dunbar Street and Collingwood Place and intersection upgrades at Dunbar Street and Southwest Marine Drive. Other improvements include the removal of the existing unused driveway crossing and reconstruction of the boulevard, sidewalk and curb to current standards.

6. Public Benefits

Community Amenity Contributions (CAC) – The *Community Amenity Contributions Policy for Rezoning*s provides an exemption for certain routine, lower-density secured market rental rezoning applications that comply with the City's rental policies. As this site is currently zoned RS-5 and proposes to rezone to RR-2B which only allows for up to five-storeys, the application is eligible for this CAC exemption.

Development Cost Levies (DCLs) – This site is currently subject to both City-wide and Utilities DCL. DCLs are payable at building permit issuance based on rates in effect at that time and the floor area proposed at the development permit stage.

This application has requested and is expected to be eligible for a Class B (86.24%) waiver of the City-wide DCLs in accordance with the Vancouver Development Cost Levy By-law. 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, if applicable and as may be amended from time to time. These requirements will be secured by a Housing Agreement, and compliance will be assessed through the development permit stage to occupancy permit issuance.

Based on the rates in effect as of September 30, 2022, it is estimated that the project will pay DCLs of \$347,921 should it achieve the maximum of 2.20 FSR. The value of the anticipated City-wide DCL waiver is estimated at \$409,997.

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 E.

FINANCIAL IMPLICATIONS

As noted in the Public Benefits section this project is expected to provide secured rental housing and a DCL contribution. See Appendix E for additional details.

CONCLUSION

Staff have reviewed the application to rezone 6081-6083 Collingwood Place from RS-5 to RR-2B to facilitate the delivery of secured rental housing. The location complies with the provisions of the RR-2B District Schedule, and staff conclude the zoning amendment can be considered as it 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 rezoning application be referred to a Public Hearing with a recommendation that, subject to the Public Hearing, the rezoning application be approved in principle, subject to the applicant fulfilling the Conditions of Approval in Appendix B.

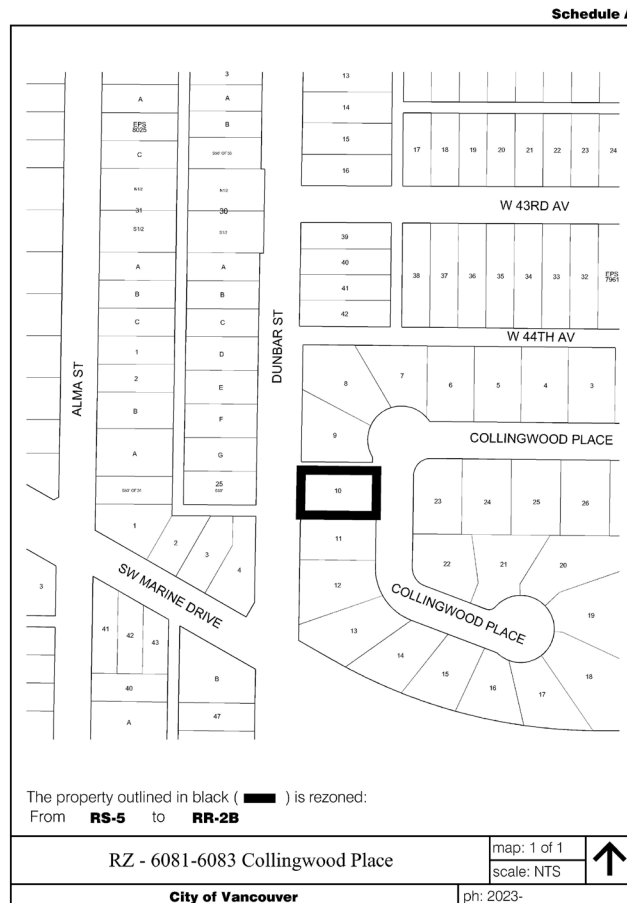
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**6081-6083 COLLINGWOOD PLACE
PROPOSED BY-LAW AMENDMENTS**

Note: A By-law to rezone an area to RR-2B 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.
2. The area shown within the heavy black outline on Schedule A is rezoned and moved from the RS-5 District Schedule to the RR-2B District Schedule.



