CITY OF VANCOUVER

REFERRAL REPORT

Report Date:	March 14, 2023
Contact:	Yardley McNeill
Contact No.:	604.873.7582
RTS No.:	15614
VanRIMS No.:	08-2000-20
Meeting Date:	March 28, 2023

TO: Vancouver City Council

FROM: General Manager of Planning, Urban Design and Sustainability

SUBJECT: CD-1 Rezoning: 4065 Victoria Drive (Cedar Cottage Neighbourhood House)

RECOMMENDATION TO REFER

THAT the rezoning application and plans, described below, be referred to Public Hearing together with the recommendations set out below and with the recommendation of the General Manager of Planning, Urban Design and Sustainability to approve the application, subject to the conditions set out below;

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary by-laws, in accordance with the recommendations set out below, for consideration at the Public Hearing.

RECOMMENDATION FOR PUBLIC HEARING

A. THAT the application by DA Architects + Planners, on behalf of Association of Neighbourhood Houses of British Columbia, Inc. No. S-36, the registered owner of the lands located at 4065 Victoria Drive:

- *Lots 14 to 15 Except the East 7 feet Block 16 District Lot 352 Plan 1344 [PIDs 008-890-595 and 008-890-641 respectively]; and*
- *Lots 16 to 17 Block 16 District Lot 352 Plan 1344 [PIDs 008-890-706 and 008-890-722 respectively],*

to rezone the lands from RS-1A (Residential) District to CD-1 (Comprehensive Development) District to increase the maximum floor space ratio (FSR) from 0.60 to 1.41 and the maximum building height from 10.7 m (35 ft.) to 13.9 m (46 ft.) to permit a three-storey replacement of the Cedar Cottage Neighbourhood House, be approved in principle;

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

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by DA Architects + Planners, received May 12, 2022, provided the Director of Planning may allow minor alterations to this form of development when approving the detailed scheme of development;

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

B. THAT Recommendation A be adopted on the following conditions:

(i) THAT the passage of the above resolutions creates no legal rights for the applicant or any other person, or obligation on the part of the City; and any expenditure of funds or incurring of costs is at the risk of the person making the expenditure or incurring the cost;

(ii) THAT any approval that may be granted following the Public Hearing shall not obligate the City to enact a by-law rezoning the property, and any costs incurred in fulfilling requirements imposed as a condition of rezoning are at the risk of the property owner; and

(iii) THAT the City and all its officials, including the Approving Officer, shall not in any way be limited or directed in the exercise of their authority or discretion, regardless of when they are called upon to exercise such authority or discretion.

REPORT SUMMARY

This report evaluates an application to rezone 4065 Victoria Drive to CD-1 (Comprehensive Development) District, under the *Kensington-Cedar Cottage Community Vision* to permit a three-storey replacement and expansion of the non-profit owned Cedar Cottage Neighbourhood House and associated facilities. The proposal includes a 37-space childcare facility, adult daycare facility, multi-purpose community spaces, administrative, and support spaces.

Staff recommend that the application be referred to a Public Hearing, with the recommendation of the General Manager of Planning, Urban Design and Sustainability to approve it in principle, subject to the Public Hearing, and subject to the Conditions of Approval contained in Appendix B.

COUNCIL AUTHORITY/PREVIOUS DECISIONS

- Vancouver Plan (2022)
- Kensington-Cedar Cottage Community Vision (1998)
- Urban Forest Strategy (2014, last amended 2018)
- Green Buildings Policy for Rezonings (2010, last amended 2022)
- Community Amenity Contributions Policy for Rezonings (1999, last amended 2022)

- Vancouver Development Cost Levy By-law No. 9755 (2008, last amended 2022)
- Vancouver Utilities Development Cost Levy By-law No. 12183 (2018, last amended 2022)
- Making Strides: Vancouver's Childcare Strategy (2022)

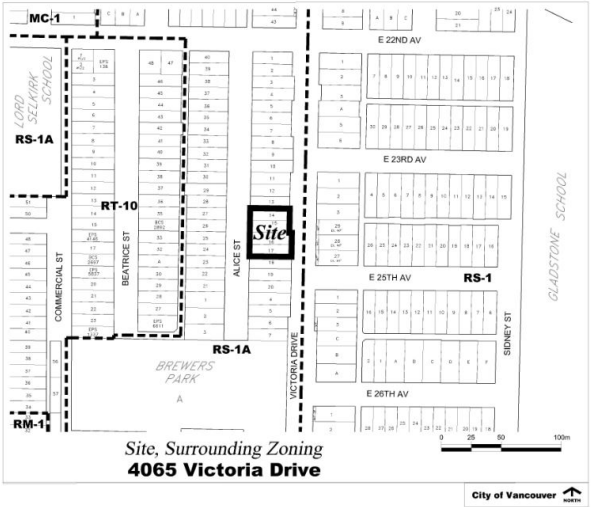
REPORT

Background/Context

1. Site and Context

The subject site is located in Kensington-Cedar Cottage, close to the intersection of Victoria Drive and East 25th Avenue (Figure 1). It is a double-fronting property with access to both Victoria Drive and Alice Street. The total site area is 1374.2 sq. m (14,786 sq. ft.) with a frontage of 40.2 m (104 ft.) along Victoria Drive and a depth of 35.2 m (90 ft.). The site has a 3.8 m (12.5 ft.) slope, from Victoria Drive down to Alice Street. The current zoning is RS-1A and the property is developed with the existing 716 sq. m (19,361 sq. ft.) Cedar Cottage Neighbourhood House facility, built in 1964. The immediate context is residential (detached housing).

