



REFERRAL REPORT

Report Date: April 9, 2024
Contact: Simon Jay
Contact No.: 604.829.2004
RTS No.: 16300
VanRIMS No.: 08-2000-20
Meeting Date: April 23, 2024

TO: Vancouver City Council
FROM: General Manager of Planning, Urban Design and Sustainability
SUBJECT: CD-1 Rezoning: 1805 Victoria Drive

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 HCMA Architecture and Design, on behalf of the City of Vancouver, the registered owner of the lands located at 1805 Victoria Drive [*Lots A to C of Lot B Block 144 District Lot 264A Plan 9687; PIDs 009-479-741, 009-479-759, 009-479-767 respectively*], to rezone the lands from from RT-5 (Residential) District to CD-1 (Comprehensive Development) District to increase the floor space ratio (FSR) from 0.6 to 2.0 and the building height from 10.7 m (35 ft.) to 20.9 m (69 ft.), to permit a four-storey building containing a firehall and office space for the Vancouver Fire and Rescue Services, be approved in principle;

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

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by HCMA Architecture and Design received October 13, 2023, provided that the Director of Planning may allow minor

alterations to this form of development when approving the detailed scheme of development;

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

B. THAT Recommendation A 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, and 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 evaluates an application to rezone 1805 Victoria Drive from RT-5 (Residential) to CD-1 (Comprehensive Development) District. The proposal is to permit a four-storey building containing a firehall and office space for the Vancouver Fire and Rescue Services (“VFRS”). The application is enabled through the *Grandview-Woodland Community Plan* (“Plan”).

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

COUNCIL AUTHORITY/PREVIOUS DECISIONS

- Vancouver Plan (2022)
- Grandview-Woodland Community Plan (2016)
- Resilient Vancouver Strategy (2019)
- Green Buildings Policy for Rezoning (2010, amended 2023)
- Urban Forest Strategy (2014, amended 2018)
- Latecomer Policy (2021)
- Community Amenity Contributions Policy for Rezoning (1999, last amended 2023)
- Vancouver Development Cost Levy By-law No. 9755
- Vancouver Utilities Development Cost Levy By-law No. 12183

REPORT

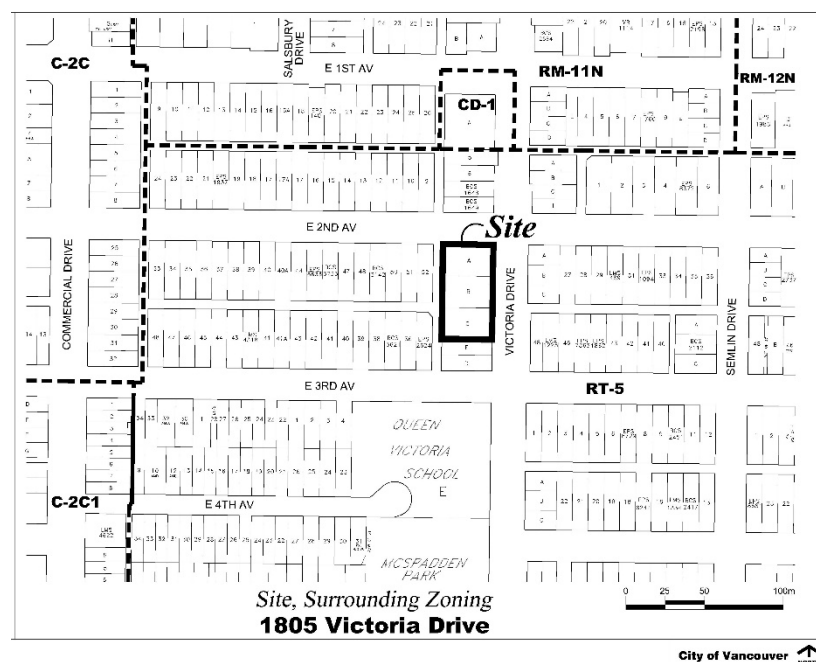
Background/Context

1. Site and Context

The 1,932.5 sq. m (20,801 sq. ft.) site is located at the southwest corner of Victoria Drive and East 2nd Avenue in the Grandview-Woodland neighbourhood (see Figure 1). The site is zoned RT-5 (Residential) District and is developed with a two-storey firehall built in 1959, that includes a four-storey hose tower and two truck bays. The site also contains surface vehicle parking.

Surrounding properties are zoned RT-5 (Residential) and are developed with two-storey residential buildings. There is local serving retail on the east side of Victoria Drive, and an elementary school one block south.

Figure 1: Surrounding Zoning and Context



Neighbourhood Amenities – The following amenities exist in the area:

- **Parks:** McSpadden Park (200 m), Victoria Park (300 m), Garden Park (500 m).
- **Community Facilities:** Britannia Community Centre (900 m), Britannia Branch Library (1 km), Britannia Pool and Rink (1.1 km).
- **Childcare Facilities** – Little Semlin Montessori (300 m), Britannia Preschool (900 m), The Village @ Lord Nelson (900 m).

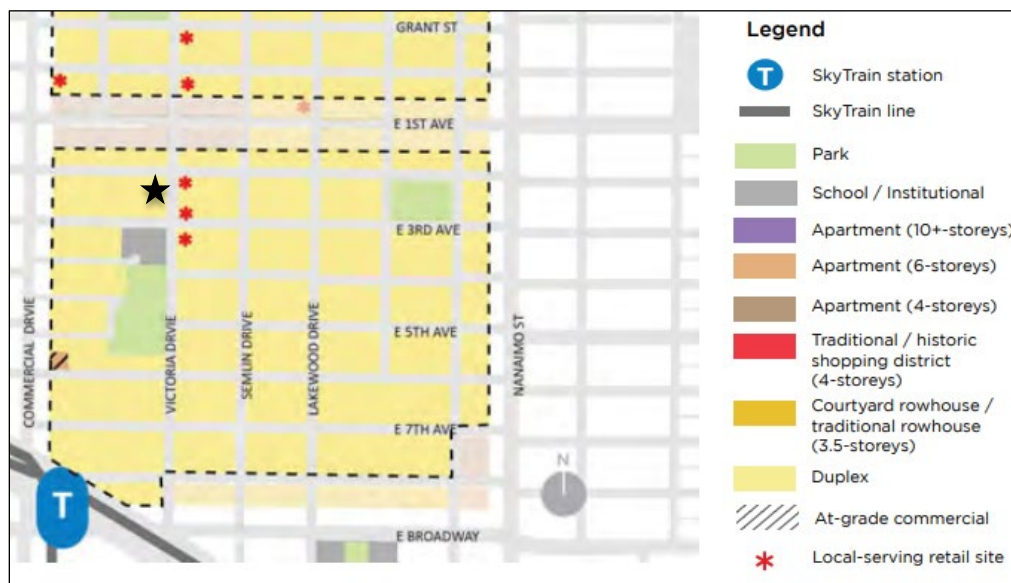
2. Policy Context

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

services in response to population growth. The site is located within the *Grandview-Woodland Community Plan* which is generally in alignment with the *Vancouver Plan*.

