



REFERRAL REPORT

Report Date: October 31, 2023
Contact: Simon Jay
Contact No.: 604.829.2004
RTS No.: 16012
VanRIMS No.: 08-2000-20
Meeting Date: November 14, 2023

TO: Vancouver City Council
FROM: General Manager of Planning, Urban Design and Sustainability
SUBJECT: Rezoning: 2231-2247 East 41st Avenue

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-law(s), in accordance with the recommendations set out below, for consideration at the Public Hearing.

RECOMMENDATION FOR PUBLIC HEARING

- A. THAT the application by Dava Developments Ltd., on behalf of 1314594 B.C. Ltd.¹, the registered owners of the lands located at 2231-2247 East 41st Avenue [Lot 39 to 42 Block 15 District Lot 394 Plan 7098; PIDs 010-729-313, 010-729-330, 010-729-364, and 010-729-399 respectively], to rezone the lands from R1-1 (Residential Inclusive) 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

¹ Beneficially owned and controlled by Dava Developments Ltd.

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 a plan amendment to the Zoning and Development By-law from R1-1 (Residential Inclusive) District to RR-2B (Residential Rental) District, for the site located at 2231-2247 East 41st Avenue. The amendment would allow for a five-storey rental building in accordance with the *Secured Rental Policy* (“SRP”). An estimated total of 61 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

Relevant Council policies for this site include:

- Vancouver Plan (2022)
- Secured Rental Policy (2012, last amended 2023)

- RR-2B District Schedule (2023)
- Residential Rental District Schedules Design Guidelines (2022)
- Housing Vancouver Strategy (2017)
- 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)
- Tenant Relocation and Protection Policy (2019)
- Green Buildings Policy for Rezoning (2010, last amended 2023)
- 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

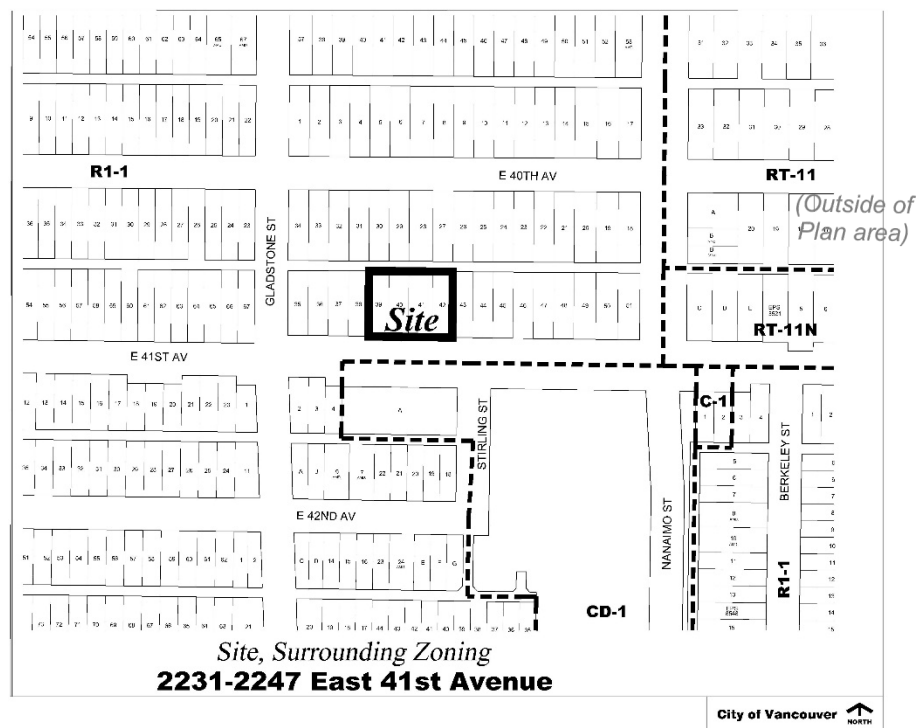
REPORT

Background/Context

1. Site and Context

The subject site (see Figure 1) is comprised of four legal parcels fronting West 41st Avenue. The total site area is approximately 1,994.2 sq. m (21,466 sq. ft.), with a frontage of 50.6 m (166 ft.) along 41st Avenue and a depth of 39.2 m (129 ft.).

