CITY OF VANCOUVER

REFERRAL REPORT

Report Date:	July 6, 2021
Contact:	Yardley McNeill
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RTS No.:	14590
VanRIMS No.:	08-2000-20
Meeting Date:	July 20, 2021

TO: Vancouver City Council

FROM: General Manager of Planning, Urban Design and Sustainability

SUBJECT: CD-1 Rezoning: 357-475 West 41st Avenue

RECOMMENDATION

A. THAT the application by Coromandel Properties, on behalf of Coromandel Oakridge Developments Ltd., the registered owner, to rezone 357-475 West 41st Avenue *[Lots 5-12, Block 856, District Lot 526, Plan 7240; PIDs 010-680-980, 002-877-881, 010-680-110, 010-680-144, 010-680-187, 010-680-217, 010-680-250 and 010-680-284, respectively]*, from RS-1 (Residential) District to CD-1 (Comprehensive Development) District to increase the floor space ratio (FSR) from 0.70 to 6.32 and the maximum building height from 10.7 m (35 ft.) to 72.6 m (238 ft.) to permit a mixed-use development with 14-storey and 22-storey buildings, with ground-floor commercial-retail space and 419 secured rental residential units, of which 18% of the residential floor area (approximately 64 residential units) would be secured as Moderate Income Rental Units, be referred to a Public Hearing, together with:

(i) plans prepared by IBI Group, received July 22, 2019 and supplemental drawings received May 11, 2021;

(ii) draft CD-1 By-law provisions, generally as presented in Appendix A; and

(iii) the recommendation of the General Manager of Planning, Urban Design and Sustainability to approve the application in principle, including approval in principle of the form of development, subject to the Conditions of Approval contained in Appendix B;

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary CD-1 By-law generally in accordance with Appendix A for consideration at Public Hearing.

B. THAT, if after Public Hearing, Council approves in principle 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 by-law, subject to terms and conditions as may be required at the Discretion of the Director of Legal Services and the General Manager of Arts, Culture and Community Services.

C. THAT, subject to enactment of the CD-1 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 CD-1 By-law.

D. THAT, if the application is referred to a Public Hearing, the application to amend the Sign By-law to establish regulations for this CD-1, generally as set out in Appendix C, be referred to the same Public Hearing;

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary by-law, generally as set out in Appendix C, for consideration at the Public Hearing.

E. THAT, subject to enactment of the CD-1 By-law, the Noise Control By-law be amended to include this CD-1 in Schedule B, generally as set out in Appendix C;

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

F. THAT Recommendations A to E be adopted on the following conditions:

(i) THAT the passage of the above resolutions creates no legal rights for the applicant or any other person, or obligation on the part of the City; 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 357-475 West 41st Avenue from RS-1 (Residential) District to CD-1 (Comprehensive Development) District to permit a mixed-use

development with a 14-storey and 22-storey residential building connected by a six-storey podium with ground-floor commercial space and a total of 419 secured rental residential units, of which 18% of the residential floor area (approximately 64 residential units) would be secured as Moderate Income Rental Units, under the *Cambie Corridor Plan.* A maximum height of 72.6 m (238 ft.) for the taller tower, and an overall density of 6.32 FSR are proposed.

Staff have assessed the application and conclude that it meets the intent of the *Cambie Corridor Plan.* Staff support the application, subject to design development and other conditions outlined 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 subject to the Conditions of Approval contained in Appendix B.

COUNCIL AUTHORITY/PREVIOUS DECISIONS

Relevant Council Policies for this site include:

- *Cambie Corridor Plan* (2018)
- *Cambie Corridor Public Realm Plan* (2018)
- *Housing Vancouver Strategy* (2017)
- *Moderate Income Rental Housing Pilot Program: Application Process, Project Requirements and Available Incentives* (2017, last amended 2019)
- *RS-1 District Schedule*
- *Family Room: Housing Mix Policy for Rezoning Projects* (2016)
- *High-Density Housing for Families with Children Guidelines* (1992)
- *Tenant Relocation and Protection Policy* (2015, last amended 2019)
- *Green Buildings Policy for Rezonings* (2010, last amended 2018)
- *Community Amenity Contributions – Through Rezonings* (1999, last amended 2020)
- *Vancouver Development Cost Levy By-law No. 9755*
- *Vancouver Utilities Development Cost Levy By-law No. 12183*
- *Urban Forest Strategy* (2014)

REPORT

Background/Context

1. Site and Context

The subject site is located on the northwest corner of Alberta Street and West 41st Avenue, with a frontage of approximately 124.9 m (410 ft.) along 41st Avenue and approximately 36.5 m (120 ft.) along Alberta Street. It is comprised of eight RS-1 zoned lots totalling 4,563.9 sq. m (49,125 sq. ft.) in size, and currently developed with eight single-family houses (see Figure 1).

The houses were all built between 1950 and 1953, and do not have heritage designations. Six of the houses, containing a total of seven rental units, are currently occupied with tenants who are aware of the rezoning application. Out of the seven tenancies, there are three eligible for provisions under the *Tenant Relocation and Protection Policy*.

The site is located within the Oakridge Municipal Town Centre as part of the *Cambie Corridor Plan*, and one block east of Oakridge Centre and Oakridge-41st Avenue Canada Line Station.

The site across the lane to the west is zoned C-2 and is currently a vacant lot. The surrounding lots to the north, east, and south are primarily zoned RS-1. Some lots along 41st Avenue have been rezoned for mid-rise residential projects. The urban context is evolving to higher density buildings as envisioned under the *Cambie Corridor Plan*.

There are multiple other active or recently-approved rezoning applications in the immediate vicinity, including:

(a) 325-343 West 41st Avenue: application to rezone for a 10-storey building with 95 rental units (including 9 Moderate Income Rental Units), 5.43 FSR

(b) 325-341 West 42nd Avenue: 18-storey residential building with 215 rental units (including 40 Moderate Income Rental Units), 6.82 FSR, approved in April 2021.

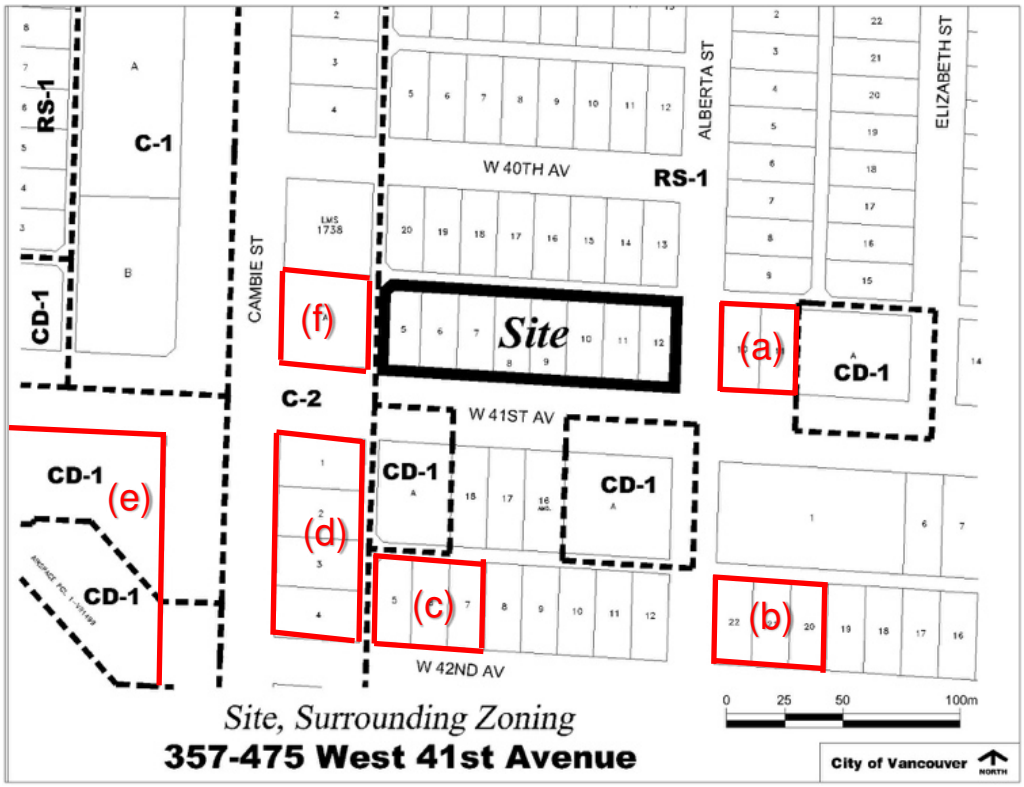
(c) 441-475 West 42nd Avenue: 18-storey residential building with 124 market rental units (including 29 Moderate Income Rental Units), 6.67 FSR, approved in January 2021.

(d) 5740 Cambie Street: 27-storey residential building with 134 strata units, and a 14-storey residential building with 77 market rental units, over a four-storey commercial-retail podium, with non-profit organization office space, 8.75 FSR, approved in January 2021.

(e) 650 West 41st Avenue (Oakridge Centre): application to rezone for increased height and density to accommodate additional market and moderate income rental housing and new office space

(f) 495 West 41st Avenue: application to rezone for a 14-storey mixed-use building with 112 market rental units, commercial-retail space, 6.59 FSR.

Figure 1: Location Map – Site and Context



Neighbourhood Amenities – The following neighbourhood amenities are within walking distance of the subject site:

- Columbia Park is one block to the southeast
- Queen Elizabeth Park is four blocks to the north
- Oakridge Centre is one block to the southwest

Local School Capacity – The site is located within the catchment area of William Van Horne Elementary School at 5855 Ontario Street, which currently has an operating capacity of 452 students. According to the Vancouver School Board (VSB)'s 2020 Long Range Facilities Plan approved on January 25, 2021, enrolments in 2017 resulted in a surplus of 61 spaces. By 2025, the plan forecasts a surplus of approximately 23 spaces. Sufficient space exists to accommodate the current and forecast enrolment.

The site is also located in the catchment area of Eric Hamber Secondary School located at 5025 Willow Street. Capacity utilization was 93% of its 1,700-seat capacity in 2017, with a forecasted capacity of 105% in 2027. Surplus capacity exists and is forecasted for nearby secondary schools such as Sir Charles Tupper and John Oliver. The VSB continues to monitor development and work with City staff to help plan for future growth.

2. Policy Context

Cambie Corridor Plan – The *Cambie Corridor Plan* (the "Plan") guides the transformation of the corridor into an area where people can live, work, shop, play and learn – all within walking distance to rapid transit. Building on the opening of the Canada Line, the plan promotes transit-oriented development to meet the needs of a growing population. It introduces a strategically denser mix of housing and employment space in the Oakridge Municipal Town Centre and areas close to stations, while adding new townhouse opportunities to provide additional housing types for families and a sensitive transition to lower-density areas.

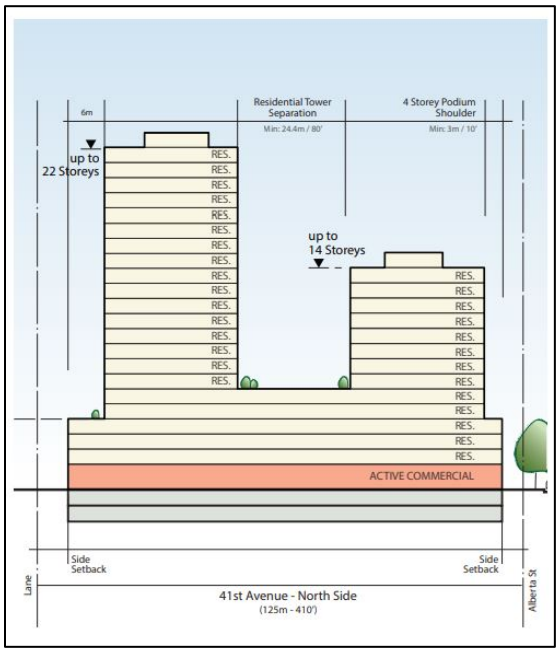
The subject site is located within the Oakridge Municipal Town Centre neighbourhood – one of 17 designated Municipal Town Centres (MTCs) and a Frequent Transit Development Area (FTDA) in the Metro Vancouver Regional Growth Strategy. The Oakridge MTC will be a vibrant hub in the corridor that meets community, city-wide and regional needs by providing exceptional opportunities to deliver housing and jobs in a transit-oriented hub, while continuing to expand amenities and services to create a complete community. As the geographic centre of the city and mid-point of the Canada Line, this area represents one of the most significant concentrations of urban uses and density in the corridor.

The subject site is located within Subsection 4.3.2 of the Plan, for 41st Avenue between Willow and Columbia Streets (see Figures 2 and 3). For buildings in this area, additional height and density can be considered for the delivery of active commercial uses at grade, and residential buildings with 100% secured rental or a combination of social housing and strata-titled units. Any lift in land value should be redirected into delivering improved residential affordability. This site is identified in the Plan specifically as "Area B" and provides direction for future development to have commercial uses at grade with residential uses above in a major tower up to 22 storeys located towards the western end, and a minor tower up to 14 storeys located towards the eastern end. The Plan also allows for consideration of an additional partial storey for common rooftop indoor amenity spaces if contiguous with common outdoor amenity space.

This project proposes 100% of the residential floor area as secured rental housing with a minimum of 18% provided as moderate income rental units. Housing policies in the *Cambie Corridor Plan* requires these units to have rental rates and operating requirements in accordance with the City's *Moderate Income Rental Housing Pilot Program* (MIRHPP). The moderate income units are to be rented at rates targeted to the affordability needs of moderate income households earning between $30,000 and $80,000 per year. These units will be subject to the caps on rental increases at rates set under the provincial Residential Tenancy Act, even with a change in tenant. This application will contribute towards the targets for purpose-built market rental units, developer-owned below-market rental units, and units for families.

Figure 2: Subsection 4.3.2 West 41st Avenue: Willow-Columbia Street

Figure 3: Area B: Cambie to Alberta Street (north)



Housing Vancouver Strategy – The Housing Vancouver Strategy (2018-2027) and 3-Year Action Plan (2018-2020) seek 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 diversity of incomes and households in the city, shifting housing production towards rental to meet the greatest need, and coordinating action with partners to deliver housing for the lowest income households. Overall, 72,000 new homes are targeted for the next 10 years, including 12,000 social, supportive and non-profit co-operative units and 20,000 purpose-built rental units. Nearly 50% of the new units will serve households earning less than $80,000 per year, and 40% will be family-size units.

Development Cost Levy By-Law – Under Section 3.1A of the Vancouver Development Cost Levy By-law No. 9755 (the "DCL By-law"), projects which meet the by-law's definition of "for-profit affordable rental housing", a term specifically used by the province in Section 523D (10.3) (a) of the Vancouver Charter, are eligible for a waiver of the City-wide DCL for the residential portion of the development. The DCL By-law establishes maximum average unit sizes and maximum average rents by unit type for the project to be eligible for the waiver. Current rental rates and unit sizes are outlined in the Rental Incentive Programs Bulletin and are updated on an annual basis. Staff note that as of September 30, 2020, projects are no longer entitled to a waiver under the Vancouver Utilities Development Cost Levy By-law No. 12183 (the "Utilities DCL By-law").

Staff note that the term "for-profit affordable rental housing" as defined by the Vancouver Charter, and used in relation to the DCL By-law does not necessarily create rental units which are affordable to all Vancouver residents. The DCL waiver provides opportunities for the creation of a range of rental levels, in accordance with the housing continuum objectives of the *Housing Vancouver Strategy*. The applicant has requested and is eligible for a DCL waiver for the City-wide DCL for the residential portion of their rezoning application.