Grandview-Woodland Community Plan (Plan) – The firehall is within the residential core of the Grandview subarea (see Figure 2), subsection 6.5.1 of the *Plan*, which predominantly envisions duplexes. Subsections 13.14.10 and 16.8 of the *Plan* support the long-term renewal of Firehall #9, with the size to be reviewed as part of the renewal process.

Figure 2: Subarea 6.5.1 Residential Core (Black Star is Subject Site)



Provincial Legislation – Housing Statutes (Transit-oriented Areas) Amendment Act – Bill 47-2023 – In November 2023, the Province passed legislation for minimum development objectives around Transit Oriented Areas (TOA). Staff are reviewing the legislation and will report back to Council within the Provincial deadline of June 2024, along with an implementation strategy. The legislation prohibits Council from refusing an application on the basis of the prescribed heights and densities set out in the regulations. Council may continue to consider applications and make decisions as it relates to the application before them at a Public Hearing.

Strategic Analysis

1. Proposal

The proposal is for a four-storey building, which contains a two-storey firehall with five truck bays, and two-storeys of office space above, to be occupied by VFRS. The VFRS offices are currently located at the Strathcona fire hall (900 Heatley Avenue), and the proposal is to relocate them to the Grandview fire hall. The proposed height to the top of the parapet is 19.3 m (63 ft.), and 20.9 m (69 ft.) to the top of the hose tower. An FSR of 2.0 is proposed.

Land Use

The proposed firehall and office uses are consistent with the *Plan*.

2. Form of Development, Height and Density (Refer to drawings in Appendix C and statistics in Appendix G)

In assessing urban design performance, staff take into consideration the built form guidance within the *Plan*. The *Plan* seeks to build on the existing character and context, while allowing for growth. The proposed form of development responds to the context to ensure the firehall fits in the residential neighbourhood, as outlined below.

Form of Development – The site is located in the residential core of the Grandview subarea, which is comprised of single detached houses and duplexes.

Figure 3: Streetview from Victoria Drive looking Northwest.



The building massing is positioned towards the street corner at Victoria Drive and 2nd Avenue to create more openness and support the transition from the adjacent houses. Vehicle access to the underground parking is from the lane via a ramp, and a rain garden over the ramp provides a landscape buffer from the neighbouring houses to the south. To reduce the perceived length, the lower levels are recessed and broken up with a staggered profile. The two upper storeys are stepped back significantly from the levels below, particularly the southern portions, to minimize the scale of the building. The upper levels are angled to respond to the massing below and limit visual impact. The massing is also broken up with smaller blocks to reference the scale and rhythm of the residential street grid and the lower-pitched rooflines of the surrounding context.

Height – The building is four storeys with a height of 19.3 m (63 ft.) to the top of the parapet, and 20.9 m (69 ft.) to the top of the hose tower. The protected view from Trout Lake (view cone 27.2) crosses the site and protects public views along Commercial Drive and through the Grandview-Woodland neighbourhood to the North Shore mountains. The proposal complies with the *View Protection Guidelines* and does not encroach into the height limit for the protected view.

Density – The proposed density of 2.0 FSR is commensurate with the site size and building programming, and consistent with the expectations of the *Plan*.

Public Realm – The front yard provided is consistent with the existing residential fabric on Victoria Drive. A garden to the south and a landscaped plaza at the corner of Victoria Drive and East 2nd Avenue are proposed, which will assist with pedestrian interest and support the transition to the residential neighbourhood. The public entrance is also combined with a display window for an antique fire truck.

Shadowing – Due to the site orientation and location, there are no shadow impacts on public spaces. The stepped massing also reduces impact on surrounding residential sites.

Private Amenity Space – A fitness room, kitchens, showers, and media space are provided as part of the firehall's programming.

Urban Design Panel – A review by Urban Design Panel was not required due to the scale of the project.

Staff conclude that the proposal is consistent with the site's historical use, the expectations of the *Plan*, and is appropriate for the context. Staff support the application subject to Urban Design conditions detailed in Appendix B.

3. Transportation and Parking

The site is well served by transit, with Commercial Drive (400 m) and Broadway (800 m) part of TransLink's frequent transit network, and Commercial-Broadway Skytrain station 1 km from the site.

Access to the five fire truck bays is from Victoria Drive, and access to the two levels of underground vehicle parking is off the lane. The application proposes 56 vehicle parking spaces, as staff typically drive to work due to equipment requirements and the nature of shift work. Also provided are 16 bicycle spaces.

4. Environmental Sustainability and Natural Assets

Green Buildings – The *Green Buildings Policy for Rezonings* requires that rezoning applications satisfy the green and resilient building conditions stated within the Policy. The applicant has submitted preliminary modelling analysis detailing design and construction strategies to meet anticipated energy & emissions and embodied carbon targets in Vancouver Building By-law, a summary of the resilient building measures considered for the application, and a commitment to fulfill energy system sub-metering and enhanced commissioning requirements throughout the project.

Natural Assets – The *Urban Forest Strategy* seeks to protect and strengthen Vancouver's urban forest and tree canopy. The Protection of Trees By-law requires permission to remove trees that meet certain conditions to protect as many healthy, viable trees while still meeting the challenges of development and housing priorities.