6081-6083 COLLINGWOOD PLACE
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 Public Hearing minutes for any changes or additions to these conditions.

PART 1: CONDITIONS OF APPROVAL OF THE DEVELOPMENT APPLICATION

THAT, in reviewing a development application for the site, the Director of Planning shall have particular regard for the following:

Sustainability

- 1.1 All new buildings in the development will meet the requirements of the *Green Buildings Policy for Rezoning*s (amended July 25, 2023) located here <https://guidelines.vancouver.ca/policy-green-buildings-for-rezonings.pdf> Note to Applicant: Refer to the most recent bulletin *Green Buildings Policy for Rezoning*s – *Process and Requirements*.

Housing

- 1.2 The unit mix to be included in the development permit drawings must include a minimum of 35% family units (two bedroom and three-bedroom units).
- 1.3 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, appropriate in size for the scale of the project and situated to maximize sunlight access (S. 3.3.2, 3.4.3);
 - (b) a minimum of 2.3 sq. m (24.7 sq. ft.) of bulk storage for each dwelling unit (S. 4.4.2);
 - (c) a multi-purpose indoor amenity space at least 37 sq. m (398 sq. ft.) with a wheelchair accessible washroom and kitchenette. Consider positioning this adjacent to the children's play area to enable parental supervision from the amenity room (S. 3.7.3); and
 - (d) a balcony for each family-size unit with 1.8 by 2.7 m minimum dimensions (S. 4.3.2).

Engineering

- 1.4 All archaeological sites, whether on Provincial Crown or private land (including land under water) that are known or suspected to predate AD 1846, are automatically protected under the Heritage Conservation Act (HCA). Certain sites, including human

burials and rock art sites with heritage value, are automatically protected regardless of their age. Shipwrecks and plane wrecks greater than two years of age are also protected under the HCA. The HCA does not distinguish between those archaeological sites which are "intact," (i.e., those sites which are in a pristine, or undisturbed state) and those which are "disturbed" (i.e., those sites which have been subject to alteration, permitted or otherwise). All archaeological sites, regardless of condition, are protected by the HCA, as described above. HCA-protected archaeological sites or objects cannot be disturbed or altered without a permit issued by the Archaeology Branch (Ministry of Forests). It is the developer's responsibility to exercise due diligence to avoid damage to any unrecorded archaeological sites, which are still protected under the HCA.

- 1.5 Provision of construction details to determine ability to meet municipal design standards for shotcrete removal (City of Vancouver Design Guidelines, Construction Standards and Encroachment By-law (#4243) section 3A) and access around existing and future utilities adjacent your site prior to building permit issuance if shotcrete will be required for the site.

Note to Applicant: 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. Please contact Engineering Services at shoringreview@vancouver.ca for details.

<https://vancouver.ca/streets-transportation/street-design-construction-resources.aspx>

<https://vancouver.ca/home-property-development/construction-street-use-permits.aspx#shoring-and-excavation>

- 1.6 The owner or representative is advised to contact Engineering Services at StreetUseReview@vancouver.ca to acquire the project's permissible street use after building permit issuance.

Note to Applicant: 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.

<https://vancouver.ca/home-property-development/construction-street-use-permits.aspx>

- 1.7 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.
- 1.8 Provision of a lighting simulation to support all offsite lighting upgrades to City standards and IESNA recommendations.
- 1.9 Design development to improve access and design of bicycle parking by:

- (a) indication of stair-free access route from Class A bicycle storage to reach the outside.

Note to Applicant: Stair ramps are not generally acceptable.