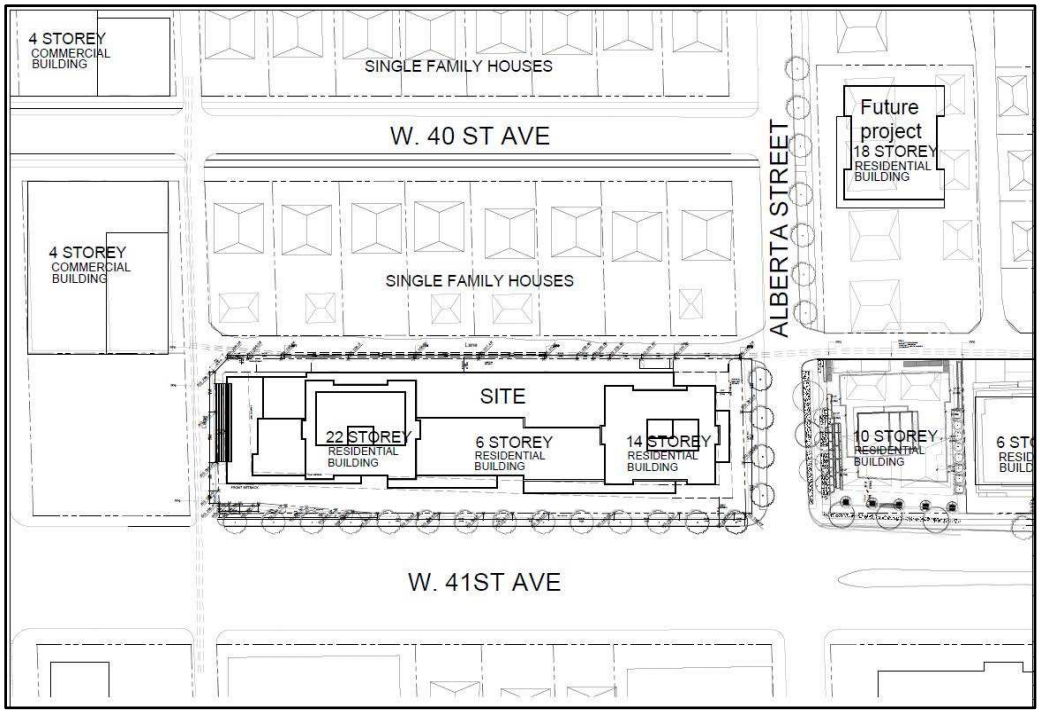
Tenant Relocation and Protection Policy – The *Tenant Relocation and Protection Policy* (TRP Policy) is intended to protect tenants by mitigating the impacts of displacement resulting from redevelopment activity, while recognizing that some renewal is necessary to maintain the health of the overall rental stock. A Tenant Relocation Plan is required when tenants are displaced as a result of redevelopment or major renovation activity. At a minimum, these terms include four month's free rent or more based on length of tenancy, a flat-rate payment towards moving expenses, and assistance finding three alternate accommodation that best meet the tenants identified priorities. Eligible tenants may exercise a Right of First Refusal to return to one of the replacement rental units in the new building with a 20 per cent discount off of starting market rents, or at new below-market rates, provided they meet the eligibility requirements under those policies.

Strategic Analysis

1. Proposal

The application proposes to rezone the site from RS-1 (Residential) to CD-1 (Comprehensive Development) District to permit construction of a mixed-use development with a 14-storey building and a 22-storey building connected by a six-storey podium, with ground-floor commercial space and 419 secured rental residential units of which 18% of the residential floor area (approximately 64 residential units) would be secured as Moderate Income Rental Units, under the *Cambie Corridor Plan* (see Figure 4). A maximum height of 72.6 m (238 ft.)for the taller tower, a maximum height of 48.9 m (160 ft.) for the lower tower, and an overall density of 6.32 FSR are proposed, in addition to three levels of underground parking accessed from the lane.

Figure 4: Site Plan



2. Land Use

The proposed mix of uses in the application (ground-floor retail-commercial spaces, and residential) are consistent with the intent of the *Cambie Corridor Plan*.

3. Density, Height and Form of Development (refer to drawings in Appendix F, and project statistics in Appendix J)

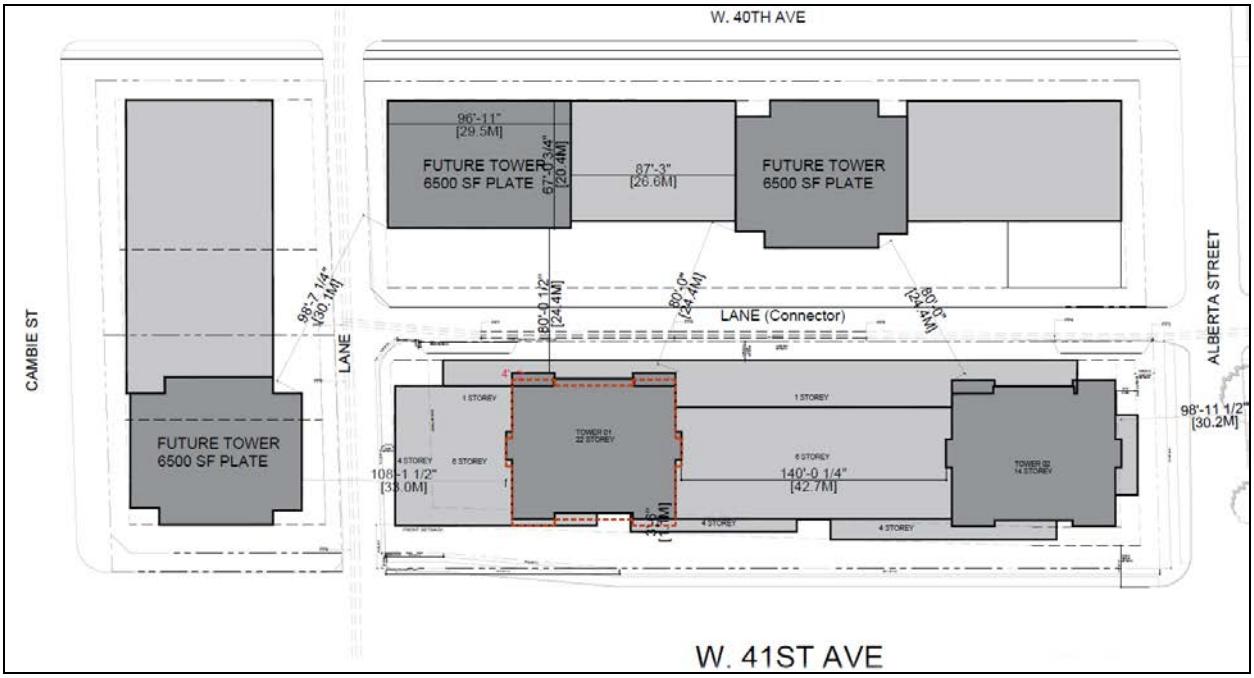
In assessing urban design performance, staff take into consideration the built form guidance within the *Cambie Corridor Plan* for the Oakridge Municipal Town Centre (MTC), and specifically for "Mixed-Use Buildings on Arterials: 4 to 22 Storeys."

Form of Development – This application is consistent with the Plan for this site to accommodate two residential towers of 22 storeys (west) and 14 storeys (east) with a six-storey residential podium and a continuous ground-level commercial frontage. The podium steps back above the fourth storey to create a four-storey street wall along 41st Avenue and Alberta Street. As envisioned by the Plan, an additional partial-storey is proposed for the west tower to provide a common indoor amenity space contiguous with common outdoor amenity at the roof top. The amenity space is stepped back from all building edges to minimize its appearance from ground level (see Figure 5). The Plan anticipates compact and slender towers with a minimum 80 ft. spacing between the two towers to ensure livability and privacy, minimize shadow impact on adjacent sites, and provide greater openness to the sky. A maximum tower floor plate size of 603.9 sq. m (6,500 sq. ft.) is recommended to ensure a slender form. The proposed towers meet these expectations. The proposal transitions to the smaller scale lane environment and the existing developments at the rear through gradual stepping of the podium and the provision of ground-oriented residential units facing the lane, all in accordance with the Plan.

As envisioned by the Plan, future development of the block north, across the lane has the potential to include a maximum of two towers up to 18 storeys for affordable housing. Staff have included a condition in Appendix B to improve the relationship between this proposal and future towers to the north through a modest shift to the south to the west tower. This would ensure that future developments to the north will be able to meet the form and spacing expectations in the Plan. This shift will also result in a modest reduction in the development's shadowing to the north. The applicant team has prepared a preliminary study to illustrate this refinement (see Figure 6).

Figure 5: Perspective View along West 41st Avenue looking northeast

Figure 6: Preliminary study of tower modest relocation (in red) relative to the adjacent MTC to the north.



Height – The proposal is comprised of a 22-storey tower (west) and a 14-storey tower (east) atop a six-storey continuous podium, with an additional partial storey atop the west tower providing common indoor and outdoor amenity space. The respective heights of these components are within the expectations of the Plan. As noted, the west tower's rooftop indoor amenity space is set back from the edges to ensure limited visibility from the ground, consistent with the expectations of the Plan. Staff have prepared a condition to reduce the proposal's perceived height by minimizing the rooftop mechanical screening.

Density – The Plan anticipates site-specific density based on urban design performance which is evaluated according to the *Cambie Corridor Plan Built Form Guidelines*. The proposal is consistent with the built form guidelines for a mixed-use development with residential towers above a continuous podium resulting in a density of 6.32 FSR.

Amenity Space – The development offers several on-site amenities for residents with common indoor and outdoor amenity spaces located atop the west tower, as well as the podium. A dedicated common children's play area is located on the podium. Staff have prepared a condition to further enhance the quality and functionality of these amenities.

Public Realm – The Plan includes provisions to activate the public realm with continuous ground-level commercial spaces that are pedestrian-scaled and offer visual interest. The proposal includes continuous ground-level commercial space along 41st Avenue and Alberta Street, along with ground-oriented residential units along the lane. The units facing the lane have individual entries and landscaped patios to enhance the residential character of the lane. Staff have included conditions to further enrich the building's interface along the lane and 41st Avenue, including the provision of smaller-scaled commercial units and further articulation of the commercial storefronts.

Urban Design Panel – The Urban Design Panel reviewed the proposal on November 13, 2019 and supported the application with recommendations to improve the interface at the lane, additional building articulation along West 41st Avenue, and to reduce the prominence of the rooftop mechanical overrun (see Appendix E).

Staff reviewed the recommendations of the Urban Design Panel, as well as the site-specific conditions, and have concluded that the proposal meets the expectations of the *Cambie Corridor Plan* for this site and is appropriate for the context. Staff support the application subject to the conditions detailed in Appendix B.

4. Housing

The *Housing Vancouver Strategy* and associated Three-Year Action Plan was the culmination of a year-long process of gathering, synthesizing and testing new ideas and approaches to addressing housing affordability in Vancouver. The addition of new moderate-income rental units and market rental units to the city's inventory contributes towards the Housing Vancouver targets shown in Figure 7.

Figure 7: Progress Towards 10 Year Housing Vancouver Targets for Purpose-Built Market and Developer-Owned Below-Market Rental Housing as of December 31, 2020

Housing Type	Category	10-Year Targets	Units Approved Towards Targets
Purpose-Built Market Rental Housing Units	Market Rental	16,000	5,188
	Developer-Owned Below Market Rental	4,000	436
	Total	20,000	5,624

*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.

If approved this project would add 419 rental units to Vancouver's rental housing stock. Furthermore, the applicant intends to provide enhanced affordability by securing 18% of the residential floor space (approximately 64 units) as "Moderate Income Rental Units" at rental rates targeting households earning between $30,000 and $80,000 per year (see Figure 8). These Moderate Income Rental Units will follow the Moderate Income Rental Housing Pilot Program (MIRHPP) — tenant eligibility will be verified by the building's management at initial occupancy and on an ongoing basis.

Securing units at rental rates that meet the MIRHPP program ensures that more rental housing options are created that meet the affordability needs of those annually earning between $30,000 and $80,000 while restricting market access to these units through the use of eligibility criteria.

Proposed Rents and Income Thresholds – In 2016, the median household income in the Oakridge Vancouver neighbourhood was $62,988. Approximately 64 residential units, comprising 18% of the total residential floor area will be rented at rates that meet the

affordability requirements of moderate income households under the MIRHHP Program, as illustrated in Figure 8.

To be eligible for moderate income rental housing, a household must have a gross annual income that meets the requirements for the specific unit type, and there must be at least one household member per bedroom. The eligibility requirements are described in further detail in the *Moderate Income Rental Housing Pilot Program: Application Process, Project Requirements and Available Incentives*. All residents in the building will have equal access to common indoor and outdoor amenities and facilities illustrated in the architectural drawings in Appendix F.

Figure 8: Comparable Average Market Rents and Home-Ownership Costs (Westside)

	Project Proposed Rents – MIR Units	Average Market Rent in Newer Buildings - Westside (CMHC, 2019)[1]	DCL By-Law Maximum Averages - Westside (CMHC, 2020)[2]	Monthly Costs of Ownership for Median-Priced Unit –Westside - (BC Assessment 2020)[3]
Studio	$950	$1,832	$1,818	$2,857
1-bed	$1,200	$1,975	$2,224	$3,554
2-bed	$1,600	$2,804	$2,912	$5,355
3-bed	$2,000	$3,349	$4,094	$8,707

1. Data from the October 2019 CMHC Rental Market Survey for buildings completed in the year 2010 or later on the Westside of Vancouver
2. For studio, 1-, 2-, and 3-bedroom units, the maximum DCL rents are the average rents for all residential units built since the year 2005 in the City of Vancouver as published by CMHC in the fall 2020 Rental Market Report plus 10%.
3. Based on the following assumptions in: median of all BC Assessment sales prices in Vancouver Eastside in 2020 by unit type, 10% down payment, 5% mortgage rate (in-line with Bank of Canada conventional rate), 25-year amortization, $150 – 250 monthly strata fees and monthly property taxes at $2.92 per $1,000 of assessed value (2019 assessments and property tax rate)

Based on median incomes for Metro Vancouver, a one-bedroom moderate income rental unit would be affordable to persons employed in a variety of occupations such as service workers, trades workers, entry-level researchers and non-profit workers. A three-bedroom moderate income rental unit would meet the needs of a two-income family employed in sectors such as trades, industrial arts, and human resources.

Average market rents in newer rental buildings on the Westside are also shown in Figure 8. As an example, a market rental studio unit could be affordable to a single person employed in a skilled trade, such as a crane operator. A two-bedroom market rental unit could be affordable to a couple employed as secondary school teachers.

The market rental housing component will provide options that are significantly more affordable than home ownership as illustrated in Figure 8.

Vacancy Rates – Vancouver has exhibited historically low vacancy rates during the last 30 years. In 2020, the purpose-built apartment vacancy rate was 2.8% in Vancouver (based on the

Canadian Mortgage and Housing Corporation Market Rental Survey), which was higher than the previous year (1%), but still below the 3-5% that is considered a balanced rental market. The vacancy rate for the Southeast Vancouver area was 5.4%, a one-year jump up from the 2.7% rate measured in 2019.