There are five trees on the site which need to be removed to accommodate development. There are five street trees in total on City lands adjoining the site. Staff support the removal of trees that conflict with fire truck access and access visibility. New street trees will be required, with the

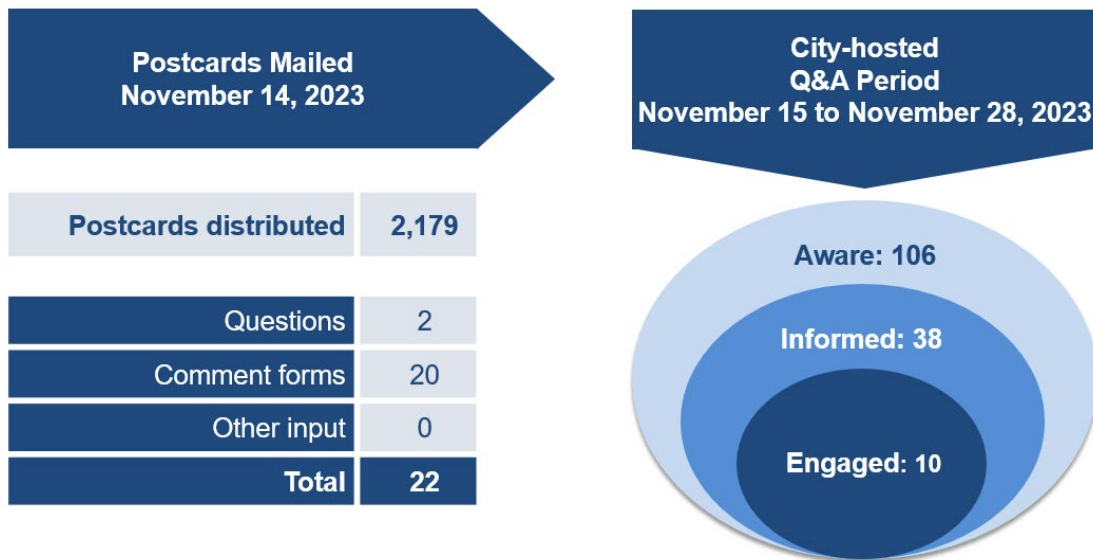
exact number and location of trees to be confirmed at the development permit stage. A green roof, terraced planting, vertical planting, and landscaped public spaces are proposed.

See Appendix B for landscape and tree conditions.

5. Public Input

Public Notification – A rezoning information sign was installed on the site on October 27, 2023. Approximately 2,179 notification postcards were distributed within the neighbouring area on or about November 14, 2023. Application information and an online comment form was provided on the Shape Your City (shapeyourcity.ca) platform. The website was viewed by 106 people.

Figure 4: Overview of Notification and Engagement



Question and Answer Period – A question and answer period was held from November 15, 2023 to November 28, 2023. Questions were submitted by the public and posted with a response over a two-week period.

Public Response and Comments – Public input was collected via online questions, comment forms, through email, and by phone. A total of 22 submissions were received.

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

Generally, comments of support fell within the following areas:

- **Public infrastructure and fire safety:** The firehall will provide fire safety and public benefits to the community. A rezoning process should not be required for public infrastructure projects like a firehall.
- **Neighbourhood context:** The proposed development will keep the firehall in the same location and fits well with the community. This building upgrade aligns with creating mixed-use neighbourhoods and the expected increase in population density for the area.

Generally, comments of concern fell within the following areas:

- **Traffic congestion:** The increased number of parking stalls and truck bays will lead to increased traffic congestion in the area.
- **Noise:** Concern about the increase in noise.
- **Road safety:** Pedestrian safety, especially for children walking to the nearby school.
- **Height and neighbourhood character:** The height of the proposal is too tall in an area that only has one other four-storey building and residential buildings that are much lower in height. A three-storey building would better suit the neighbourhood.

Response to Public Comments – To accommodate the expanded firehall, a provision for a new traffic signal has been included to improve the intersection of Victoria Drive and East 3rd Avenue. The signal for firehall operations could also include pedestrian and cyclist actuation depending on further staff review (see Appendix B). Engineering staff have also confirmed that traffic changes associated with this project would be consistent with development occurring over time in the area.

The noise from the firehall activities should be no louder than any residential neighbour.

The height of the proposal is required for the functionality of the firehall and is consistent with the intent of the *Plan*.

6. Public Benefits

Community Amenity Contributions (CAC) – The *Community Amenity Contributions Policy for Rezoning*s provides an exemption from CACs for community facilities.

Development Cost Levies (DCLs) – The proposal is subject to the City-wide DCL and Utilities DCL. Based on rates in effect as of September 30, 2023, the firehall and associated office space for VFRS are expected to qualify for a nominal DCL charge totalling \$20 as a Public Authority Use.

DCL rates are subject to future adjustment by Council including annual inflationary adjustments. DCLs are payable at building permit issuance based on rates in effect at that time. A development may qualify for 12 months of in-stream rate protection from DCL rate increases, provided that an application has been received prior to the rate adjustment. See the City's [DCL Bulletin](#) for details on DCL rate protection.

Financial Implications

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

The renewal and expansion of the Grandview fire hall and the relocation of VFRS offices from the Strathcona fire hall was approved as part of the [Mid-term Update to the 2019-2022 Capital Plan](#) in September 2020. An increase to the multi-year project budget was approved as part of

the [Quarterly Capital Budget Adjustments report in June 2022](#). A status update on the project will be included in the Mid-term Update to the 2023-2026 Capital Plan, anticipated for July 2024.

CONCLUSION

Staff have reviewed the application to rezone 1805 Victoria Drive for a four-storey building, which contains a two-storey firehall and two-storeys of office space above for VFRS. Staff conclude that the height, density, and land uses are consistent with the *Grandview-Woodland Community Plan*. If approved, the project will provide updated and expanded essential city infrastructure.

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

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**1805 Victoria Drive
PROPOSED CD-1 BY-LAW PROVISIONS**

Note: A by-law to rezone an area to CD-1 will be prepared generally in accordance with the provisions listed below, subject to change and refinement prior to posting.

Zoning District Plan Amendment

1. This by-law amends the Zoning District Plan attached as Schedule D to By-law No. 3575, and amends or substitutes the boundaries and districts shown on it, according to the amendments, substitutions, explanatory legends, notations, and references shown on the plan attached as Schedule A to this by-law, and incorporates Schedule A into Schedule D of By-law No. 3575.