1.10 Provision of the following information as part of the architectural drawing submission at the development permit stage to facilitate a complete Transportation review:

- (a) Provide a complete tech table showing the calculations for the minimum required parking, loading, bicycle spaces and the number of spaces being provided.
- (b) Identify all types of parking and loading spaces by number and labelling individually.
- (c) Dimension any/all column encroachments into parking stalls.
- (d) Identify all columns in the parking layouts.
- (e) Dimension all typical parking spaces.
- (f) Dimension additional setbacks for parking spaces due to columns and walls.
- (g) Dimension manoeuvring aisles and the drive aisles at the parkade entrance and all gates.
- (h) Provide 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) Identify areas of minimum vertical clearances on parking levels.
- (j) Provide design elevations on both sides of the ramps and drive aisles at all breakpoints, loading bays, accessible spaces, and at all entrances.

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

1.11 This development will be required to provide on-site rainwater management in accordance with Building By-law requirements (Book II, Division B, Article 2.4.2.5) in effect in January 2024.

Additionally, the development is to provide water quality treatment for the first 24 mm of rainwater in a 24 hour period from the site to remove 80% Total Suspended Solids (TSS) by mass prior to discharge from the site, and to treat an additional 24 mm of rainwater in a 24 hour period to remove 80% TSS by mass prior to discharge from the site of all rainwater flowing from roads, driveways and parking lots.

Note to Applicant: The development will be required to demonstrate compliance with these requirements at the building permit application stage. See vancouver.ca/rainwater for more information.

- 1.12 Provision of a Final Hydrogeological Study, to the General Manager of Engineering Services' and Director of Planning's satisfaction, which addresses the requirements outlined in the Groundwater Management Bulletin, including but not limited to:

- (a) An updated Groundwater Management Plan which includes:
- (i) Per the Hydrogeological Study dated July 22, 2022, include the results of the proposed investigation as well as any other updated information.
 - (ii) A quantitative estimate (in litres per minute) of both the anticipated construction dewatering/drainage rate and the permanent (post-construction) dewatering/drainage rate for City approval. The estimates should be calculated using site-specific data including groundwater elevations and hydraulic conductivities. Include calculations, assumptions and the methodology used to determine the rates.

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

- (iii) An updated Impact Assessment which achieves the following objective:
 - a. The City has documented a possible historic stream near this site. In the report, comment on the potential for an historic stream to be encountered by the excavation on site;

Note to Applicant: a Watercourse Covenant may be required based on the potential presence of an historic stream near the site

- (iv) 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.

This site is located within the Province of BC's Flowing Artesian Conditions Well Drilling Advisory area. A qualified contractor should be retained and take the necessary precautions associated with the potential flowing artesian conditions at this location. Contact groundwater@vancouver.ca if flowing artesian conditions are encountered and controlled, however, contact 3-1-1 if there is uncontrolled groundwater flow and/or flooding. For additional information see https://www2.gov.bc.ca/assets/gov/environment/air-land-water/water/water-wells/flowing_artesian_advisory_-_vancouver_bc_final.pdf

- 1.13 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 issuance of a Building Permit for excavation. To remove the hold, provide an anticipated start date for excavation, and the contact details for the professional services that have been retained to conduct this monitoring, to groundwater@vancouver.ca.

1.14 Developer's Engineer to submit a sewer abandonment plan to the City that details the:

- (a) abandonment or removal of all existing storm, sanitary, and combined connections to the development site.

Note to Applicant: The abandonment plan is required to be reviewed and accepted by the City Engineer prior to issuance of the Sewer Permit.

1.15 A Key Plan shall be submitted by the applicant and approved by the City prior to any third party utility drawing submissions and third party utility service drawings will not be reviewed by the City 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>.
- (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: It is highly recommended that the applicant submit a Key Plan to the City for review as part of the building permit application. 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.

1.16 Submission to Engineering of an updated landscape plan reflecting all of the public realm changes, including demonstration of:

- (a) display of the following note(s):
 - (i) "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 and Major Projects and/or your Engineering, Building Site Inspector for details."
 - (ii) "Tree species, final spacing, quantity and location 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 volumes. Root barriers shall be of rigid

construction, 8 feet long and 18 inches deep, centre on each street tree adjacent to the sidewalk and any off street bike facility. Planting depth of root ball must be below sidewalk grade. Call Park Board for inspection after tree planting completion".

