CITY OF VANCOUVER

REFERRAL REPORT

Report Date: March 30, 2021
Contact: Yardley McNeill
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RTS No.: 14386
VanRIMS No.: 08-2000-20
Meeting Date: April 13, 2021

TO: Vancouver City Council

FROM: General Manager of Planning, Urban Design and Sustainability

SUBJECT: CD-1 Rezoning: 8257-8273 Oak Street and 1025-1035 West 67th Avenue

RECOMMENDATION

A. THAT the application by GBL Architects on behalf of Jili Nominee Ltd., the registered owner of the land located at 8257-8273 Oak Street and 1025-1035 West 67th Avenue *[PID 006-966-039; Lot A of Lot 14 Block B District Lots 319, 323 and 324 Plan 19729]* to rezone the land from RS-1 (One-Family Dwelling) and C-1 (Commercial) to CD-1 (Comprehensive Development) District to permit the development of an eight-storey mixed-use building with 62 strata-titled residential units at a floor space ratio (FSR) of 3.53, and a building height of 28.3 m (92.8 ft.) and 31.6 m (103.5 ft.) for the portion with rooftop amenity, be referred to a Public Hearing, together with:

(i) plans prepared by GBL Architects received October 29, 2019;

(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 approving in principle 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 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 amending by-law, generally as set out in Appendix C, for consideration at the Public Hearing.

C. THAT, subject to approval of the rezoning application, the Noise Control By-law be amended to include this CD-1 in Schedule A, 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.

D. THAT, subject to approval of the rezoning application, 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.

E. THAT Recommendations A through D 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 8257-8273 Oak Street and 1025-1035 West 67th Avenue from RS-1 (One-Family Dwelling) and C-1 (Commercial) to CD-1 (Comprehensive Development), to permit the development of an eight-storey mixed-use building with ground floor commercial space, second storey office use, 62 strata residential units on floors three to eight, and a partial ninth-floor amenity space, all over two levels of underground parking. A height of 28.3 m (92.8 ft.) and 31.6 m (103.5 ft.) for the portion with the rooftop amenity at a density of 3.53 FSR are proposed.

Staff have assessed and support the application and conclude that it meets the intent of the *Marpole Community Plan,* subject to design development and other conditions outlined in Appendix B. Staff recommend 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:

- Marpole Community Plan (2014, last amended 2017)
- Family Room: Housing Mix Policy for Rezoning Projects (2016)
- High-Density Housing for Families with Children Guidelines (1992)
- Green Buildings Policy for Rezonings (2010, last amended 2020)
- Community Amenity Contributions – Through Rezonings (1999, last amended 2020)
- Urban Forest Strategy (2014)

REPORT

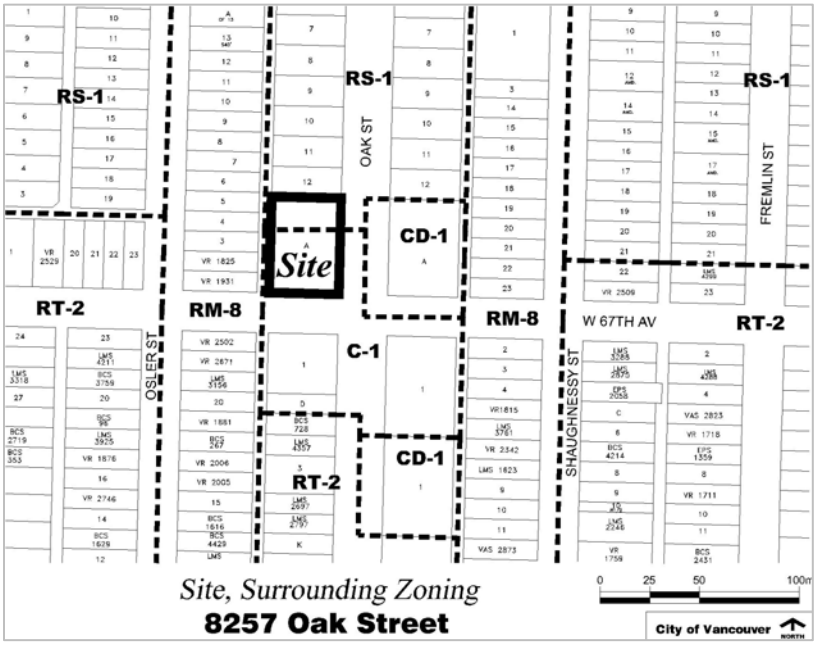
Background/Context

1. Site and Context

The subject site is located at the northwest corner of West 67th Avenue and Oak Street (see Figure 1) and is within the Oak Street Neighbourhood of the *Marpole Community Plan* (the "*Plan*"). The site is comprised of one legal parcel 1,688.7 sq. m (18,177 sq. ft.) in area with a frontage of approximately 48.3 m (158.3 ft.) and a depth of 35.1 m (115.0 ft.).

The lot is split between RS-1 zoning on the northern portion and C-1 zoning on the southern portion. The C-1 portion is developed with a single storey commercial building and the RS-1 portion is developed with a surface parking lot. No residential units are located on site and the commercial building is not deemed to have any heritage significance.

Figure 1: Location Map – Site and Context



The surrounding C-1 sites are developed with single-storey commercial buildings. Across Oak Street to the east, the site at 989 West 67th Avenue was rezoned in 2017 under the *Plan* for an eight-storey mixed-use building with ground floor commercial, second storey office use and 50 strata-titled residential units. Lots immediately to the north of the site are zoned RS-1 and can be considered for residential buildings up to six storeys under the *Plan*. Directly across the lane to the west are single-family houses, which are zoned RM-8 and may redevelop as three-storey townhouses in the future.

The intersection of Oak Street and West 67th Avenue has northbound and southbound transit stops for the #017 bus. The site is approximately a 17-minute walk away from the Marine Drive Canada Line Station.

Neighbourhood Amenities – The following neighbourhood amenities are within the local area:

- Oak Park is located approximately 450 meters north on Oak Street;
- Eburne Park is located 500 metres south on Oak Street;
- Marpole Neighbourhood House, a recently refurbished community facility, is located approximately 700 metres away on West 70th Avenue; and
- The Marpole Montessori Preschool, which is for children between 30 months of age to school age, is located approximately 300 metres west along West 67th Avenue.

Local School Capacity – The subject property is located within the catchment area of David Lloyd George Elementary School at 8370 Cartier Street, which currently has an operating capacity of 440 students. This building is on the Vancouver Heritage Register and currently undergoing renovations for seismic upgrades. According to the Vancouver School Board (VSB)'s *Long Range Facilities Plan* dated January 25, 2021, capacity utilization is at 91% and is projected to increase to 103% in 2029. The site is also located in the catchment area of Sir Winston Churchill Secondary School, located at 7055 Heather Street. Churchill Secondary has reached 101% of its 2,000-seat capacity, with a draft forecast of 102% utilization by 2029.

2. Policy Context

Marpole Community Plan – The rezoning site is located within the Oak Street sub-area of the *Marpole Community Plan*. The corner sites at this intersection are intended to serve as a mixed-use "node" to create a connection between east and west Marpole and a desirable walking and cycling route along West 67th Avenue.

Section 6.3.1 of the *Plan* supports mixed-use buildings up to eight storeys in height, with two- to three-storey podiums, with a density up to 3.0 FSR. Additional density may be considered for developments that incorporate commercial/office space above the first floor. Density will be evaluated based on the intended urban design performance with respect to site size, form/typology, height and scale appropriate for respective locations and transition to adjacent properties (See Figure 2).

Figure 2: Subsection 6.3.1 – Oak Street (Mixed-Use)



Strategic Analysis

1. Proposal

This application proposes to rezone the site from RS-1 (One-Family Dwelling) and C-1 (Commercial) to CD-1 (Comprehensive Development) District, to allow the development of an eight-storey mixed-use building with ground floor commercial space, second storey office use, 62 strata residential units on floors three to eight, and a partial ninth-floor amenity space, all over two levels of underground parking (see Figure 2). Two of these strata residential units are ground-oriented townhouses located at the lane.

A density of 3.53 FSR is proposed with a building height of 28.3 m (92.8 ft.) and 31.6 m (103.5 ft.) for the portion with rooftop amenity. Two levels of underground parking are accessed from the lane.

Figure 2: View looking northwest from the intersection of Oak Street and 67th Avenue



2. Land Use

The mixed uses proposed in the application (ground floor commercial, second storey office, and strata residential units) are consistent with the intent of the *Plan*. The proposed 1,448 sq. m (15,583 sq. ft.) of commercial floor space would strengthen the local commercial node at this intersection.

3. Density, Height and Form of Development (refer to drawings in Appendix E and statistics in Appendix H)

In assessing urban design performance, staff took into consideration the built form guidance within the *Marpole Community Plan*, specifically the Oak Neighbourhood. The proposal is consistent with the density, height, and urban design guidelines set out in the *Plan*, as outlined below:

Form of Development – The *Plan* anticipates mixed-use buildings at heights of eight storeys including a two to three storey podium at this location. The proposed application is consistent with these expectations being an eight storey building comprised of six storeys of residential units over a two storey commercial podium. A residential amenity room is provided on the rooftop, as well as a landscaped outdoor amenity area. The building massing steps down towards the lane in order to transition to the lower-scaled residential neighbourhood to the west. The main residential entrance faces West 67th Avenue. Two ground-oriented townhouse units with landscaped entrance patios are located off the lane to transition to the smaller scaled local residential area. Four retail units face Oak Street and wrap the corner onto West 67th Avenue (see Figure 3).