Figure 1: Location Map – Site and Context



Neighbourhood Amenities – The following amenities are within close proximity:

- *Parks:* Brewers Park (120 m), John Hendry (Trout Lake) Park (650 m), General Brock Park (950 m)
- *Institutional:* Lord Selkirk Elementary School (450 m), Gladstone Secondary School (750 m)
- *Other Community Facilities:* Trout Lake Community Centre (850 m)

2. Policy Context

Vancouver Plan – The site is located within the *Kensington-Cedar Cottage Community Vision* area. Implementation of the *Vancouver Plan* includes a review of all existing land use policies including the Visions, with the goal of expanding opportunities to address city-wide objectives.

Kensington-Cedar Cottage Community Vision – The *Kensington-Cedar Cottage Community Vision* provides direction on a range of issues including transportation, community services, housing, neighbourhood centres, green space, parks and the environment. This Vision, approved by Council in 1998, supports the consideration of rezoning for institutional uses in which projects focus on the expansion, downsizing, or reuse of publicly owned or non-profit institutional, cultural, recreational, utility or public authority uses.

Strategic Analysis

1. Proposal

The rezoning proposal would permit a three-storey replacement and expansion of the Cedar Cottage Neighbourhood House, which is a non-profit-owned facility that provides a range of publicly-accessible programs and services for the community (see Figure 2, and additional drawings in Appendix D). The proposal would allow for both an expansion of the existing programming offered, and space for new services, and includes a 37-space childcare facility on the lower level, with covered and open outdoor play space, an adult daycare facility with associated commercial kitchen, multi-purpose community spaces for small and medium-sized group activities, and administrative and support spaces on levels two and three, all to be owned and operated by the Neighbourhood House. A maximum height of 13.9 m (46 ft.), a total floor area of 1,934 sq. m (20,807 sq. ft.) and a density of 1.41 FSR are proposed. One level of underground parking is accessed from Alice Street. A portion of Alice Street adjacent the application site, between the property line and the sidewalk, is proposed to be leased for use as part of the outdoor play space for the childcare facility. Conditions on this can be found in Appendix B.

Figure 2: Aerial View of the proposal from Victoria Drive

2. Land Use

The proposed institutional uses are consistent with uses supported in the *Kensington-Cedar Cottage Community Vision*, and with the site's historical uses.

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

Form of Development – The proposed neighbourhood house presents as two and a half storeys at Victoria Drive, and three and a half storeys at Alice Street due to the site's sloping topography (see Figure 3). The childcare facility is located at the lower level fronting Alice Street. The building responds to the residential context through a sloping roofline to meet the adjacent houses, and a residential character with a pitched roof, punched windows, and fine-grained detailing and materials. The windows are coordinated with the adjacent houses to prevent potential overlook. Staff have included a condition in Appendix B to further mitigate overlook on neighbouring properties.

Figure 3: Perspective from Alice Street

LOOKING NORTHEAST ON ALICE STREET

Height – The application proposes a height increase from 10.7 m (35 ft.) to 13.9 m (46 ft.) while maintaining the existing RS-1A zoning intent of a two-and-a-half-storey appearance along the principal frontage (Victoria Drive). The height increase accommodates functional higher ceilings for community use.

Density – The application proposes a density increase from 0.60 FSR to 1.41 FSR to accommodate an expanded neighbourhood house that has outgrown its current building, as noted in the *Kensington-Cedar Cottage Community Vision*.

Public Realm – The proposal maintains the built form pattern along Victoria Drive with a landscaped setback that complements the adjacent houses and the overall character of the

neighbourhood. Staff have included a condition to enhance the project's rear interface to improve neighbourliness.

Urban Design Panel – Due to the modest scale of the proposal and its general response to the context, the project was not reviewed by the Urban Design Panel.

Staff reviewed the site-specific conditions and the proposed strategy to integrate the project into its context, and have concluded that the proposed density, height and form of development are appropriate for the context. Staff support the application subject to the Urban Design conditions detailed in Appendix B.

4. Childcare Facility

The application proposes a 37-space childcare facility consisting of 12 spaces for 0-3 year olds and 25 spaces for 3-5 year olds. Cedar Cottage Neighbourhood House would retain ownership of the facility and the non-profit child care. The childcare facility is required to be a licensed childcare facility in accordance with the *Community Care and Assisted Living Act* (British Columbia) and its Regulations and meet the intent of the City's childcare guidelines. See conditions in Appendix B.

5. Parking and Transportation

Victoria Drive is a primary arterial street and is well-served by frequent bus service. The Expo Line's Nanaimo Station is a 12-minute walk away, and nearby cycling routes are located along East 20th Avenue, Stainsbury Avenue/BC Parkway, Dumfries Street, and Gladstone Street.

Parking, loading and bicycle spaces must be provided in accordance with the requirements of the Parking By-law. One level of underground parking is proposed, accessed from Alice Street. A total of 19 vehicle spaces, 22 bicycle spaces, and one Class A loading space are proposed. Staff note that the adjacent residences use Alice Street for vehicle access as well. Given that the site is on a Frequent Transit Network route, the proposal is eligible for vehicle parking reductions. Further parking reductions through transportation demand management (TDM) strategies may be explored during the development permit stage.

A number of public realm improvements are sought along Victoria Drive and Alice Street, including widened sidewalks for pedestrian use and upgraded street lighting. Detailed Engineering conditions are included in Appendix B.

6. Environmental Sustainability and Natural Assets

Green Buildings – The *Green Buildings Policy for Rezonings* requires that rezoning applications satisfy the green and resilient building conditions, including detailed strategies to meet energy, emissions and embodied carbon targets. This application complies with the policy.

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

There are four existing on-site trees and four off-site city trees. None of the on-site trees are proposed for retention due to their location within the footprint of the proposed underground parking structure. Eleven new on-site trees are proposed, in addition to 12 new off-site street trees (and retention of the existing four). See Appendix B for landscape and tree conditions, which seek to increase the success of future tree plantings on the site.