Figure 1: Location Map – Site and Context



The site is currently zoned R1-1 and developed with four single-detached homes constructed between 1948 and 1961. The properties are not listed on the *Vancouver Heritage Register*. The property contains four rental tenancies and the tenant protection policy does apply. The

surrounding area is zoned for residential (R1-1 and RT-11). CD-1 (3A) (Orchard Park Senior's Housing) to the south is developed with rental housing up to three storeys.

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 R1-1 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 (including having lane or secondary street access to the rear) and are regular in shape, size and other attributes may be considered for rezoning under the *SRP* to one of the new residential rental zones. The applicable option or options are further informed by the site's size, orientation and adjacent context.

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 is able to rezone under the 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 to add 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 61 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 Secured Market Rental Housing as of June 30, 2023

Housing Type	10-Year Targets*	Units Approved Towards Targets**
Purpose-Built Market Rental Units	16,000	13,827 (86%)

*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 CHMC Market Rental Survey) for the Southeast Vancouver neighbourhood, which this site is located, is 0.3%. A vacancy rate between 3% and 5% is considered to represent a balanced market.

Average Rents and Income Thresholds – The average rents for various unit types on the east side of Vancouver as reported by CMHC are shown in Figure 3. Rent increases, over time, are subject to the Residential Tenancy Act.

Figure 3: Average Rents for Units on the East side of Vancouver

	Newer Rental Buildings - Eastside		Monthly Costs of Ownership for Median-Priced Apartment – Eastside (with 20% down payment)		
Unit	Average Market Rent ¹	Annual Income Required to Afford Average Market Rent ²	Monthly Costs of Ownership ³	Annual Income Required to Afford Monthly Costs ³	Down-Payment at 20%
Studio	\$1,653	\$66,120	\$2,200	\$88,000	\$79,550
1-bed	\$1,925	\$77,000	\$2,885	\$115,400	\$108,000
2-bed	\$2,619	\$104,760	\$3,809	\$152,360	\$141,300
3-bed	\$3,212	\$128,480	\$5,565	\$222,600	\$213,000

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

² For studio, 1-, 2-, and 3-bedroom units, the maximum DCL rents are the average rents for all apartments in purpose-built rental buildings built since the year 2005 in the City of Vancouver as published by CMHC in the fall 2022 Rental Market Survey.

³ Based on the following assumptions: median of all BC Assessment strata apartment sales prices in Vancouver Eastside in 2021 by unit type, 10%/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)

Figure 3 also summarizes estimated monthly costs of ownership, and associated annual incomes required to afford average rents and ownership costs. As this data demonstrates, new market rental housing provides options which are significantly more affordable than home ownership costs.

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 four units of secondary rental housing. However there are no eligible tenants as defined under the City's *Tenant Relocation and Protection Policy* (TRPP). All residential tenancies are protected under the provincial Residential Tenancy Act.

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 time of development permit application when architectural drawings are submitted.

Through this application, conditions of approval include a new sidewalk, rebuilt laneway, and upgraded lighting for the street, intersection and laneway. 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.

There is an existing sewer right-of-way that crosses the site. The applicant has the option to either expand or relocate the sewer. See conditions in Appendix B.