- (iii) "The required Green Infrastructure improvements on 6083 Collingwood for rainwater tree trench installation will be as per City-issued design."
- (b) existing locations of:
 - (i) street furniture; and
 - (ii) poles and guy wires.

Note to Applicant: Where a design detail is not available, make note of the improvement on the plan. Public realm changes include all of the off-site improvements sought for this rezoning. The Streets Design Guidelines are viewable online at <https://vancouver.ca/streets-transportation/streetscape-design-guidelines.aspx> and are to be used alongside the City construction and design manuals.

- 1.17 Provision of City supplied building grades and interpolated design elevations along the property line for the creation of a continuous building grade on both the Architectural and the Landscape plans.

Note to Applicant: Building Grade application has not been started for this site. Building grades are required to be finalized prior to DP application.

<https://vancouver.ca/home-property-development/building-grades-for-sidewalk-and-street-elevation.aspx>

PART 2: CONDITIONS OF BY-LAW ENACTMENT

THAT, prior to enactment of the amending 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, and the General Manager of Engineering 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 Provision of a copy of Easement and Indemnity Agreement 210497M (330170L) and Restrictive Covenant N103997 (330170L) to determine what effect they may have on the proposed development, with a view to potential release of these charges.

2.2 Provision of a Natural Watercourse Covenant.

Note to Applicant: Records indicate the presence of natural watercourse (an old stream). A legal agreement is required to ensure that should the watercourse be discovered or impact the site during development and beyond, that its flow will not be obstructed.

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 Rezoning Site (collectively called the "Services") such that they are designed, constructed and installed at no cost to the City and all necessary street dedications and rights-of-way for the Services are provided all to the satisfaction of the General Manager of Engineering Services. No development permit for the Rezoning Site, or any portion thereof, or for any building or improvements thereon will be issued until the letter of credit, as security for the Services, is provided. The timing for the delivery of the Services shall be determined by the General Manager of Engineering Services in his sole discretion and holds shall be placed on such permits as deemed necessary in his sole discretion. Except as explicitly provided for in Condition 2.4(a), 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.

Note to Applicant: Based on the development's water demands, no off-site upgrades are required.

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. The Developer is responsible for 100% of the cost of any upgrades required should changes to the water demands, including the Required Fire Flow, trigger any water system upgrades.

The main servicing the proposed development is 150 mm along Collingwood Place. Should the development require water service connections larger than 150 mm, the developer shall upsize the existing main to the satisfaction of the General Manager of Engineering Services. The developer is responsible for 100% of the cost of the upgrading. The maximum water service connection size is 300 mm.

(b) Provision of adequate sewer (storm and sanitary) service to meet the demands of the project. Implementation of development(s) at 6083 Collingwood Place does not require any sewer upgrades:

Note to Applicant: Development to be serviced to the existing 450 mm SAN and 1050 mm STM sewers on Dunbar St.

(c) Provision of street improvements along Collingwood Place adjacent to the site and appropriate transitions, including:

- (i) minimum 1.53 m (5.0 ft.) wide front boulevard (measured from the back of the existing curb) with street trees where space permits;

Note to Applicant: These works constitute excess and/or extended services and will be subject to a latecomer agreement, to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services.

- (ii) 1.83 m (6.0 ft.) wide broom finish saw-cut concrete sidewalk; and
- (iii) removal of the existing unused driveway crossing and reconstruction of the boulevard, sidewalk, and curb to current standards;

- (d) Provision of street improvements along Dunbar St adjacent to the site and appropriate transitions, including:

- (i) 2.14 m (7.0 ft.) wide broom finish saw-cut concrete sidewalk;

- (e) Provision of Green Infrastructure improvements:

- (i) installation of a rainwater tree trench within the Dunbar St. boulevard.