Height – The proposed height of 28.3 m (92.8 ft.) is consistent with the built form guidelines for an eight-storey mixed-use building. The podium height is 10.2 m (33.3 ft.) noting higher ceilings are required for retail and office uses. Staff note that the *Marpole Community Plan* does not specify provisions for additional height for an indoor rooftop amenity; only elevator and stairwell access for outdoor amenity space was considered. The applicant has proposed a partial ninth storey rooftop amenity room which is set back significantly from the roof edges to reduce its prominence. This portion of the building has a proposed height of 3.3 m (10.8 ft.), for a total building height of 31.6 m (103.5 ft.). Due to the low visual prominence and overlook impact of the indoor amenity room, staff support the use and additional building height.

Public Realm – The *Marpole Community Plan* describes Oak Street as a busy traffic corridor with narrow sidewalks and long blocks with limited opportunities to safely cross. Located in the centre of Marpole, Oak Street at West 67th Avenue will become a focus for improvements to this area. This area is intended to be developed as an urban mixed-use “node” which will create a connection between east and west Marpole. The commercial area will be strengthened and enhanced with more prominent mid-rise, mixed-use buildings, and additional retail space at street level, and office space at the second storey. There is an existing pedestrian crossing at this intersection. A new urban plaza located at the northeast corner of Oak Street and West 67th Avenue has been approved as a part of a prior rezoning. When constructed, the plaza will help establish a sense of place for this intersection. This application is located directly across the from the future plaza site, and includes a generous 22 ft. setback on Oak Street and West 67th Avenue to facilitate an enhanced public realm with wider sidewalks, street trees and furnishings to improve the pedestrian experience.

Density – The site is eligible for an increased density above 3.0 FSR for developments that incorporate 0.50 FSR of commercial/office space above the first floor. The proposed density of

3.53 FSR is consistent with the mid-rise tower over podium form anticipated by the Built Form Guidelines within the Oak sub-area of the *Plan.*

Amenity Space – The development offers on-site amenity for the residents and office employees. Decks are provided adjacent to the offices at the second storey; common indoor and outdoor amenity space for the residents is located atop the eighth storey. Staff have prepared a condition to further enhance the functionality and quality of the common amenity spaces.

Urban Design Panel – The Urban Design Panel reviewed and supported this application on March 4, 2020 with recommendations (see Appendix D). These include improvements to the commercial and residential entries, strengthening the expression of the massing, and consideration for reorienting the rooftop amenity deck to the west for better afternoon solar access.

Staff reviewed the recommendations of the Urban Design Panel, as well as the site-specific conditions, and have concluded that the proposal is in line with the density, height and form of development intent of the *Marpole Community Plan* and is appropriate for the context. Staff support the application subject to formal modifications outlined herein and provided in the Urban Design conditions detailed in Appendix B.

Figure 3: View looking northeast from 67th Avenue at the lane



4. Housing

Existing Tenants – The site is currently zoned RS-1 and C-1 and is developed with a single-storey commercial building. As there are no residential tenants on site, the Tenant Relocation and Protection Policy does not apply.

Housing Mix – For strata residential, the *Family Room: Housing Mix Policy for Rezoning Projects* requires that a minimum of 25% of the units be two-bedroom units and a minimum of 10% of the units be units with three or more bedrooms, for a total minimum of 35% of units being suitable for families.

As submitted, this application proposes 62 strata residential units comprised of 4 studio (6%), 36 one-bedroom units (58%), 16 two-bedroom units (26%) and 6 three-bedroom units (10%) (see Figure 4). This unit mix meets the family housing requirements of the *Family Room* policy. Provisions are included in the CD-1 By-law and conditions of approval in Appendix B to maintain the unit mix throughout the permitting process.

Figure 4: Proposed Unit Mix

Type	Count	Percentage
Studio	4	6%
1-bedroom	36	58%
2-bedroom	16	26%
3-bedroom	6	10%
Total	**55**	**100%**

5. Transportation and Parking

Vehicle and bicycle parking are provided on two levels of underground parking accessed from the lane, with loading at grade. The application proposes a total of 48 residential and 17 commercial and office vehicle parking spaces. This includes five accessible and three visitor spaces. A total of 120 Class A and four Class B bicycle spaces are proposed for the residential units and eight Class A bicycle spaces are proposed for the commercial parking spaces. This application is deficient in commercial parking spaces, one passenger parking space, and one class B loading space. Conditions to meet Parking By-law are contained in Appendix B and will be secured through the development application stage (see Engineering conditions in Appendix B).

The *Plan* identifies West 67th Avenue as a new and improved walking and cycling route and the intersection as a local mixed-use hub. The project will be required to provide setbacks and statutory rights-of-way along both Oak Street and 67th Avenue frontages. Additional public realm improvements include a raised and separated bike lane along West 67th Avenue and intersection lighting upgrades.

6. Environmental Sustainability and Natural Assets

Green Buildings – The *Green Buildings Policy for Rezonings* requires that rezoning applications satisfy either the near zero emission buildings or low emissions green buildings conditions 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 modeling analysis detailing building performance strategies to meet the energy use intensity, greenhouse gas and thermal demand targets. Additionally, all developments will need to meet rainwater management requirements for retention, rate control, cleaning and safe conveyance. Conditions 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. In April 2014, Council amended the *Protection of Trees By-law* to maintain a healthy urban forest by requiring permission to be granted to 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 infill redevelopment. This is in keeping with City goals to achieve resilient and healthy natural systems in our urban areas.

There are 24 bylaw-sized on-site trees and seven City trees around the perimeter of the site. All on-site trees and one City tree are proposed to be removed. The applicant is proposing 49 new trees on site and will be coordinating new street and boulevard tree provisions with the Engineering Department and the Park Board. New street trees will meet the expectations of the public realm plan for park connector streets. See Appendix B for landscape and tree conditions.

There are two City trees located on 67th Avenue that are proposed to be retained. The landscape drawings propose a total of 49 new trees planted on site. This includes 11 at-grade, six on the third floor, 20 on the seventh floor, and 12 on the rooftop amenity level. A condition of approval requires the protection of street trees by ensuring the excavation for the parkade does not encroach into the critical root zones. See Appendix B for landscape and tree conditions.

7. Public Input

Public Notification – A rezoning information sign was installed on the site on December 4, 2019. Approximately 699 notification postcards were distributed within the neighbouring area on or about January 24, 2020. Notification and application information, as well as an online comment form, were initially provided on the Rezoning Centre's applications webpage (vancouver.ca/rezapps) and were later included on the new digital engagement platform *Shape Your City Vancouver* (shapeyourcity.ca/).

Community Open House – A community open house was held on February 11, 2020 from 5:00-7:30 pm at the Marpole Neighbourhood House (8585 Hudson Street). Staff, the applicant team, and 10 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 and Comments – Public input was received throughout the application process through the open house, online comment form, and by email and phone. A total of eight comments submissions were received (Figure 5).

Figure 5: Notification and Responses

Public notification	
Notification postcards	699
Public response	
Comment forms	7
Other input	1
Total submissions	8

Generally, comments of support fell within the following areas:

- **Building height, massing, and density:** The building height, massing and density is appropriate for the surrounding neighbourhood and aligns with the community plan.

- **Building Design:** The building is well designed and attractive, especially the top floors. The use of vertical/horizontal elements create a visually interesting and colourful texture for the exterior, making the building look unique. The green space, amenity spaces and general landscape architecture are also appreciated.

- **Additional retail and office space:** The creation of a more active and vibrant streetscape from the proposed development is welcomed.

- **Housing Stock:** Additional housing units being created in the Marpole area is greatly appreciated.

- **Parking:** The number of parking spots is sufficient for the development.

Comments of concern fell into the following areas:

- **Building height, massing, and density:** Additional density to the neighbourhood is not welcomed.

- **Traffic:** The development would create even more traffic congestion on Oak Street.

- **Parking:** There is not enough parking as the development is not near any major rapid transit routes.

- **Affordability:** The development does not create any additional affordable housing stock in the Marpole area. Concerns over gentrification as a result of developments along Oak Street would make Marpole unaffordable for existing tenants.

Staff have reviewed the comments and have determined that the proposal responds to the intent of the *Marpole Community 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 D.

8. Public Benefits

In response to City policies, which address changes in land use and density, this rezoning application offers the following public benefits:

Development Cost Levies (DCLs) – The site is subject to the City-wide DCL and the Utilities DCL on the proposed 4,508.3 sq. m (48,527 sq. ft.) of residential floor area and 1,447.7 sq. m (15,583 sq. ft.) of commercial floor area, which will be calculated on the floor area proposed at the development permit stage. Based on rates in effect as of September 30, 2020, the DCLs are estimated to be $1,679,196.

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 Program for Rezoned Developments requires rezoning applications having a floor area of 9,290 sq. m (100,000 sq. ft.) or greater provide on-site

artwork or cash-in-lieu as a condition of rezoning. As the proposed floor area is below the minimum threshold, no public art contribution will arise from this application.

Community Amenity Contributions (CACs) – Within the context of the City's Financing Growth Policy and the *Marpole Community Plan*, an offer of a 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 on-site amenities or a cash contribution towards other public benefits, and take into consideration community needs, area deficiencies and the impact of the proposed development on City services.

The applicant has offered a cash CAC of $3,626,610 which will be allocated to support delivery of the Marpole Public Benefits Strategy. Real Estate Services staff have reviewed the applicant's pro forma and concluded that the total CAC value offered is appropriate and recommend that the offer be accepted.
Marpole Public Benefits Strategy (PBS) – The Marpole Public Benefit Strategy identifies public benefits and infrastructure to support growth in the area, including both short-term and long-term priorities in and around the community plan's area. To monitor and track progress towards the achievement of community amenities in accordance with the strategy, a summary of public benefits and progress to date is provided in Appendix F.