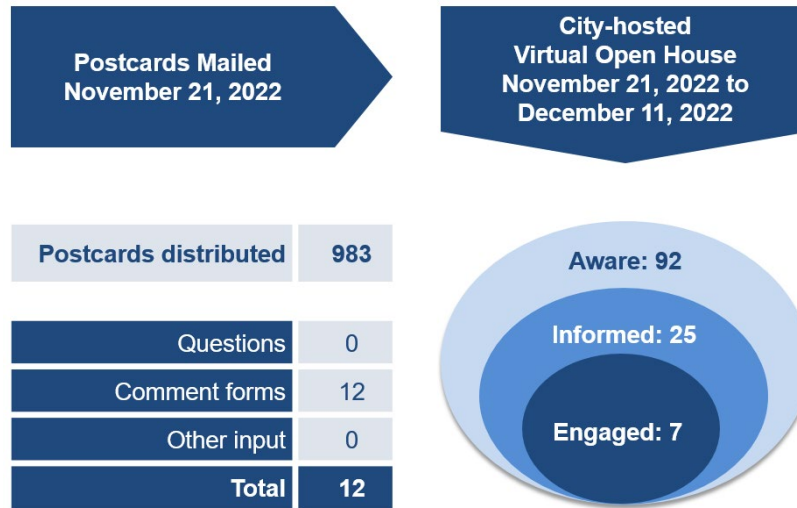
5. Public Input

A rezoning information sign was installed on the site of this rezoning application on October 31, 2022. Approximately 983 notification postcards were distributed within the neighbouring area on or about November 21, 2022. Notification, application information, and an online comment form was provided on the Shape Your City Vancouver website (<https://shapeyourcity.ca/>).

For a more detailed summary of public comments and the SRP consultation process and background, see Appendix D.

Virtual Open House – A virtual open house was held from November 21, 2022 to December 11, 2022 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 92 people signed onto to view the rezoning proposal including a hypothetical building example.

Public Response and Comments – Public input was via online questions, comment forms, by email and phone. A total of 12 submissions were received. A summary of all public responses may be found in Appendix D.

Figure 4: Overview of Notification and Engagement

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

- Support for increased density, as 41st Avenue is a major transit corridor
- Support for increased housing stock and rentals in the City
- Concern that the development will make the area too dense

In response to public comments, the proposed density is consistent with the SRP and the proposal will need to comply with the RR-2B district schedule and the design guidelines.

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 R1-1 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 DCL in accordance with the Vancouver Development Cost Levy By-law. The application is therefore subject to maximum average starting rents 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, 2023, it is estimated that the project will pay DCLs of \$786,747 should it achieve the maximum of 2.20 FSR. The value of the anticipated City-wide waiver is estimated at \$887,803.

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 2231-2247 East 41st Avenue from R1-1 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.

* * * * *

**2231-2247 East 41st Avenue
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 R1-1 District Schedule to the RR-2B District Schedule.



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**2231-2247 East 41st Avenue
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) as per the *Residential Rental Districts Schedules Design Guidelines*.
- 1.3 The development should be designed in accordance with the *High-Density Housing for Families with Children Guidelines*.

Engineering

- 1.4 Provision of a Construction Management Plan submitted directly to TransLink (MRN@translink.ca) with a copy of the correspondence provided to the City of Vancouver a minimum eight weeks prior to the start of any construction activity.

Note to Applicant: The City of Vancouver and TransLink have authority over construction works carried out on a City street that is designated as part of the Major Road Network (MRN). This development site has been identified as being adjacent the 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>), on one or more frontages. Potential impacts to the road network due to site specific construction activity must be reviewed and approved for all sites proposing street use outside of currently regulated zone limitations.

<https://vancouver.ca/streets-transportation/traffic-management-for-construction-and-special-events.aspx>

- 1.5 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>

- 1.6 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.

- 1.7 Design development to improve access and design of bicycle parking by:

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

Note to Applicant: Refer to 6.3.6 of the Parking By-law. Stair ramps are not generally acceptable.

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

- (a) Submit 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 numbering 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) Submit 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) Identify 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.

Note to Applicant: Engineering has not completed a formal nor fulsome review of any architectural landscape plans submitted through this simplified rezoning application. A formal review by Engineering will only be provided through the development permit application review and process.

- 1.9 Provision of a lighting simulation to support all offsite lighting upgrades to City standards and IESNA recommendations.
- 1.10 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.

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

- 1.11 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.

- 1.12 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>; 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: 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.

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

(a) Display of the following notes:

- (i) "This plan is NOT FOR CONSTRUCTION and is to be submitted for review to Engineering Services a minimum of eight 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."; and
- (ii) "The required Green Infrastructure improvements for infiltration trench installation on 2231 East 41st Avenue will be as per City-issued design."