Market rents continue to be high in light of significant demand and limited supply, and new purpose-built market rental and moderate income rental units are important parts of the housing continuum which help reduce pressure on the existing rental stock. The high cost of land and construction means that new market rental units will rent at higher rates than existing, older apartment rental units.

Housing Mix – The proposed units are to be designed in accordance with the *Family Room: Housing Mix Policy for Rezonings*, which includes provision of at least 35% family units (with two and three bedrooms) in new rental projects. This application provides for a range of household types and would deliver 152 family units (36%) across the project, with 27 being moderate income family units thereby meeting the family unit requirements in both the market rental and moderate income rental portions of the proposal. Eight family units are proposed as having three bedrooms. The complete unit mix is illustrated in Figure 9.

Figure 9: Proposed Unit Mix, Market and Moderate Income Rental

Market		Moderate Income	
Studio	83 units	Studio	9 units
1-bed	147 units	1-bed	28 units
2-bed	125 units	2-bed	19 units
3-bed	0 units	3-bed	8 units
Total	355 units	Total	64 units
Total 419 units			

Development Cost Levies (DCL) Waiver – The applicant has requested and is eligible for a DCL waiver. The average proposed starting rents across all of the building's units are required to meet the maximum average rents and unit sizes as outlined in the DCL Bylaw and the Rental Incentive Programs Bulletin.

The DCL By-law does not allow rents for the moderate income rental units to be increased ahead of initial occupancy, and subsequent increases are permanently capped at the annual allowable rate permitted under the Residential Tenancy Act, regardless of any change in the tenancy. The applicant will be required to submit a DCL Waiver Form, including a final rent roll that sets out the starting monthly rents for all the units in the building (market and moderate rental) prior to issuance of the building permit and the occupancy permit in order to ensure compliance with the DCL By-law.

Through the development permit application process, the City will ensure that average unit sizes do not exceed the maximum thresholds set out in the DCL By-law. More information on the Development Cost Levy Waiver can be found in Appendix G.

Security of Tenure – All 419 units in the project will be secured as rental through a Housing Agreement and a Section 219 Covenant for the longer of 60 years and the life of the building. The agreement is to be enacted by Council by By-law and registered on title to secure starting rents for the both the market and moderate income units and will prohibit the stratification and separate sale of individual units. The agreement will also limit the rates at which rents for the

moderate income units may be increased, even on a change in tenant. Annual reporting on the operation of the moderate income units will be required and will contain information including rents and verification of tenant eligibility. Property owners will also be responsible for verifying that households continue to qualify every five years after they move in and when a household member moves in or out. Conditions related to securing the units are contained in Appendix B.

Existing Tenants – The *Tenant Relocation and Protection Policy* (the "TRP Policy") extends policy coverage to projects involving consolidation of two or more lots that contain existing secondary rental. This includes single-family homes, basement suites, duplexes, or individually-rented condos where the new development is proposing five or more dwelling units. The TRP Policy exempts tenancies entered into after the purchase of the property that are of a length of two years or less as of the date of the rezoning application. This exclusion is intended to avoid penalizing applicants who are renting out units to comply with the City's Empty Homes Tax during the process of assembling sites for redevelopment. Further, there is an exclusion where a previous owner of a house, strata, or equity co-op unit has sold the property to a developer, and is now occupying the unit as a tenant.

As the application involves consolidation of eight RS-1 lots containing secondary rental units, the TRP Policy applies.

Six houses, containing a total of seven rental units, are currently occupied with tenants who are aware of the rezoning application. Out of the seven tenancies, there are three eligible for provisions under the TRP Policy, including relocation assistance, assistance with moving costs, monetary compensation calculated based on length of the tenancy, and Right of First Refusal to return to a rental unit in the new building. The applicant has provided a draft Tenant Relocation Plan (TRP), which will be secured as a condition of rezoning (summarized in Appendix D). A final Tenant Relocation Plan will be required at the time of Development Permit issuance, with an Interim Tenant Relocation Report required prior to Demolition Permit issuance, and a final Tenant Relocation Report prior to Occupancy Permit issuance.

All tenancies are protected under the BC Residential Tenancy Act that governs how residential properties are rented, and includes specific provisions regarding termination of tenancies. Any disputes would be resolved through the Residential Tenancy Branch.

Housing conditions of approval are set out in Appendix B.

5. Transportation and Parking

Vehicle and bicycle parking are provided in three levels of underground parking, accessed from the lane. Overall 372 vehicle parking spaces, 516 Class A and 20 Class B bicycle storage spaces, and 5 Class B loading spaces, are provided. The project will be required to meet the Parking By-law.

Engineering conditions of approval are set out in Appendix B.

6. Environmental Sustainability and Natural Assets

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

This application has opted to satisfy the *Green Buildings Policy for Rezonings* under the low emissions green buildings requirements. The low emissions green buildings pathway represents City priority outcomes, establishing limits on heat loss, energy use, and greenhouse gases, and drawing on industry best practices to create more efficient, healthy and comfortable homes and workplaces. The applicant has submitted preliminary energy modelling analysis detailing building performance strategies to meet the new energy use intensity, greenhouse gas and thermal demand targets. Additionally, the application will be required to meet rainwater management requirements for retention, rate control, cleaning and safe conveyance.

Conditions related to environmental sustainability are included in Appendix B.

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

A "by-law tree" has a trunk diameter of 30 cm or greater and requires a tree permit when it is proposed to be removed. For this application, there are 36 trees on site, and two trees on City property. Current on-site trees are not proposed for retention, due to the siting of the development and the underground parkade, but 40 new on-site replacement trees are proposed as part of this application. In addition, a future double-row of street trees is proposed along the commercial frontage on 41st Avenue.

Landscape conditions of approval are set out in Appendix B.

PUBLIC INPUT

Public Notification – A rezoning information sign was installed on the site on September 3, 2019. Approximately 1056 notification postcards were distributed within the neighbouring area on or about September 20, 2019. Notification and application information, as well as an online comment form, was initially provided on the Rezoning Centre's applications webpage (vancouver.ca/rezapps).

Community Open House – A joint community open house was held on October 7, 2019 at the Jewish Community Centre (950 West 41st Avenue), for both this application and the adjacent application at 325-343 West 41st Avenue. Staff, the applicant team, and 53 members of the public attended the open house. Consultation for this application predated the City's virtual engagement strategy that was implemented due to the pandemic.

Public Response – Public input was received throughout the application process through the open house, online comment form, and by email and phone. A total of 5 comments were received.

Below is a summary of all feedback received from the public by topic, and ordered by frequency:

Generally, comments of support fell in the following areas:

- **Building height, massing, and density:** The height, form and density aligns well with the *Cambie Corridor Plan* and fits well with the surrounding neighbourhood.
- **Building design:** The colour palates used for this development creates visually appealing aesthetics to the exterior.
- **Housing Stock:** Support for more rental units being built in close proximity to rapid transit is an asset. Having townhouses at grade is a welcome addition for the development and adds to more housing options to the area.
- **Bike parking:** An investment into the number of bicycle parking for the development is appreciated.
- **Retail Space:** Retail spaces proposed is appropriate for the development and surrounding area.

Generally, comments of concern fell into the following areas:

- **Building height, massing and density:** The height of the building is too tall and will cause significant shadowing to the surrounding neighbourhood.
- **Building Design:** Building is visually unappealing and bland.
- **Parking within development:** An overabundance of parking spaces provided for a development that is in close proximity to rapid transit.
- **Family Housing:** The lack of three-bedroom units and the high amount of smaller units discourages larger families from moving in.

Staff have reviewed the comments and have determined that the proposal responds to the intent of the *Cambie Corridor Plan*, subject to the conditions in Appendix B which include further design development of the building. A detailed summary of public feedback is included in Appendix E.

PUBLIC BENEFITS

***Development Cost Levies* (DCLs)** – Development Cost Levies collected from development help pay for facilities made necessary by growth including parks, childcare facilities, replacement housing (social/non-profit housing) and various engineering infrastructure.

The application is subject to the City-wide DCL and the Utilities DCL which will be calculated on the floor area specified in the development permit.

In accordance with section 3.1A of the DCL By-law, the applicant has requested a waiver of the City-wide DCL attributed to the residential floor area qualifying as for-profit affordable rental housing. Based on rates in effect as of September 30, 2020, the value of the waiver of the City-wide DCL for the residential floor area is approximately $5,282,033. A review of how the application meets the waiver criteria is provided in Appendix G.

The DCL By-law requires that where rents are determined under section 3.1A(d), they are to apply at initial occupancy. A final rent roll that sets out the initial monthly rents will be required prior to issuance of the occupancy permit in order to ensure compliance with the DCL By-law. After occupancy, rents will not be permitted to increase on an annual basis further than the RTA

limits. The City will ensure that average unit sizes do not exceed the maximum thresholds set out by DCL By-law through the Development Permit application process

Based in the rates in effect as at September 30, 2020 and the proposed 27,235.4 sq. m (293,159 sq. ft.) of residential floor area and 1,608.5 sq. m (17,314 sq. ft.) of commercial floor area the project is expected to generate $3,288,983 of DCLs.

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.

Public Art Program – The *Public Art Policy and Procedures for Rezoned Developments* requires rezoning proposals having a floor area of 9,290.0 sq. m (100,000 sq. ft.) or greater to contribute public art or provide 80% cash in lieu as a condition of rezoning. With a floor area of 28,843.9 sq. m (310,473 sq. ft.), this project will contribute a public art budget of $614,736. Public art budgets are based on a formula of $21.3125 per sq. m ($1.98 per sq. ft.) for areas contributing to the total FSR calculation. The Public Art rate is finalized at the development permit stage and is subject to Council approval of periodic adjustments to address inflation.

Developers may fulfil the public art commitment in one of two ways:

- *Option A* – Artwork is commissioned by the developer. An experienced public art consultant must be engaged to coordinate the public art process. Consultants are responsible for the preparation of art plans and the coordination of artist selection and artwork fabrication, installation, and documentation. The Public Art Committee reviews and approves the Public Art Plan, which must be completed prior to issuance of the Development Permit.

- *Option B* – For developers not wanting to commission artwork, 80% of the required art budget is paid to the City as a contribution to the Signature Projects Fund. These contributions are pooled with contributions from the City, philanthropists, and other agencies to commission artworks of major significance at key city sites.

Community Amenity Contribution (CAC) – Within the context of the City's *Financing Growth Policy* and the *Cambie Corridor Plan*, an offer of a Community Amenity Contribution (CAC) to address the impacts of rezoning can be anticipated from the owner of a rezoning site. CAC offers typically include either the provision of either on-site amenities or a cash contribution towards other public benefits and they take into consideration community needs, area deficiencies and the impact of the proposed development on City services. However, for this site, the *Cambie Corridor Plan* specifically states that any lift in land value is to be redirected into delivering improved affordability.

The applicant is offering that 18% of the residential floor area (approximately 64 residential units) would be secured as Moderate Income Rental Units, as the CAC for this application, thereby improving the overall affordability of the project. Real Estate Services staff have reviewed the development proforma and concluded that the amount of floor area offered as Moderate Income Rental Units aligns with the expected financial performance of this application.

Cambie Corridor Public Benefits Strategy – The Public Benefits Strategy (PBS) identifies public benefits and infrastructure to support growth in the area, including both short-term and long-term priorities in and around the plan area. If approved, the application would contribute 419 secured rental housing units towards the City's rental housing goals as identified in the PBS and *Housing Vancouver Strategy*, with approximately 64 of the residential units secured as Moderate Income Rental Units. See Appendix H for details of the *Cambie Corridor Plan* Public Benefits Implementation Tracking.

See Appendix I for a summary of all the public benefits for this application.

FINANCIAL IMPLICATIONS

Based on rates in effect as of September 30, 2020, it is anticipated that the project will pay approximately $3,288,983 in City-wide DCL and Utilities DCLs. The residential component of the project is expected to qualify for a DCL waiver as for-profit affordable rental housing, the value of the waiver is estimated to be $5,282,033.

If the rezoning application is approved, the applicant will be required to provide new public art on site at an estimated value of $614,788, or make a cash contribution to the City for off-site public art, in the amount of approximately $491,731 (80% of the estimated value of public art.)

The 419 secured market rental housing units, including approximately 64 Moderate Income Rental Units, will be privately owned and operated, secured by a Housing Agreement and Section 219 Covenant for the longer of the life of the building and 60 years.

No additional CAC is applicable.

CONCLUSION

Staff conclude that the proposed form of development is an appropriate urban design response to the site and its context, and that the application, along with the recommended conditions of approval, is consistent with the *Cambie Corridor Plan* with regards to land use, density, height, and form.

The General Manager of Planning, Urban Design and Sustainability recommends that the rezoning application be referred to Public Hearing together with a draft CD-1 By-laws as generally shown in Appendix A. Further, it is recommended that, subject to the Public Hearing, the application including the form of development, as shown in plans in Appendix F, be approved in principle, subject to the applicant fulfilling conditions of approval in Appendix B.

* * * * *

357-475 West 41st Avenue
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 marginally numbered Z- ( ), 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 (___).

Definitions

3. Words in this By-law have the meaning given to them in the Zoning and Development By-law, except that:

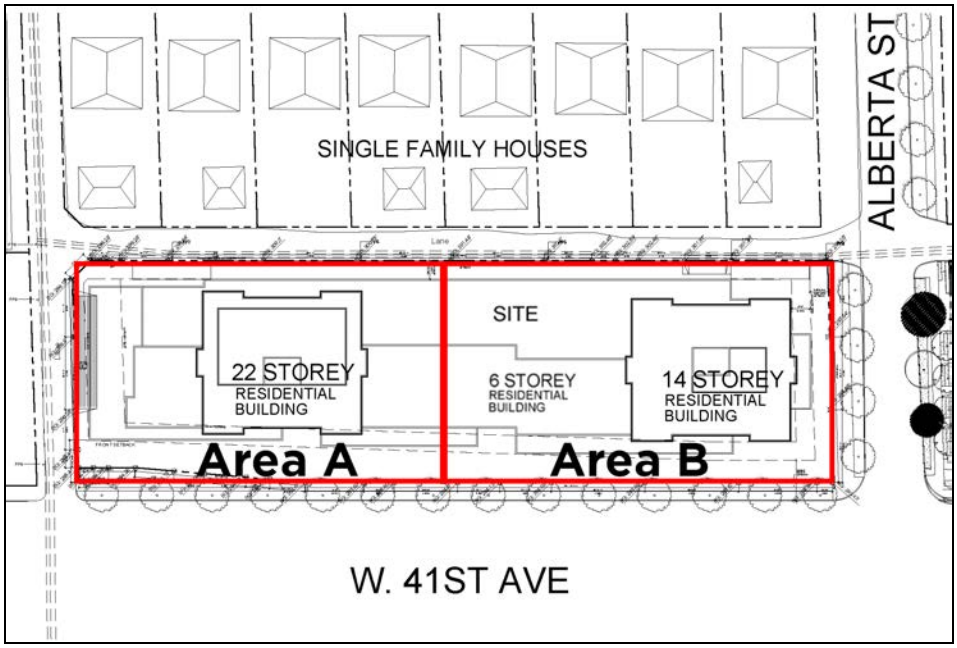
   (a) for the purposes of calculating the total dwelling unit area for section 6.1 of this By-law, “Dwelling Unit Area” is the floor area of each dwelling unit, measured to the inside of all perimeter walls, excluding any floor area as required by section 7.5 of this By-law; and

   (b) “Moderate Income Rental Housing Units” means dwelling units that meet the requirements of approved Council policies and guidelines for Moderate Income Rental Housing, as secured by a housing agreement registered on title to the property.