[Note: Schedule A, not attached to this appendix, is a map that amends the City of Vancouver zoning map. Should the rezoning application be referred to Public Hearing, Schedule A will be included with the draft by-law that is prepared for posting.]

Designation of CD-1 District

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

Uses

3. Subject to Council approval of the form of development, to all conditions, guidelines and policies adopted by Council, and to the conditions set out in this by-law or in a development permit, the only uses permitted within this CD-1 and the only uses for which the Director of Planning or Development Permit Board will issue development permits are:
 - (a) Institutional Uses;
 - (b) Office Uses;
 - (c) Utility and Communication Uses; and
 - (d) Accessory Uses customarily ancillary to the uses permitted in this section.

Floor Area and Density

- 4.1 Computation of floor area must assume that the site area is 1,932.5 m², being the site area at the time of the application for the rezoning evidenced by this by-law, prior to any dedications.
- 4.2 The maximum floor space ratio for all uses combined is 2.0.
- 4.3 Computation of floor area must include all floors having a minimum ceiling height of 1.2 m, both above and below base surface, measured to the extreme outer limits of the building.
- 4.4 Computation of floor area must exclude:

- (a) balconies and decks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, provided that:
 - (i) the total area of these exclusions must not exceed 12% of the permitted floor area, and
 - (ii) the balconies must not be enclosed for the life of the building;
- (b) patios and roof decks, if the Director of Planning considers the impact on privacy and outlook;
- (c) floors or portions thereof that are used for:
 - (i) off-street parking and loading located at or below base surface, provided that the maximum exclusion for a parking space does not exceed 7.3 m in length,
 - (ii) bicycle storage, and
 - (iii) heating and mechanical equipment, or uses that the Director of Planning considers similar to the foregoing; and
- (d) all storage area below base surface.

4.5 The Director of Planning or Development Permit Board may exclude common amenity areas from the computation of floor area, to a maximum of 10% of the total permitted floor area, if the Director of Planning or Development Permit Board considers the intent of this by-law and all applicable Council policies and guidelines.

Building Height

- 5.1 Building height must not exceed 20.9 m.
- 5.2 Despite section 5.1 of this by-law and the building height regulations in section 10 of the Zoning and Development By-law, the Director of Planning may increase the building height to permit mechanical appurtenances including elevator overrun and rooftop access structures.

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**1805 Victoria Drive
CONDITIONS OF APPROVAL**

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

PART 1: CONDITIONS OF APPROVAL OF THE FORM OF DEVELOPMENT

Note: Consideration by Council at the Public Hearing of the proposed form of development is in reference to plans prepared by HCMA Architecture and Design received October 13, 2023 and provides that the Director of Planning may allow minor alterations to this form of development when considering the detailed scheme of development submitted with the development application.

THAT, prior to approval by Council of the form of development, the applicant shall obtain approval of a development application by the Director of Planning who shall have particular regard to the following:

Urban Design

- 1.1 Design development to ensure high quality materials and level of detailing.

Note to Applicant: While it is understood that materials and detailing may evolve during the development permit stage, the submission should demonstrate a commitment to provide durable, high-quality materials and robust detailing. This is to ensure visual interest, and maintenance and enhancement of the neighbourhood character through architectural quality, durability and longevity.

Crime Prevention CPTED

- 1.2 Provisions for Crime Prevention Through Environmental Design (CPTED) including:

- (a) Particular regard for mischief in alcoves and vandalism such as graffiti; and
- (b) Encouraging natural visual surveillance.

Note to Applicant: Below grade exterior spaces such as patios, exit stairs, light wells, and other similar conditions, should be considered with regard to security, access, path lighting and location of windows that encourage natural visual surveillance.

- 1.3 Design development to improve visibility and security in the underground parking in accordance with the Parking By-law including:

- (a) Overhead lighting and step lights at exit stairs and doors;
- (b) 24-hour lights and walls painted white; and
- (c) Visibility at doors, lobbies, stairs and other access route.

Landscape

- 1.4 Provision of additional details for the proposed “vertical laneway planting” noted along the west exterior wall, and clarification if the decorative screen on the north wall also includes vertical planting.

Note to Applicant: This can be done by providing large scale sections and/or elevations illustrating the plants, climbing structure, growing medium, and irrigation, where applicable. This intent for providing climbing plants was referred to in the Rezoning booklet.

- 1.5 Provide layered foundation planting along the lane and north edge on private property, including small trees where space permits.
- 1.6 Provision of a detailed Landscape Plan illustrating soft and hard landscaping.

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

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

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

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

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

Note to Applicant: New street trees to be shown and confirmed on the development permit plans. Contact Engineering (604.871.6131) to confirm tree planting locations and Park Board (604.257.8587) for tree species selection and planting requirements. Provide a notation on the plan as follows, "Final spacing, quantity and tree species to the satisfaction of the General Manager of Engineering Services. New trees must be of good standard, minimum 6 cm caliper, and installed with approved root barriers, tree guards and appropriate soil. Root barriers shall be 8 feet long and 18 inches deep. Planting

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

- 1.10 Provision of high efficiency irrigation for all planted areas and hose bibs for all patios and common areas greater than 9.3 sq. m (100 sq. ft.).

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

- 1.11 Provision of a soil depth overlay sheet, included with the landscape plans.

- 1.12 Provision of an outdoor Lighting Plan.

Note to Applicant: Refer to Dark Night Design Principles.
<https://vancouver.ca/files/cov/outdoor-lighting-design-tips.pdf>. Provide dimmers and timers for lights where feasible.

Urban Forestry

- 1.13 Urban Forestry supports the removal of C01, C02, C03 and C04.

Note to Applicant: C01 and C04 must be replaced and the boulevard along Victoria Drive must show new trees to replace the ones that are being removed that conflict with the new driveways. Proper species selection and distance from driveways will allow proper visibility for exiting fire trucks. Landscape drawing must be updated to show new trees. Developer will be responsible for replanting and 2-year warrantee.

Sustainability

- 1.14 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*.