(b) Existing locations of:

- (i) Street furniture; and
- (ii) Poles and guy wires.

(c) Deletion of all structure proposed within Right of Way 40795M or make arrangements with the City for possible cancellation of the rights of way.

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.

1.14 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 for this site has not been started yet. Building grades are required to be finalized prior to development permit 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 Make arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for the consolidation of Lots 39 to 42 Block 15 District Lot 394 Plan 7098 to create a single parcel.
- 2.2 Make arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for the release of Restrictive Covenants GB37422 & GB37423 (no-build covenants) prior to building occupancy.

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

- 2.3 Provision of a Services Agreement to detail the on- 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. Based on the confirmed Fire Underwriter's Survey Required Fire Flows and domestic flows submitted by Creus Engineering Ltd. dated April 22, 2022, no water main upgrades are required to service the development.

Note to Application: Based on the confirmed Fire Underwriter's Survey Required Fire Flows and domestic flows submitted by Creus Engineering Ltd. dated April 22, 2022, no water main upgrades are required to service the development.

The main servicing the proposed development is 200 mm along East 41st Avenue. Should the development require water service connections larger than 200 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.

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 as based upon the submitted Architectural drawings and in order to maintain acceptable sewer flow conditions, implementation of development(s) at 2231-2247 East 41st Avenue requires:
- (i) Relocation of the existing 750 mm COMB sewer;
 - (ii) Local servicing upgrade:
 - 1. Remove 72 m of existing 750 mm of COMB sewer from MH_FJCPHH fronting 2247 East 41st Avenue to MH_FJCPH1 fronting the laneway north of East 41st Avenue.
 - 2. Remove 100 m of 200 mm COMB sewer from MH__FJCPHN at the intersection of Gladstone Street and East 41st Avenue to MH_FJCPHH fronting 2231 East 41st Avenue.
 - 3. Construct 99 m of 375 mm SAN and 1200 mm STM sewer from MH_FJCPHH fronting 2247 East 41st Avenue to a proposed MH at the intersection of Gladstone Street and East 41st Avenue.
 - (iii) Off-site servicing upgrade:
 - 1. Construct 52 m of 375 mm SAN and 1200 mm STM from a proposed MH at the intersection of Gladstone Street and East 41st Avenue to a proposed MH at the intersection of Gladstone Street and the laneway north of East 41st Avenue. Stub outs shall be included on the east side of the future manhole for a future sewer realignment on the laneway north of East 41st Avenue. Stub outs should be extended into the laneway.
 - 2. Construct 57 m of 375 mm SAN and 1200 mm STM from a proposed MH at the intersection Gladstone Street and the laneway north of East 41st Avenue to a proposed MH at the intersection of Gladstone Street and East 40th Avenue. Stub outs shall be included on the east side of the future manhole for a future sewer realignment on East 40th Avenue. Stub outs should be extended into the laneway.
 - 3. Construct 111 m of 375 mm SAN and 1200 mm STM from a proposed MH at the intersection of Gladstone Street and East 40th Avenue to MH__FPC49H at the intersection of Gladstone Street and East 39th Avenue.

4. Remove 46.33 m and 9.33 m of 200 mm STM/COMB sewer from MH_FJCPHW at the intersection of Gladstone Street and the laneway north of East 40th Avenue to MH_FPC49E at the intersection of Gladstone Street and East 39th Avenue.

Note to Applicant: The lengths and diameters of these improvements are approximate and subject to detailed design by Developer's Engineer.

- (iv) Developer's Engineer to submit a sewer abandonment plan to the City that details the:
 1. Abandonment or removal of all existing storm, sanitary, and combined sewer mains that are no longer in use due to the development of the 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.

- (v) Developer's Engineer to submit design brief, calculations and/or model, and design drawings to the City;

Note to Applicant: All submittals including Issued for Construction (IFC) drawings are required to be reviewed and accepted by the City Engineer prior to building permit issuance.

