



## REFERRAL REPORT

Report Date: October 31, 2023  
Contact: Casey Peters  
Contact No.: 604.871.6356  
RTS No.: 16009  
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: 6470 Larch Street

### **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 AVRP Architecture Inc. on behalf of Pius Ho, the registered owner of the lands located 6470 Larch Street [*PID 011-198-109; Lot 6 of Lot B Block 3 of Block 1 District Lot 526 Plan 5250*], 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 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, and the General Manager of Arts, Culture and Community Services.

- 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 R1-1 (Residential Inclusive) District to RR-2B (Residential Rental) District, for the site located at 6470 Larch Street. The amendment would allow for a five-storey rental building in accordance with the *Secured Rental Policy* (“SRP”). An estimated total of 33 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 (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)

- Green Buildings Policy for Rezonings (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

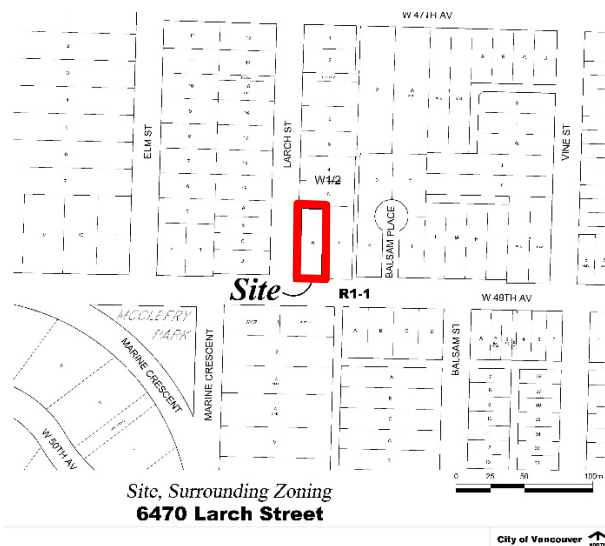
## REPORT

### Background/Context

#### 1. Site and Context

The subject site (see Figure 1) is comprised of one legal parcel fronting 49th Avenue. The total site area is approximately 1,073 sq. m (11,547 sq. ft.), with a frontage of 20.2 m (66 ft.) along 49th Avenue and a depth of 53.4 m (175 ft.).

**Figure 1: Location Map – Site and Context**



This property and the surrounding area are zoned for residential uses under the R1-1 District Schedule. The site is currently an empty lot and contains no rental tenancies.

#### 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 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 the *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-2A (four-storey) and RR-2B (five-storey) 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 buildings 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 33 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 1.1% in Vancouver. The vacancy rate (based on the CHMC Market Rental Survey) for the Westside/Kerrisdale neighbourhood, in which this site is located, is 2.5%. A vacancy rate between 3% and 5% is considered to represent a balanced market.

**Average Rents and Income Thresholds** – As the project is taking the DCL Waiver, initial rents for the first tenants will be at DCL maximum averages in the second column of Figure 3. The following tenancies will be at market rents. Average rents for newer units on the westside are shown in the first column. Rent increases, over time, are subject to the Residential Tenancy Act. The market rental housing will provide options which are significantly more affordable than average home ownership costs as illustrated in the last two columns.

**Figure 3: Market Rents in Newer Westside Buildings, Cost of Ownership and Household Income Served**

	Average Market Rent in Newer Buildings - Westside (CMHC, 2022) <sup>1</sup>	DCL By-Law Maximum Averages - Westside (CMHC, 2022) <sup>2</sup>	Monthly Costs of Ownership for Median-Priced Apartment with 20% down-payment – Westside (BC Assessment 2021) <sup>3</sup>	Down-payment at 20% - Westside Apartment
studio	\$1,938	\$2,072	\$2,837	\$106,000
1-bed	\$2,209	\$2,334	\$3,473	\$132,000
2-bed	\$3,411	\$3,177	\$5,193	\$198,400
3-bed	\$4,426	\$4,074	\$7,982	\$311,890

**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 does not currently have any existing rental residential uses and there are no eligible tenants as defined under the City's Tenant Relocation and Protection Policy (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.

Engineering conditions also include street and sidewalk improvements along 49th Avenue and Larch Street and upgraded lighting.