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

Financial Implications

Based on rates in effect as of September 30, 2020, total DCLs of approximately $1,679,196 would be expected from this development.

The applicant has offered a cash CAC of $3,626,610 which will be allocated to support delivery of the Marpole Public Benefits Strategy. No public art contribution is applicable.

Approval and timing of specific projects will be brought forward to Council as part of the Capital Plan and Budget processes.

CONCLUSION

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

The General Manager of Planning, Urban Design and Sustainability recommends that the application be referred to Public Hearing together with the draft CD-1 By-law provisions 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 included as Appendix E, be approved in principle, subject to the applicant fulfilling conditions of approval in Appendix B.

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8257-8273 Oak Street and 1025-1035 West 67th Avenue
DRAFT 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, to By-law No. 3575.

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

Designation of CD-1 District

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

Uses

3. Subject to Council approval of the form of development, to all conditions, guidelines and policies adopted by Council, and to the conditions set out in this By-law or in a development permit, the only uses permitted within CD-1 ( ), and the only uses for which the Director of Planning or Development Permit Board will issue development permits are:

   (a) Dwelling Uses, limited to Multiple Dwelling in conjunction with any of the uses listed in this By-law;

   (b) Cultural and Recreational Uses;

   (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

4.1 All commercial uses and accessory uses must be carried on wholly within a completely enclosed building, except the following:

(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.

4.2 The design and layout of at least 35% of the dwelling units must:

(a) be suitable for family housing;

(b) include two or more bedrooms;

(i) at least 25% of the total dwelling units must be two-bedroom units, and

(ii) at least 10% of the total dwelling units must be three-bedroom units; and

(c) meet the intent of Council's "High-Density Housing for Families with Children Guidelines".

Floor area and density

5.1 Computation of floor space ratio must assume that the site area is 1,688.7 m^2, being the site area at the time of the rezoning application evidenced by this By-law, and before any dedications.

5.2 The floor space ratio for all uses must not exceed 3.53.

5.3 The total floor area for commercial uses must not be less than 1,443 m^2.

5.4 Computation of floor area must include all floors having a minimum ceiling height of 1.2 m, including earthen floors and accessory buildings, both above and below ground level, measured to the extreme outer limits of the buildings.

5.5 Computation of floor area must exclude:

(a) open residential balconies or sundecks 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 permitted floor area for dwelling units; and

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

(b) patios and roof gardens only 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, which are at or below the base surface, except that the exclusion for a parking space must not exceed 7.3 m in length; and

(d) all residential storage area above or below base surface, except that if the 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.

5.6 Computation of floor area may exclude residential amenity areas except that the exclusion must not exceed 10% of the permitted residential floor area.

5.7 The use of floor area excluded under sections 5.5 and 5.6 must not include any use other than that which justified the exclusion.

Building height

6.1 Building height, measured from base surface to the top of parapet must not exceed 28.3 m.

6.2 Despite section 6.1 of this By-law and section 10.18 of the Zoning and Development By-law, if the Director of Planning permits a common indoor rooftop amenity space, the height of the portion of the building used for the common indoor amenity space must not exceed 31.6 m measured from base surface.

Horizontal angle of daylight

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

7.2. 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.

7.3. Measurement of the plane or planes referred to in Section 7.2 must be horizontally from the centre of the bottom of each window.

7.4. The Director of Planning or Development Permit Board may relax the horizontal angle of daylight requirement, if:

(a) the Director of Planning or Development Permit Board first considers all the applicable policies and guidelines adopted by Council; and

(b) the minimum distance of unobstructed view is not less than 3.7 m.

7.5 An obstruction referred to in Section 7.2 means:

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

(b) the largest building permitted under the zoning on any site adjoining CD-1 ( ).

7.6 A habitable room referred to in Section 7.1 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

8. A development permit permit application for dwelling uses must include an acoustical report prepared by a registered professional acoustic engineer, demonstrating that the noise levels in those portions of the dwelling units listed below, do 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 (Leq) sound level and will be defined simply as the 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

9. Sections 2 through 14 of the Zoning and Development By-law apply to this CD-1 ( ).

* * * * *

8257-8273 Oak Street and 1025-1035 West 67th 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 FORM OF DEVELOPMENT

Note: Consideration by Council at the public hearing of the proposed form of development is in reference to plans, prepared by GBL Architects received October 29, 2019, 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 Consider design development to further improve the grade relationship of the residential entry.

Note to the Applicant: The intent is to create an inviting and more accessible residential entrance and contribute to pedestrian visual interest and interaction. This could be achieved by significantly reducing stairs and/or integrating a new ramp to access the residential lobby.

1.2 Design development to improve the usability of the communal outdoor amenity space on the roof by:

a) Expanding and reorienting the active uses to the south and west for a better exposure.

Note to Applicant: Private roof decks could be reoriented towards Oak Street.

b) Providing further opportunities for children's active play.

Note to Applicant: Refer to Landscape condition 1.9 below.

1.3 Design development to improve public realm, activate the sidewalk and better contribute to the street character providing an inviting, engaging interface for pedestrians, including through the following design strategies:

a) Improve the relationship to grade at the entrance to the corner retail unit at Oak Street and West 67th Avenue, as well as the main residential entrance at West 67th Avenue.

Note to Applicant: The intent is to delete stairs at the commercial corner. The residential entrance should also be reviewed to ensure an inviting and accessible entrance is provided.

b) Further develop and distinguish the retail and office entries.

Note to Applicant: Commercial entrances should be clearly delineated with architectural features and fenestration patterns that emphasize a scale appropriate for neighbourhood serving retail. The office entrance should be clearly identifiable.

c) Maintain a cohesive architectural concept and expression, high-quality materials and diminish large blank walls.

Note to Applicant: In particular, articulation and visual interest should be provided at the north elevation of the podium.

1.4 Design development to provide a green roof as outlined in the Planning Administration bulletin *Roof Mounted Energy Technologies and Green Roofs*.

Note to Applicant: Area of intensive or extensive green roof should meet the expectations of the bulletin.

1.5 Maintain the proposed high quality materials and level of detailing implied and necessary to accomplish and construct the proposed design aesthetic as shown on the rezoning application plans.

1.6 Provision of built features intended to create a bird friendly design.

1.7 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: https://guidelines.vancouver.ca/guidelines-bird-friendly-design.pdf

Landscape

1.8 Design development to the lobby entry to ensure a safe, convenient and universally-accessible route is provided. Refer to Urban Design condition 1.1.

Note to Applicant: Design development to the southwest corner to prevent the pinch point between the curb let-down and the stairs to the lobby entry.

1.9 Design development to the Level 9 amenity roof deck to include a children's play area. Refer to Urban Design condition 1.2.

Note to Applicant: This can be an informal children's play area with natural elements such as rocks and logs would be preferred. Solar exposure to the children's play area should be optimized.

1.10 Design development to the landscape treatment to ensure the provision of sufficient soil volume for all planting areas, in particular tree planting areas. Also provide a maintenance strategy for planting on the upper levels.

Note to Applicant: Wherever possible, planted landscapes on slab should be designed to maximize soil depths. This will require integration of the landscape design and the structural plan. Soil depths should exceed Canadian Landscape Standards. At the perimeter of the building the slab can be angled downward (1 m across and 1.2 m down) to maximize contiguous soil volumes. Landscape sections with detailed dimensions and any relevant architectural sections should be provided to verify soil volume.

1.11 Further design development to the Integrated Rainwater Management Strategy to explore opportunities for onsite rain water infiltration and soil absorption, as follows:

a) Maximize natural landscape best management practises.
b) Minimize the necessity for hidden mechanical water storage.
c) Increase the amount of planting on the roof level, where possible.
d) Consider linear infiltration bio-swales along property lines, at lower site areas.
e) Use permeable paving.
f) Employ treatment chain systems (gravity fed, wherever possible).
g) Use grading methods to direct water to soil and storage areas.

Crime Prevention through Environmental Design (CPTED)

1.12 Design development to respond to CPTED principles, having particular regards for:

a) Theft in the underground parking and loading areas;
b) Residential break and enter;
c) Mail theft; and
d) Mischief in alcove and vandalism, such as graffiti.

Sustainability

1.13 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

1.14 Confirmation of whether the proposed development impacts the Major Road Network (MRN), as defined under the South Coast British Columbia Transportation Authority Act (https://www.translink.ca/plans-and-projects/projects/major-road-network). In the event it is confirmed the proposed development impacts the MRN, a Construction Management Plan shall be submitted directly to Translink with a copy of the correspondence provided to the City of Vancouver.

Note to Applicant: The City of Vancouver and Translink have authority over the MRN as it relates to carrying out construction works on a City Street that is designated as a MRN.

1.15 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.

1.16 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.

1.17 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.

1.18 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 and 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.

1.19 Delete the bicycle parking proposed on-street right-of-way on 67th Avenue.

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

Note to Applicant: The Class A Passenger loading space, measuring 4 m width, to be provided at grade.

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

(a) Design development to locate passenger spaces proximal to the lobby.

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

(c) Relocation of Class B bike parking to eliminate encroachments on public property and right-of-ways.

(d) Provision of the residential Class B bicycle parking being located in a convenient, well-lit location for the users that the bicycle racks are intended to serve.

Note to Applicant: It appears that these bicycle spaces are located in the residential bicycle room.

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

(f) Provision of minimum 10% Bicycle lockers as per Parking By-law.

Note to Applicant: lockers to be horizontal spaces.

(g) Provision of minimum 1.5 m aisle width for the oversized spaces.

Note to Applicant: There is a pinch point on the access route to the oversized spaces where the horizontal and oversize spaces meet in the bike room located near gridlines 14/15 and gridline N. Ensure that 1.5 m aisle width is provided.