7. Public Input

Public Notification – A rezoning information sign was installed on the site on June 6, 2022. Approximately 954 notification postcards were distributed within the neighbouring area on or about June 22, 2022. Notification and application information, and an online comment form, was provided on the City's *Shape Your City Vancouver* (shapeyourcity.ca/) platform. 126 people signed onto the website to view the application.

Virtual Open House – A virtual open house was held from June 27 to July 17, 2022 on the Shape Your City platform. The open house consisted of an open-question online event where questions were submitted and posted with a response. A digital model was posted for online viewing.

Public Response and Comments – Public input was via online questions, comment forms, by email and phone. A total of 20 submissions were received. A summary of all public responses are found in Figure 4 and detailed in Appendix C.

Figure 4: Overview of Notification and Engagement

Generally, comments of support fell within the following areas:

- **Amenities:** The current building is old and in need of an update. The expansion will allow the Cedar Cottage Neighbourhood House to continue providing valuable programs and services for the community.
- **Height, massing, density:** The height, massing, use and density of this project is appropriate for the site.
- **Design:** The building's design is attractive, and the elimination of a driveway onto Victoria Drive will improve pedestrian safety.

Generally, comments of concern fell within the following areas:

- **Timing:** The City should not spend money to rebuild a building that is operating fine as is, especially amidst the COVID-19 pandemic.

8. Public Benefits

Community Amenity Contributions (CACs) – The *Community Amenity Contributions Policy for Rezonings* provides an exemption for community facilities that meet the certain criteria. The proposal qualified for the exemption having secured the required criteria as conditions of enactment in Appendix B.

Development Cost Levies (DCLs) – This site is currently subject to both City-wide and Utilities DCL. DCLs are payable at building permit issuance based on rates in effect at that time and the floor area proposed at the development permit stage.

The proposal's community facility / neighbourhood house and childcare uses would both qualify for nominal DCL charges of $10 per building permit under each DCL Bylaw.

Public Art Program – No public art contribution is applicable to this rezoning as the proposed floor area of the project is below the minimum threshold.

Other Benefits – The proposal includes an expanded neighbourhood house and childcare to be retained by the owner but secured for public use.

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

FINANCIAL IMPLICATIONS

As noted in the Public Benefits section the project is expected to provide a nominal DCL contribution. The proposed neighbourhood house redevelopment project is separately seeking government funding to proceed including contributions from the City. Any City contribution would be subject to a Council approval and would be brought forward for Council consideration in a separate report.

CONCLUSION

The application proposes to replace and expand the existing Cedar Cottage Neighbourhood House. Staff conclude that the proposed form of development is an appropriate urban design response to the site and its context, and that the application, along with the recommended conditions of approval, is consistent with existing land use and programming of the site.

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

* * * * *

4065 Victoria Drive (Cedar Cottage Neighbourhood House)
PROPOSED CD-1 BY-LAW PROVISIONS

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

Zoning District Plan Amendment

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

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

Designation of CD-1 District

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

Uses

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

   (a) Cultural and Recreational Uses;

   (b) Institutional Uses;

   (c) Urban Farm – Class B;

   (d) Utility and Communication Uses; and

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

Floor Area and Density

4.1 Computation of floor area must assume that the site area is 1374.2 m^2, being the site area at the time of the application for the rezoning evidenced by this by-law, prior to any dedications.

4.2 The maximum floor space ratio for all uses combined is 1.41.

4.3 Computation of floor area must include all floors having a minimum ceiling height of 1.2 m, both above and below base surface, measured to the extreme outer limits of the building.

4.4 Computation of floor area must exclude:

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

(i) the total area of these exclusions must not exceed 12% of the permitted floor area, and

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

(b) patios and roof decks, if the Director of Planning considers the impact on privacy and outlook;

(c) floors or portions thereof that are used for:

(i) off-street parking and loading located at or below base surface, provided that the maximum exclusion for a parking space does not exceed 7.3 m in length,

(ii) bicycle storage, and

(iii) heating and mechanical equipment, or uses that the Director of Planning considers similar to the foregoing;

(d) entries, porches and verandahs if the Director of Planning first approves the design; and

(e) all storage area below base surface.

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

Building Height

5 Building height must not exceed 13.9 m.

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4065 Victoria Drive (Cedar Cottage Neighbourhood House)
CONDITIONS OF APPROVAL

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

PART 1: CONDITIONS OF APPROVAL OF THE FORM OF DEVELOPMENT

Note: Consideration by Council at the Public Hearing of the proposed form of development is in reference to plans prepared by DA Architects + Planners, on behalf of the registered owner, received May 12, 2022, and provided that the Director of Planning may allow minor alterations to this form of development when considering the detailed scheme of development submitted with the development application.

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

Urban Design

1.1 Design development to further mitigate potential overlook by introducing a planting buffer at the upper terrace north edge.

1.2 Design development to enrich the public realm and pedestrian experience by treating the childcare centre's perimeter fence in a visually-engaging manner.

1.3 Identify, on the architectural and landscape drawings, any built features intended to create a bird-friendly design.

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

Crime Prevention through Environmental Design (CPTED)

1.4 Design development to respond to CPTED principles, including:

(a) Provide natural surveillance throughout pedestrian realm including underground parking, with glazing into publicly accessible areas such as elevator lobbies, and stairs.

(b) Reduce opportunities for theft in the underground parking and mail theft.

(c) Reduce opportunities for mischief in alcove and vandalism, such as graffiti.

(d) Reduce opportunities for skateboarding in the open spaces.

Landscape Design

1.5 Design development to ensure soil depths meet or exceed the CSLA minimum standards.

Note to Applicant: The parkade slab may need to be lowered or angle down further in certain locations. For example, refer to the Victoria Drive and childcare play area landscape sections, where the soil depths appear to be too shallow.