### 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

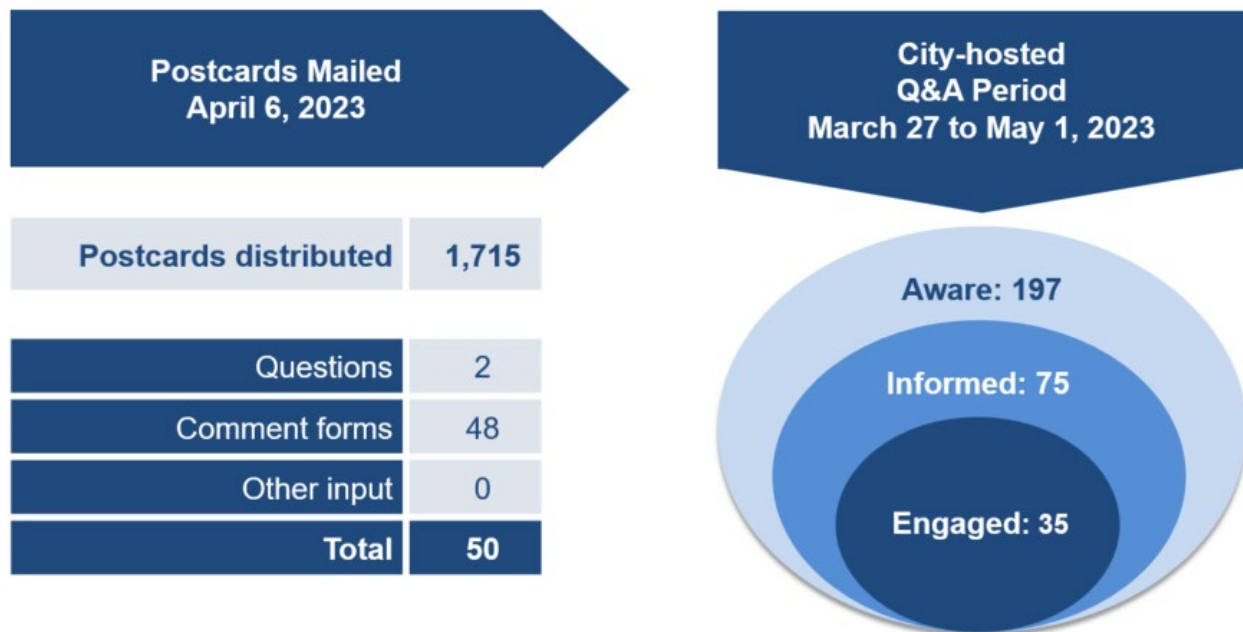
A rezoning information sign was installed on the site of this rezoning application on March 15, 2023. Approximately 1,715 notification postcards were distributed within the neighbouring area on or about April 6, 2023. Notification, application information, and an online comment form was provided on the 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.

**Question and Answer Period** – A question and answer period was held from March 27, 2023 to May 1, 2023 on the Shape Your City platform. The question and answer period consisted of an open-question online event where questions were submitted and posted with a response. A project webpage was created and 197 people signed on 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 50 submissions were received. A summary of all public responses may be found in Appendix D.

Figure 4: Overview of Notification and Engagement



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. It will also provide downsizing options to residents, such as seniors, who want to stay in the area.
- **Height, density, and massing:** Due to the location of the development's proximity to major roads and transit routes, the height and density is appropriate.

Generally, comments of concern fell within the following areas:

- **Traffic and Parking:** The proposed development will increase vehicular traffic to the site and contribute to a shortage of street parking for residents of the neighbourhood.
- **Height, density, massing, and neighbourhood context:** Due to the location of the development on a residential street with single family homes and heritage homes, the height, density and massing is not appropriate. The form of development and building design does not fit the neighbourhood character. A gentler density, in the form of duplexes or townhomes is preferred.
- **Privacy, sunlight, and noise:** The building will lead to loss of privacy and increased noise, and will block neighbouring homes' sunlight.
- **Infrastructure:** The development will strain existing resources – water, sewer, roads, and schools.

### ***Response to Public Comments***

Traffic and Parking: The project is required to meet the Parking Bylaw conditions at the development permit stage, as outlined in Appendix B. Engineering staff continue to monitor



traffic along arterials, however given the scale of the development, anticipated street improvements and proximity to frequent transit, meaningful impacts to existing roadway network operations are not anticipated from this project.

Height, density, massing, and neighbourhood context: The proposed use and form of development is consistent with the *SRP* and the *Residential Rental Districts Schedules Design Guidelines*. Rezoning conditions have been included to further enhance the design of the building, and improve the outdoor amenity space and the interface with the surrounding area.