Note to Applicant: These improvements will generally include placement of structural soil or soil cells, and perforated pipe under the future sidewalk and boulevard. The end of perforated pipe will be connected to existing catch basin (FID 30601) to manage excess runoff. The stormwater 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 improvements at the intersection of Dunbar St. and SW Marine Dr. including:

- (i) upgrades to the existing traffic signal including accessible pedestrian signals (APS).
- (ii) entire intersection street lighting upgrade to current City standards and IESNA recommendations;

Note to Applicant: These works constitute excess and/or extended services and will be subject to a latecomer agreement, to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services.

- (g) Provision of upgraded street lighting (roadway and sidewalk) adjacent to the site to current City standards and IESNA recommendations;
- (h) Provision of new or replacement duct bank that meets current City standard;

Note to Applicant: Duct banks are to consist of electrical and communication ducts and cables, and connect to existing electrical and communication infrastructure.

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

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

- (a) Intersection upgrades per condition 2.3(f).

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

Note to Applicant: An administrative recovery charge will be required from the applicant in order to settle the latecomer agreement. The amount, which will be commensurate with the costs incurred by the City to administer the latecomer scheme, will be provided by the City and specified in the latecomer agreement.

2.5 Provision of all third party utility services (e.g., BC Hydro, Telus and Shaw) to be underground and BC Hydro service to the site to be primary.

2.6 Provision of written confirmation that all required electrical plants will be provided within private property.

Note to Applicant: 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.

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

Housing

2.7 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 class B for-profit affordable rental housing, 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) A provision that 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;
- (e) The average initial starting monthly rents for each unit type will be at or below the following rents subject to adjustment as contemplated by the Secured Rental Policy and Section 3.1B(d) of the Vancouver Development Cost Levy-By-law:

Unit Type	Proposed Average Starting Rents
Studio	\$1,135
1-bed	\$1,303
2-bed	\$1,818
3-bed	\$2,447

- (f) That the average size of each unit type is at or below the limits set out by the Vancouver Development Cost Levy By-law, if applicable and as may be amended from time to time.

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 General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services, which reflects the agreed initial monthly rents as of occupancy in order to address potential changes in unit mix and/or sizes, and to allow for the rents to be increased annually from the time of the public hearing to initial occupancy, as per the maximum increases authorized by the Vancouver Development Cost Levy By-law.

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

- 2.8 If eligible tenants are identified to be residing on the site, the applicant will deliver a Tenant Relocation Plan to the satisfaction of the General Manager Planning, Urban Design and Sustainability and will enter into a 219 Covenant and/or such other agreements as the General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services determine are necessary to require the applicant to:

- (a) Provide a Tenant Relocation Plan to the satisfaction of the General Manager of Planning, Urban Design and Sustainability as per the Tenant Relocation and Protection Policy.
- (b) Provide a notarized declaration prior to issuance of the Development Permit that demonstrates that each tenant has been given written notice of the intent to redevelop the property; that indicates the number of units occupied on the date of the notice; and includes copies of a letter addressed to each tenant summarizing the Tenant Relocation Plan offer and signed as received by each tenant.
- (c) Provide an Interim Tenant Relocation Report to the satisfaction of the General Manager of Planning, Urban Design and Sustainability prior to issuance of the Demolition Permit. The Report must include, but may not be limited to, the names of tenants; the names of any tenants who have ended their tenancy; the reason for its end (e.g. tenant decision or mutual agreement to end tenancy); the outcomes of their search for alternate accommodation (if assistance was requested by the tenant), and their total compensation amount(s); the names of tenants still remaining in the building; the status of the applicant's search for relocation options (if assistance was requested by the tenant) and/or additional assistance rendered, as required through their Tenant Relocation Plan.
- (d) Provide a Final Tenant Relocation Report prior to issuance of the Occupancy Permit. The Report must outline the names of tenants; indicate the outcome of their search for alternate accommodations; summarize the total monetary value given to each tenant (moving costs, rents, any other compensation); and include a summary of all communication provided to the tenants.

Environmental Contamination

2.9 As applicable:

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

off-site contamination, issued by the BC Ministry of Environment and Climate Change Strategy, have been provided to the City.