(h) Provision of automatic door openers on the doors providing access to the bicycle storage rooms.

1.22 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) Column encroachments, setbacks and parking space widths to comply with the Parking and loading design Supplement.

Note to Applicant: The drawings do not clearly show the extent of the parking spaces, and some of the parking spaces have column encroachments.

(b) Provision of 6.6 m minimum drive aisle widths throughout the parking levels.

(c) Provision of improved maneuvering for the visitor parking spaces located next to Residential overhead gate.

Note to Applicant: The spaces as proposed require excessive reverse maneuvering that does not meet Parking and Loading Design Supplement requirements. Parking must be laid out such that it does not require a vehicle to

back up for more than 10 m (33 ft.). Manoeuver diagrams to be provided for this maneuvering.

Note to Applicant: The following information is required for drawing submission at the development permit stage to facilitate a complete Transportation review:

(i) A complete tech table is required showing the calculations for the minimum required parking, loading, bicycle spaces and the number of spaces being provided.

(ii) All types of parking and loading spaces individually numbered, and labelled on the drawings.

(iii) Dimension of column encroachments into parking stalls.

(iv) Show all columns in the parking layouts.

(v) Dimensions for typical parking spaces.

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

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

(viii) 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.

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

(x) 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.

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

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

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

1.23 Remove existing planting, concrete planting boxes, and bollards in the boulevard on Oak Street and on 67th Avenue.

1.24 Remove planting beds and pavers from statutory right-of-way and dedicated property as depicted in the landscape drawings.

1.25 Provision of generous and continuous weather protection on both frontages.

1.26 Ensure proposed elevations along property line shown on the landscape and architectural drawings match City supplied building grades.

1.27 City to provide approved Geometric design. All elements of the Geometric design must be constructed to meet City Standards including, but not limited to relocation of existing catch basins or installation of new catch basins.

1.28 Provide cross-section of Oak Street and lane in landscape package to determine property lines and tree planting details (on private property) in lane. Provide all standard street tree notes. Proposed north tree on Oak Street to be eliminated as it is north of the property and in the location of an existing lamp standard. In addition, the northern extent of the proposed Oak Street sidewalk will need to transition to the existing curb walk north of the site.

1.29 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."

Hydrogeological

1.30 Prior to development permit issuance provide an updated prior-to response letter that responds directly to the following Hydrogeological comments:

(a) The hydrogeological study discusses that waterproofing will be achieved by either a structural slab, continuous waterproofing membrane, or a combination of both. Provide a letter authored by the structural engineer of record or the envelope consultant confirming which waterproofing method will be employed.

Note to Applicant:

Prior to Building Permit, stage 1:

(i) Acknowledge that site discharge monitoring and reporting requirements were conditions for DP issuance.

(ii) Confirm that once construction commences, daily site discharge volumes will be measured and recorded, and the data will be reported monthly to utilities.servicing@vancouver.ca

Prior to Building Permit, stage 2:

(iii) As per the BP stage 1 conditions, submit all flow monitoring results to utilities.servicing@vancouver.ca

(iv) Confirm that flow monitoring and reporting will continue until occupancy (OP), unless written permission is received by the applicant from the City of Vancouver to cease monitoring

Prior to Occupancy Permit:

(v) Submit all flow monitoring results not previously submitted to utilities.servicing@vancouver.ca

Green Infrastructure

1.31 Provision of an updated Rainwater Management Plan (RWMP) submitted with the development permit application which includes the following:

(a) Exploration into grading hardscapes into adjacent (or lower level) landscaping to increase the volume of rainwater retained on site. Coordination with the landscape architect and a grading plan will be required to support this proposal.

(b) A preliminary servicing plan which includes all routing of rainwater into the proposed systems and out to the municipal system.

Note to Applicant: Best practice for installation of a filter device is off-line installation, such that influent flows that exceed the design treatment flow rate or design driving head are routed around the treatment unit by a diversion structure.

(c) Clarification on how the release rate of 17.6 L/s was determined.

Note to Applicant: A Section 219 Rainwater Management Agreement Covenant may be required prior to issuance of a Development Permit.

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 Engineering Services and the General Manager of Arts, Culture and Community Services (or successors in function), as necessary, and at the sole cost and expense of the owner/developer, make arrangements for the following:

Engineering

2.1 Release of Easement & Indemnity Agreement 363966M (commercial crossing) prior to building occupancy.

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

2.2 Provision of a 6.7 m offset distance measured from the back of the existing curb for widened sidewalks and a public life zone along Oak Street to be achieved through:

(a) Building setback and a statutory right of way (SRW) for public pedestrian use over a portion of the site measuring 4.27 m from the back of existing curb. This SRW will be free of any permanent encumbrances such as structures, mechanical vents, stairs, and planter walls at grade (and are to accommodate the underground parking structure within the SRW agreements).

(b) Building setback and an additional statutory right of way (SRW) for public life use over a portion of the site measuring 2.43 m from the edge of the public pedestrian SRW to the building face. This SRW will be free of any permanent

encumbrances at grade (and are to accommodate the underground parking structure within the SRW agreements).

Note to Applicant: This 6.7 m offset distance is intended to provide the following, measured from the back of the existing curb: 1.22 m wide front boulevard, 3.05 m wide pedestrian sidewalk (clear of all encumbrances) and a 2.43 m wide public life zone.

2.3 Provision of a 6.7 m offset distance measured from the back of the existing curb for a public life zone along 67th Avenue adjacent the proposed commercial retail units to be achieved through:

(a) Building setback and SRW for public life use over a portion of the site from the property line to the building face. This SRW will be free of any permanent encumbrance at grade (and are to accommodate the underground parking structure within the SRW agreements).

Note to Applicant: This 6.7 m offset distance is intended to provide the following, measured from the back of the existing curb: existing front boulevard, pedestrian sidewalk (clear of all encumbrances) from the edge of the front boulevard to the property line, and a public life zone for the remainder of the setback area from the property line to the building face.

2.4 Provision of a Shared Use Loading Agreement for the 2 Class B loading spaces between the commercial and residential uses and label the spaces as 'Residential and Commercial Loading'.

2.5 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 all to the satisfaction of the General Manager of Engineering Services. No development permit for the Rezoning Site, or any portion thereof, or for any building or improvements thereon will be issued until the letter of credit, as security for the Services, is provided. The timing for the delivery of the Services shall be determined by the General Manager of Engineering Services in his sole discretion and holds shall be placed on such permits as deemed necessary in his sole discretion. Except as explicitly provided for in Conditions 2.6 (a), 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 Required Fire Flows and domestic flows submitted by CREUS Engineering Ltd. dated September 18, 2019, no water main upgrades are required to service the development.

Note to Applicant: The main servicing the proposed development is 200 mm. Should the development require water service connections larger than 200 mm, the developer shall upsize the existing main on 67th Avenue from Oak Street to Osler Street. 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.

Implementation of development at 8257-8273 Oak Street and 1025-1035 West 67th Avenue will require the following in order to improve sewer flow conditions:

Local Servicing Upgrade:

Separate 167 m of 200 mm combined main to 200 mm sanitary and 675 mm storm on Oak Street from manhole south of 64th Avenue (MH__FJCL9F) to 67th Avenue.

The lengths and diameters of these improvements are approximate and subject to detailed design by DCL consultant engineer.

Note to Applicant: The City collects cash in lieu from the applicant prior to Development Permit issuance. City retains a consultant to design and deliver the Oak Street combine sewer upgrade.

Rezoning conditions for RZ-2017-00027, RZ-2017-00072 and RZ-2016-00041 included the sewer upgrade for this section of Oak Street and 67th Avenue; therefore the cost for sewer upgrades may be shared between developments.

The Oak Street from 64th Avenue to 70th Avenue and 70th Avenue from Oak Street to Fremlin Street combined sewer requires upgrading to support the growth in the catchment area. The City is targeting delivery of the upgraded sewer for Year 3 of the DCL program (Approximately 2021) to align with expected development occupancies. The applicant is to regularly inform the Integrated Water Management (IWM) Branch (Utilities.Servicing@Vancouver.ca) of their updated construction and occupancy schedule as the development progresses. This will assist the IWM Branch in scheduling the sewer delivery. If the IWM Branch is not kept informed of the developer's schedule, the occupancy permit approval may not meet the developer's schedule.

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.

Development to be serviced to the 200 mm sanitary and 675 mm storm sewers in Oak Street.

(c) Provision of street improvements along Oak Street adjacent to the site and appropriate transitions including the following:

(i) 1.22 m wide front boulevard with street trees where space permits;
(ii) 3.05 m wide broom finish saw-cut concrete sidewalk;
(iii) Upgraded street lighting (roadway and sidewalk) adjacent to the site to current COV standards and IESNA recommendations;
(iv) Hard surface treatment between the sidewalk and the building;
(v) Curb ramps;
(vi) Removal of the existing driveway crossing and reconstruction of the boulevard, sidewalk, and curb to current standards; and
(vii) Adjustment to all existing infrastructure to accommodate the proposed street improvements.

(d) Provision of street improvements along West 67th Avenue adjacent to the site and appropriate transitions including the following:

(i) Broom finish saw-cut concrete sidewalk from the edge of the existing front boulevard to the property line;
(ii) Hard surface treatment between the sidewalk and the building;
(iii) Raised protected bike lane;
(iv) Upgraded street lighting (roadway and sidewalk) adjacent to the site to current COV standards and IESNA recommendations;
(v) Additional pedestrian scale lighting;
(vi) Concrete curb and gutter, including any required road reconstruction to current standards;
(vii) Concrete traffic island;
(viii) Green Infrastructure elements where feasible;
(ix) Curb ramps;
(x) Additional pedestrian scale lighting; and
(xi) Adjustment to all existing infrastructure to accommodate the proposed street improvements.