Privacy, sunlight, noise: The proposed scale of the building is in keeping with the existing and planned context for the area, is consistent with the *Residential Rental Districts Schedules Design Guidelines*, and meets the City's urban design objectives regarding neighbourly fit, shadowing impacts and liveability. Construction noise and any noise associated with the development after occupancy will be regulated by the City's Noise Control By-law.

Infrastructure: Engineering staff reviewed the rezoning application to ensure adequate stormwater management and sewer capacity is maintained throughout the system. A Services Agreement for required on-site and off-site works is a condition of rezoning enactment.

The site is within the catchment area of Maple Grove Elementary School and Magee Secondary School. Maple Grove is currently operating above capacity and expected to reach 101% capacity in 2031. Magee is currently operating under capacity and is anticipated to remain so, at 75% of capacity in 2031. The City coordinates with the VSB to inform decision-making and reduce enrolment pressure, recognizing that some schools are full, but there is overall surplus capacity with their system.

## 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 was eligible for a waiver of (a portion of) the City-wide DCLs applicable to the residential portion of the building, however the applicant has elected not to seek the waiver. As per Section 3.1B of the Vancouver Development Cost Levy By-law, the decision to seek the waiver is made at the rezoning application stage. Should the applicant wish to request a DCL waiver at a later stage, the application would be expected to return to Council for a subsequent public hearing to amend the rezoning conditions.

Based on the rates in effect as of September 30, 2023 it is estimated that the project will pay \$901,018 of DCLs, should it achieve the maximum 2.20 FSR.

**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 6470 Larch Street 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.

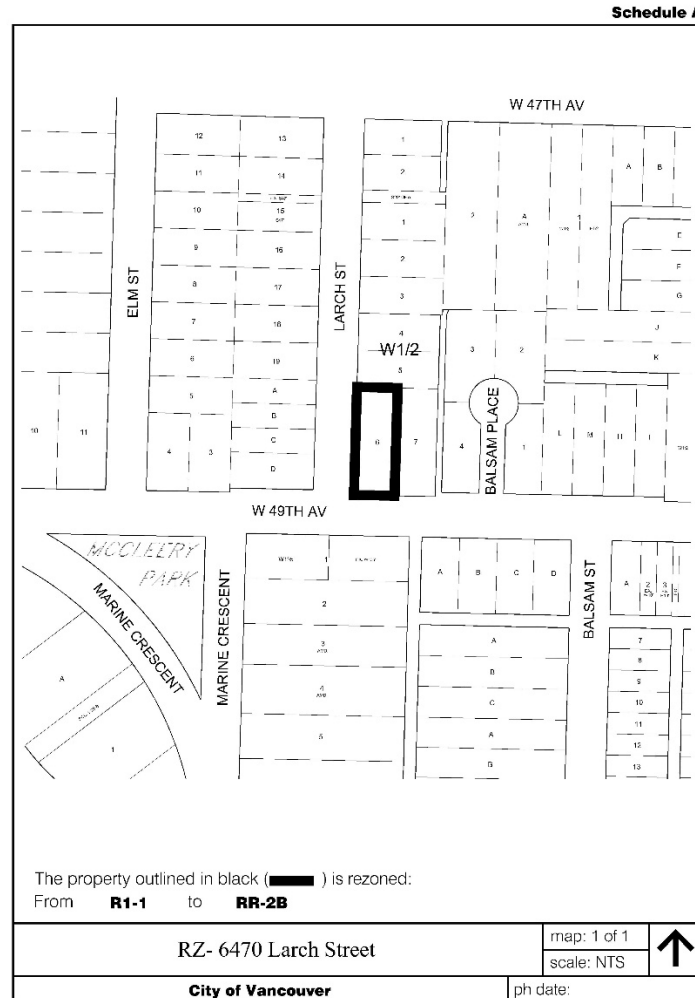
\* \* \* \* \*

**6470 Larch Street**  
**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 to the RR-2B District.



\* \* \* \* \*

**6470 Larch Street  
CONDITIONS OF APPROVAL**

*Note: If the application is referred to a Public Hearing, these Conditions of Approval will be referenced in the Summary and Recommendations included in the hearing agenda package. Any changes to the conditions approved by Council will be contained in its decision. Applicants are advised to consult the 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).
- 1.2 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**

- 1.3 The owner or representative is to contact Engineering Services at [StreetUseReview@vancouver.ca](mailto: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>

- 1.4 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.
- 1.5 Provision of a lighting simulation to support all offsite lighting upgrades to City standards and IESNA recommendations.
- 1.6 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 6470 Larch St will be as per City-issued design."
  - (b) Display of:
    - (i) Notes and callouts for the Green Infrastructure improvements on 6470 Larch St.
  - (c) Existing locations of:
    - (i) Street furniture; and
    - (ii) Poles and guy wires.