Engineering

- 1.15 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-day 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>

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

Note to Applicant: Current construction practices regarding shotcrete shoring removals have put City utilities at risk during removal of encroaching portions of the shoring systems. Detailed confirmations of these commitments will be sought at the building permit stage with final design achievements certified and confirmed with survey and photographic evidence of removals and protection of adjacent utilities prior to building occupancy. Provision of written acknowledgement of this condition is required. Please contact Engineering Services at shoringreview@vancouver.ca for details.

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

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

- 1.17 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.
- 1.18 Provision of a lighting simulation to support all offsite lighting upgrades to City standards and Illuminating Engineering Society of North America (IESNA) recommendations.
- 1.19 Submission of an updated landscape and site plan to reflect the public realm changes including all of the off-site improvements sought for this rezoning. Where a design or detail is not available, make note of the improvement on the landscape plans. The landscape plan is to include the following:
- (a) The following statement is to be added on the site and landscape plans; "This plan is "NOT FOR CONSTRUCTION" and is to be submitted for review to Engineering Services a minimum of 8 weeks prior to the start of any construction proposed for public property. No work on public property may begin until such plans receive "For Construction" approval and related permits are issued. Please contact Engineering, Development Services and/or your Engineering, Building Site Inspector for details".
 - (b) Provision of street trees where space permits. 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 feet long and 18 inches deep, centre on each street tree adjacent to the sidewalk and any off-street bike facility.
 - (c) All proposed streetscape materials on City property to be City standard materials.

Note to Applicant: deviations from the standard streetscape materials must be justified in a report and approved by City prior to the Development Permit

application. Encroachment agreements may be required for non-standard streetscape materials on City property.

- 1.20 Gates/doors are not to swing more than 0.3 m (1 ft.) over the property lines or into the SRW area.
- 1.21 Show all City of Vancouver supplied building grades on the architectural and landscape plans. When providing additional property line elevations for proposed entrances, interpolate a continuous grade between the elevations provided on the City of Vancouver supplied building grade plan.
- 1.22 Design development to improve access and design of loading spaces and demonstrate compliance with the Parking and Loading Design Supplement by performing the following:
 - (a) Provision of convenient, internal, stair-free loading access to/from all site uses;
 - (b) Provision of Class B loading space and loading access off of the lane; and
 - (c) Provision of a standard widened loading throat to facilitate maneuvering.
- 1.23 Provision of the following information as part of the architectural drawing submission at the development permit stage to facilitate a complete Transportation review:
 - (a) Dimension of any/all column encroachments into parking stalls;
 - (b) Identification of all columns in the parking layouts;
 - (c) All types of parking and loading spaces individually numbered, dimensioned, and labelled;
 - (d) Update drawings to show each individual Class A bicycle space in the bike room, and show the Class A bicycle spaces with specifications as per By-Law;
 - (e) Update drawings to show each individual Class B bicycle space, and show the Class B bicycle spaces with specifications as per By-Law;
 - (f) Dimensions for typical parking spaces;
 - (g) Dimensions of additional setbacks for parking spaces due to columns and walls;
 - (h) Section drawings showing elevations and minimum vertical clearances for parking levels, loading bays, ramps, and security gates;

Note to Applicant: These clearances must consider mechanical projections and built obstructions.
 - (i) Areas of minimum vertical clearances labelled on parking levels;
 - (j) Design elevations on both sides of the ramps and drive aisles at all breakpoints, loading bays, 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.

- (k) Indication of the stair-free access route from the Class A bicycle spaces to reach the outside;
 - (l) Existing street furniture including bus stops, benches etc. to be shown on plans; and
 - (m) The location of all poles and guy wires to be shown on the site plan.
- 1.24 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.

- 1.25 Provision of written confirmation that clarifies garbage pickup operations and that a waste hauler can access and pick up without reliance of the lane for extended bin storage.

Note to Applicant: Pick up operations should not require the use of public property for storage, pick up or return of bins to the storage location.

- 1.26 Developer's Engineer to submit a sewer abandonment plan to the City that details the 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.

- 1.27 Submission of a Key Plan to the City for review and approval prior to submission of any third-party utility drawings is required. The review of third-party utility service drawings will not be initiated until the Key Plan is defined and achieves the following objectives:

- (a) The Key Plan shall meet the specifications in the City of Vancouver Engineering Design Manual Section 2.4.4 Key Plan <https://vancouver.ca/files/cov/engineering-design-manual.PDF>;
- (b) All third-party service lines to the development are to be shown on the plan (e.g., BC Hydro, Telus, Shaw, etc.) and the applicant is to provide documented acceptance from the third-party utilities prior to submitting to the City;

Note to Applicant: Use of street for temporary power (e.g., temporary pole, pole mounted transformer or ducting) is to be coordinated with the city well in advanced of construction. Requests will be reviewed on a case-by-case basis with justification provided substantiating need of street space against other alternatives. If street use for

temporary power is not approved, alternate means of providing power will need to be proposed. An electrical permit will be required.

- (c) Provision of all third-party utility services (e.g. BC Hydro, Telus, and Shaw) to be underground. BC Hydro service to the site shall be primary; and
- (d) Provision of all electrical plants required for the site to be on private property. Note to applicant: Telus pad mounted equipment plant on Victoria Drive to be relocated outside the driveway access.

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.

PART 2: CONDITIONS OF BY-LAW ENACTMENT

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

Engineering

- 2.1 Make arrangements for consolidation of Lots A, B, and C of Lot B Block 144 District Lot 264A Plan 9687 to create a single parcel.
- 2.2 Provision of a Services Agreement to detail the on-site and off-site works and services necessary or incidental to the servicing of the site (collectively called the "Services") such that they are designed, constructed and installed at no cost to the City and all necessary street dedications and rights of way for the services are provided. No development permit for the site will be issued until the security for the services are provided. The timing for the delivery of the Services shall be determined by the General Manager of Engineering Services in his sole discretion and holds shall be placed on such permits as deemed necessary in his sole discretion. The Services are not excess and/or extended services and the applicant is not entitled to a Latecomer Agreement.

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

- (a) Based on the confirmed Fire Underwriter's Survey Required Fire Flows and domestic flows submitted by Core Group Civil Consultants Ltd. dated September 28, 2023, no water main upgrades are required to service the development.