Note to Applicant: The City will provide a geometric design for these street improvements.

(e) Provision of improvements at the intersection of Oak Street and 67th Avenue including:

(i) Upgrades to the existing pedestrian signal to a full signal, including APS (accessible pedestrian signal), and uninterrupted Power Supply unit, and adjustments to all existing infrastructure to accommodate the proposed street improvements (including any transition from protected bike lanes to adjacent street network and replacement or modification of related traffic signal equipment); and
(ii) Intersection lighting upgrades to current COV standards and IESNA recommendations.

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

(g) Provision of speed humps in the lane west of Oak Street, from West 64th Avenue to 67th Avenue.

(h) Provision of a new standard concrete pedestrian lane crossing, new curb returns and curb ramps at the existing lane crossing on West 67th Avenue adjacent to the site.

(i) Provision to mill and regrade lane adjacent to the development site to asphalt valley to accommodate city supplied building grades.

(j) Confirmation that any relocated wood poles in the lane adjacent the site will not impact existing lane lighting, should any relocated pole include lighting impacts, upgrading of the lane lighting to current standard will be required.

(k) Provision 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.

2.6 Provision of a legal agreement to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services whereby the applicant is entitled to receive latecomer charges for a period of 24 hours following completion of the works contemplated by the following condition(s), which require(s) the applicant to provide excess or extended services.

(a) Separate 167 m of 200 mm combined main per condition 2.5 (b).

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

(a) A new pad mounted service kiosk/cabinet per condition 2.5 (f)

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

(b) Improvements at the intersection of Oak Street and West 67th Avenue per condition 2.5 (e)

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

2.8 Engineering Services will require all utility services to be underground for this "conditional" development. 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 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. The applicant shall provide written confirmation from BC Hydro that all required electrical plant is provided for on-site.

This proposed development is adjacent to existing BC Hydro electrical works. The applicant shall submit a surveyed clearance drawing to BC Hydro showing all BC Hydro plant and dimensioned clearances from the plant to the development. The applicant shall provide written confirmation from BC Hydro that all required clearances from BC Hydro plant have been satisfied. See BULLETIN 2015-002-EL - Clearances from Existing BC Hydro High Voltage Overhead Conductors and Transformers for more information (https://vancouver.ca/files/cov/2015-002-clearances-from-the-existing-bc-hydro-highvoltage-overhead-conductors-and-transformers.pdf).

Note to Applicant: Submission of a Key Plan to the City for review and approval prior to submission of any third party utility drawings. The Key Plan shall meet the specifications in the City of Vancouver Engineering Design Manual Section 2.4.4 Key Plan (https://vancouver.ca/files/cov/2015-002-clearances-from-the-existing-bc-hydro-highvoltage-overhead-conductors-and-transformers.pdf). All third party service lines to the development shall be shown on the plan (e.g., BC Hydro, Telus, Shaw, etc. The review of third party utility service drawings will not be initiated until the Key Plan is defined.

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

Sustainability

2.9 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.

Community Amenity Contribution – Cash Payment

2.10 Pay to the City the cash Community Amenity Contribution of $3,626,610 which the applicant has offered to the City and which is to be allocated to further support delivery of the *Marpole Community Plan* Public Benefits Strategy. Payment is to be made prior to enactment of the CD-1 By-law, at no cost to the City and on terms and conditions satisfactory to the Director of Legal Services.

Environmental Contamination

2.11 If applicable:

(a) Submit a site profile to the Environmental Services (Environmental Protection);

(b) As required by the Manager of Environmental Protection 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 Protection 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 Protection, City Engineer and Director of Legal Services, including a Section 219 Covenant that there will be no occupancy of any buildings or improvements on the site constructed pursuant to this rezoning until a Certificate of Compliance satisfactory to the City for the on-site and off-site contamination, issued by the Ministry of Environment, has been provided to the City.

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

* * * * *

8257-8273 Oak Street and 1025-1035 West 67th Avenue
DRAFT CONSEQUENTIAL BY-LAW PROVISIONS

SIGN BY-LAW No. 11879

In Schedule A (CD-1 Zoning Districts regulated by Part 9) of the Sign By-law add:

"8257-8273 Oak Street and 1025-1035 West 67th Avenue	[CD-1 #]	[By-law #]	C-2"

NOISE CONTROL BY-LAW No. 6555

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

"[CD-1#]	[By-law #]	8257-8273 Oak Street and 1025-1035 West 67th Avenue"

SUBDIVISION BY-LAW NO. 5208

Council amends Schedule A of the Subdivision By-law in accordance with the plan labelled Schedule A attached to and forming part of this By-law, by deleting Lot A of Lot 14, Block B, District Lot 319, 323 and 324, Plan 19729; PID 006-966-039, from the RS-1 maps forming part of Schedule A of the Subdivision By-law.

* * * * *

8257-8273 Oak Street and 1025-1035 West 67th Avenue
ADDITIONAL INFORMATION

1. Urban Design Panel

Evaluation: Support with recommendations (6-0)

Rezoning Planner, Lecia Desjarlais, began by noting, this is an application to rezone one split zoned parcel under the Marpole Community Plan. The site is located on the northwest corner of Oak and West 67th Street. The site is zoned RS-1 and C-1 and is currently developed with one single-storey building with eight commercial retail units and a surface parking lot. The Marpole Plan anticipates mixed-use buildings up to eight storeys at the intersection of Oak Street and West 67th Avenue, with ground-floor commercial uses and residential above. Across the lanes on either side of Oak Street, are sites that were recently zoned RM-8A and may be developed to townhomes. Outside this intersection on Oak Street, rental residential buildings are permitted up to six storeys.

A density up to 3.0 FSR is supported with consideration for an increase for developments that incorporate commercial or office space above the first floor. The proposal is to build a mixed-use building with ground floor commercial use, office use on level 2, and 62 strata residential on levels 3 to 8 with a total density of 3.52 FSR. Two lane-fronting townhouse units are located on levels 1 and 2. An indoor and outdoor amenity space is provided on the roof. Three private decks are also included on the roof level. A minimum setback of 22 feet. from the curb has been provided along Oak Street as per the Built Form guidelines.

Development planner, Haizea Aguirre, began by noting, under the Marpole Community Plan, the future context along Oak is six-storey residential while the four corners at Oak Street and West 67th Avenue will be mixed-use and eight storeys. Behind the lane, the Plan anticipates townhouses up to three storeys.

Oak Street at West 67th Ave will become a focus for this area, developed as an urban mixed-use “node”, creating a vital connection between east and west Marpole. Create an urban plaza at Oak Street and West 67th Avenue, as new development occurs, that provides a comfortable gathering space with a lively commercial edge and helps establish a sense of place. Additional housing variety, including apartments and townhouses, will be introduced, providing a sensitive transition in scale and height to the surrounding residential areas. Wide sidewalks, street trees and planted boulevards will create a comfortable, safe and attractive walking experience along Oak Street. West 67th Avenue is a desirable neighborhood walking and cycling route that connects the Granville shopping area, library, schools and churches to the Canada Line station. Bus service is provided along Oak Street, and Marine Gateway Station which is 700 m to the south.

Located on the northwest corner of Oak Street and 67th Avenue, the site is approximately 160 feet frontage Oak Street and a depth of 115 ft. It is currently zoned C-1 and RS-1 and developed with a one-storey strip mall and parking lot. The height is up to 8 storeys, including a two to three storey podium. The FSR is up to 3.0 with consideration for an increase for developments that incorporate commercial/office space above the first floor. Office use above the first floor level is encouraged. Residential and/or commercial uses permitted on upper floors. A mix of commercial uses, Ground floor commercial units must provide a range of sizes with small street frontages and active access to the street. Lot consolidation, to achieve a commercial frontage along Oak Street of approximately 160 feet from all corners, will be supported. Storeys above

the podium should be located to allow light through the block and articulated to minimize shadowing. Use building setbacks and landscaping to transition between commercial and residential uses along streets. Provide public realm improvements that include increased sidewalk width, street trees and amenities such as seating, bike racks, etc.

The proposed project is in line with the policy. There is an FSR of 3.5. This is an eight-storey mixed-use development with 4 commercial units on the ground floor, office space on the second level and market residential above, including 4 studios (6%), 36 1-bed (58%), 16 2-bed (26%), and 6 3-bed (10%). There is a total 62 units. Two townhouse units and an amenity space are located off the lane. There is two levels of underground parking, and outdoor and indoor amenities on the roof. Setbacks from the Oak Street and West 67th Avenue curb to the building face is 22 feet.

Advice from the Panel on this application is sought on the following questions

1. Density and massing.
   Please consider the increased density (from 3.0 to 3.5 FSR) for providing office space above the first floor and transition in scale and height to the surrounding residential areas.

2. Public Realm.
   Please consider the ground and second floors' interface with the pedestrian realm specially Oak Street and 67th Ave corner.

3. Amenities.
   Please comment on the overall success of the indoor/outdoor amenity space with regards to the location, size, solar exposure and impact of the proposed private roof decks.

4. Any preliminary comments for consideration at the Development Permit stage.
   Please consider sustainability features, landscape design, and architectural expression.

The planning team then took questions from the panel.

Applicant's Introductory Comments

- The overall massing design wanted a contrast to the residential area.
- There is a horizontal band from levels 3 to 6.
- Additional setbacks were provided in addition to the ones required by the Marpole Plan.
- Pushed levels 3 to 6 away from Oak and provided a landscape buffer.
- There is a lot more landscaping to soften the massing.
- The applicant noted they wanted to activate the lane so kept the residential on the quieter side.
- The activated lane compliments the two townhouses.
- The office level recess back from the residential for some solar shading.
- The applicant noted they provided a small plaza in the corner.
- The commercial lobby is kept off from Oak Street.
- There are recessed balconies rather than having them protruding, this help reduce the noise from the street.