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

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

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

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6081-6083 COLLINGWOOD PLACE
DRAFT CONSEQUENTIAL AMENDMENT

DRAFT AMENDMENT TO THE SUBDIVISION BY-LAW NO. 5208

Council amends Schedule A of the Subdivision By-law in accordance with the plan labelled Schedule A and attached to and forming part of this By-law, by deleting the following properties from the RS-5 maps forming part of Schedule A of the Subdivision By-law:

- (a) PID 002-787-890; Lot 10 Block 4 District Lot 2027 Plan 8976.

6081-6083 COLLINGWOOD PLACE
PUBLIC CONSULTATION SUMMARY

1. List of Engagement Events, Notification, and Responses

	Date	Results
Events		
Question and Answer Period/Virtual open house (City-led)	January 30, 2023 – February 19, 2023	194 participants (aware)* <ul style="list-style-type: none"> • 98 informed • 45 engaged
Public Notification		
Postcard distribution – Notice of rezoning application and virtual open house	January 4, 2023	1,488 notices mailed
Public Responses		
Online questions	January 30, 2023 – February 19, 2023	4 submittals
Online comment forms <ul style="list-style-type: none"> • Shape Your City platform 	December 2022 – May 2023	69 submittals
Overall position <ul style="list-style-type: none"> • support • opposed • mixed 	December 2022 – May 2023	69 submittals <ul style="list-style-type: none"> • 12 responses • 56 responses • 1 response
Other input	December 2022 – May 2023	8 submittals
Online Engagement – Shape Your City Vancouver		
Total participants during online engagement period	December 2022 – May 2023	474 participants (aware)* <ul style="list-style-type: none"> • 169 informed • 69 engaged
	Date	Results
Events		
Question and Answer Period/Virtual open house (City-led)	January 30, 2023 – February 19, 2023	194 participants (aware)* <ul style="list-style-type: none"> • 98 informed • 45 engaged
Public Notification		

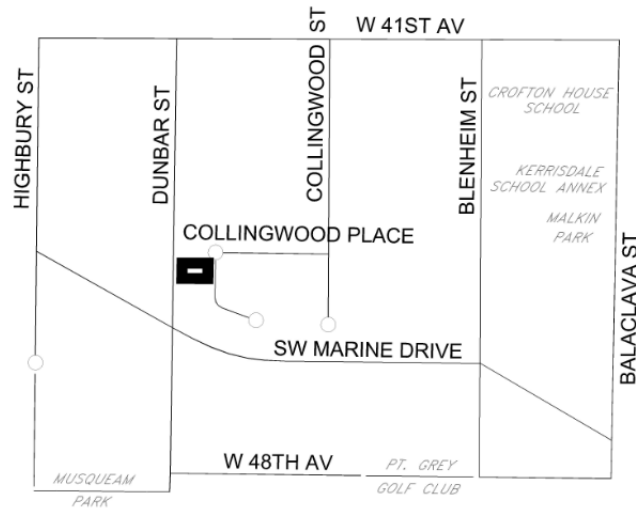
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Public Responses		
Online questions	January 30, 2023 – February 19, 2023	4 submittals
Online comment forms <ul style="list-style-type: none"> • Shape Your City platform 	December 2022 – May 2023	69 submittals
Overall position <ul style="list-style-type: none"> • support • opposed • mixed 	December 2022 – May 2023	48 submittals <ul style="list-style-type: none"> • 42 responses • 2 responses • 4 responses
Other input	December 2022 – May 2023	1 submittal
Online Engagement – Shape Your City Vancouver		
Total participants during online engagement period	December 2022 – May 2023	474 participants (aware)* <ul style="list-style-type: none"> • 169 informed • 69 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:

- **Rental and affordable housing:** This development adds much needed rental and affordable housing supply and housing options to the neighbourhood, and will attract young families to the community. It will also provide downsizing options to those, such as seniors, who want to stay in the area.
- **Height, density, and massing:** Due to the location of the development close to transit routes and the shopping amenities nearby, the height and density is appropriate. More density would be supported.