- (vi) Development to be serviced to the existing 200 mm COMB in laneway to the north of East 41st Avenue; and
- (vii) Post-development 10-year flow rate discharged to the storm sewer shall be no greater than the 2-year pre-development flow rate and 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: The applicant will be required to demonstrate compliance with this requirement at the building permit application stage. See vancouver.ca/rainwater for more information.

Note to Applicant: The Sewer servicing plan for this area is under development. Developer to contact City Engineer prior to commencing design or analysis of sewer system as the upgrade requirement may be modified based on servicing plan (requirement will be approximately equivalent to the above condition).

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.

- (c) Alternatively, if the existing 750 mm COMB sewer through the site is to be retained, the provision of adequate sewer (storm and sanitary) service to meet the demands of the project is required and maintenance of acceptable sewer flow conditions for the implementation of development(s) at 2231-2247 East 41st

Avenue will then require the:

- (i) Development to be serviced to the existing 200 mm COMB in laneway north of East 41st Avenue;
- (ii) Installation of backflow preventers on SAN and STM service connections;
- (iii) Provision of Easement(s) or Right(s) of Way based on servicing strategy;

Note to Applicant: Easement(s) or Right(s) of Way through the site is required to be widened to 6 m for the existing 750 mm COMB sewer through the site. No structure encroachment is accepted. The easement will be removed upon future 750 mm COMB sewer relocation.

- (iv) Post-development 10-year flow rate discharged to the storm sewer shall be no greater than the 2-year pre-development flow rate and 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: The applicant will be required to demonstrate compliance with this requirement at the building permit application stage. See vancouver.ca/rainwater for more information.

- (d) Provision of street improvements along East 41st Avenue adjacent to the site and appropriate transitions, including the following:
 - (i) 2.44 m (8.0 ft.) wide broom finish saw-cut concrete sidewalk.
- (e) Provision of a rebuilt laneway along the development site's frontage per City "Higher-zoned Laneway" pavement structure specifications.
- (f) Provision of upgraded street lighting (roadway, sidewalk and bikeway) and existing lane lighting adjacent to the site to current City standard and IESNA recommendations.
- (g) Provision of Nanaimo Street/East 41st Avenue entire intersection street lighting upgrade 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 City Engineering Design Manual, Construction Specifications, Standard Detail Drawing, Canadian Electrical Code and the Master Municipal Construction Documents.

- (i) Provision of lane lighting on standalone poles with underground ducts if BC Hydro poles with attached City lane lights are planned to be removed.

Note to Applicant: The ducts must be connected to the existing City street lighting grid.

- (j) Provision of the following Green Infrastructure improvements to the satisfaction of the General Manager of Engineering Services:
 - (i) Install an infiltration trench along the site frontage or within the laneway to capture and retain 90% of average annual rainfall or a 48 mm – 24 hour event from the right-of-way, to the greatest extent practical.

Note to Applicant: Green infrastructure design will be coordinated with Transportation Planning and Street Design Branch to approve all infrastructure proposed within the public realm. The required Green Infrastructure improvements for infiltration trench installation on 2231 East 41st Avenue will be as per City-issued design.

Note to Applicant: Green Infrastructure (GI) should be used to manage rainwater from the street right-of-way as required in the [Rain City Strategy](#). The retention standard for the right-of-way is to treat and retrain the first 48 mm of rainfall (i.e. 90% of annual rainfall) where possible. These design standards are applied to the prescribed GI measures listed above.

- (k) Provision of street trees where space permits.

Note to Applicant: Final spacing, quantity and location to the satisfaction of the General Manager of Engineering Services. Tree species to the approval of the City Arborist. Street tree planting to include appropriate soil volumes and approved root barriers of rigid construction, 8 ft. long and 18 in. deep, centre on each street tree adjacent to the sidewalk and any off street bike facility.

- (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 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) Provision of adequate sewer (storm and sanitary) service to meet the demands of the project as based upon the submitted Architectural drawings per condition 2.3 (b) (i) to (v).

Note to Applicant: The benefiting area for these works is under review. Sewer service condition 2.3 (c) is not latecomer eligible and does not require a Latecomer Agreement.

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.