1.6 At time of development permit application:

(a) Provision of large scale plans, plan details and documentation/calculations that support integrated rainwater management, including absorbent landscapes, soil volumes and detention systems, as follows:

(i) Grading plan(s) indicating intent to direct rainwater to infiltration zones.

(ii) Vegetative cover overlay plan(s) with calculations for percentage of: green roof coverage (landscape on slab), permeable/impermeable coverage, and notations describing rainwater storage locations.

(iii) Provision of a soil volume/ soil depth overlay sheet.

(b) Provision of a final planting plan/plant list with symbols clearly illustrated on the plan and keyed to the plant list.

Note to Applicant: The final development permit drawings are used for compliance inspections. The plant symbols, species and quantities must be easy to read and verifiable in the field.

(c) Provision of a separate partial irrigation plan illustrating symbols for hose bib and stub out locations for the automatic irrigation system (where applicable).

Note to Applicant: Hose bibs should be provided adjacent to urban agriculture plots. Provide accompanying written notes on the same plan and/or landscape plan describing the intent to provide irrigation and/or standards of irrigation.

(d) Provision of an outdoor Lighting Plan.

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

(e) Application of the principles of the *Bird-Friendly Design Guidelines* for the protection, enhancement and creation of bird habitat and to reduce potential threats to birds in the city.

Note to Applicant: Refer to:
http://council.vancouver.ca/20150120/documents/rr1attachmentB.pdf
http://council.vancouver.ca/20150120/documents/rr1attachmentC.pdf

(f) Coordination of existing and/or new street trees adjacent to the development site on City property where applicable.

Note to Applicant: This requires coordination with Park Board Urban Forestry development review and Engineering Streets Design review. Where new trees cannot be approved on the inside boulevard, explore options to relocate the trees to private property, where practicable. All street trees to be shown on the development permit plans and confirmed prior to the issuance of the building permit. Contact Eileen Curran, Streets Engineering (604.871.6131) to confirm tree planting locations and Park Board (604.257.8587) for tree species selection and planting requirements. Provide a notation on the landscape plan as follows: "*Final spacing, quantity and tree species to the satisfaction of the General Manager of Engineering Services. New trees must be of good standard, minimum 6 cm caliper, and installed with approved root barriers, tree guards and appropriate soil. Root barriers shall be 8 feet long and 18 inches in. Planting depth of root ball must be below sidewalk grade. Call Park Board for inspection after tree planting completion*".

Childcare Facility

1.7 Design development to ensure that the 37-space childcare facility is licensable by Vancouver Coastal Health's Community Care Facilities Licensing (CCFL) and meets the intent of the City's *Childcare Design Guidelines* to the satisfaction of the General Manager of Arts, Culture and Community Services, and the General Manager of Real Estate and Facilities Management.

1.8 Based on the City's *Childcare Design Guidelines*, a 37-space childcare centre will require a minimum indoor area of 429 sq. m (4,618 sq. ft.) and no less than 520 sq. m (5,597 sq. ft.) of outdoor space.

Note to Applicant: The City will consider providing some relaxation to the outdoor space requirement with requisite approval from CCFL and Vancouver Park Board on the regular use of away play space at a park in close proximity to the centre.

Note to Applicant: Refer to Condition 2.3 on requirements to lease the space between the property line and sidewalk for use as outdoor play space.

1.9 Each licensed childcare group must have its own, separate and dedicated outdoor play space including covered space, with direct and contiguous access between indoor and outdoor program space.

1.10 Provide additional shadow studies to demonstrate that the outdoor play areas for each program receives a minimum of three hours of direct sunlight per day on February 1.

Note to Applicant: Sunlight should penetrate into the outdoor area for a minimum of three hours per day on February 1, two hours of which should occur during the typical playtime of 9:30 to 11:30 am or 1:30 to 4:00 pm.

1.11 Provide area table calculations, broken down by childcare programs and area calculations, in plan drawings at development permit. Refer to *Childcare Design Guidelines* Tables 2-5 as examples of calculations.

1.12 Design development to ensure that the indoor and outdoor spaces of the childcare centre are designed to maximize opportunities for healthy child development while ensuring a functional and licensable facility for the non-profit operator.

Note to Applicant: Applicant to refer to the *Childcare Design Guidelines* to ensure all indoor activity space and support space requirements are met for each licensed program.

Note to Applicant: Some indoor activity spaces and support spaces are oversized as per the *Childcare Design Guidelines* (e.g. main activity space for 0-3 year olds is oversized by over 30%). Consult with CCFL and the City on the best allocation of space to facilitate efficient operations and quality programming.

Note to Applicant: For the 0-3 indoor space, consult with CCFL and the City to discuss the utility of having four separate rooms (gross motor / nap room, infant nap room, quiet room, and parent room). Consider operational needs and having a functional and supervisable layout to support quality programming.

1.13 Design and construct the outdoor childcare space to ensure that the full outdoor area can be supervised and licensed.

Note to Applicant: Consider reducing the amount of rubber surface and increasing the amount of natural elements in each of the outdoor spaces.

1.14 Design and construct the outdoor childcare space to include outdoor storage for program equipment and program strollers.

Note to Applicant: Consider the provision of additional storage space for emergency supplies.

1.15 Provide design mitigations and barriers between the 0-3 outdoor play area and the adjacent ramp. The current design creates a healthy built environment concern, to be confirmed by CCFL. Mitigations should still enable light penetration into the childcare.

1.16 Provide visual barriers between the 3-5 outdoor play area and the adjacent lot to improve privacy. Mitigation measures should still ensure light penetration into the childcare space.