- (d) Deletion of:
  - (i) Existing walls, stairs and other structures from future property dedication area along the lane and W 49<sup>th</sup> Ave.

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 Streetscape 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.

- 1.7 Provision of a finalized Transportation Demand Management (TDM) Plan to the satisfaction of the General Manager of Engineering Services.

Note to applicant: A TDM Plan with a minimum of 14 points is required to achieve the proposed vehicle parking reduction. The proposed plan achieves 14 points. A single TDM measure may count towards multiple land uses if it is usable by each land use. Refer to Schedule B of the TDM policy for detailed requirements for each measure. Provide TDM Plan as a separate package with complete information on TDM measures proposed, including the following clarifications:

- (a) ACT-01 – Additional Class A Bicycle Parking:

Update TDM Plan/Architectural plans to clearly identify the number and location of additional Class A bicycle spaces. Additional Class A bicycle parking spaces must meet the standards and minimums identified in the Parking By-law, and/or applicable Design Guidelines.

- (b) ACT-02 – Improved Access to Class A bicycle Parking:

Update TDM Plan/Architectural plans to note the access route to reach Class A bicycle parking from the outside.

- (c) ACT-05 – Bicycle Maintenance Facilities:

Update the TDM Plan/Architectural plans to note and dimension the location of facilities.

- (d) SUP-01 – Transportation Marketing Services:

A description of the services to be provided.

- (e) SUP-02 – Real-Time Information:

Update TDM Plan/Architectural plans to identify:

- (i) The general location(s) for proposed displays; and

- (ii) A description of the content (e.g. transit lines, walk time to transit locations, availability of on-site car share vehicles, availability of nearby shared bicycles, etc.) to be displayed, and service provider.
- 1.8 Subject to the acceptance of an approved TDM Plan, entry into a TDM agreement prior to Development Permit issuance, to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services, which identifies the following:
  - (a) Secures provision of funding towards long-term TDM monitoring fund in the amount of \$280 per parking space waived;
  - (b) Secures the provision of TDM measures on the site;
  - (c) Permits the City to access and undertake post occupancy monitoring of the Transportation Demand Management (TDM) measures proposed; and
  - (d) Agrees to make reasonable adjustments to the TDM measures as requested by the City, based on the TDM monitoring results.
- 1.9 Provision of the following information as part of the architectural drawing submission at the Development Permit stage to facilitate a complete Transportation review:
  - (a) A complete tech table is required showing the calculations for the minimum required parking, loading, bicycle spaces and the number of spaces being provided;
  - (b) All types of parking and loading spaces individually numbered and labelled;
  - (c) Dimension of any/all column encroachments into parking stalls;
  - (d) Identification of all columns in the parking layouts;
  - (e) 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.
  - (f) Details on the ramp/parkade warning and/or signal systems and locations of lights, signs and detection devices to be shown on the plans; and
  - (g) Indication of the stair-free access route from the Class A bicycle spaces to reach the outside.

Notes to Applicant: Engineering has not completed a formal review of this simplified rezoning application. Any comments based upon architectural or landscape drawings received as part of this application are provided as guidance and a formal review by Engineering will only be provided through the Development Permit application process. Engineering provides the following comments:

- Improved two-way flow for vehicles on the ramp and in the parking areas through provision of the following:
  - Provide a 6.1 m (20') drive aisle at the bottom of the main ramp; and
  - Provide convex mirrors on the main ramp and throughout parkade.
- Modification of grades on the ramp and in parking areas to ensure the following:
  - Ramp slopes must not exceed 12.5% after the first 6.1 m (20 ft.) from the (property line/back of sidewalk); and

Note to Applicant: 15% slopes may be acceptable if a 7.5% to 10% transition ramp is provided at the bottom for at least 4.0 m (13.1 ft.) in length.

- Ramps which have a 15% slope and are exposed to the weather must be heated.