- There is a roof top amenity space; in addition there are three private decks.

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. Coughlin and seconded by Ms. Enman and was the decision of the Urban Design Panel:

THAT the Panel **SUPPORTS** the project with the following recommendations to be reviewed by City Staff:

- Design Development to the residential entry ramp and the relationship of the residential lobby to grade;
- Design Development to strengthen the expression of the middle mass in context to the commercial levels and the junction between the commercial and residential.
- Design Development to the commercial entries at grade.
- Consider flipping the amenity deck to the west.

Related Commentary

Density and Massing

- The panel supports the proposed density, height, uses and massing.
- The massing creates little shadow to adjacent sites. The office space is important so the extra density is supportable – 3.5 FSR with the office level is earned.
- The residential middle band is well done and there is a lot of detail at the windows. This level of detail should be taken down to the ground plane.
- The expression of the middle does not speak will to the office (level 2). The middle mass needs to be strengthened, perhaps raising the shoulders.

Public Realm

- The public realm is well handled.
- At the corner plaza consider adding glazing so it reads from both sides, or increase the size.
- The office entry is very deep and feels narrow. Consider pulling forward.
- The lane is well handled and is softened.
- There needs to be better programming at the commercial as it relates to the public realm.
- The residential entry lobby is high up from the street. Consider pulling it closer to grade.

Amenities

- The amenity is a nice size and the roof access is excellent. Consider flipping the amenity to the west side of the roof for better sunlight.
- Consider providing some rain protection at the outdoor amenity.

Preliminary Comments for Development Permit

- The materiality at the ground plane feels corporate/institutional. And it is difficult to understand the proposed materials within the future context. It is not understood why the same material at the ground plane is used again at the top floors.
- Consider solar shading. The balconies are good however they are accessed off of bedrooms, not living spaces.
- More details on the sustainability strategies are needed. There is a lot of thermal bridging with the proposed architectural expression. The shading and the overhangs are good – consider low E glass.
- The panel supported the project with recommendations.
- The panel noted it was a simple project but with a lot of texture and attention to detail.
- There were no concerns with the height, massing density and use. The panel felt the 3.5 FSR was well handled and earned.
- Overall the massing is well handled.
- The panel suggested flipping the notch at level 7.
- The north façade appears forgotten, it is flat.
- Some members recommended strengthening the middle mass and its relation to the office below.
- The materiality at the ground plain is not a good vision of the future character.
- Entry to the residential lobby is a significant hike up.
- Office lobby entrance has a deep recess to it.
- The publicness of the stairs and the seats that are incorporated in them are successful.
- The rooftop amenity is successful.
- The sizes of the indoor and outdoor amenity are nice.
- The landscape is well handled, there were some concern how it will be maintained.
- Consider relocating the amenity deck to the west for better exposure.
- Additional comments included consider wheel chair accessibility and could use more rain covering or solar shading on the top floors.

Applicant's Response

The applicant team thanked the panel for their comments and will take the comments into consideration for further improvement.

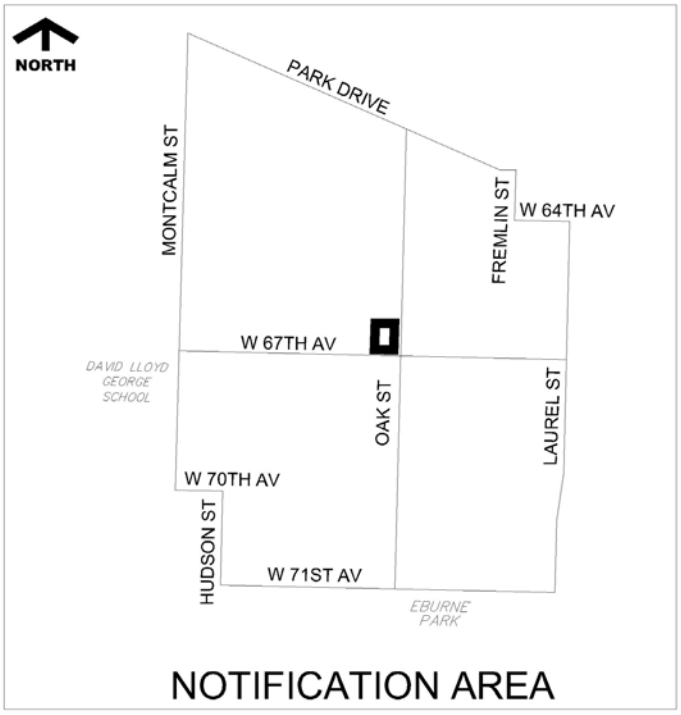
2. Public Consultation Summary

List of Engagement Events, Notification, and Responses

	Dates	Results
Events		
Community open house (City-led)	February 11, 2020	10 attendees
Public Notification		
Postcard distribution – Notice of rezoning application and open house	January 24, 2020	699 notices mailed
Public Responses		
Community open house comments	January 24, 2020	3 submittals
Online comment forms	January-June 2020	4 submittals
Other input	March – August, 2020	1 submittals

Note: All reported numbers above are approximate.

Map of Notification Area



Analysis of All Comments Received

Generally, comments of support fell into the following areas:

- **Building height, massing, and density:** The building height, massing and density is appropriate for the surrounding neighbourhood and aligns with the community plan.

- **Building Design:** The building is well designed and attractive, especially the top floors. The use of vertical/horizontal elements create a visually interesting and colourful texture for the exterior, making the building look unique. The green space amenity spaces and general landscape architecture is also appreciated.

- **Additional retail and office space:** The creation of a more active and vibrant streetscape from the proposed development is welcomed.

- **Housing Stock:** Additional housing units being created in the Marpole area is greatly appreciated.

- **Parking:** The number of parking spots is sufficient for the development.

Comments of concern fell into the following areas:

- **Building height, massing, and density:** Additional density to the neighbourhood is not welcomed.

- **Traffic:** The development would create even more traffic congestion on Oak Street.

- **Parking:** There is not enough parking as the development is not near any major rapid transit routes.

- **Affordability:** The development does not create any additional affordable residential housing stock in the Marpole area. Concerns over gentrification as a result of developments along Oak Street would make Marpole unaffordable for existing tenants.

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

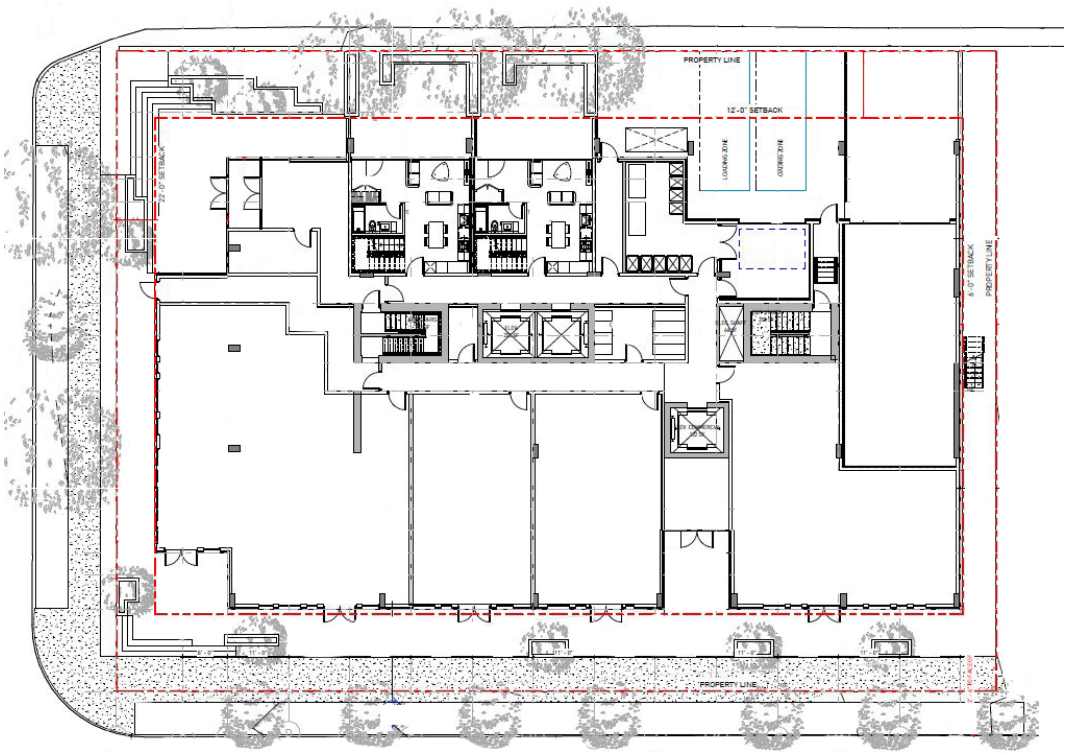
General comments of concern:
- Loss of existing local businesses that currently occupy the lot.
- Use of resources on public consultation processes for straight forward developments that fall under the Marpole community plan and align with the plan.

Neutral comments/suggestions/recommendations:
- Additional density and height should be considered along a high traffic area such as Oak Street.
- The promotion of ride sharing services in the neighbourhood could be used to reduce amount of parking needed for this development and other future developments in Marpole.