Generally, comments of concern fell within the following areas:

- **Traffic, safety and parking:** The proposed development will increase vehicular and pedestrian traffic to the area, causing problems of access, congestion, and possibly accidents, in the one access road in/out of the cul-de-sac. There is concern where emergency first responder vehicles will be blocked by parked cars on the narrow street. During the construction phase of the proposed development, street access to the area will also be an issue, and the absence of a laneway will cause problems for truck access. Lack of sidewalks and street parking are also a cause of concern.

- **Location:** The proposed development is not on a main street or arterial road. The narrow street, and lack of sidewalks and a laneway in the area will not support increased traffic to the area.
- **Height, density, and massing:** Due to the location of the development on a residential street with single family homes, the height, density and massing is not appropriate. A gentler density, in the form of duplexes or townhomes is preferred.
- **Neighbourhood context and building design:** The form of development and building design does not fit the neighbourhood character. The cul-de-sac form/configuration and the sloped topography does not lend itself to an apartment complex.

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

General comments of concern:

- The proposed development will bring crime to the neighbourhood.
- The proposed development does not show unit types for families, community amenities that will be provided or enhancements to the pedestrian experience.
- Lot frontage for the proposed development is not big enough to accommodate it.
- The proposed development will lead to more noise, loss of privacy and block neighbouring homes' sunlight.
- Pedestrian surveys should be part of the rezoning/approval process.
- An improved pedestrian connection and a protected bike/mobility lane between the proposed development and Dunbar should be considered.
- Trees will be destroyed during construction.
- Property values and neighbourhood appeal will be affected by the proposed development.
- The proposed development does not meet the requirements of the RR-2B District Schedule and the Secured Rental Policy.

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**6081-6083 COLLINGWOOD PLACE
PUBLIC BENEFITS SUMMARY**

Project Summary

Rezoning to RR-2B District to facilitate secured rental housing.

Public Benefit Summary:

The project would provide secured market rental units and would generate a DCL contribution.

	Base Zoning	Proposed Zoning
Zoning District	RS-5	RR-2B
FSR of Base Zoning and FSR of Base Density (site area = 1,002.8 sq. m / 10,800 sq. ft.)	0.70	2.20
Floor Area	702 sq. m (7,560 sq. ft.)	2,206.2 sq. m (23,760 sq. ft.)
Land Use	Residential	Residential Rental

Summary of development contributions anticipated under proposed zoning

City-wide DCL ^{1,2}	\$65,417
Utilities DCL ¹	\$282,504
TOTAL	\$347,921

Other benefits (not-quantified components): All residential units to be rental housing (non-stratified) all 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 and assumes the development maximizes the allowable density. 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 more 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 \$409,997. 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.

**6081-6083 COLLINGWOOD PLACE
APPLICANT, PROPERTY, AND DEVELOPMENT PROPOSAL INFORMATION**

Property Information

Address	Property Identifier (PID)	Legal Description
6081-6083 Collingwood Place	002-787-890	Lot 10 Block 4 District Lot 2027 Plan 8976

Applicant Information

Architect/Applicant	Pacific West Architecture
Property Owners	Tianxue Xu

Site Statistics

Site Area	1,002.8 sq. m (10,800 sq. ft.); Site dimensions 24.4 m (80 ft.) x 41.1 m (135 ft.).
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Development Statistics

	Permitted Under Existing Zoning	Development Permitted Under Proposed Zoning
Zoning	RS-5	RR-2B
Uses	Residential	Residential Rental (Residential)
Maximum Density	0.70 FSR	Up to 2.20 FSR
Floor Area	702 sq. m (7,560 sq. ft.)	2,206.2 sq. m (23,760 sq. ft.)
Height	10.7 m (35.1 ft.)	Up to 3 storeys (at the street): 11.5 m (37.5 ft.)
Unit Mix	n/a	as per RR-2B District
Parking, Loading and Bicycle Spaces	as per Parking By-law	as per Parking By-law
Natural Assets	To be assessed at the development permit stage	

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