- 1.10 Show all City supplied building grades on the architectural and landscape plans, and when providing additional property line elevations for proposed entrances, interpolate a continuous grade between the elevations provided on the City supplied building grade plan.

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

Note to Applicant: Building grades have not been designed for the parcels in this site. Applicant to submit proposed building grades to the City for review and approval. Building grades are required to be finalized prior to Development Permit application.

- 1.11 The Developer is to contact the City at [groundwater@vancouver.ca](mailto:groundwater@vancouver.ca) if flowing artesian conditions are encountered and controlled, or 3-1-1 if there is uncontrolled groundwater flow and/or flooding.

Note to Applicant: 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. Please be advised that the designated floodplain was updated on February 23, 2023 and now includes the Still Creek floodplain. 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](https://www2.gov.bc.ca/assets/gov/environment/air-land-water/water/water-wells/flowing_artesian_advisory_-_vancouver_bc_final.pdf)

- 1.12 Submission of measured hydrogeological monthly construction-related discharge to sewer reports prior to Building Permit issuance.

Note to Applicant: The monitoring must include daily average flow rates, and be submitted monthly to [groundwater@vancouver.ca](mailto: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](mailto:groundwater@vancouver.ca).



- 1.13 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 development will be required to demonstrate compliance with these requirements at the building permit application stage. See [vancouver.ca/rainwater](http://vancouver.ca/rainwater) for more information.

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

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

- 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>; 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

## **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, Director of Legal Services and the Approving Officer for the subdivision of Lot 6 of Lot B Block 3 of Block 1 District Lot 526 Plan 5250, to result in the dedication of the North 20 feet for lane purposes and the South 7 feet for road purposes.

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

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

- 2.2 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. 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 confirmed Fire Underwriter's Survey Required Fire Flows and domestic flows submitted by TAG Engineering Inc. dated February 7, 2023, no water main upgrades are required to service the development.

The main servicing the proposed development is 200mm along Larch St or 300 mm along W 49<sup>th</sup> Ave. Should the development require water service connections larger than the existing main, the developer shall upsize the existing main to the satisfaction of the General Manager of Engineering Services. The developer is responsible for 100% of the cost of the upgrading. 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) The existing combined sewer system is predicted to experience capacity issues and requires sewer upgrades in the area. In order to improve sewer flow conditions with the intent to reduce flooding risk in the neighbourhood, the implementation of the development(s) at 6470 LARCH ST will require a cash contribution to support the following sewer upgrades:

Off-site Servicing Upgrade:

- (i) Separate 326 m of existing 550 mm COMB main to 300 mm SANITARY and 750 mm STORM on W 49<sup>TH</sup> AVE from MH\_1492256 fronting 6495 LARCH ST to MH\_406865 fronting 6488 MACDONALD ST.

Note to Applicant: Development to be serviced to the EXISTING 300 mm SANITARY sewer on 49<sup>TH</sup> AVE and EXISTING 750 mm STORM sewer on 49<sup>th</sup> AVE.

Note to Applicant: The City of Vancouver will deliver the sewer upgrade on W 49<sup>th</sup> Ave and request cash contribution per Condition 3 from the developer. The Applicant is to regularly inform the Development Water Resources Management (DWRM) Branch ([utilities.servicing@vancouver.ca](mailto:utilities.servicing@vancouver.ca)) of their updated construction and occupancy schedule as the development progresses. This will assist the DWRM Branch in scheduling the sewer delivery.

- (c) Provision of street improvements along W 49th Ave. adjacent to the site and appropriate transitions, including:
  - 2.44 m (8.0 ft.) wide broom finish saw-cut concrete sidewalk.
- (d) Provision of street improvements along Larch St. adjacent to the site and appropriate transitions, including:
  - (i) Minimum 1.53 m (5.0 ft.) wide front boulevard;
  - (ii) 2.14 m (7.0 ft.) wide broom finish saw-cut concrete sidewalk;
  - (iii) Removal of existing driveway letdown and replacement with full height curb, sidewalk and sod boulevard; and
  - (iv) New concrete curb and gutter and installation of a new catch basin near the intersection with W 49th Ave.

Note to Applicant: City of Vancouver to provide approved Geometric design. All elements of the Geometric design must be constructed to meet City Standards including, but not limited to relocation of existing catch basins or installation of new catch basins where required to accommodate the geometric design.