1.17 Provide analysis of penetration of natural daylight into the indoor space. Demonstrate accessibility of daylight into interior spaces and explore innovative opportunities to ensure sunlight can penetrate into the space.

1.18 Provide a lighting strategy for the covered play area. The addition of lighting is expected to be incorporated into the underside of the cantilevered building.

1.19 A total of 7 dedicated and signed parking spaces are required for the 37-space childcare facility, with 5 drop-off/pick-up parking stalls and 2 staff parking stalls.

Note to Applicant: Design development to ensure that the location of parking and drop-off stalls are safe and in proximity to the childcare facility elevator. Parking should avoid the need for parents and children to cross a drive aisle as much as possible.

1.20 Clarify how families using bicycles for drop off and pick up will access the childcare facility, including the provision of Class A and/or Class B bicycle parking stalls as needed. Include consideration for bike trailers and car seats.

1.21 Design development to ensure the childcare facility indoor area has a height of not less than 3.7 m (12 ft.) floor-to-floor.

1.22 Design development to ensure mitigation of fallen or thrown objects from any windows or terrace above the childcare outdoor space.

Sustainability

1.23 All new buildings in the development will meet the requirements of the *Green Buildings Policy for Rezonings* (amended May 18, 2022) located here: https://guidelines.vancouver.ca/policy-green-buildings-for-rezonings.pdf

Note to Applicant: Refer to the most recent bulletin *Green Buildings Policy for Rezonings – Process and Requirements*.

Engineering

Arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for the following:

1.24 Provision of construction details to determine ability to meet municipal design standards for shotcrete removal (COV Design Guidelines and Construction Standards and Encroachment By-law (#4243) section 3A) and access around existing and future utilities adjacent your site.

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

Note to Applicant: Additional details can be found at https://vancouver.ca/streets-transportation/street-design-construction-resources.aspx

1.25 The owner or representative is advised to contact Engineering Services at StreetUseReview@vancouver.ca to acquire the project's permissible street use.

Note to Applicant: 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.

1.26 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.

1.27 Design development to improve access and design of bicycle parking through provision of directional signage for Class B bicycle spaces not readily visible to visitors of the site.

Note to Applicant: Update architectural plans to show/note the location of on-site directional signage.

1.28 Design development to improve the parkade layout and access design by demonstrating compliance with the Parking and Loading Design Supplement through provision of:

(a) Improved two-way flow for vehicles on the ramp and in the parking areas by use of additional measures to address conflicts between vehicles on the ramp; and

Note to Applicant: Consider a warning system and/or parabolic mirrors to achieve this.

(b) Minimum 4.0 m (13.1 ft.) wide accessible stalls.

Note to Applicant: If accessible stalls are located beside one another then they can be 2.5 m (8.2 ft.) wide with a wheelchair accessible 1.2 m (4 ft.) wide access corridor.

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

(a) Provide a complete tech table showing the calculations for the minimum required parking, loading, passenger loading, pick-up/drop-off, staff parking, bicycle spaces and the number of spaces being provided per use.

(b) Dimension of any/all column encroachments into parking stalls.

(c) Dimension manoeuvring aisles and the drive aisles at the parkade entrance and all gates.

(d) Provide section drawings showing elevations and minimum vertical clearances for parking levels, loading bays, ramps, and to the underside of raised security gates.

Note to Applicant: These clearances must consider mechanical projections and built obstructions.

(e) Draw the details of any ramp/parkade warning and/or signal systems, including the locations of lights, signs, detection devices and parabolic mirrors.

(f) Label areas of minimum vertical clearances on parking levels.

(g) Provide design elevations on both sides of the ramps and drive aisles at all breakpoints, loading bays, disability spaces, and at all entrances.

Note to Applicant: The slope and length of the ramped sections at all breakpoints to be shown on the submitted drawings.

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

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

Note to Applicant: A TDM Plan with a minimum of 22 points is required to achieve the proposed vehicle parking reduction. A total of 22 points appears achievable with the proposed TDM Plan. Provide the TDM Plan with complete information on TDM measures proposed, including the following clarifications:

FIN-02 – Public Transit Passes:

(a) Updated TDM Plan to provide an operational plan detailing the level of contribution, how subsidies will be offered, and how it will be delivered.

(b) Any additional information regarding this measure (e.g., online sign-up portals or additional marketing materials) that demonstrates how the property owner will offer transit subsidies.

(c) Update Worksheet D to show 6 points available under the retail/service column, not 16 points as shown. A total of 6 points are available for this measure with $50 transit subsidies under 'Other'.

ACT-01 – Additional Class A bicycle parking:

(a) A total of 3 points appear achievable for this measure.

ACT-02 – Improved Access to Class A bicycle parking:

(a) A total of 3 points appear achievable for this measure.

ACT-03 – Enhanced Class B bicycle parking:

(a) Update the TDM Plan to provide details regarding how 24 hour access will be granted to visitors of the site using underground bicycle lockers, including how they are locked i.e. will users be able to use personal locking devices.

(b) A total of 2 points appear achievable for this measure.

ACT-05 – Bicycle Maintenance Facilities:

(a) A total of 2 points achieved for this measure.

ACT-06 – Improved End-of-Trip Amenities:

(a) A total of 2 points appear achievable for this measure.

SUP-01 – Transportation Marketing Services:

(a) A total of 2 points achieved for this measure.

SUP-03 – Multimodal Wayfinding Signage:

(a) A conceptual design of the content (e.g. transit lines, walk time to transit locations, availability of on-site car share vehicles, availability of nearby shared bicycles, etc.) to be displayed.

(b) A total of 2 points appear achievable for this measure.