Sub-areas

4. The site is to consist of two sub-areas generally as illustrated in Figure 1, solely for the purposes of establishing the maximum permitted building height for each sub-area.

Figure 1: Sub-areas



Uses

5. 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 CD-1 (___) and the only uses for which the Director of Planning or Development Permit Board will issue development permits are:

   (a) Cultural and Recreational Uses;

   (b) Dwelling Uses, limited to Dwelling Units in conjunction with any of the uses listed in this section;

   (c) Institutional Uses;

   (d) Office Uses;

   (e) Retail Uses;

   (f) Service Uses; and

   (g) Accessory Uses customarily ancillary to the uses permitted in this section.

Conditions of Use

6.1 A minimum of 18% of the total dwelling unit area must be secured as Moderate Income Rental Housing Units.

6.2 The design and layout of at least 35% of the moderate income dwelling units and at least 35% of the total number of other dwelling units must:

(a) be suitable for family housing; and

(b) include two or more bedrooms.

6.3 No portion of the first storey of a building to a depth of 10.7 m from the front wall of the building and extending across its full width may be used for residential purposes except for entrances to the residential portion.

6.4 All commercial uses and accessory uses must be carried on wholly within a completely enclosed building except for:

(a) Farmers' Market;

(b) Neighbourhood Public House;

(c) Public Bike Share;

(d) Restaurant; and

(e) Display of flowers, plants, fruits and vegetables in conjunction with a permitted use.

6.5 The Director of Planning may vary the use conditions of section 6.4 to permit the outdoor display of retail goods, and may include such other conditions as the Director of Planning deems necessary, having regard to the types of merchandise, the area and location of the display with respect to adjoining sites, the hours of operation and the intent of this By-law.

Floor Area and Density

7.1 Computation of floor area must assume that the site area is 4,563.9 m^2, being the site area at the time of the application for the rezoning evidenced by this By-law, prior to any dedications.

7.2 The floor space ratio for all uses combined must not exceed 6.32.

7.3 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.

7.4 The total floor area for commercial uses must not be less than 1,608.5 m^2.

7.5 Computation of floor area and dwelling unit area must exclude:

(a) balconies and decks, and any other appurtenances which in the opinion of the Director of Planning are similar to the foregoing, except that:

(i) the total area of all such exclusions must not exceed 12% of the floor area being provided for dwelling uses and 8% of the floor area being provided for all other uses; and

(ii) the balconies must not be enclosed for the life of the building;

(b) patios and roof decks, if the Director of Planning first approves the design of sunroofs and walls;

(c) where floors are used for off-street parking and loading, the taking on or discharging of passengers, bicycle storage, heating and mechanical equipment, or uses which in the opinion of the Director of Planning are similar to the foregoing, those floors or portions thereof so used that are at or below base surface, except that the exclusion for a parking space must not exceed 7.3 m in length;

(d) amenity areas accessory to a residential use, to a maximum of 10% of the total floor area being provided for dwelling uses; and

(e) all residential storage area above or below base surface, except that if residential storage area above base surface exceeds 3.7 m^2 for a dwelling unit, there will be no exclusion for any of the residential storage area above base surface for that unit.

7.6 Where floor area associated with residential storage area is excluded, a minimum of 18% of excluded floor area above base surface must be located within the Moderate Income Rental Housing Units as storage area.

Building Height

8.1 Buildings in each sub-area must not exceed the maximum permitted height for that sub-area, measured from base surface, as set out in Table 1.

8.2 Despite section 8.1 of this By-law and section 10.18 of the Zoning and Development By-law, if the Director of Planning permits common indoor rooftop amenity space in a sub-area, the height of the portion of the building with the common indoor rooftop amenity space must not exceed the maximum permitted height for that sub-area, as set out in Table 1.

Table 1: Maximum Permitted Building Height

Sub-area	Building height	Building height including common indoor rooftop amenity spaces
A	68.9 m	72.6 m
B	45.2 m	48.9 m

Horizontal Angle of Daylight

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

9.2 The location of each such exterior window must allow a plane or planes extending from the window and formed by an angle of 50 degrees, or two angles with a sum of 70 degrees, to encounter no obstruction over a distance of 24.0 m.

9.3 Measurement of the plane or planes referred to in section 9.2 must be horizontally from the centre of the bottom of each window.

9.4 The Director of Planning or Development Permit Board may relax the horizontal angle of daylight requirement if the Director of Planning or Development Permit Board first considers all the applicable policies and guidelines adopted by Council and the minimum distance of unobstructed view is not less than 3.7 m.

9.5 An obstruction referred to in section 9.2 means:

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

(b) the largest building permitted under the zoning on any adjoining site.

9.6 A habitable room referred to in section 9.1 does not include:

(a) a bathroom; or

(b) a kitchen whose floor area is the lesser of:

(i) 10% or less of the total floor area of the dwelling unit; or

(ii) 9.3 m^2.

Acoustics

10. A development permit application for dwelling uses must include an acoustical report prepared by a registered professional acoustical engineer demonstrating that the noise levels in those portions of the dwelling units listed below will not exceed the noise levels expressed in decibels set opposite such portions of the dwelling units. For the purposes of this section, the noise level is the A-weighted 24-hour equivalent (Leq24) sound level and will be defined simply as noise level in decibels.

Portions of dwelling units	**Noise levels (Decibels)**
Bedrooms	35
Living, dining, recreation rooms	40
Kitchen, bathrooms, hallways	45

Zoning and Development By-law

11. Sections 2 through 14 of the Zoning and Development By-law apply to this By-law.

* * * * *

357-475 West 41st Avenue
CONDITIONS OF APPROVAL

Note: If the application is referred to a public hearing, these Conditions of Approval will be referenced in the Summary and Recommendations included in the hearing agenda package. Any changes to the conditions approved by Council will be contained in its decision. Applicants are advised to consult the 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 IBI Group, on behalf of the registered owner, received July 22, 2019, including supplemental drawings received May 11, 2021, 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 reduce the perceived height of the west tower's top.

Note to Applicant: Suggested strategies include minimizing and setting back the rooftop mechanical screening; or, if possible, relocating the mechanical equipment to the underground parkade.

1.2 Design development to enrich the public realm as follows:

(a) Introduce additional variety and visual interest at the podium along 41st Avenue.

Note to Applicant: The three segments of the continuous podium should read as distinct elements, yet complementary to a cohesive whole. Suggested strategies include varying the bay modules, rhythm and materiality.

(b) Provide small-format commercial frontages.

Note to Applicant: Retail frontages should add to the character of the street by being identifiable and inviting. They should reinforce the scale of a walking, shopping street. As such, retail frontages with individual entrances should be between 4.6 and 12.2 m (15 - 40 ft.) wide. Suggested additional strategies to add variation and interest include bay window displays, articulated entries and canopies.

(c) Provide continuous weather protection.

Note to Applicant: A continuous demountable weather protection should be integrated with the building design and should be part of a building's overall architecture and composition. Weather protection should be appropriate in scale and consistent with the building typology. A minimum 1.8 m (6 ft.) at 2.7 m (9 ft.)

above grade with depth increasing proportionally to a maximum height of 12 ft. above grade.

(d) Reinforce the expression of individual ground-oriented dwelling units at the lane.

Note to Applicant: This may be achieved by differentiating each unit's entryway from the window bays through strategies such as material and colour variation. Consider extending the entryway recesses to the parapet of Level 2, as well as other strategies that achieve a "townhouse" appearance.

(e) Reduce the visibility of the raised patios' blank walls at the lane.

Note to Applicant: This may be achieved by introducing stepped planters and additional planting.

(f) Reduce the visual impact of the loading overhead doors.

Note to Applicant: Suggested strategies include ensuring the loading area is as compact as possible, as well as visual treatment of the overhead doors.

1.3 Design development to improve the relationship of the proposed towers to future towers to the north.

Note to Applicant: Tower placement should ensure approximately 90 ft. tower separation to the north block, where up to two towers are anticipated. It is noted that the current location of the two towers will provide spacing to future towers; however, in doing so, may limit the shape of those towers and compromise the ability to provide slender and compact forms as anticipated by the Plan. A modest relocation of the west tower closer to 41st Avenue will provide greater flexibility for the shaping of the northern towers, ensure spaciousness between towers as anticipated by the Plan, and enhance the overall livability of the neighbourhood. This shift may result in a more vertical expression for the west tower along 41st Avenue where it meets the podium, which can be considered noting the location on an arterial street.

1.4 Design Development to enhance the quality and functionality of indoor and outdoor amenities, including the child play area as per the *High-Density Housing for Families with Children Guidelines* https://guidelines.vancouver.ca/H004.pdf

1.5 Design development to improve the livability of dwelling units by ensuring sufficient private outdoor open space.

Note to Applicant: Balconies should have minimum clear dimensions of 1.8 m (5.9 ft.) deep and 2.7 m (8.8 ft.) wide. Refer to *High-Density Housing for Families with Children Guidelines* https://guidelines.vancouver.ca/H004.pdf

1.6 Design development to ensure viable retail space by separating the internal commercial and residential circulation.

Note to Applicant: This will also improve overall safety and security in accordance with CPTED (Crime Prevention through Environmental Design) principles.

1.7 Design development to provide green roof in line with the requirements of the *Roof-Mounted Energy Technology and Green Roofs* bulletin.

Note to Applicant: It should be noted on the architectural and landscape plans the type of green roof proposed including the percentage. Refer to: https://bylaws.vancouver.ca/bulletin/bulletin-roof-mounted-energy-technologies-and-green-roofs.pdf.

1.8 Identification on the architectural and landscape drawings of any built features intended to create a bird friendly design.

Note to Applicant: Refer to the *Bird Friendly Design Guidelines* for examples of built features that may be applicable, and provide a design rationale for the features noted. For more information, see the guidelines at http://former.vancouver.ca/commsvcs/guidelines/B021.pdf.

Crime Prevention through Environmental Design (CPTED)

1.9 Design development to respond to CPTED principles, including:

(a) Provide natural surveillance throughout pedestrian realm including underground parking, with glazing into publicly accessible areas such as elevator lobbies, and stairs.
(b) Reduce opportunities for theft in the underground parking and mail theft.
(c) Reduce opportunities for mischief in alcove and vandalism, such as graffiti.
(d) Reduce opportunities for skateboarding in the open spaces.

Landscape Design

1.10 Adherence to the guidelines set forth in the *Cambie Corridor Public Realm Plan*, in keeping with the general intent of this document, including street tree planting as required, in coordination with Engineering condition 1.33.

1.11 Design development to grades, retaining walls, walkways and structural design, such as underground parking, to maximize soil volumes (exceed BCLNA Landscape Standard) to accommodate new and existing trees and landscaping.

Note to Applicant: Wherever possible, take advantage of natural soils and the water table by locating new trees at grade beyond the edge of the underground slab. To avoid raised planters above grade, angle the corner of the underground slab downward (1 m across and 1.2 m down) to maximize contiguous soil volumes. Planted landscapes on slab should be designed to maximize soil depths by lowering the slab, wherever possible, or providing tree wells, if necessary.

1.12 Design development to location of utilities.

Note to Applicant: Avoid awkward placement of utilities (pad mounted transformers, “Vista” junctions, underground venting) visible to the public realm. Where utilities must be located near a street or sidewalk, a secondary circulation route is the preferred location. Every effort should be made to integrate utility access into structures and behind lockable, decorative gates or screened with landscaping.

1.13 Provision of the necessary infrastructure to support urban agriculture, such as tool storage, hose bibs and potting benches in proximity to garden plot areas.

1.14 At time of development permit, provision of site wide vegetation cover and soil volume overlays with calculations for all planted areas.

Note to Applicant: Vegetative cover calculations can estimate mature tree canopy coverage.

1.15 At time of development permit, provision of detailed architectural and landscape cross sections (minimum 1/4 in. scale) through tree planting areas, all proposed common open spaces and semi-private patio areas.

Note to Applicant: Sections should illustrate and dimension 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.

1.16 At time of development permit, provision of a partial irrigation plan.

Note to Applicant: Provide high efficiency irrigation for all planted areas, including urban agriculture areas and individual hose bibs for all private patios of 100 sq. ft. (9.29 sq. m) to support patio gardening. On the plan, illustrate hose bib symbols accurately and provide a highlighted note to verify the irrigation is to be designed and constructed.

1.17 At time of development permit, provision of an outdoor Lighting Plan.

Note to Applicant: Consider CPTED principles and avoid any lighting that can cause glare to residential uses.

Sustainability

1.18 All new buildings in the development will meet the requirements of the *Green Buildings Policy for Rezonings* (amended May 2, 2018), including all requirements for Near Zero Emissions Buildings (i.e. Passive House certified or alternate near zero emissions standard approved by the Director of Sustainability), or Low Emissions Green Buildings. The requirements for Low Emissions Green Buildings are summarized at http://guidelines.vancouver.ca/G015.pdf.

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

Engineering Services

1.19 Water Sustainability Act: Construction dewatering is a Water Use Purpose under the Water Sustainability Act requiring a provincial Approval or Licence. Applications for

provincial Approvals or Licences can be completed online. The application will be received and accepted into the province's online system, and the provincial authorizations team strives for 140 days to get the approval to the applicant. The approval holder must be able to produce their approval on site so that it may be shown to a government official upon request. Dewatering before this approval is granted is not in compliance with the provincial Water Sustainability Act. Provide a letter confirming acknowledgement of the condition.

1.20 The owner or representative is advised to contact Engineering to acquire the project's permissible street use. Prepare a mitigation plan to minimize street use during excavation & construction (i.e. consideration to the building design or sourcing adjacent private property to construct from) and be aware that a minimum 60 days lead time for any major crane erection / removal or slab pour that requires additional street use beyond the already identified project street use permissions.

1.21 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.

1.22 Provision of construction details to determine ability to meet municipal design standards for shotcrete removal (Street Restoration Manual section 02596 and Encroachment By-law (#4243) section 3A) and access around existing and future utilities adjacent your site. Current construction practices regarding shotcrete shoring removals have put City utilities at risk during removal of encroaching portions of the shoring systems. Detailed confirmations of these commitments will be sought at the building permit stage with final design achievements certified and confirmed with survey and photographic evidence of removals and protection of adjacent utilities prior to building occupancy. Provision of written acknowledgement of this condition is required. Please contact Engineering Services for details.

1.23 Provision of a finalized Transportation Assessment and Management Study (TAMS), including commentary on changes to the development plan as part of the development permit application, as well as any required analysis.

Note to Applicant: For more information, please refer to the current TAMS Consultant Design Guidelines.

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

1.25 Design development to improve access and design of bicycle parking and comply with the Bicycle Parking Design Supplement.

(a) Confirmation for access to Class A bicycle parking on P1. If the elevator is to be used for access to these bike spaces then the following applies:
Provision of a bicycle elevator with doors on both ends to allow bicycles to easily roll in from one end and roll out the other. The elevator to be a freight style elevator with durable finishes to comfortably accommodate two people with two bicycles and provide minimum interior dimensions of 5 ft. 6 in. x 6 ft. 8 in. A separate bicycle call button is to be provided on all floors requiring bicycle access to allow users to call the bicycle elevator directly.

(b) Provision of an alcove for the bike room access off the vehicle parking ramp and maneuvering aisle.

(c) Provision of automatic door openers on all doors providing outside access to bicycle storage rooms.