- (e) Provision of a new single curb ramp at the intersection of W 49 Ave. and Larch St., adjacent to the development site.
- (f) Construction of a new lane to meet City “Higher Zoned Streets/Lanes” specifications, with centre valley drainage and at least one new catch basin.
- (g) Provision of a new standard concrete lane crossing, with new lane returns and ramps on both sides, at the new lane crossing off Larch St. with relocation of the existing hydro pole, as required, to accommodate the new lane entry.

- (h) 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' long and 18" deep, centre on each street tree adjacent to the sidewalk and any off street bike facility.

- (i) Provision of infill front boulevard street trees on Larch St. and W 49th Ave. where space permits.
- (j) Provision of installation of parking regulatory signage on streets adjacent to the site to the satisfaction of the General Manager of Engineering Services.
- (k) Provision of upgraded street lighting (roadway and sidewalk) and existing lane lighting to current City standards and IESNA recommendations.
- (l) Provision of Larch St. & W 49<sup>th</sup> Ave. and Balsam St. & W 49th Ave. entire intersections street lighting upgrade to current City standards and IESNA recommendations.
- (m) 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.

- (n) Provision of the following Green Infrastructure improvements to the satisfaction of the General Manager of Engineering Services:

In the new higher zoned laneway, install a subsurface infiltration trench to treat and retain 90% of average annual rainfall from the laneway, to the greatest extent practical.

Note to Applicant: These improvements generally include a subsurface storage area filled with drain rock. The City will provide the green infrastructure location and high level sizing in the geometric design for these street improvements.

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 retain 90% of average annual rainfall where possible. These design standards are applied to the prescribed GI measures listed above.

For further information, contact Green Infrastructure Implementation Branch, [ESRGGIIDL@vancouver.ca](mailto:ESRGGIIDL@vancouver.ca)

- 2.3 Provision of a cash contribution of \$270,000 for sewer upgrades per condition 2.2(b).
- 2.4 Provision of all third party utility services (e.g., BC Hydro, Telus and Shaw) to be underground and BC Hydro service to the site shall be primary.
- 2.5 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](mailto:umb@vancouver.ca).

### **Housing**

- 2.6 Make arrangements to the satisfaction of the General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services to enter into a Housing Agreement and a Section 219 Covenant to secure all residential units as secured market rental housing units, excluding Seniors Supportive or Assisted Housing, pursuant to the City's Secured Rental Policy, for a term equal to the longer of 60 years and the life of the building, subject to a no-separate-sales covenant and a no-stratification covenant, and such other terms and conditions as the General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services may require.

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.

### **Environmental Contamination**

- 2.7 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.

\* \* \* \* \*

**6470 Larch Street**  
**DRAFT CONSEQUENTIAL AMENDMENT**  
**DRAFT AMENDMENT TO THE SUBDIVISION BY-LAW NO. 5208**

Council amends Schedule A of the Subdivision By-law in accordance with the plan labelled Schedule A and attached to and forming part of this By-law, by deleting the following properties from the R1-1 maps forming part of Schedule A of the Subdivision By-law:

- (a) PID 011-198-109; Lot 6 of Lot B Block 3 of Block 1 District Lot 526 Plan 5250.

\* \* \* \*

6470 Larch Street  
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
<b>Events</b>		
Question and Answer Period/Virtual open house (City-led)	March 27, 2023 – May 1, 2023	197 participants (aware)* <ul style="list-style-type: none"> <li>• 75 informed</li> <li>• 34 engaged</li> </ul>
<b>Public Notification</b>		
Postcard distribution – Notice of rezoning application and virtual open house	April 6, 2023	1,715 notices mailed
<b>Public Responses</b>		
Online questions	March 27, 2023 – May 1, 2023	2 submittals
Online comment forms <ul style="list-style-type: none"> <li>• Shape Your City platform</li> </ul>	March 2023 – September 2023	48 submittals
Overall position <ul style="list-style-type: none"> <li>• support</li> <li>• opposed</li> <li>• mixed</li> </ul>	March 2023 – September 2023	48 submittals <ul style="list-style-type: none"> <li>• 15 responses</li> <li>• 29 responses</li> <li>• 4 response</li> </ul>
Other input	March 2023 – September 2023	0 submittals
<b>Online Engagement – Shape Your City Vancouver</b>		
Total participants during online engagement period	March 2023 – September 2023	433 participants (aware)* <ul style="list-style-type: none"> <li>• 124 informed</li> <li>• 48 engaged</li> </ul>