1.32 Subject to the acceptance of an approved TDM Plan, entry into a TDM agreement, to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services, which identifies the following:

(a) Secures provision of funding towards long-term TDM monitoring fund in the amount of $280 per parking space waived;

(b) Secures the provision of TDM measures on the site;

(c) Permits the City to access and undertake post occupancy monitoring of the Transportation Demand Management (TDM) measures proposed; and

(d) Agrees to make reasonable adjustments to the TDM measures as requested by the City, based on the TDM monitoring results.

1.33 Provision of a complete Rainwater Management Plan (RWMP) to be submitted to clearly indicate how the onsite system achieves the following:

(a) General Requirements:

(i) Provision of a pre-development site plan showing orthophoto, existing drainage areas, and onsite and downstream offsite drainage appurtenances.

(ii) Provision of post-development site plan(s) that includes the:

i. building location/footprint;
ii. underground parking extent;
iii. proposed service connections to the municipal sewer system;
iv. location and labels for all proposed rainwater management practices;
v. area measurements for all the different land use surface types within the site limits; and
vi. delineated catchments to demonstrate best management practices (detention tank(s), green infrastructure, etc.) are appropriately sized.

(iii) Ensure best management practice and requirements are adhered to for the design of the proposed rainwater management system which includes drainage by gravity to the receiving system for flow attenuation and overflow purposes.

(b) Volume Reduction:

(i) Prioritize methods of capture by Tier 1 and 2 with Tier 3 only as a last resort.

Note to Applicant: Grading of hardscapes into landscaping should be more thoroughly explored at this stage due to significant increase of impervious surfaces in a sensitive sewershed. Appropriate justifications must be stated for each Tier to determine if exemptions may be granted.

(c) Water Quality Target:

(i) Provide information on how the water quality requirement will be achieved on this site, as water quality treatment is required for the first 24 mm (~70% annual average rainfall) of all rainfall from the site that is not captured in Tier 1 or Tier 2 practices and 48 mm (~90% annual average rainfall) of treatment is required for high traffic areas. For the DP submission, the following should be included for review for all proprietary devices:

i. product name and manufacturer/supplier;
ii. total area and % Impervious being treated;
iii. treatment flow rate;
iv. supporting calculations to demonstrate adequate sizing system based on the contributing drainage area;
v. discussion of the specified treatment device's % TSS removal efficiency certification by TAPE or ETV; and
vi. location of device in drawing or figure in the report

Note to Applicant**:** Provide supporting Water Quality system sizing calculations with the updated submission.

(d) Release Rate:

(i) Provide preliminary locations and inverts for the proposed detention tank, control structure, Water Quality unit and storm sewer connection on the RWM drawings.

(ii) Use appropriate runoff coefficients for different surface types and ensure consistency in % imperviousness estimates for all relevant calculations.

Note to Applicant: Runoff coefficients for landscaping on slab should be increased to reflect the increased runoff potential for these areas compared to landscaping over native soil. Currently the runoff coefficient

for post-development landscaped areas on slab is assumed to be the same as post-development landscaping over native soil.

Note to Applicant: As of August 17, 2022, the Rainwater Management Bulletin has been updated to clarify the City's review process and detail submission requirements for applicants. In preparing for resubmission at development permit, please review the document and its associated appendix. Additional information can be found at the following link: https://vancouver.ca/home-property-development/private-realm-rainwater-management.aspx

Please contact the City of Vancouver's Rainwater Management Review group for any questions or concerns related to the conditions or comments prior to resubmission with the Development Permit application. A meeting may be scheduled upon request by contacting rainwater@vancouver.ca.

1.34 Provision of a final Rainwater Management Agreement to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services registered prior to Development Permit issuance.

1.35 Provision of a final signed and sealed RWMP, which includes a written report, supporting calculations, computer models and drawings, to the satisfaction of the General Manager of Engineering Services prior to any Building Permit issuance.

1.36 Provision of a final signed and sealed standalone Operations and Maintenance (O & M) Manual to the satisfaction of the General Engineering Services, prior to any Building Permit issuance.

1.37 Provision of notes and callouts to the plans stating that the required Green Infrastructure improvements on 4065 Victoria Drive will be as per City-issued design.

1.38 Provision of the Developer's Engineer to submit a sewer abandonment plan to the City that details the abandonment or removal of all existing storm, sanitary, and combined connections to the development site prior to Sewer Permit issuance.

Note to Applicant: Email the abandonment plan to SewerDesignReview@vancouver.ca .

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

(a) The Key Plan shall meet the specifications in the City of Vancouver Engineering Design Manual Section 2.4.4 Key Plan https://vancouver.ca/files/cov/engineering-design-manual.PDF;

(b) All third party service lines to the development are to be shown on the plan (e.g., BC Hydro, Telus, Shaw, etc.) and the applicant is to provide documented acceptance from the third party utilities prior to submitting to the City.

Note to Applicant: Use of street for temporary power (e.g., temporary pole, pole mounted transformer or ducting) is to be coordinated with the City well in advanced of construction. Requests will be reviewed on a case by case basis with justification

provided substantiating need of street space against other alternatives. If street use for temporary power is not approved, alternate means of providing power will need to be proposed. An electrical permit will be required.

1.40 Provision of an updated landscape plan that combines the ground level landscape design with the streetscape design, including the public realm changes and all of the off-site improvements sought for in this rezoning.

Note to Applicant: Where a design or detail is not available, make note of the improvement. Placeholders may be used for instances when details are not yet available that require a geometric, but must include a note that final design and location is to be determined once the City geometric is received.

1.41 The following statement is to be placed on the landscape site plan:

"This plan is NOT FOR CONSTRUCTION and is to be submitted for review to Engineering Services a minimum of eight weeks prior to the start of any construction proposed for public property. No work on public property may begin until such plans receive "For Construction" approval and related permits are issued. Please contact Engineering, Development and Major Projects and/or your Engineering, Building Site Inspector for details."