(d) Provision of design specifications for stacked bicycle racks including dimensions, vertical and aisle clearances.

Note to Applicant: Racks must be usable for all ages and abilities.

(e) Provision of encroachment free Class A bicycle spaces.

(f) Indicate the stair-free access route from the Class A bicycle spaces to reach the outside. Stair ramps are not generally acceptable.

(g) Provision of improved access for the Class A bicycle parking on level 1.

Note to Applicant: Bicycle room access off the main parking ramp is not supported. Direct lane access should be provided.

(h) Dimension, label, and number all types of Class A and B bicycle spaces.

(i) Provision of end of trip facilities, including clothing lockers, located with convenient access to the commercial\retail bicycle storage room.

1.26 Design Development to improve access and design of loading spaces and comply with the Parking and Loading Design Supplement.

(a) Provide a minimum 4 m stall width for the first parallel Class A Passenger loading space and 2.9 m width for subsequent spaces.

Note to Applicant: The 4 m stall width may be provided by combining 2.5 m space and 1.5 m sidewalk.

(b) Provision of turn swaths to show the maneuvering into the Class A Passenger space closet to Alberta Street.

Note to Applicant: This is required to confirm the vehicle does not need to maneuver across the Alberta Street sidewalk to access the space.

1.27 Design development to improve the parkade layout and access design and comply with the Parking and Loading Design Supplement to the satisfaction of the General Manager of Engineering Services, including the following:

(a) Provision of improved two-way flow through the 90 degree turn of the main parkade ramp. Additional width to be provided.

(b) Provision of improved two-way flow to improve maneuvering at ‘S’ curve on P1.

Note to Applicant: A more linear path may be achieved by incorporating the columns into the elevator shaft and shortening the wall at the bottom of the ramp.

(c) Updated turning swaths to be provided to confirm improved two-way flow at these locations.

(d) Improve visibility for two-way vehicle movement at turns throughout parking area with parabolic mirrors.

(e) Column encroachments, setbacks and parking space widths to comply with the Parking and loading design Supplement. Column encroachments are not permitted in single module stalls.

(f) Confirm pedestrian access through the overhead gate separating commercial and residential parking.

Note to Applicant: One of the small parking spaces may need to be removed to provide pedestrian access.

1.28 Gates/doors are not to swing more than 1 ft. over the property lines or into the SRW area.

1.29 Provision of generous and continuous weather protection on the 41st Avenue frontage.

1.30 Provision of a landscape and site plan that generally reflect the improvements to be provided as part of the Services Agreement.

1.31 The following information is required for 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 on the drawings.

(c) Dimension of column encroachments into parking stalls.

(d) Show all columns in the parking layouts.

(e) Dimensions for typical parking spaces.

(f) Dimensions of additional setbacks for parking spaces due to columns and walls.

(g) Dimensions of manoeuver aisles and the drive aisles at the parkade entrance and all gates.

(h) Section drawings showing elevations and minimum vertical clearances for parking levels, loading bays, ramps, and security gates. These clearances must consider mechanical projections and built obstructions.

(i) Areas of minimum vertical clearances labelled on parking levels.

(j) Design elevations on both sides of the ramps and drive aisles at all breakpoints, loading bays, disability spaces, and at all entrances. The slope and length of the ramped sections at all breakpoints to be shown on the submitted drawings.

(k) Existing street furniture including bus stops, benches etc. to be shown on plans.

(l) The location of all poles and guy wires to be shown on the site plan.

1.32 Remove encroachments on City property adjacent to the lanes. Surface treatments on the lanes are to be asphalt only. Sidewalk, street trees and curb along the lanes are to be entirely accommodated on private property.

1.33 Remove proposed lane crossing on the northwest side of the development site.

1.34 Revise landscape drawings to show the new the property line along 41st Avenue.

1.35 Provide landscape planting plans.

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

1.37 Ensure building grades shown on architectural drawings match the City of Vancouver supplied building grades.

1.38 Provision of a draft final Rainwater Management Plan prior to DP issuance. As it is acknowledged that not all design components are advanced fully at this stage, placeholders will be accepted in this resubmission with the expectation the final report will include all relevant details.

Hydrogeological

1.39 Prior to Development Permit, provide an updated Hydrogeological Study report which addresses the following:

(a) Per the Hydrogeological Study dated August 28, 2018, include the results of the proposed investigation: “Further monitoring in the 2018/2019 winter period [to] explore and confirm these observations and assumptions to further depth. If wells remain dry, aquifer testing will not be required.”

(b) Provide any additional supporting hydrogeological data, such as hydraulic conductivity calculations/estimates and flow direction.

(c) Provide excavation depth, foundation depth, and static water level(s) depth/elevation in both metres below ground surface as well as geodetic elevations.

(d) Confirm project details, including number and type of buildings, number of levels of parkade, etc.

(e) Discuss any expected seasonal variation of the water level depth(s).

(f) Based on results of monitoring conducted during the winter period, comment on the expected proximity of the excavation to the Quadra Sands aquifer.

(g) Include a plan for managing any encountered groundwater (e.g. perched or other aquifers) that is acceptable to the General Manager of Engineering Services, and that demonstrates that the two conditions in the *Groundwater Management Bulletin* will been met. Include details about short- *and* long-term groundwater management methods, as well as a statement to confirm that there will be no long-term (>2 years) groundwater discharge to the City's sewer system.

(h) Provide a quantitative estimate (in litres per minute) of both the anticipated construction dewatering/drainage rate and the permanent (post-construction) dewatering/drainage rate. Note that the *Groundwater Management Bulletin* defines groundwater as all water occurring below the surface of the ground within voids within a soil or rock matrix, and includes perched aquifers. Note also that terms such as "negligible" and "minimal" are not acceptable.

(i) Discuss any potential risks or impacts of the development in an Impact Assessment section, as outlined in the *Groundwater Management Bulletin.* This should include proximity of the proposed development to any nearby wells or infrastructure in the area.

(j) Comment on the potential for any contaminants to present below the ground surface at or near the site, and to migrate as a result of the excavation, dewatering, or other construction activities.

(k) Provide a plan for monitoring and reporting on the flow discharged to the sewer during the construction dewatering period. The reported flow monitoring must include daily average flow measurements (or as requested) and must be submitted to utilities.servicing@vancouver.ca

Housing

1.40 The proposed unit mix, including 92 studio units (22%), 175 one-bedroom units (42%), 144 two-bedroom units (34%) and 8 three-bedroom units (2%), is to be included in the Development Permit drawings. The unit mix of the Moderate Income Rental Housing Units should generally comply with the unit mix guidelines in the *Moderate Income Rental Housing Pilot Program: Application Process, Project Requirements and Available Incentives*.

Note to Applicant: Any changes in the unit mix from the rezoning application may only be considered under the discretion of the Director of Planning or Development Permit Board provided that it does not go lower than 35 per cent of the family units and meets the

intent of the unit mix guidelines in the *Moderate Income Rental Housing Pilot Program*, as applicable.

1.41 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, ranging in size from 130 sq. m (1,399 sq. ft.) to 280 sq. m (3,014 sq. ft.) and situation to maximize sunlight access (Sec. 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 (Sec. 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 (Sec. 3.7.3).

(d) A balcony for each unit with 1.8 by 2.7 m minimum dimensions (Sec. 4.3.2).

PART 2: CONDITIONS OF BY-LAW ENACTMENT

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

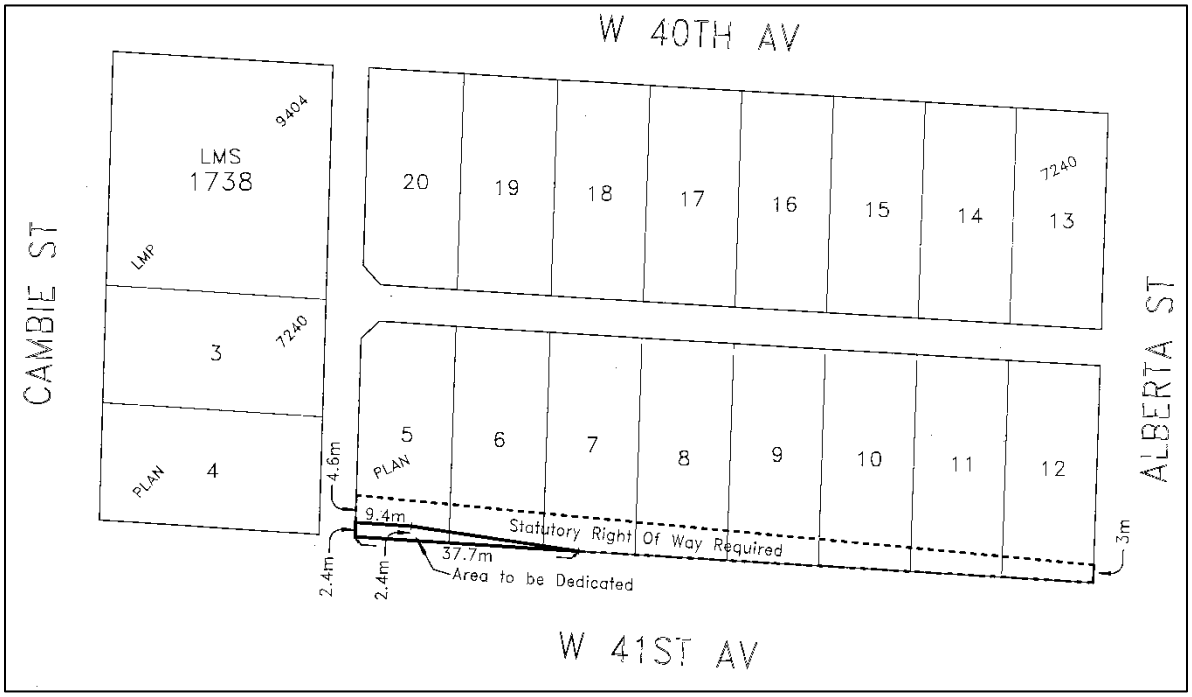
Engineering Services

2.1 Consolidation of Lots 5 to 12, Block 856, District Lot 526, Plan 7240 to create a single parcel and subdivision of that site to result in the dedication of the area shown in Figure 1 for road purposes. All building structure is to be clear of the area to be dedicated.

Dedication of a trapezoidal area of the southwestern corner of the site as street, as shown in Figure 1. This area will measure 2.4 m at the west end of the site over a distance of 9.4 m, with an additional taper down to 0.0 m at 37.7 m from the southwestern corner of the site.

2.2 Provision of a Statutory Right of Way (SRW) for expanded sidewalk purposes over the area, as shown in Figure 1. The area will measure 3 m from the existing property line at the east end of the site, and 4.5 m and portion of existing property line at the west end of the site. The SRW agreement will accommodate underground parking Levels P1 to P3 and portions of balconies at levels 2 to 4 within the SRW area. The SRW will be free of any encumbrance such as vents, structure, stairs, planter walls, benches, bicycle parking, and plantings at grade.

Figure 1: Statutory Right of Way and Dedication



Note to Applicant: It is recommended that the applicant make arrangements to release Restrictive Covenants N105545 (See 230102L), GB38439 (See 233717L), GB38431 (See 243225L), GB37960 (See 228130L) and GB37961 (See 240512L).

2.3 Provision of a Shared Use Loading Agreement to the satisfaction of the General Manager of Engineering Services for the Class B loading spaces between the commercial and residential uses and label the spaces as 'Residential and Commercial Loading'.

2.4 Enter into such agreements as the General Manager of Engineering Services and the Director of Legal Services determine are necessary to require the owner to prepare a detailed Transportation Demand Management (TDM) Plan for the approval of the General Manager of Engineering Services prior to Development Permit issuance, including a requirement to enter into a further legal agreement to ensure that the owner of the lands will construct, install, operate and continuously maintain the TDM measures in the approved TDM Plan.

2.5 Provision of a Section 219 Covenant restricting the issuance of a Building Permit – Stage 2 until such time as the developer delivers a final RWMP acceptable to the City and has entered into an agreement to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services providing for the construction or modification of a rainwater management system and attached the RWMP.

2.6 Provision of a Services Agreement to detail the on-site 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. No

development permit for the Rezoning Site, or any portion thereof, or for any building or improvements thereon will be issued until the letter of credit, as security for the Services, is provided. The timing for the delivery of the Services shall be determined by the General Manager of Engineering Services in his sole discretion and holds shall be placed on such permits as deemed necessary in his sole discretion. Except as explicitly provided for in Condition 2.7 (a) and 2.7 (b) the Services are not excess and/or extended services and the applicant is not entitled to a Latecomer Agreement.

(a) Provision of adequate water service to meet the fire flow demands of the project. Based on the confirmed Fire Underwriter's Survey (FUS) Required Fire Flows submitted by Williams Engineering Canada Inc. on June 27, 2019, no water main upgrades are required to service the development.

Note to Applicant: The proposed development can be serviced by the 200 mm main along Alberta Street, or the 200 mm main along 41st Avenue. Should the development require water service connections larger than 200 mm, the developer shall upsize the existing main on Alberta Street from 200 mm to 300 mm. The developer is responsible for 100% of the cost of the upgrading.

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

(b) Provision of adequate sewer (storm and sanitary) service to meet the demands of the project. The post-development 10-year flow rate discharged to the storm sewer shall be no greater than the 10-year pre-development flow rate. The pre-development estimate shall utilize the 2014 IDF curves, whereas the post-development estimate shall utilize the 2100 IDF curves to account for climate change.

Note to Applicant: Development to be serviced to sewers on 41st Avenue.

(c) Provision for the construction of, or full funding for, future street improvements from the centerline of 41st Avenue adjacent to the site including any transition areas to connect existing and new curb alignments, all to the satisfaction of the General Manager of Engineering Services. These improvements will generally include the following: new concrete curb and gutter, raised protected bike lane, concrete sidewalk, curb ramps, and upgraded street lighting and additional pedestrian scale lighting including adjustment to all existing infrastructure to accommodate the proposed street improvements.

(d) Provision of street improvements along Alberta Street adjacent to the site and appropriate transitions that generally follows the "Park Connector Street" treatment described in the *Cambie Corridor Public Realm Plan* including the following:

(i) Broom finish saw-cut concrete sidewalk from the edge of the front boulevard to the property line.
(ii) Curb bulge, including and required road reconstruction to current standards.

(iii) Upgraded street lighting (roadway and sidewalk) adjacent to the site to current COV standards and IESNA recommendations.

(iv) Adjustment to all existing infrastructure to accommodate the proposed street improvements.

(e) Provision of new pad mounted service cabinet/kiosk.

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 Standard Specification of the City of Vancouver for Street Lighting (draft), Canadian Electrical Code (the latest edition) and the Master Municipal Construction Documents (the latest edition).

(f) Provision of a centre median on 41st Avenue at Alberta Street. City to provide an approved geometric design.

(g) Provision for full width of lanes adjacent to the development site to be rebuilt to the City of Vancouver “Higher Zoned Streets/Lanes” specification.

(h) Provision of lane lighting on standalone poles with underground ducts. The ducts should be connected to the existing City street lighting infrastructure.

(i) Provision of a new standard concrete pedestrian lane crossing, new curb returns and curb ramps at the existing lane crossing on Alberta Street and 41st Avenue adjacent to the site.

(j) Provision of speed humps in the lane north of 41st Avenue between Cambie Street and Alberta Street, and in the lane east of Cambie between 40th Avenue and 41st Avenue.