For general Latecomer Policy information refer to the website at <https://vancouver.ca/home-property-development/latecomer-policy.aspx#redirect>

- 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 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) The average starting monthly rents for each unit type will for initial occupancy not exceed the rents outlined by Section 3.1A(d) of the Vancouver Development Cost Levy By-Law.
 - (e) A 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.
- 2.8 In the event that one or more eligible tenants are discovered to reside at the property (or formerly resided at the property), enter into a Section 219 Covenant and/or such other agreements as the General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services determine are necessary to require the applicant to:
 - (a) Provide a tenant relocation plan to the satisfaction of the General Manager of Planning, Urban Design, and Sustainability as per the *Tenant Relocation and*

Protection Policy that is effective at the time of submission of the development permit application;

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

Note to Applicant: If a long period of time elapses between Public Hearing and before issuance of demolition permit, the City may request an additional Interim tenant relocation report be submitted.

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

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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2231-2247 East 41st Avenue
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 R1-1 maps forming part of Schedule A of the Subdivision By-law:

- (a) PID 010-729-313; Lot 39 Block 15 District Lot 394 Plan 7098;
- (b) PID 010-729-330; Lot 40 Block 15 District Lot 394 Plan 7098;
- (c) PID 010-729-364; Lot 41 Block 15 District Lot 394 Plan 7098; and
- (d) PID 010-729-399; Lot 42 Block 15 District Lot 394 Plan 7098.

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2231-2247 East 41st Avenue
PUBLIC CONSULTATION SUMMARY

1. Background of SRP Consultation

A review of the City's previous rental incentive programs began in late 2018 and led to an updated Secured Rental Policy in November 2019. In that initial round of work, two in-person public open houses were held, pedestrian intercept surveys were undertaken and a Talk Vancouver survey was available, in addition to stakeholder and industry engagement and a survey of residents living in buildings created through City incentive programs. In the following phases of work, between March 2020 and August 2021, City of Vancouver staff engaged residents through in-person and online virtual information sessions, surveys, and stakeholder engagement meetings. This process included six in-person public information sessions (attended by over 800 residents), 10 stakeholder workshops, an online comment form (400 responses received), the Shape Your City project webpage (5,000 visitors), 2 online public information sessions (102 attendees), as well as public and development industry one-on-one sessions (attended by 18 residents and 15 industry representatives).

2. List of Engagement Events, Notification, and Responses

	Date	Results
Event		
Virtual open house (City-led)	November 21, 2022 – December 11, 2022	92 participants (aware)* <ul style="list-style-type: none"> • 25 informed • 7 engaged
Public Notification		
Postcard distribution – Notice of rezoning application and virtual open house	November 21, 2022	983 notices mailed
Public Responses		
Online questions	November 21, 2022 – December 11, 2022	No submittal
Online comment forms <ul style="list-style-type: none"> • Shape Your City platform 	October 2022 – March 2022	12 submittals
Overall position <ul style="list-style-type: none"> • support • opposed • mixed 	October 2022 – March 2022	12 submittals <ul style="list-style-type: none"> • 7 responses • 4 responses • 1 responses
Other input	October 2022 – March 2022	no submittal