Note to Applicant: The main servicing the proposed development is 150 mm. Should the development require water service connections larger than 150 mm, the developer shall upsize the existing main to the satisfaction of the General

Manager of Engineering Services. The developer is responsible for 100% of the cost of the upgrading. The maximum water service connection size is 300 mm.

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

Note to Applicant: As per the City of Vancouver Building Bylaw, the principle entrance must be within 90 m of a fire hydrant. Should the final design of the building change such that this requirement is no longer satisfied, provision of a new hydrant to be installed in accordance with the aforementioned bylaw will be required. The developer is responsible for 100% of the cost of this upgrade.

- (b) Provision of adequate sewer (storm and sanitary) service to meet the demands of the project. Implementation of development(s) at 1805 Victoria Drive require the following in order to maintain acceptable sewer flow conditions:

- (i) No sewer upgrade is required.

Note to Applicant: Development to be serviced to the existing 450 mm SANITARY and 1050 mm STORM sewers in Victoria Drive.

Note to Applicant: A City of Vancouver Sewer Capital Project is scheduled downstream of East 3rd Avenue and Victoria Drive which will upgrade and separate the combined sewers. The Applicant is to regularly inform the Development Water Resources Management (DWRM) Branch (utilities.servicing@vancouver.ca) of their updated construction and occupancy schedule as the development progresses. This will assist with scheduling the sewer delivery.

- (c) Provision of new fire signal for firehall pre-emption operations as required by Vancouver Fire Rescue Service

Note to Applicant: Engineering Services is reviewing the design approach for the requested fire signal and may determine that additional solutions, such as a pedestrian/cyclist actual signal at Victoria Drive and East 3rd Avenue may be amenable to both parties. Should an intersection improvement be required, a COV electrical kiosk may also be required. A latecomer agreement may also be required.

- (d) Provision of one new catch basin in the lane at the southern extent of the development site.

- (e) Provision of upgraded street lighting (roadway and sidewalk) on Victoria Drive adjacent to the site to current City standards and IESNA recommendations.

Note to Applicant: A lighting simulation is required prior to Development Permit issuance.

- (f) Provision of new or replacement duct bank (if new sidewalk installed) adjacent to the site 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 of Vancouver Engineering Design Manual, Construction Specifications, Standard Detail Drawing, Canadian Electrical Code and the Master Municipal Construction Documents.

- (g) Street improvements on Victoria Drive adjacent to site and necessary transitions, including the following:

- (i) Provision of a new concrete driveway crossing.

Note to Applicant: a crossing application is required.

- (ii) Removal of the existing unused driveway crossing and reconstruction of the boulevard, sidewalk, and curb to current standards.

- (h) Provision for the installation of parking regulatory signage on streets adjacent to the site to the satisfaction of the General Manager of Engineering Services.

2.3 Parking, loading, bicycle, and passenger loading spaces must be provided and maintained in accordance with the requirements of the Vancouver Parking By-Law.

Environmental Contamination

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

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

Agreements

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

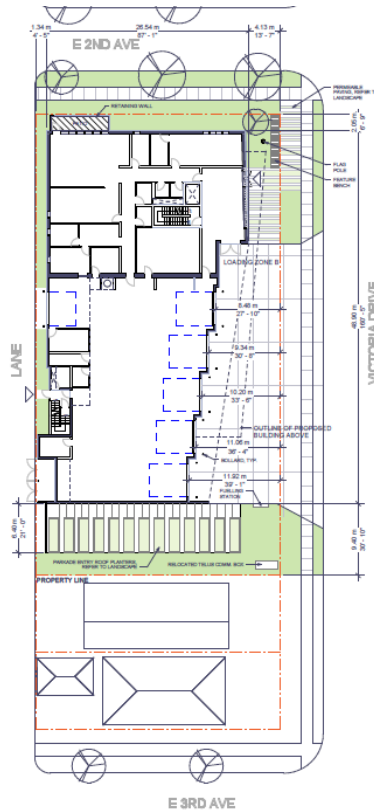
The preceding agreements shall provide security to the city including indemnities, warranties, equitable charges, letters of credit and withholding of permits, as deemed necessary by and in a form satisfactory to the Director of Legal Services. The timing of all required payments, if any, shall be determined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

* * * * *

1805 Victoria Drive
FORM OF DEVELOPMENT



Site Plan



North Elevation



West Elevation



South Elevation



1805 Victoria Drive
PUBLIC CONSULTATION SUMMARY

1. List of Engagement Events, Notification, and Responses

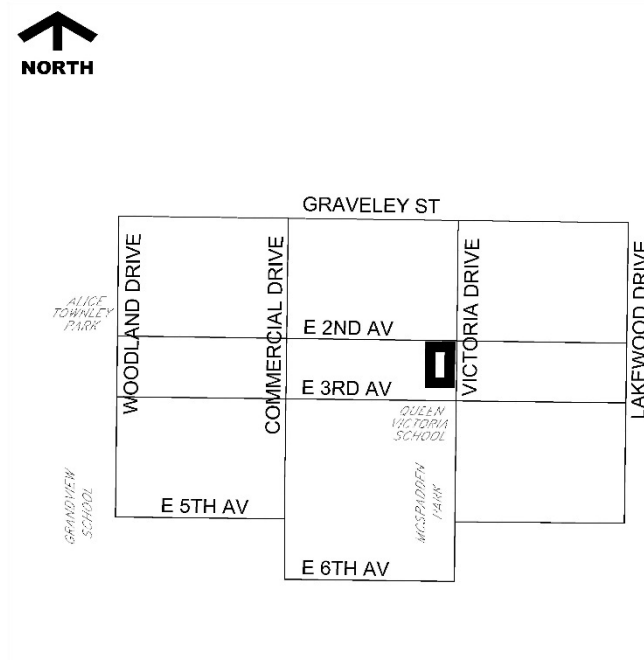
| | Date | Results |
|--|---------------------------------------|--|
| Event | | |
| Question and Answer Period (City-led) | November 15, 2023 – November 28, 2023 | 106 participants (aware)* <ul style="list-style-type: none"> • 38 informed • 10 engaged |
| Public Notification | | |
| Postcard distribution – Notice of rezoning application and virtual open house | November 14, 2023 | 2,179 notices mailed |
| Public Responses | | |
| Online questions | November 15, 2023 – November 28, 2023 | 2 submittals |
| Online comment forms <ul style="list-style-type: none"> • Shape Your City platform | October 2023 – January 2023 | 20 submittals |
| Overall position <ul style="list-style-type: none"> • support • opposed • mixed | October 2023 – January 2023 | 20 submittals <ul style="list-style-type: none"> • 12 responses • 5 responses • 3 responses |
| Other input | October 2023 – January 2023 | 0 submittal |
| Online Engagement – Shape Your City Vancouver | | |
| Total participants during online engagement period | October 2023 – January 2023 | 422 participants (aware)* <ul style="list-style-type: none"> • 1150 informed • 22 engaged |

Note: All reported numbers above are approximate.