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

(l) Provision of new or replacement duct banks adjacent the development site that meet current City standards. Duct banks are to consist of electrical and communication ducts sized to meet City needs in a configuration acceptable by the General Manager of Engineering Services and in conformance with applicable electrical codes and regulations. A detailed design will be required prior to the start of any associated street work.

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

(m) 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 ft. long and 18 in. deep, centre on each street tree adjacent to the sidewalk and any off street bike facility.

(n) Provision of a pedestrian signal at Alberta Street and 41st Avenue.

2.7 Provision of one or more Latecomer Agreements for the following works, which constitute excess and/or extended services:

(a) A pedestrian signal as per Condition 2.6 (n); and

For and only if the following works constitute excess and/or extended services:

(b) A pad mounted service cabinet/kiosk as per Condition 2.6 (e).

Note to Applicant: The benefitting area is to be determined.

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

2.8 Provision of funding of $300,000 for traffic calming measures to address neighbourhood traffic impacts from the rezoning.

2.9 Provision of a final Rainwater Management Plan (RWMP), which includes a written report, supporting calculations, computer models and drawings to the satisfaction of Engineering Services prior to building permit Stage 2 issuance.

Note to Applicant: The applicant is requested to schedule a meeting with IWM Branch prior to moving forward with the RWMP and resubmission with the DP application. To schedule the meeting, contact rainwater@vancouver.ca.

2.10 Provision of all utility services to be underground from the closest existing suitable service point. All electrical services to the site must be primary with all electrical plant, which include but not limited to System Vista, Vista switchgear, pad mounted transformers, LPT and kiosks (including non-BC Hydro kiosks) are to be located on private property with no reliance on public property for placement of these features.

In addition, there will be no reliance on secondary voltage from the existing overhead electrical network on the street right-of-way. Any alterations to the existing overhead/underground utility network to accommodate this development will require approval by the Utilities Management Branch.

Note to Applicant: Please ensure that in your consultation with BC Hydro that an area has been defined within the development footprint to accommodate such electrical plant. Please confirm that this space has been allocated and agreement between both parties has been met.

Housing

2.11 Enter into a Section 219 Covenant and/or such other agreements as the Director of Planning and the Director of Legal Services determine are necessary to require the applicant to:

(a) Provide a Tenant Relocation Plan to the satisfaction of the Director of Planning as per the *Tenant Relocation and Protection Policy* that is effective at the time of submission of the Development Permit Application.

(b) Provide a notarized declaration that demonstrates that each tenant has been given written notice of the intent to redevelop the property; that indicates the number of units occupied on the date of the notice; and includes copies of a letter addressed to each tenant summarizing the Tenant Relocation Plan offer and signed as received by each tenant.

(c) Provide an Interim Tenant Relocation Report to the satisfaction of the Director of Planning prior to issuance of the Demolition Permit. The Report must outline the names of any tenants who have ended their tenancy; the reason for its end (e.g. tenant decision or mutual agreement to end tenancy); the outcomes of their search for alternate accommodation (if assistance was requested by the tenant); the names of tenants still remaining in the building; the status of the applicant's search for relocation options (if assistance was requested by the tenant) and/or additional assistance rendered, as required through their Tenant Relocation Plan.

Note to Applicant: if a long period of time elapses between Public Hearing and before issuance of Demolition Permit, the City may request an additional Interim Tenant Relocation Report be submitted.

(d) Provide a Final Tenant Relocation Report to the satisfaction of the Director of Planning prior to issuance of the Occupancy Permit. The Report must outline the names of tenants; indicate the outcome of their search for alternate accommodations; summarize the total monetary value given to each tenant (moving costs, rents, any other compensation); and include a summary of all communication provided to the tenants.

2.12 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 Section 219 Covenant to secure all residential units as secured rental housing units, including at least 18 per cent of the residential floor area that is counted in the calculation of the dwelling unit area per the CD-1 By-law secured as moderate income units subject to the conditions set out below for such units and in accordance with the requirements set out in the Moderate Income Rental Housing Pilot Program, for the longer of 60 years or the life of the building, and such other terms and conditions as the General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services may require. The agreement or agreements will include but not be limited to the following terms and conditions:

(a) A no separate sales covenant.

(b) A no stratification covenant.

(c) A provision that none of such units will be rented for less than one month at a time.

(d) All rental units will be secured as rental for a term of 60 years or the life of the building, whichever is greater.

(e) The average initial starting monthly rents for each unit type will be at or below the following rents subject to adjustment as contemplated by Section 3.1B(c) of the Vancouver Development Cost Levy-By-law:

Unit Type	Proposed Average Starting Rents
Studio	$1,818
1-bed	$2,224
2-bed	$2,912
3-bed	$4,094

(f) That the average initial starting monthly rents for each moderate income rental housing unit, which comprise at least 18% of the residential floor area that is counted in the calculation of the floor space ratio, will be at or below the following rents, not subject to adjustment, as set out in section 3.1A (d) of the Vancouver Development Cost Levy By-law and section 2a of the Moderate Income Rental Housing Pilot Program: Application Process, Project Requirements And Available Incentives Administration Bulletin.

Unit Type	Proposed Average Starting Rents
Studio	$950
1-bed	$1,200
2-bed	$1,600
3-bed	$2,000

(g) That a rent roll indicating the agreed maximum average initial monthly rents for the units secured at moderate income rates will be required prior to Development Permit issuance, and again prior to issuance of an Occupancy Permit, to the satisfaction of the General Manager of Planning, Urban Design or Sustainability and the Director of Legal Services.

(h) That rent increases for the moderate income units will be capped at the Residential Tenancy Act maximum annual allowable increase, as published by the Province of British Columbia, regardless of a change in occupancy.

(i) The applicant will verify eligibility of new tenants for the units secured at moderate income rates, based on the following:

(i) For new tenants, annual household income cannot exceed 4 times the annual rent for the unit (i.e. at least 25% of household income is spent on rent).

(ii) There should be at least one occupant per bedroom in the unit.

(iii) The applicant will verify the ongoing eligibility of existing tenants in the units secured at moderate income rates every five (5) years after initial occupancy.

(iv) For such tenants, annual household income cannot exceed 5 times the annual rent for the unit (i.e. at least 20% of income is spent on rent).

(v) There should be at least one occupant per bedroom in the unit.

(vi) On an annual basis, or at the request of the City, the applicant will report to the City of Vancouver on the operation of the moderate income rental housing units which will ensure that the City can confirm that the units are being operated as agreed, and will include a rent roll for the moderate income units, and a summary of the results of eligibility testing for these units.

(j) Such other terms and conditions as the General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services may require in their sole discretion.

Sustainability

2.13 Enter into such agreements as the General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services determine are necessary that require the owner to report energy use data, on an aggregated basis, for the building as a whole and for certain common areas and building systems. Such agreement or agreements will also provide for the hiring of a qualified service provider to assist the owner for a minimum of three years in collecting and submitting energy use data to the City.

Environmental Contamination

2.14 (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.

Public Art

2.15 Execute an agreement satisfactory to the Director of Legal Services and the General Manager of Arts, Culture and Community Services for the provision of public art in accordance with the City's Public Art Policy, such agreement to provide for security in a form and amount satisfactory to the aforesaid officials; and provide development details to the satisfaction of the Public Art Program Manager (a checklist will be provided).

Note to Applicant: Please contact Tamara Tosoff, Program Manager, 604-873-7947, to discuss your application.

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.

* * * * *

357-475 West 41st Avenue
DRAFT CONSEQUENTIAL AMENDMENTS

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 lots from the RS-1 maps forming part of Schedule A of the Subdivision By-law:

(c) *Lot 5, Block 856, District Lot 526, Plan 7240; PID: 010-680-980;*
(d) *Lot 6, Block 856, District Lot 526, Plan 7240; PID: 002-877-881;*
(e) *Lot 7, Block 856, District Lot 526, Plan 7240; PID: 010-680-110;*
(f) *Lot 8, Block 856, District Lot 526, Plan 7240; PID: 010-680-144;*
(g) *Lot 9, Block 856, District Lot 526, Plan 7240; PID: 010-680-187;*
(h) *Lot 10, Block 856, District Lot 526, Plan 7240; PID: 010-680-217;*
(i) *Lot 11, Block 856, District Lot 526, Plan 7240; PID: 010-680-250; and*
(j) *Lot 12, Block 856, District Lot 526, Plan 7240; PID: 010-680-284*

DRAFT AMENDMENTS TO THE SIGN BY-LAW NO. 6510

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

"357-475 West 41st Avenue [CD-1 #] [By-law #] C-2"

DRAFT AMENDMENTS TO THE NOISE BY-LAW NO. 6555

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

"[CD-1 #] [By-law #] 357-475 West 41st Avenue"

* * * * *

357-475 West 41st Avenue
SUMMARY OF TENANT RELOCATION PLAN TERMS

Tenant Relocation and Protection Requirements	**Tenant Relocation Plan Offer**
Financial Compensation	• Compensation in the form of free rent, a lump sum payment, or a combination of both, will be available for each unit eligible for Tenant Relocation Plan according to the following schedule: o 4 months' rent for tenancies up to 5 years; o 5 months' rent for tenancies over 5 years and up to 10 years; o 6 months' rent for tenancies over 10 years and up to 20 years; o 12 months' rent for tenancies over 20 years and up to 30 years; o 18 months' rent for tenancies over 30 years and up to 40 years; and o 24 months' rent for tenancies over 40 years
Notice to End Tenancies	• Landlord to provide regular project updates to tenants throughout the development approvals process. • A minimum of four months' notice to end tenancy after all permits are issued is required (e.g. all development, building, and demolition permits in place).
Moving Expenses (flat rate or arrangement of an insured moving company)	• Tenant selects from two options: a) hire an insured moving company with all arrangements and costs covered; or b) a flat rate of $750 for a bachelor or 1-bed unit and $1,000 for a 2- or more bed unit; to all eligible tenants.
Assistance in Finding Alternate Accommodation (3 options)	• Applicant has distributed tenant needs assessment surveys. These surveys will be used in relocation efforts and to identify tenants' needs and preferences. • Applicant has committed to monitor rental market and provide tenants requesting assistance with three options in Vancouver that best meet the tenants' identified priorities.

Additional Support for Low Income Tenants or Tenants Facing Other Barriers to Appropriate Housing	• The applicant is partnering with a property manager to assist existing tenants with finding alternate accommodation. • For low income tenants and tenants facing other barriers to housing, as defined in the TRP Policy, the applicant has committed to assisting in securing a permanent, suitable affordable housing option.
Right of Refusal (Where starting rents are anticipated to be higher than what the tenant currently pays, provide a 20% discount off starting rents for any returning tenants)	The applicant has committed to offer all TRP eligible tenants the right of first refusal at a 20% discount off starting rents in similar units in the new development once completed. Any subsequent rent increases for returning tenants will be in line with the Residential Tenancy Act.

* * * * *

357-475 West 41st Avenue
ADDITIONAL INFORMATION

1. Urban Design Panel

Introduction:
Rezoning Planner, Karen Wong, noted the city received two separate rezoning applications at 375-475 West 41st Avenue and 325-343 West 41st Avenue. The first application at 357-475 West 41st Avenue is referred to Area 'B' in the *Cambie Corridor Plan*, the west site, located near the NW corner of Cambie Street and West 41st Avenue. There is an eight-lot consolidation with a site area of approximately 49,000 sq. ft.

The second application at 325-343 West 41st Avenue referred to Area 'C', the east site, located one block east of the NE corner of West 41st Avenue and Alberta Street. There is a two-lot consolidation with a site area of approximately 12,000 sq. ft.

The sites are located one block from Oakridge Mall and the transit station, which is the Oakridge Municipal Town Centre (MTC), a regional urban centre intended to serve as an activity hub for jobs, retail, cultural and public spaces, and a variety of housing options. As a Frequent Transit Development Area, more concentrated growth is anticipated in higher density forms. There are currently single family homes on the subject lots, sites and the surrounding area are zoned RS-1. To the west is a vacant site zoned C-2.

Area B, the west site, proposes a 22-storey and 14-storey mixed use building with commercial at grade, with a total of 416 rental units.

Area C, the east site, proposes a 10-storey mixed use building with commercial at grade and a total of 83 rental units.

The application is being considered under the Cambie Corridor Plan. While policy for this area contemplates a base density of 2.5 FSR and up to 6 storeys, additional height and density can be considered with delivery of active commercial at grade & either 100% secured rental or combination of social housing and strata.

The West site considers a 22-storey tower element at west end and 14 storeys fronting Alberta. The East site considers 6-10-storeys with choice of use at grade. Both projects meet the intent of the Plan.

Development Planner, Omar Aljebouri began by highlighting the proposal's context in terms of neighboring built form as well as what is anticipated under the Cambie Corridor Plan (CCP).

He then noted key features of the project such as the 6-storey podium that stepped back at the upper two floors, parking access at rear, lane-facing residential units, residential access points, and location of outdoor and indoor common amenities. He also highlighted the west lane as a Connector Lane under the Cambie Corridor Public Realm Plan.

Advice from the Panel is sought on the following:

1. Proposed public realm strategy, landscape and lane interface.
2. Materiality and architectural expression, especially with regards to the north building elevation.

3. Any preliminary comments for the project's development during the Development Permit stage.

The planning team then took questions from the panel.

Applicant's Introductory Comments:
The applicant noted that the buildings have two different heights with similar characters. The podiums have a four-storey setback, this allowed for breaks in the façade, and the applicant noted they created column-free blocks along 41st Avenue and Alberta Street.

There are townhomes in the back. All sides have pedestrian access; there are pedestrian walkways on the north and west.

There are occurring retail bays and the intent is to have local businesses; this will add life to 41st avenue.

Both towers have a layby outside of the lane, which will have a special paving treatment. There are outdoor and indoor amenities in addition to rooftop amenities with green roofs.

The larger building on the west, along 41st avenue has an open flexible urban treatment, lots of landscape, and there is room for a potential bike lane.

There is a residential entry with some planting and seating. There is an off street circulation along all sides of the building.

The townhouses have grade separation.

From the back to the front of the site there is a 6-7 ft. cross fall, this allows for a high volume space for the retail.

The amenity space is proposing a program of agriculture, there is children's play, outdoor eating and cooking facilities. There are amenity decks with tall planters. There is access to the upper deck on the tall tower, there is an extensive green roof, and there will also be a storm water management system.

The applicant team then took questions from the panel.

Panel's Consensus on Key Aspects Needing Improvement:

Having reviewed the project it was moved by Ms. Stamp and seconded by Mr. Rahbar and was the decision of the Urban Design Panel:

THAT the Panel SUPPORT the project with the following recommendation to be reviewed by City Staff:

- Design Development of the lane elevation to enhance the residential entries;
- At the development permit stage have a resolution for the bike lane issue;
- Design Development to enhance the differentiation of façade along 41st Avenue;
- Design development to the tower overrun to enhance the amenity space.

Related Commentary:
There was general support for both projects.
The lane for both projects is a good start however loading facilities don't help.
There are elements on the eastern tower (application for 325-343 West 41st Avenue, RZ-2019-00057) that made it successful that are lacking in this project.
The landscape has been well handled. A
panelist noted it is challenging to know what the public realm is when engineering is undecided about the cross-section along West 41st Avenue.
A panelist noted it is nice to see amenities.
The planter on the terraces and roofs is up against the guard rail, consider leaving as is and pull up the guardrails higher.
Be mindful of the planting under the canopy on West 41st Avenue, especially when irrigation is shut off. A panelist noted CRUs could be developed and opened up a bit more.
The project could benefit from additional weather screening and more community paces with seating, planters and food areas.