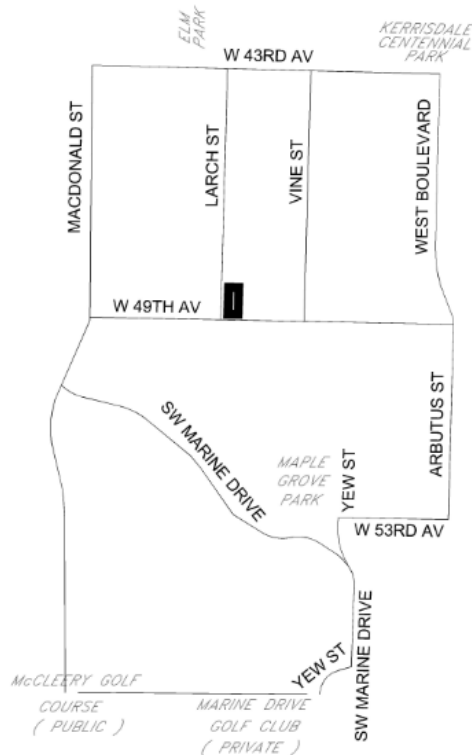
Note: All reported numbers above are approximate.



\* 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

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. It will also provide downsizing options to residents, such as seniors, who want to stay in the area.
- **Height, density, and massing:** Due to the location of the development's proximity to major roads and transit routes, the height and density is appropriate.

Generally, comments of concern fell within the following areas:

- **Traffic and Parking:** The proposed development will increase vehicular traffic to the site and contribute to a shortage of street parking for residents of the neighbourhood.
- **Height, density, massing, and neighbourhood context:** Due to the location of the development on a residential street with single family homes and heritage homes, the height, density and massing is not appropriate. The form of development and building design does not fit the neighbourhood character. A gentler density, in the form of duplexes or townhomes is preferred.
- **Privacy, sunlight, and noise:** The building will lead to loss of privacy and increased noise, and will block neighbouring homes' sunlight.
- **Infrastructure:** The development will strain existing resources – water, sewer, roads, and schools.

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 result in the loss of existing wildlife and trees.
- The proposed development does not show unit types for families.

\* \* \* \* \*

**6470 Larch Street  
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.

	<b>Base Zoning</b>	<b>Proposed Zoning</b>
Zoning District	R1-1	RR-2B
FSR of Base Zoning and FSR of Base Density (site area = 1,073 sq. m / 11,547 sq. ft.)	0.70	2.20
Floor Area	751.1 sq. m (8,083 sq. ft.)	2,360.6 sq. m (25,403 sq. ft.)
Land Use	Residential Inclusive	Residential Rental

**Summary of development contributions anticipated under proposed zoning**

City-wide DCL <sup>1,2</sup>	\$553,915
Utilities DCL <sup>1</sup>	\$347,103
<b>TOTAL</b>	<b>\$901,018</b>

**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.

<sup>1</sup> 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.

<sup>2</sup> This application is eligible for a waiver of the City-wide DCL, however the applicant has elected not to seek the waiver. As per Section 3.1B of the Vancouver Development Cost Levy By-law, the applicant's decision regarding the waiver for projects requiring rezoning is to be made at the rezoning application stage and the relevant requirements should be secured in the conditions of enactment. Should the applicant wish to request a DCL waiver at a later stage, the application would be expected to return to Council for a subsequent public hearing to amend the rezoning condition.

**6470 Larch Street  
APPLICANT, PROPERTY, AND DEVELOPMENT PROPOSAL INFORMATION**

**Property Information**

Address	Property Identifier (PID)	Legal Description
6470 Larch Street	011-198-109	Lot 6 of Lot B Block 3 of Block 1 District Lot 526 Plan 5250

**Applicant Information**

Architect/Applicant	AVRP Architecture Inc.
Property Owner	Pius Ho

**Site Statistics**

Site Area	1,073 sq. m (11,547 sq. ft.); Site dimensions 20.2 m (66 ft.) x 53.4 m (175 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
Maximum Density	0.70 FSR	Up to 2.20 FSR
Floor Area	751.1 sq. m (8,083 sq. ft.)	Up to 2,360.6 sq. m (25,403 sq. ft.)
Height	11.5 m (37.7 ft.)	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	

\* \* \* \* \*