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

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

2. Map of Notification Area



NOTIFICATION AREA

3. Analysis of All Comments Received

Below is an analysis of all public feedback by topic.

Generally, comments of support fell within the following areas:

- **Public infrastructure and fire safety:** The firehall will provide fire safety and public benefits to the community. A rezoning process should not be required for public infrastructure projects like a firehall.
- **Neighbourhood context:** The proposed development will keep the firehall in the same location and fits well with the community. This building upgrade aligns with creating mixed-use neighbourhoods and the expected increase in population density for the area.

Generally, comments of concern fell within the following areas:

- **Traffic congestion:** The increased number of parking stalls and truck bays will lead to increased traffic congestion in the area.
- **Noise:** Concern about the increase in noise.
- **Road safety:** Pedestrian safety is a primary concern, especially for children walking to the nearby school.

- **Height and neighbourhood character:** The height of the proposal would be too tall in an area that only has one other four-storey building and residential buildings that are much lower in height. A three-storey building would better suit the neighbourhood.

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

General comments of support:

- The antique fire truck on site is a welcome display choice.
- The number of vehicle parking spots is appropriate.

General comments of concern:

- The parking entrance at the laneway will be dangerous.

Neutral comments/suggestions/recommendations:

- A taller building would be appropriate here.
- Commercial office space should not be attached to the firehall.
- The laneway could be improved with a mural.
- Rooftop amenity space could be included.
- Indigenous representation in the design is needed (history of a large population of urban Indigenous peoples in the Grandview-Woodland area).
- Policy relaxations would be supported here.
- Consolidate rezoning with the two residences on the south end of the block.
- The city should prioritize active travel and public transit.

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PUBLIC BENEFITS IMPLEMENTATION DASHBOARD
GRANDVIEW-WOODLAND COMMUNITY PLAN (2016)
Updated 2022 year-end

POPULATION GROWTH^a

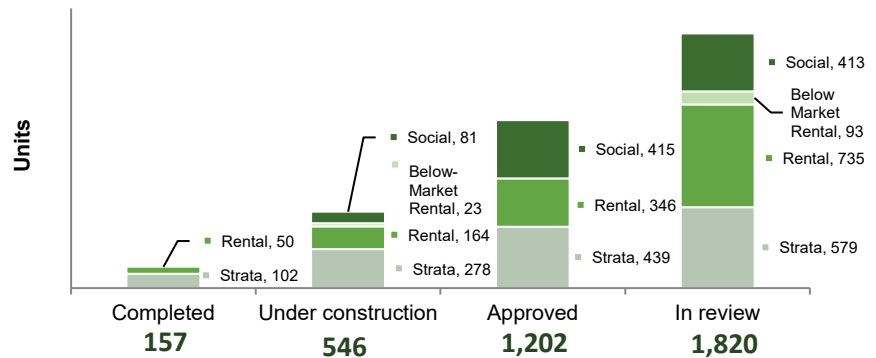
The Grandview-Woodland study area has grown by approximately **562** people since the 2016 census. The plan projects a growth of approximately **9,500** people by 2041.



DEVELOPMENT ACTIVITY (UNITS)^b

Recent rezoning approvals:

- [2037-2061 East Broadway](#)
- [1885 E Pender St](#)
- [1650 E 12th Ave](#)
- [1943-1967 E Hastings St](#)
- [1766 Frances St](#)
- [2246-2268 E Broadway](#)





PUBLIC BENEFITS ACHIEVED AND IN PROGRESS SINCE 2016

✓ On track to achieving targets

→ Some progress toward targets, more work required

○ Targets require attention

| TARGETS | COMPLETED | UNDER CONSTRUCTION | PLANNING/DESIGN | PROGRESS |
|--|---|--|-----------------|--|
| See Chapter 16 of the Grandview-Woodland Community Plan for more details | | | | |
| HOUSING | <ul style="list-style-type: none"> • 50 secured market rental units • New RT-5, RM-8A/AN, RM-11, RM-12 districts in GW to support increase in housing diversity | <ul style="list-style-type: none"> • 81 non-market units • 164 market rental units • 23 below market rental units | | <p>6% of non-market housing target achieved</p> <p>○</p> <p>17% of secured rental target achieved</p> <p>✓</p> |