The panel noted that the project is quite dense; there is a long frontage with minimal relief. There is relentlessness to the frontage. There is not much character differentiation. Regarding the public realm, the east building (application for 325-343 West 41st Avenue, RZ-2019-00057) is more successful, presently feels thin at grade. 41st Avenue is a busy street consider how you are going to create that buffer. Consider continuing the double pedestrian walkway to create a buffer. The west tower elevator overrun is very prominent. This can be addressed with a massing exercise. Also, look at adding some greenery on the lane on the north side of the west tower. This will help a lot with impact of elevation. The west tower palette feels very generic.

A comment for planning is considering all the amenities provided there should more three-bedroom units. It is a family area with family amenities.

For the outdoor amenity space in the upper levels, consider the kids' place and adults where it is located in relation to the shadowing. Units on the north façade are good. Think about a relief from the entire loading bay. A panelist noted the ground oriented units should animate the lane. The lane needs to be refined in how the loading takes place in relation to other units. Consider a stair in the interior of the units to make up for the grade change. These units may be quite dark. The lane treatment is quite stark. Units should appear less like the CRUs.

A panelist noted the residential across the lane will be there for a while therefore laneway character needs to be more residential.

Applicant's Response:
The applicant team thanked the panel for their comments.

2. Public Consultation Summary

List of Engagement Events, Notification, and Responses

	Dates	Results
Events		
Community open house (City led)	October 7, 2019	53 attendees
Public Notification		
Postcard distribution – Notice of Community Open House	September 20, 2019	1056 notices mailed
Public Responses		
Open house comment forms	October 7, 2019	5 submittals
Online comment forms	September 2019– June, 2020	0 submittals
Other input	September 2019– June, 2020	0 submittals

Note: All reported numbers above are approximate.

Map of Notification Area

Analysis of All Comments Received

Below is a summary of all feedback received from the public by topic, and ordered by frequency:

Generally, comments of support fell in the following areas:

- **Building height, massing, and density:** The height, form and density aligns well with the Cambie Corridor Plan and fits well with the surrounding neighbourhood.

- **Building design:** The rooftop amenity space and use of green space is a great fit to the building. The colour palates used for this development creates visually appealing aesthetics to the exterior.

- **Housing Stock:** Support for more rental units being built in close proximity to rapid transit is an asset. Having townhouses at grade is a welcome addition for the development and adds to more housing options to the area.

- **Bike parking:** An investment into the number of bicycle parking for the development is appreciated.

- **Retail Space:** Retail spaces proposed is appropriate for the development and surrounding area.

Generally, comments of concern fell into the following areas:

- **Building height, massing and density:** The height of the building is too tall and will cause tremendous amounts of shadowing to the surrounding neighbourhood.

- **Building Design:** Building is visually unappealing and bland.

- **Parking within development:** An overabundance of parking spaces provided for a development that is in close proximity to rapid transit.

- **Family Housing:** The lack of 3 bedroom units and the high amount of smaller units discourages larger families from moving in.

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

Neutral comments/suggestions/recommendations:

- The side lane west of 475 W 41st Ave and the back lane back of 475 to 357 W 41st Ave should add a sidewalk using the land inside the subject property for pedestrians to walk safely.

- Consider more 3 bedroom units instead of dens and single bedroom units.

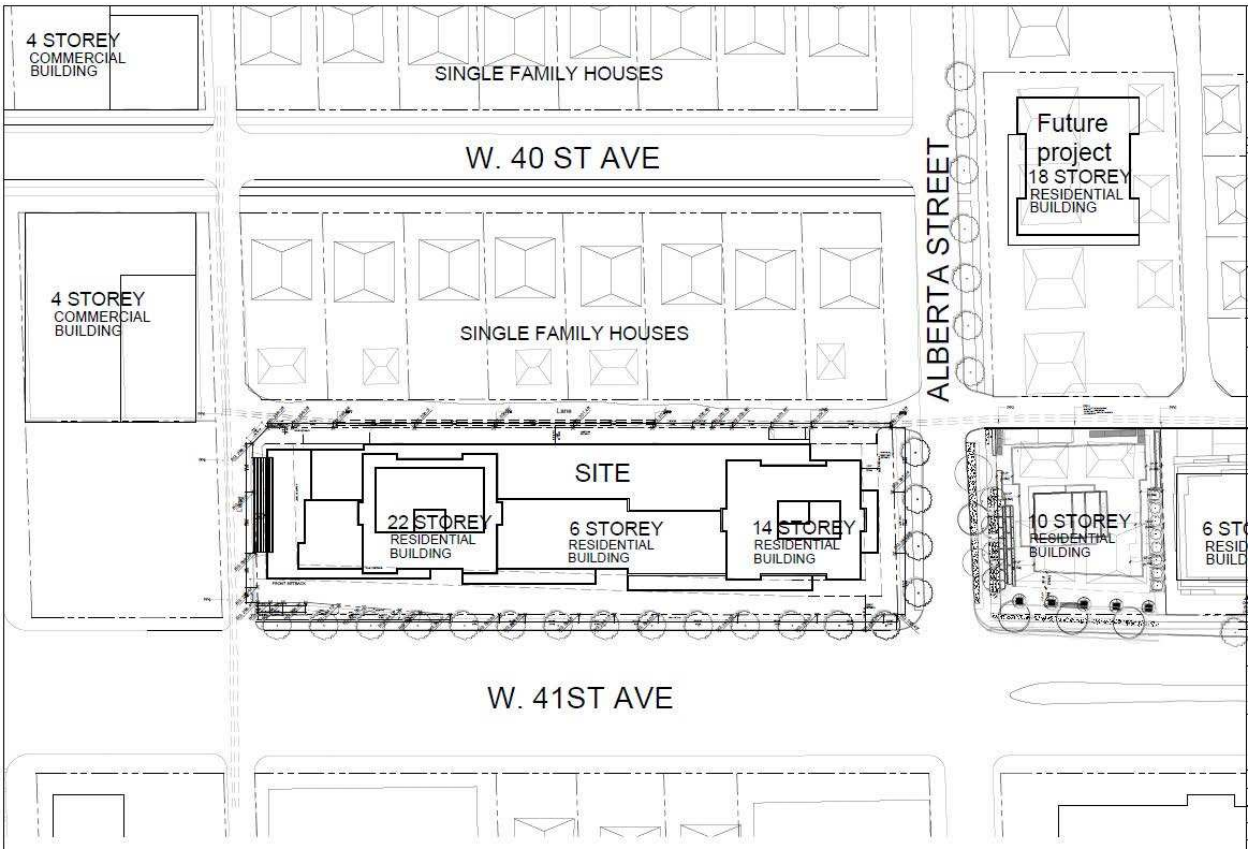
- Increase car share options and reduce parking stills in the development.

- UDP and Open House process for Cambie Corridor projects are unnecessary and should be reconsidered in the future.

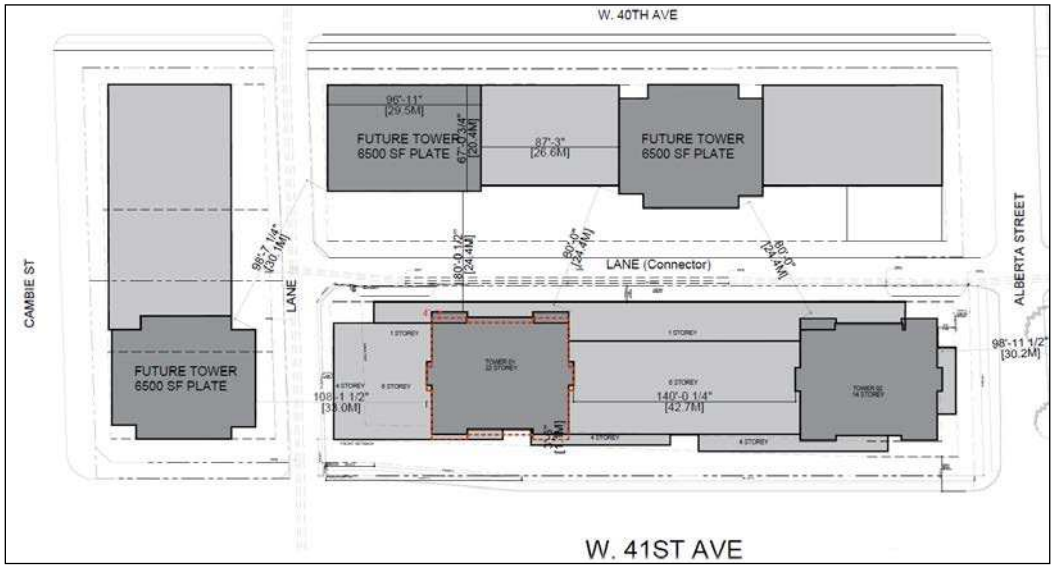
* * * * *

357-475 West 41st Avenue
FORM OF DEVELOPMENT

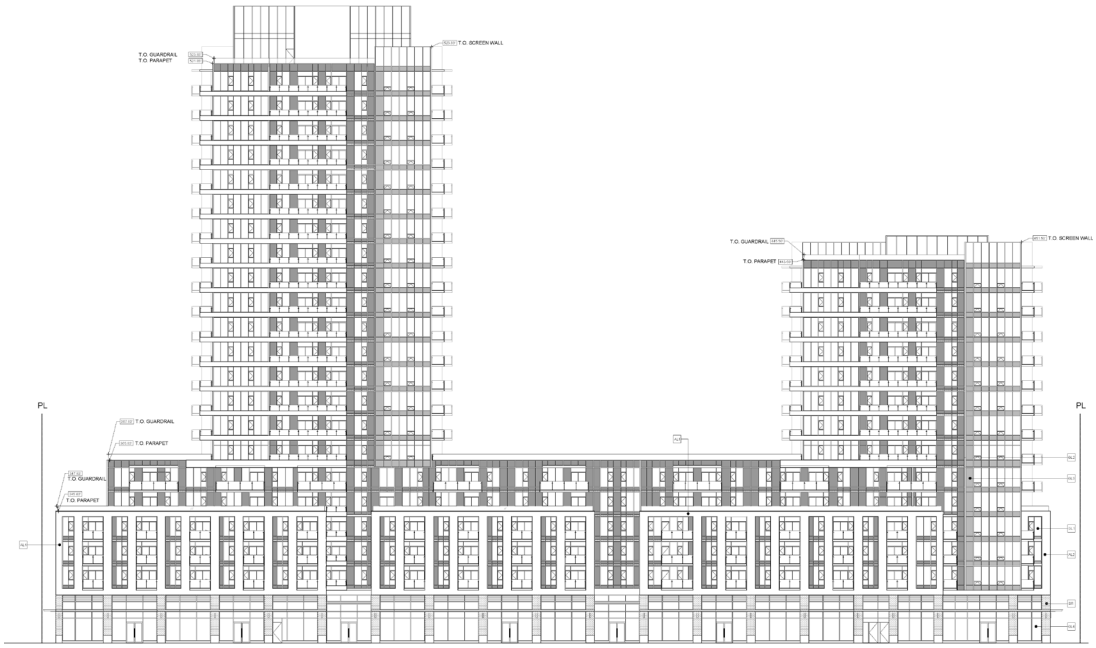
Site Plan



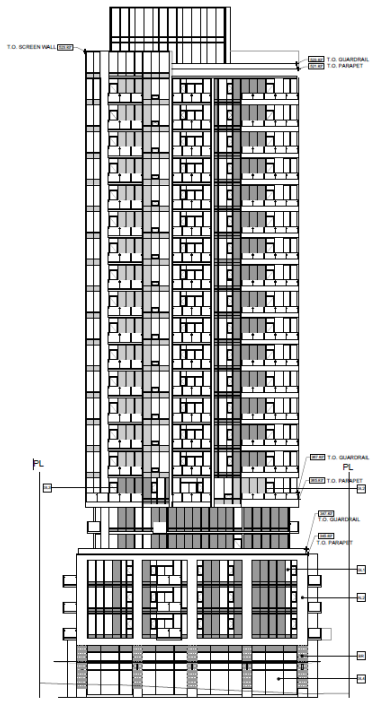
Revised Site Plan

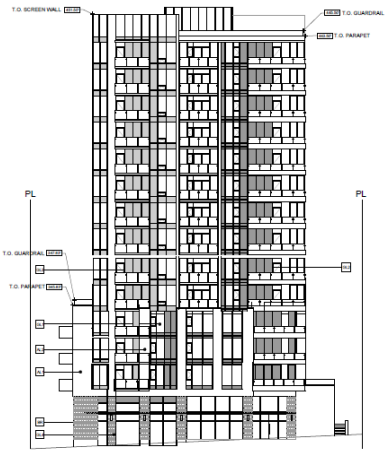


South Elevation

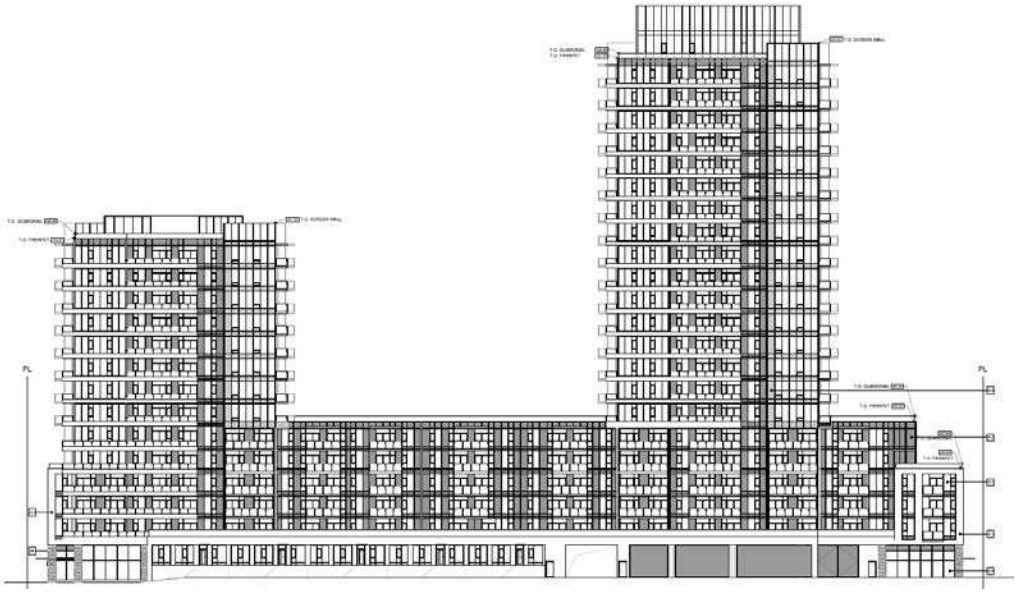


West & East Elevation

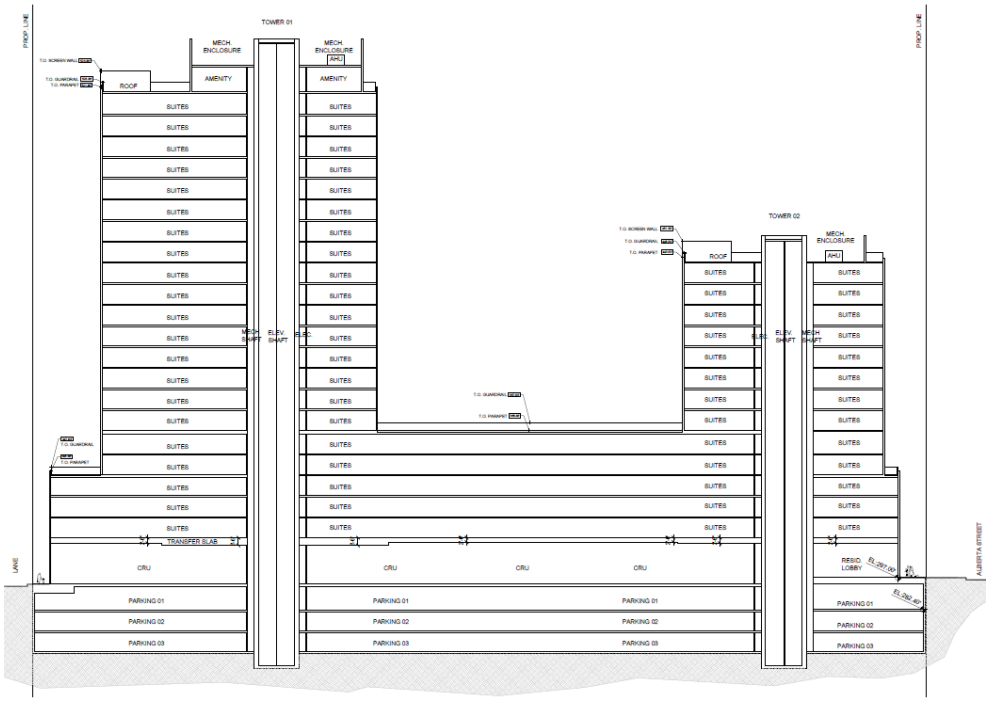




North Elevation



Sections
(Longitudinal)