1.42 Arrangements are to be made to the satisfaction of General Manager of Engineering Services and the Director of Legal Services for the stopping up, closure and lease of that portion of Alice Street adjacent to 4065 Victoria Drive for an expanded outdoor childcare play area; and the relocation or decommissioning of any affected utilities within this area. Written confirmation and agreement from all affected utility companies is required. An application to the City Surveyor is required to initiate the road closure and lease.

Note to Applicant: City Council approval will be required, with the report to close and lease the portion of road only being advanced to Council following the execution of the lease contract by the owner and approval of the rezoning at public hearing.

Note to Applicant: The minimum required outdoor childcare play area needed by provincial licensing standards must not include the lease area.

PART 2: CONDITIONS OF BY-LAW ENACTMENT

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

Engineering

2.1 Arrangements are to be made to the satisfaction of the General Manager of Engineering Services, the Approving Officer and the Director of Legal Services for the consolidation of Lots 14 and 15, both except the East 7 ft., and Lots 16 and 17, all of Block 16, District Lot 352, Plan 1344 to create a single parcel, and the subdivision of that site to result in

the dedication of the east 7 feet of Lots 16 and 17, Block 16, District Lot 352, Plan 1344 for road purposes. A subdivision plan and application to the Subdivision and Strata Group is required.

Note to Applicant: For general information, see the subdivision website at: http://vancouver.ca/home-property-development/apply-to-subdivide-or-join-properties.aspx

2.2 Arrangements are to be made to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for release of Easement and Indemnity Agreement 443927M (commercial crossing) prior to Occupancy Permit issuance.

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

2.3 Provision of a Services Agreement to detail the on-site and off-site works and services necessary or incidental to the servicing of the site (collectively called the "Services") such that they are designed, constructed and installed at no cost to the City and all necessary street dedications and rights of way for the services are provided. No development permit for the site will be issued until the security for the services are provided. The timing for the delivery of the Services shall be determined by the General Manager of Engineering Services in his sole discretion and holds shall be placed on such permits as deemed necessary in his sole discretion. The Services are not excess and/or extended services and the applicant is not entitled to a Latecomer Agreement.

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

(a) Provision of adequate water service to meet the fire flow demands of the project.

(i) Based on the confirmed Fire Underwriter's Survey Required Fire Flows and domestic flows submitted by Vector Engineering Services Ltd. dated May 4, 2022, no water main upgrades are required to service the development.

Note to Applicant: The main servicing the proposed development is 300 mm along Victoria Drive. The maximum size of water service connection is 300 mm. The developer is responsible for 100% of the cost of any 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.

(i) Implementation of development(s) at 4065 Victoria Drive does not require any upgrades.

Note to Applicant: Development to be serviced by the existing 200 mm combined sewer on Alice Street.

The post-development 10-year flow rate discharged to the sewer system shall be no greater than the two-year pre-development flow rate. The pre-development estimate shall utilize the 2018 IDF curves, whereas the post-development estimate shall utilize the 2100 IDF curves to account for climate change. This shall be demonstrated by preparation of a Rainwater Management Plan with all necessary supporting calculations and drawings prior to the issuance of the development permit.

(c) Provision of rainwater tree trench installation under the proposed sidewalk and boulevard in the property frontage of Victoria Drive and Alice Street to the satisfaction of the General Manager of Engineering Services.

Note to Applicant: The rainwater tree trench is to provide the minimum soil volume storage for street trees as per the Engineering Design Manual and to capture and retain 90% of average annual rainfall or a 48 mm – 24 hr event from the right-of-way frontage to the crown of the road to the greatest extent practical.

Note to Applicant: The proposed development will include designation of new public right-of-ways in which Green Infrastructure (GI) shall be used to manage rainwater from the street right-of-way. The retention standard for the right-of-way is to treat and retrain the first 48 mm of rainfall (i.e. 90% of annual rainfall) where possible according to the City's *Rain City Strategy*. The water quality standard is to remove 80% of TSS (by mass) for the first 48 mm of rainfall for highly impervious surfaces, as per the Rainwater Management Bulletin (2018). Contact Streets Design to confirm tree planting locations and Park Board for tree species selection and planting requirements.

For further information, contact Green Infrastructure Implementation Branch, ESRGGIIDL@vancouver.ca

(d) Provision of street improvements along Victoria Drive adjacent to the site and appropriate transitions including 2.14 m (7 ft.) wide broom finish saw-cut concrete sidewalk, and the removal of the existing unused driveway crossing along with the reconstruction of the boulevard, sidewalk, and curb to City standard.

(e) Provision of street improvements along Alice Street adjacent to the site and appropriate transitions including 1.83 m (6 ft.) wide broom finish saw-cut concrete sidewalk.

(f) Provision of upgraded street lighting (roadway and sidewalk) adjacent to the site to current City standards and IESNA recommendations.

(g) Provision of new or replacement duct bank adjacent to the development site that meets current City's standards.

Note to Applicant: Duct banks are to consist of electrical and communication ducts and cables, and connected to existing electrical and communication infrastructure.

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

2.4 Provision of all third party utility services (e.g., BC Hydro, Telus and Shaw) to be underground, and BC Hydro service to the site shall be primary.

2.5 Provision of written confirmation that all required electrical plants will be provided within private property.

Note to Applicant: BC Hydro System Vista, Vista switchgear, pad mounted transformers, low profile transformers and kiosks as well as telecommunications kiosks are to be located on private property with no reliance on public property for placement of these features.

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

Planning

2.6 Make arrangements to the satisfaction of the General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services to ensure the ongoing long-term use of the community facility (neighborhood house) through a legal agreement, including Section 219 covenant, as required in Section 8.1 (e)(v) of the Community Amenity Contribution Policy for Rezonings (last amended September 2022).