| | | | | |
|---|--|---|--|--|
| <p>CHILDCARE</p> <ul style="list-style-type: none"> • ~ 159 new spaces for children 0-4 years • ~ 65 renewed spaces for children 0-4 years • ~ 90 new spaces for school aged children 5-12 years • ~190 renewed spaces for children 5-12 years | <ul style="list-style-type: none"> • 71 new spaces for children 0-4 years • 40 new spaces for children 5-12 years • 28 renewed spaces for children 5-12 years | <ul style="list-style-type: none"> • 20 new spaces for school aged children 5-12 years | <ul style="list-style-type: none"> • 138 new spaces (two 69-space facilities) for children 0-4 years as part of Britannia Community Centre renewal | <p>44% of new childcare spaces 0-4 years target achieved </p> <p>67% of new childcare spaces 5-12 years target achieved </p> <p>18% of renewed childcare spaces 5-12 years target achieved </p> <p>0% of renewed childcare spaces 0-4 years target achieved </p> |
| <p>TRANSPORTATION / PUBLIC REALM</p> <ul style="list-style-type: none"> • Safety improvements for all modes with a focus on vulnerable road users and complete street designs • Upgrades and additions to cycling network • Upgrades to walking environment and sidewalk network • Street network and signal upgrades • New and enhanced plazas as part of redevelopment of key sites • Redesign Commercial Drive as a complete street | <ul style="list-style-type: none"> • E 10th Ave corridor improvements (Woodland Dr to Victoria Dr) • Nanaimo St upgrades – improved pedestrian crossings, painted bike lane, traffic signals • Interim street closure at Woodland St and 2nd Ave • Interim plaza at Kamloops St/Hastings St • Pandora/Portside Greenway Slow Street • Charles St Slow Street temporary measure | | <ul style="list-style-type: none"> • Conceptual designs for Portside Greenway |  |
| <p>CULTURE</p> <ul style="list-style-type: none"> • Creation of 23,000 sq.ft. of artist work space integrated with mixed-use sites containing low-income housing for artists and cultural workers • Seek up to 18,000 sq. ft. of non-profit creation/production studios • Seek cultural spaces as part of Britannia Community Centre redevelopment | | | <ul style="list-style-type: none"> • Cultural amenities including art gallery, studios, performance and rehearsal space at Carving Centre as part of Britannia Community Centre renewal (<i>planning</i>) |  |
| <p>CIVIC / COMMUNITY</p> <ul style="list-style-type: none"> • Britannia Community Centre renewal and expansion • Fire Hall #9 renewal • Community Policing Centre lease renewal | | | <ul style="list-style-type: none"> • Britannia Community Centre renewal (library, recreation centre, childcare) (<i>planning</i>) • Fire Hall #9 (<i>planning/design</i>) |  |
| <p>HERITAGE</p> <ul style="list-style-type: none"> • 5% allocation from cash community amenity contributions in Grandview-Woodland | <ul style="list-style-type: none"> • 10% allocation from cash community amenity contributions • New RT-5 zone supports retention of existing heritage and character structures | | |  |
| <p>SOCIAL FACILITIES</p> <ul style="list-style-type: none"> • Aboriginal Mother Centre Society renewal and expansion • Kiwassa Neighbourhood House renewal and expansion • Vancouver Aboriginal Friendship Centre Society renewal and expansion • Urban Native Youth Association redevelopment • Kettle Friendship Society redevelopment | | | <ul style="list-style-type: none"> • Social enterprise space for an Indigenous Social Enterprise at 1st Ave & Clark Dr (<i>design</i>) • Food hub, urban farm, shared social and meeting space, social and cultural non-profit hub, as part of Britannia Community |  |

| | | | | |
|---|---|--|---|---|
| | | | Centre renewal (<i>planning</i>) • Major integrated additions withdrawal management facility at 1636 Clark Dr (<i>design</i>) | |
| PARKS | | | | |
| <ul style="list-style-type: none"> • Renewal and improvement of 8 neighbourhood parks • Install new synthetic turf to replace existing field (location TBD) • Upgrade one track facility (location TBD) • Create new and enhanced plaza areas as part of redevelopment of key sites • Introduce new shared space areas • Increase tree planting in neighbourhood • Work with school boards to allow community use of neighbourhood schools and greenspaces during non-school times | <ul style="list-style-type: none"> • Pandora Park renewal • Templeton Park Playground renewal • Cedar Cottage Park renewal | <ul style="list-style-type: none"> • Templeton Park Track renewal • Grandview Park playground improvements | <ul style="list-style-type: none"> • John Hendry Master Plan • Expansion of WC Shelly Park | ✓ |

EXPLANATORY NOTES

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

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

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

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

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

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

* * * * *

**1805 Victoria Drive
PUBLIC BENEFITS SUMMARY**

Project Summary:

Four-storey building containing a two-storey firehall with five truck bays and two-storeys of office space for Vancouver Fire and Rescue Services.

Public Benefit Summary:

The project is delivering a firehall.

| | Current Zoning | Proposed Zoning |
|--|-----------------------------------|---------------------------------|
| Zoning District | RT-5 | CD-1 |
| FSR (site area = 1,932.5 sq. m (20,801 sq. ft.)) | 0.6 | 2.0 |
| Buildable Floor Space | 1,159.5 sq. m (12,481) sq. ft. | 3,865 sq. m (41,602 sq. ft.) |
| Land Use | Residential | Institutional and Office |

Summary of development contributions expected under proposed zoning

| | |
|----------------------------|-------------|
| City-wide DCL ¹ | \$10 |
| Utilities DCL ¹ | \$10 |
| TOTAL | \$20 |

¹ The rate for Public Authority Use is \$10 per building permit. Based on by-laws in effect as of September 30, 2023. 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.

* * * * *

1805 Victoria Drive
APPLICANT, PROPERTY, AND DEVELOPMENT PROPOSAL INFORMATION

Property Information

| Address | Property Identifier (PID) | Legal Description |
|---------------------|----------------------------------|--|
| 1805 Victoria Drive | 009-479-741 | Lot A of Lot B Block 144 District Lot 264A Plan 9687 |
| 1805 Victoria Drive | 009-479-759 | Lot B of Lot B Block 144 District Lot 264A Plan 9687 |
| 1805 Victoria Drive | 009-479-767 | Lot C of Lot B Block 144 District Lot 264A Plan 9687 |

Applicant Information

| | |
|--|------------------------------|
| Developer/ Registered Owner | City of Vancouver |
| Architect/Applicant | HCMA Architecture and Design |

Development Statistics

| | Permitted Under Existing Zoning | Proposed |
|-----------------------------------|---|---|
| Zoning | RT-5 | CD-1 |
| Site Area | 1,932.5 sq. m (20,801 sq. ft.) | 1,932.5 sq. m (20,801 sq. ft.) |
| Land Use | Residential | Institutional and Office |
| Maximum FSR | 0.6 | 2.0 |
| Maximum Height | 10.7 m (35 ft.) | 19.3m (63 ft.) to top of parapet 20.9 m (69 ft) to top of hose tower |
| Floor Area | 1,159.5 sq. m (12,481) sq. ft. | 3,865 sq. m (41,602 sq. ft.) |
| Parking and Bicycle Spaces | As per Parking By-law | As per Parking By-law |
| Natural Assets | Five onsite trees. Five street trees | To be confirmed at development permit stage |

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