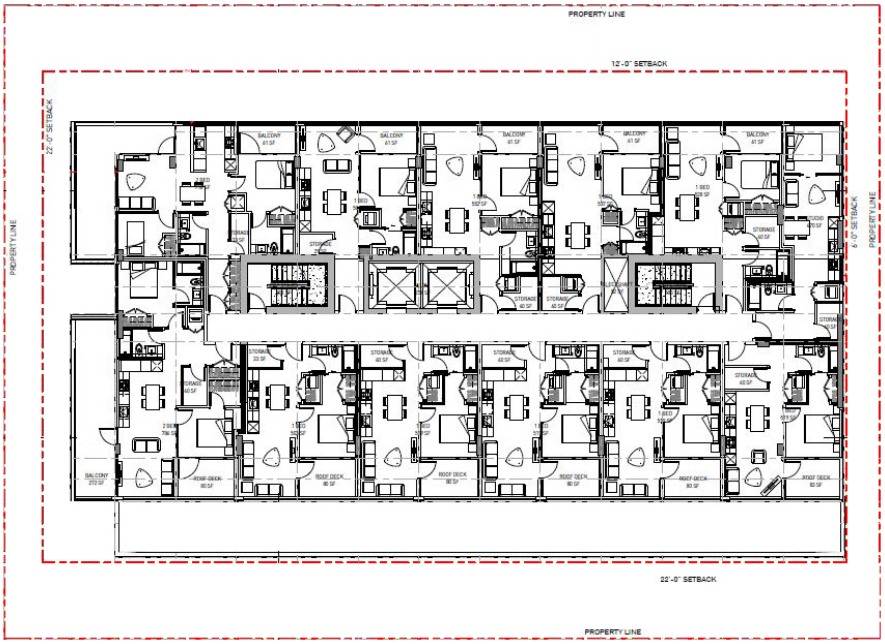
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8257-8273 Oak Street and 1025-1035 West 67th Avenue
FORM OF DEVELOPMENT

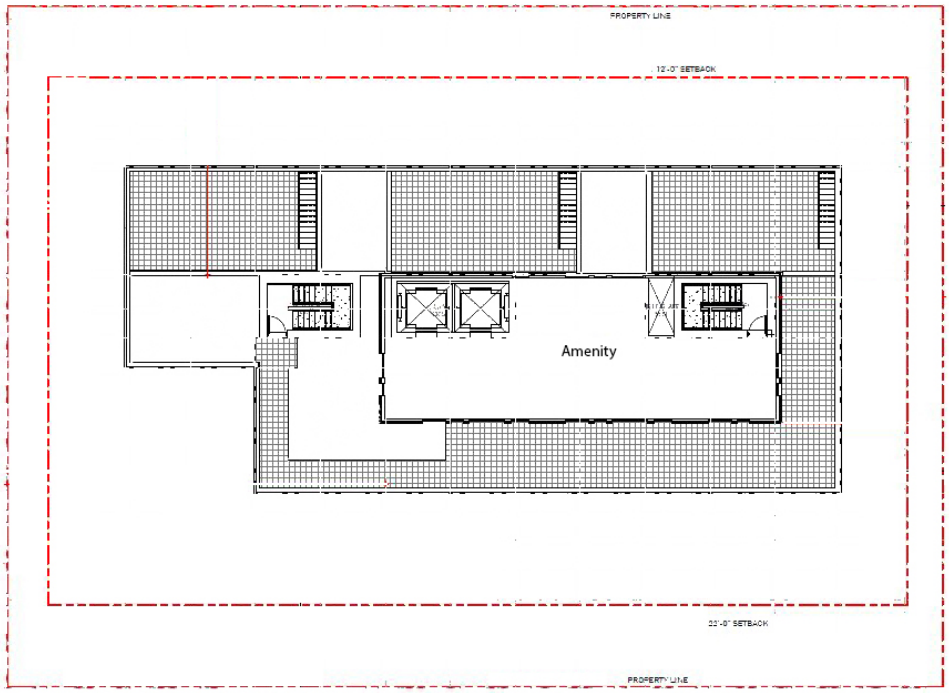
Site Plan



Floors 3 to 6



Rooftop Amenity



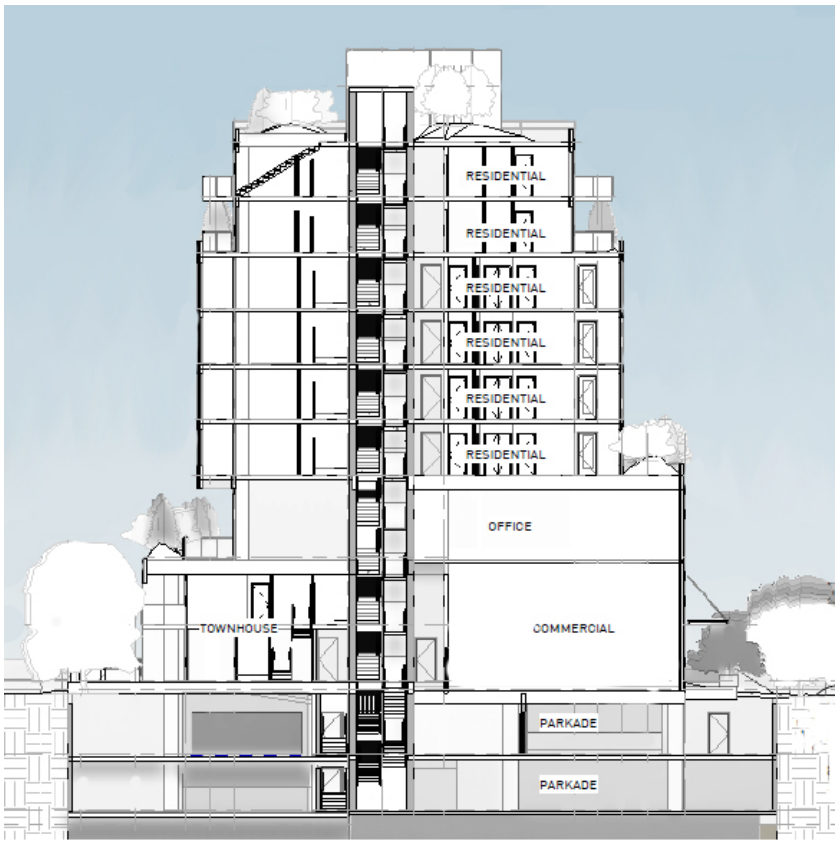
South Elevation



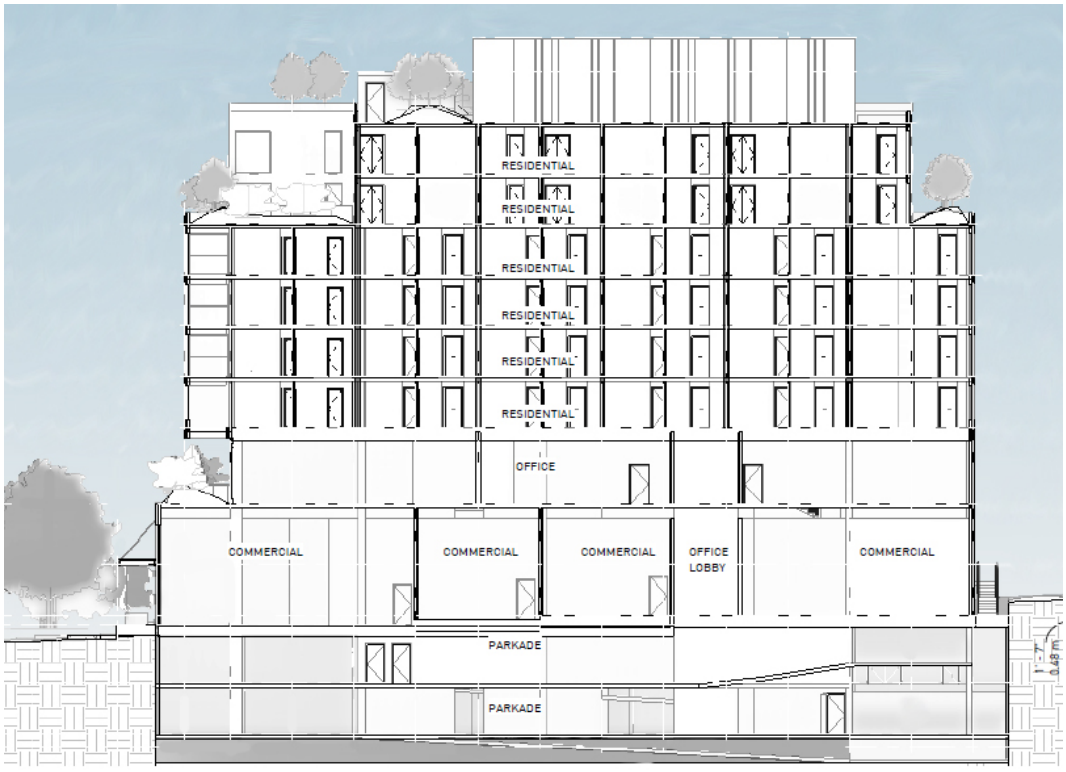
East Elevation



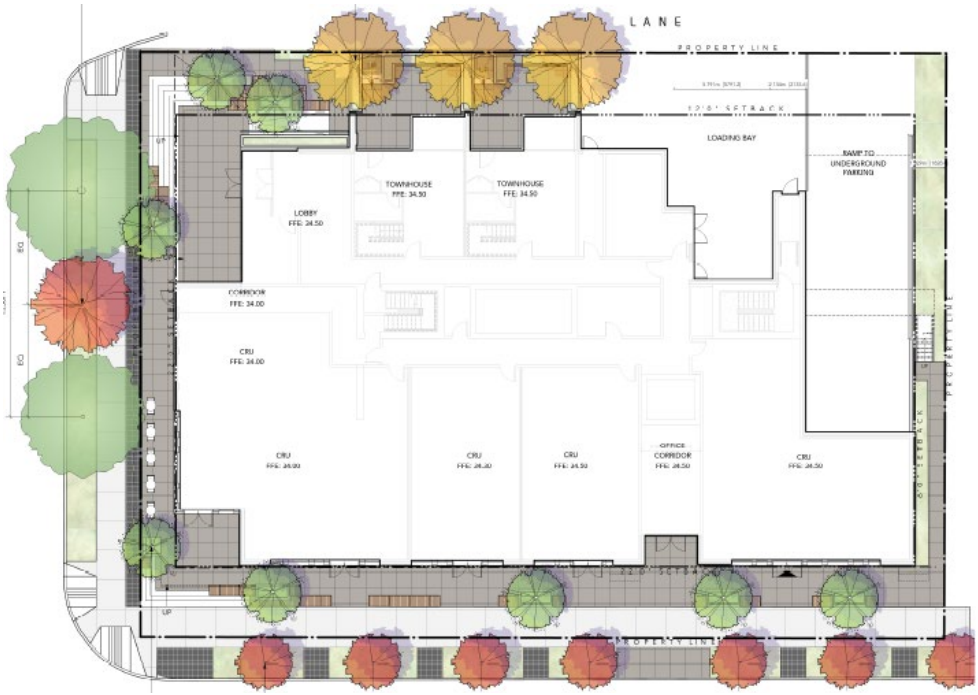
Section



Section



Landscape Plan (At-grade)