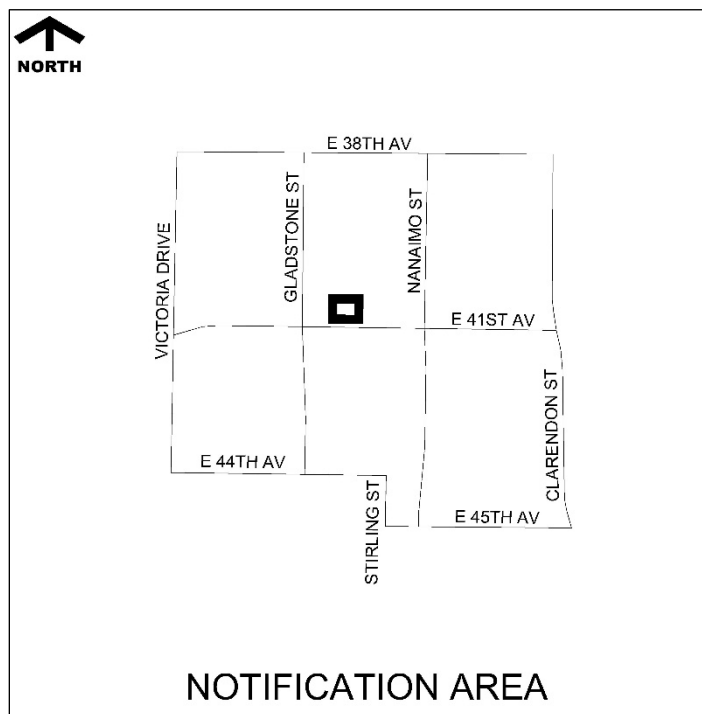
Online Engagement – Shape Your City Vancouver		
Total participants during online engagement period	October 2022 – March 2022	260 participants (aware)* <ul style="list-style-type: none"> • 45 informed • 12 engaged

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.

3. Map of Notification Area



4. Analysis of All Comments Received

Generally, comments of support fell within the following areas:

- **Location:** Support for increased density, as 41st Avenue is a major transit corridor
- **Housing stock and rental housing:** Support for increased housing stock and rentals in the City.

Generally, comments of concern fell within the following areas:

- **Density:** Concern that the development will make the area too dense

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 height, density and massing of the proposal is appropriate.

General comments of concern:

- The proposal does not fit in with the neighbourhood. Currently there are only 3-4 storey buildings in the area.
- There is no information on the form of development.
- Vehicles park in the laneway because there is no parking on 41st Avenue. As a result, the laneway is congested and blocks access for garbage trucks and emergency services. The new residents will worsen vehicle congestion in the area.

General neutral comments/recommendations:

- The proposed building should be denser and mixed-use.
- This type of development should be permitted on local streets.
- The tree in the laneway should be preserved.
- Townhouses should be built in the neighbourhood as well.

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2231-2247 East 41st Avenue
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	R1-1	RR-2B
FSR of Base Zoning and FSR of Base Density (Site area = 1,994.2 sq. m (21,466 sq. ft.))	0.70	2.20
Floor Area	1,395.9 sq. m (15,026 sq. ft.)	4,387.2 sq. m (47,225 sq. ft.)
Land Use	Residential	Residential Rental

Summary of development contributions anticipated under proposed zoning

City-wide DCL ^{1,2}	\$141,653
Utilities DCL ¹	\$645,094
TOTAL	\$786,747

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, 2023 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 \$887,803. The application is therefore subject to the maximum average starting rents 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.

* * * * *

**2231-2247 East 41st Avenue
APPLICANT, PROPERTY, AND DEVELOPMENT PROPOSAL INFORMATION**

Property Information

Address	Property Identifier (PID)	Legal Description
2231 East 41st Avenue	010-729-313	Lot 39 Block 15 District Lot 394 Plan 7098
2235 East 41st Avenue	010-729-330	Lot 40 Block 15 District Lot 394 Plan 7098
2241 East 41st Avenue	010-729-364	Lot 41 Block 15 District Lot 394 Plan 7098
2247 East 41st Avenue	010-729-399	Lot 42 Block 15 District Lot 394 Plan 7098

Applicant Information

Applicant	Dava Developments Ltd.
Property Owner	1314594 B.C. Ltd., beneficially owned and controlled by Dava Developments Ltd.

Site Statistics

Site Area	1,994.2 sq. m (21,466 sq. ft.); Site dimensions 50.6 m (166 ft.) x 39.2 m (129 ft.).
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Development Statistics

	Permitted Under Existing Zoning	Development Permitted Under Proposed Zoning
Zoning	R1-1	RR-2B
Uses	Residential	Residential Rental (Residential)
Maximum Density	0.70 FSR	Up to 2.20 FSR
Floor Area	1,395.9 sq. m (15,026 sq. ft.)	4,387.2 sq. m (47,225 sq. ft.)
Height	11.5 m (37.7 ft.)	Up to five storeys (at the street): 16.8 m (55 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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