Landscape Plan

357 - 475 41ST AVENUE | LANDSCAPE PLAN TOP VIEW

Shadow Study

VERNAL EQUINOX 10:00

VERNAL EQUINOX 12:00

VERNAL EQUINOX 14:00

SUMMER SOLSTICE 10:00

SUMMER SOLSTICE 12:00

SUMMER SOLSTICE 14:00

AUTUMNAL EQUINOX 10:00

AUTUMNAL EQUINOX 12:00

AUTUMNAL EQUINOX 14:00

Perspectives

* * * * *

357-475 West 41st Avenue
DEVELOPMENT COST LEVY WAIVER ANALYSIS

To qualify for waiver of the Development Cost Levy (DCL) for the residential floor space, the application must meet the criteria set out in the relevant DCL By-law under section 3.1A. This application qualifies as outlined below.

(a) All dwelling units proposed in the building will be secured as rental through the Housing Agreement called for in the Conditions of Approval (Appendix B).

(b) None of the proposed dwelling units will be strata units, as required through the Housing Agreement.

(c) The average size of all the proposed dwelling units will not be greater than specified in the DCL By-law.

Unit Type	No. units proposed	DCL By-law maximum average unit size	Proposed average unit size
Studio	92	42 sq. m. (450 sq. ft.)	34 sq. m. (365 sq. ft.)
1-bedroom	175	56 sq. m. (600 sq. ft.)	44 sq. m. (472 sq. ft.)
2-bedroom	144	77 sq. m. (830 sq. ft.)	63 sq. m. (674 sq. ft.)
3-bedroom	8	97 sq. m. (1,044 sq. ft.)	108 sq. m. (1,162 sq. ft.)

(d) The average initial rents for all proposed rental housing units do not exceed rents specified in section 3.1A(d) of the DCL By-law.

Unit Type	No. units proposed	DCL By-law maximum average unit rent
Studio	92	$1,818
1-bedroom	175	$2,224
2-bedroom	144	$2,912
3-bedroom	8	$4,094

By way of the Housing Agreement, the tenure of the housing will be secured as rental for the longer of the life of the building and 60 years, and the initial rents at occupancy will be secured to meet the averages set out under (d) above.

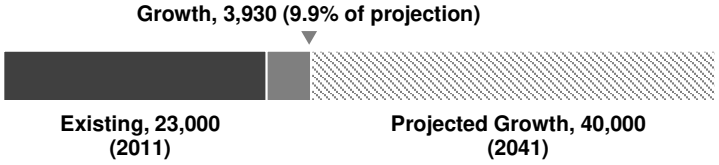
* * * * *

357-475 West 41st Avenue
PUBLIC BENEFITS IMPLEMENTATION TRACKING
CAMBIE CORRIDOR PLAN (2018) – North of 57th Ave[a]

Updated End of Year 2020

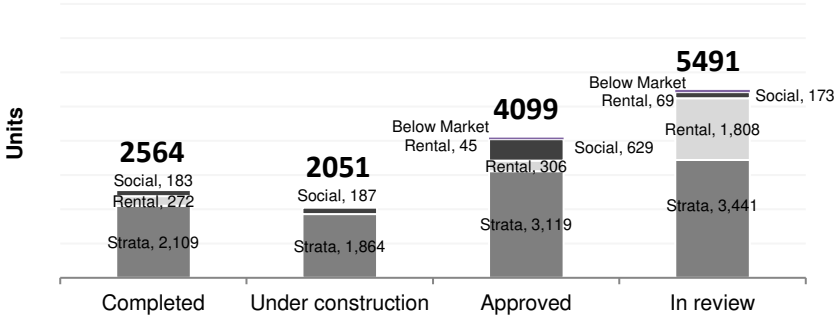
POPULATION GROWTH

Cambie Corridor has grown by approximately **3,930** people since the 2011 census.[f]



DEVELOPMENT ACTIVITY (UNITS)[b]

Recent rezoning approvals:
- 949 W 41st Ave (OTC)
- 526-528 W 37th Ave
- 636 W 28th Ave
- 486 W 26th Ave
- 187-195 W 41st Ave



PUBLIC BENEFITS ACHIEVED – North of 57th Ave[a]

Category	Anticipated Public Benefits by 2048 (+) [c]	Completed (•) or In Progress (○)	% Completed[d]
Housing[b]	+ 2,250 additional social housing units + 4,700 secured market rental units + 400 below-market rental units	• 85 social housing units (4899 Heather St, 5688 Ash St, 408-488 W King Edward Ave) • 98 temporary modular housing units[e] ● 272 rental units (268 W King Edward Ave, 408-488 W King Edward Ave, 4121 Columbia St, 438 W King Edward Ave, 460 W 41st Ave, 4867 Cambie St) ○ *187 social units (Oakridge Centre) under construction*	5%
Childcare	+ 1,080 spaces for all age groups	• Restoration of outdoor play area at 8 Oaks Acorn childcare ○ *138 spaces in development (Oakridge Centre and Eric Hamber Secondary School)*	5%
Transportation/ Public Realm	+ Upgrade/expand walking and cycling networks + Complete Street design on Cambie St and major streets + "Car-light" greenway on Heather St	• Various traffic calming • 45th Ave Bikeway improvements • 29th Ave and Cambie Street Plaza, 18th Ave and Cambie St Interim Plaza • Cambie Complete Streets (W 33rd to W 35th) ○ *W King Edward Ave Complete Street improvements (Heather St to Ontario St)*	10%
Culture	+ 5 new artist studios	• Public art from rezonings (29th Ave and Cambie St Plaza)	N/A
Civic/Community	+ Oakridge Civic Centre + Oakridge Library renewal and expansion + Additional library branch + Hillcrest Community Centre – Fitness centre expansion + Fire Hall #23 + Community Policing Centre	○ *Oakridge Civic Centre (including seniors centre, youth centre, childcare spaces, and library)*	0%
Heritage	+ 5% allocation from cash community amenity contributions in Cambie Corridor	• James Residence (587 King Edward Ave) • Milton Wong Residence (5010 Cambie St) ○ *5% allocation from cash community amenity contributions in Cambie Corridor*	N/A
Social Facilities	+ Renewal and expansion of Oakridge Seniors Centre + Youth Hub + Non-profit organziation centre + Additional Seniors' Centre	○ *Renewal and expansion of Seniors Centre and new Youth Centre – Oakridge Community Centre*	0%

Parks	+ New parks on large sites + Queen Elizabeth Park Master Plan and Phase 1 upgrades + 6 plazas and enhanced open spaces + Neighbourhood park improvements	• Upgrades to Riley Park and Hillcrest Park • Lillian To Park (17th Ave and Yukon St) • Playground renewal at Douglas Park • Queen Elizabeth tennis court resurfacing ○ *Riley Park Pavilion (design)* ○ *Queen Elizabeth Park Master Plan (scoping)* ○ *9-acre park (Oakridge Centre)*	5%

EXPLANATORY NOTES

The Public Benefits Implementation Tracker 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 since Plan approval.

Population Growth

Base population is determined by the latest census year available when the Plan was approved. Projected growth numbers are determined by the numbers quoted in the Plan (if available). 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.

Development Activity

The Development Activity Chart tracks projects with three or more housing units and includes Development Permits, Building Permits, rezoning applications and enquiries:

- "Completed" projects have achieved Building Permit completion.
- "Under Construction" projects have achieved Building Permit issuance, but have yet to be completed.
- "Approved" projects include rezoning applications approved by Council and Development Permits that have been approved by the City. Any rezoning applications approved by Council that advance into the Development Permit stage are still counted as "Approved" projects until they achieve Building Permit issuance.
- "In review" projects include any rezoning applications, enquiries, or Development Permits that are under review by the City.

Note: Development activity also include Major Project sites (Heather Lands, Oakridge Transit Centre (OTC), Jewish Community Centre, Oakridge Centre and Langara Gardens).

Recent rezoning approvals listed in this section reflect the last five rezonings (excluding minor text amendments and townhouse rezonings to the RM-8A/AN Districts Schedule) approved by Council within the last five years in the plan area.

Public Benefits Achieved

Public benefits projects that have either been completed or are under construction are included in this section. This tracker also includes information about the progression of larger projects in the scoping/planning/design phase, and City programs.

Other Notes

[a] The *Cambie Corridor Plan* was a three-phase plan with its final phase approved in 2018. Phase 2 of the *Cambie Corridor Plan* was approved in 2011 and included land use policies for key sites and arterials. Monies collected between Phase 2 and Phase 3 were allocated/spent corridor-wide through the interim public benefits strategy. Benefits delivered south of 57th Ave include, but are not limited to: affordable housing sites;two childcare locations; new Marpole Oakridge Family Place; two artist studios; Joy Kogawa House acquisition and restoration; Marpole Neighbourhood House restoration; and land acquisition toward Marpole Civic Centre.

[b] Gross numbers of units reported. In some instances, existing units may be demolished and replaced with new units. These numbers represent units that have been replaced and any additional units included as a part of new developments.

[c] See Chapter 13 of the *Cambie Corridor Plan* for detailed information about the City's commitments to deliver public benefits along the Cambie Corridor.

[d] Percentages reflect estimated progress toward overall Public Benefits Strategy targets outlined in chapter 13 of the *Cambie Corridor Plan*.

[e] In previous PBS Trackers, temporary modular housing units were considered social housing units. Here, they are separated.

[f] In the mid-year update for this tracker, the population change was shown as 5,098. This was due to calculating the population change for the entire Cambie Corridor Plan area, instead of just the area North of 57th.

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357-475 West 41st Avenue
PUBLIC BENEFITS SUMMARY

Project Summary

A 14-storey tower and a 22-storey tower over a shared six-storey podium, with 419 secured market rental residential units, with no less than 18% of the floor area (approximately 64 units) to be secured as Moderate Income Rental Units, and ground-floor commercial space.

Public Benefit Summary:

The proposal would provide 419 secured rental housing units through a Housing Agreement for the longer of the life of the building and 60 years, with at least 18% of the residential floor area secured for below-market rental units at rental rates and operating requirements in accordance with the City's *Moderate Income Rental Housing Program*. The project would also generate DCLs to be allocated toward the *Cambie Corridor Public Benefit Strategy* and contributions to public art.

	Current Zoning	**Proposed Zoning**
Zoning District	RS-1	CD-1
FSR (site area = 4,563.9 sq. m / 49,125 sq. ft.)	0.70	6.32
Floor Area (sq. ft.)	3,194.7 sq. m (34,388 sq. ft.)	28,843.9 sq. m (310,473 sq. ft.)
Land Use	Commercial	Mixed-Use

Summary of development contributions expected under proposed zoning	
City-wide DCL[1]	$263,376
City-wide Utilities DCL[1]	$3,025,607
Public Art[2]	$614,736
TOTAL	**$3,903,719**

Other benefits: 419 secured rental housing units, including approximately 64 Moderate Income Rental Units

[1] Based on rates in effect as at September 30, 2020; 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, see the City's DCL Bulletin for details.

[2] Based on rates in effect as of 2014; rates are subject to adjustments, see Public Art Policy and Procedures for Rezoned Developments for details.

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357-475 West 41st Avenue
APPLICANT, PROPERTY, AND DEVELOPMENT PROPOSAL INFORMATION

Property Information

Address	Property Identifier (PID)	Legal Description
475 West 41st Avenue	010-680-098	Lot 5 Block 856, Plan VAP7240 District Lot 526 New Westminster
457 West 41st Avenue	002-877-881	Lot 6 Block 856, Plan VAP7240 District Lot 526 New Westminster
441 West 41st Avenue	010-680-110	Lot 7 Block 856, Plan VAP7240 District Lot 526 New Westminster
429 West 41st Avenue	010-680-144	Lot 8 Block 856, Plan VAP7240 District Lot 526 New Westminster
407 West 41st Avenue	010-680-187	Lot 9 Block 856, Plan VAP7240 District Lot 526 New Westminster
391 West 41st Avenue	010-680-217	Lot 10 Block 856, Plan VAP7240 District Lot 526 New Westminster
375 West 41st Avenue	010-680-250	Lot 11 Block 856, Plan VAP7240 District Lot 526 New Westminster
357 West 41st Avenue	010-680-284	Lot 12 Block 856, Plan VAP7240 District Lot 526 New Westminster

Applicant Information

Architect	IBI Group
Developer	Coromandel Properties
Property Owner	Coromandel Oakridge Developments Ltd.

Development Statistics

	Permitted Under Existing Zoning	Proposed Development
Zoning	RS-1	CD-1
Site Area	4,563.9 sq. m / 49,125 sq. ft.)	4,563.9 sq. m / 49,125 sq. ft.)
Uses	Residential	Residential and commercial mixed-use
Floor Area	3,194.7 sq. m (34,388 sq. ft.)	28,843.9 sq. m (310,470 sq. ft.)
Floor Space Ratio (FSR)	0.70 FSR	6.32 FSR
Height	10.7 m (35 ft.)	68.9 m (226 ft.) (west tower, top of parapet) 72.6 m (238 ft.) (west tower, top of amenity room) 45.2 m (148 ft.) (east tower, top of parapet 48.9 m (160 ft.) (east tower, top of amenity room)

Unit Mix	n/a	**Total residential units: 419** Studio units: 92 (22%) One-bedroom units: 175 (42%) Two-bedroom units: 144 (34%) Three-bedroom units: 8 (2%)
Parking, Loading And Bicycle Spaces	as per Parking By-law	372 vehicle parking spaces 516 Class A bicycle spaces 20 Class B bicycle spaces 5 Class B loading spaces
Natural Assets	36 on-site trees 2 City trees	40 new on-site trees 2 City trees retained Future double row of street trees

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