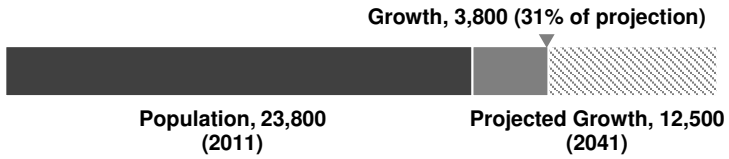


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PUBLIC BENEFITS IMPLEMENTATION TRACKING
MARPOLE COMMUNITY PLAN (2014)[a]
Updated End of Year 2020

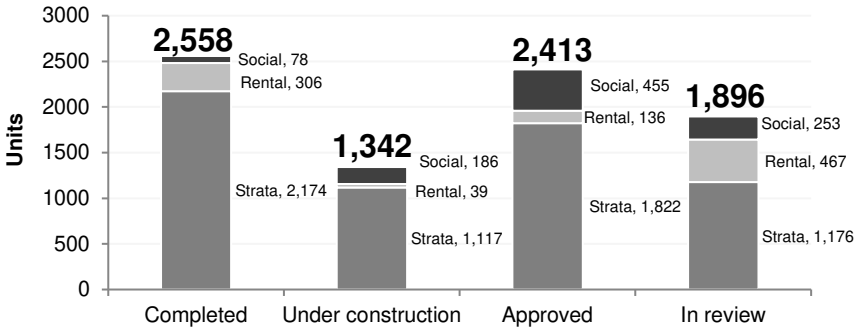
POPULATION GROWTH[a]

Marpole has grown by approximately 3,800 people since the 2011 census.



DEVELOPMENT ACTIVITY (UNITS)[a]

Recent rezoning approvals:
- 1325 W 70th Ave
- 7843-7845 Cambie St
- 8636-8656 Oak St
- 411-463 W 59th Ave
- 988 W 64th Ave and 8030-8130 Oak St
- 8444-8480 Oak St
- 1506 W 68th Ave and 8405-8465 Granville St



PUBLIC BENEFITS ACHIEVED SINCE 2014 [a]

Category	Anticipated Public Benefits (+)[b] by 2044	Completed (•) or In Progress (○)	%[c]
Housing[a]	+ Approx. 500 units of social housing from cash community amenity contributions + Approx. 300 units of social housing + Approx. 350 secured market rental units + 10% social & 10% secured market rental in Pearson Dogwood	• 78 social housing units at temporary modular housing sites[d] • 306 secured market rental units ○ *39 secured market rental units (under construction)*	30%
Childcare	+ Approx. 234 spaces for children 0-4 + Approx. 244 spaces for children 5-12	• 74 spaces for children 0-4 (Marpole YMCA and Kids at Marine Drive) • 24 spaces for children 5-12 (Sexsmith Elementary School) ○ *David Llyod George childcare (in progress)*	20%
Transportation/ Public Realm	+ Pursue improvements to the public realm and secure walking and cycling connections through sites as development occurs + Renew sidewalks as required and improve accessibility + Provide more and better walking and cycling access to the Fraser River + Work with TransLink and Coast Mountain Bus Company to maintain and enhance the existing transit network in Marpole + Pursue the construction of a new Canada Line station at West 57th Avenue	+ SW Marine Drive Bikeway improvements (widening and painted buffer) Granville St to Camosun St. + Arbutus Corridor temporary pathway and removable bollards	10%
Culture	+ Preserve and stabilize cultural assets + Retain/create multi-use neighbourhood creative spaces + Public art + Reflect significant heritage themes (e.g. Musqueam presence) in public realm, public art and other opportunities as they arise.	• Joy Kogawa House acquired and renovated • MC2 Artist Studitos (2 units) • Public art from rezonings • Musqueam artist-designed crosswalk (Granville St btwn 70th and 68th Ave)	30%
Civic/Community	+ Renew the Marpole Library + Replace or renew the existing Marpole-Oakridge Community Centre + Work with YMCA as potential partner to deliver aquatic services	• Land acquired for Marpole Civic Centre (MCC) ○ *Marpole Community Centre renewal and outdoor pool at Oak Park (detailed design and permitting phase)*	25%
Heritage	+ Explore opportunities with Musqueam and other partners for funding to recognize historical and cultural importance of the Marpole Midden and ċəsnaʔəm sites + 5% allocation from cash community amenity contributions in Marpole	○ *Ongoing efforts for Fraser Arms Hotel and protection of ċəsnaʔəm site* ○ *5% allocation from cash community amenity contributions in Marpole*	N/A

Table continues on next page

Social Facilities	+ Marpole Oakridge Family Place relocation and expansion + Neighbourhood House renewal and expansion + Explore opportunities for affordable office space for community-based non-profit organizations	• Marpole Oakridge Family Place • Marpole Neighbourhood House restoration	40%
Parks	+ Fraser River park + Pearson Dogwood park + 1-2 plazas through redevelopment + Upgrade 2 parks	• 63rd & Yukon green infrastructure plaza ○ *Ash Park playground upgrades* ○ *Winona Park playground upgrades* ○ *William Mackie Park renewal*	10%

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 it achieves Building Permit issuance.
- "In review" projects include any rezoning applications, enquiries, or Development Permits that are under review by the City.

Recent rezoning approvals listed in this section reflect the last five rezonings (excluding minor text amendments) 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] 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.

[b] See chapter 17 of the Marpole Community Plan for detailed information about the City's commitments to deliver public benefits in Marpole.

[c] Percentages reflect estimated progress toward overall Public Benefits Strategy targets outlined in chapter 17 of the Marpole Community Plan.

[d] These 78 social housing units are temporary modular housing that weren't anticipated in the Marpole Plan; therefore, they do not count towards the Plan's housing goal.

8257-8273 Oak Street and 1025-1035 West 67th Avenue
PUBLIC BENEFITS SUMMARY

Project Summary

An eight-storey mixed-use building with ground floor commercial space, second storey office space, 62 strata residential units, and rooftop amenity space.

Public Benefit Summary

The project would generate a DCL payment and a cash CAC offering to support delivery of the Marpole Community Plan Public Benefits Strategy.

	Current Zoning		Proposed Zoning
Zoning District	RS-1	C-1	CD-1
FSR (site area = 1,668.7 sq. m / 18,177 sq. ft.)	0.70	1.20	3.53
Buildable Floor Space (sq. ft.)	3,997	14,962	64,110
Land Use	Single-Family dwelling	Commercial	Mixed-use

Summary of development contributions expected under proposed zoning

City-wide DCL[1]	$1,111,474
City-wide Utilities DCL[1]	$567,722
Community Amenity Contribution	$3,626,610
TOTAL	**$5,305,805**

[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.

8257-8273 Oak Street and 1025-1035 West 67th Avenue
APPLICANT, PROPERTY, AND DEVELOPMENT PROPOSAL INFORMATION

Property Information

Address	PID	Legal Description
8257-8273 Oak Street and 1025-1035 West 67th Avenue	006-966-039	Lot A of Lot 14 Block B District Lots 319, 323 and 324 Plan 19729

Applicant Information

Architect/Applicant	GBL Architects
Property Owner	Jili Nominee Ltd.

Development Statistics

	Permitted Under Existing Zoning		Proposed
Zoning	RS-1	C-1	CD-1
Site Area	530.4 sq. m (5,709 sq. ft.)	1,158.3 sq. m (12,468 sq. ft.)	1,668.7 sq. m (18,177 sq. ft.)
Land Use	One-Family Dwelling	Commercial	Mixed-use
Maximum FSR	0.70	1.20	3.53
Maximum Height	10.7 m (35 ft.)	10.7 m (35 ft.)	(top of residential parapet) 28.3 m (92.8 ft.) (top of amenity space parapet) 31.6 m (103.5 ft.)
Floor Area	371.3 sq. m (3,997 sq. ft.)	1,390 sq. m (14,962 sq. ft.)	5,956.0 sq. m (64,110 sq. ft.)
Residential Units	-		4 studio (6%) 36 one-bedrooms (58%) 16 two-bedrooms (26%) 6 three-bedrooms (10%) **62 Total**
Parking, Loading, and Bicycle Spaces	Per Parking By-law		48 residential parking spaces 17 commercial parking spaces (9 additional required) 2 Class B loading (1 additional required) 0 passenger loading (1 required) 132 bicycle spaces
Natural Assets	2 City street trees		2 City street trees 49 New on-site trees

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