Environmental Contamination

2.7 As applicable:

(a) Submit a site disclosure statement to Environmental Services;

(b) As required by the Manager of Environmental Services and the Director of Legal Services, in their discretion, do all things and/or enter into such agreements deemed necessary to fulfill the requirements of Section 571(B) of the Vancouver Charter; and

(c) If required by the Manager of Environmental Services and the Director of Legal Services, in their discretion, enter into a remediation agreement for the remediation of the site and any contaminants which have migrated from the site on terms and conditions satisfactory to the Manager of Environmental Services, the General Manager of Engineering Services and Director of Legal Services, including a Section 219 Covenant that there will be no occupancy of any buildings or improvements constructed on the site pursuant to this rezoning until separate Certificates of Compliance, satisfactory to the City, for the on-site and off-site contamination, issued by the BC Ministry of Environment and Climate Change Strategy, have been provided to the City.

Agreements

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

The preceding agreements are to be registered in the appropriate Land Title Office, with priority over such other liens, charges and encumbrances affecting the subject site as is considered advisable by the Director of Legal Services, and otherwise to the satisfaction of the Director of Legal Services prior to enactment of the By-law and at no cost to the City.

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

* * * * *

4065 Victoria Drive (Cedar Cottage Neighbourhood House)
ADDITIONAL INFORMATION

Public Consultation Summary

List of Engagement Events, Notification, and Responses

	Date	Results
Event		
Virtual open house (City-led)	June 27 – July 17, 2022	126 participants (aware)* • 41 informed • 12 engaged
Public Notification		
Postcard distribution – Notice of rezoning application and virtual open house	June 22, 2022	954 notices mailed
Public Responses		
Online questions	June 27 – July 17, 2022	0 submittal
Online comment forms • Shape Your City platform	May 2022 – October 2022	20 submittals
Overall position • support • opposed • mixed	May 2022 – October 2022	20 submittals • 18 responses • 2 responses • 0 responses
Other input	May 2022 – October 2022	0 submittal
Online Engagement – Shape Your City Vancouver		
Total participants during online engagement period	May 2022 – September 2022	259 participants (aware)* • 78 informed • 20 engaged

Note: All reported numbers above are approximate.

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

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

Map of Notification Area

NOTIFICATION AREA

Analysis of All Comments Received

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

Generally, comments of support fell within the following areas:

- **Amenities:** The current building is old and in need of an update. The expansion will allow the Cedar Cottage Neighbourhood House (CCNH) to continue providing valuable programs and services (in particular, childcare services) for the community.
- **Height, massing, density:** The height, massing, use and density of this project is appropriate.
- **Design:** The building is nicely designed—in particular, the combination of shingles and brickwork. The elimination of a driveway onto Victoria Drive will be safer for pedestrians and vehicle traffic.

Generally, comments of concern fell within the following areas:

- The City should not spend money to rebuild a building that is operating fine as is, especially amidst the COVID-19 pandemic. Consider doing the project at a later date.

Generally, neutral comments/recommendations fell within the following areas:

- **Height and density:** The building should be taller and the floor-space ratio (FSR) should be higher given the community benefit CCNH provides. More floor space would lend to more programs and services, and possibly housing. A taller building would fit in with the future 6-8 storey developments planned for the neighbourhood.
- **Process:** The rezoning process should be expedited, especially for such a project which provides many community benefits.
- **Transportation:** There should be more bike parking and a protected bike lane.

* * * * *

4065 Victoria Drive (Cedar Cottage Neighbourhood House)

FORM OF DEVELOPMENT

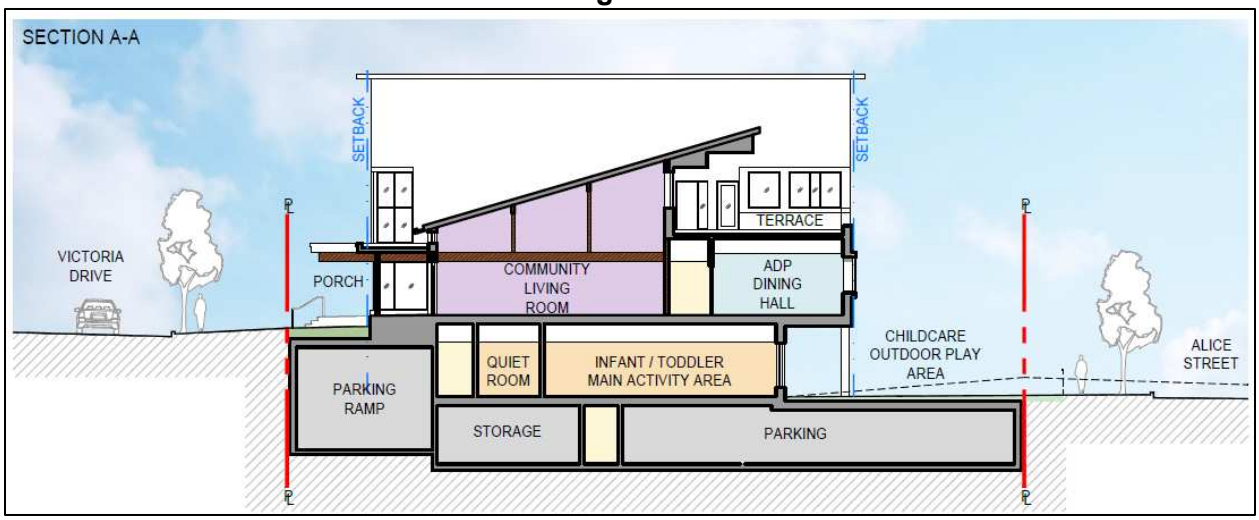
East Elevation (Victoria Drive)

West Elevation (Alice Street)

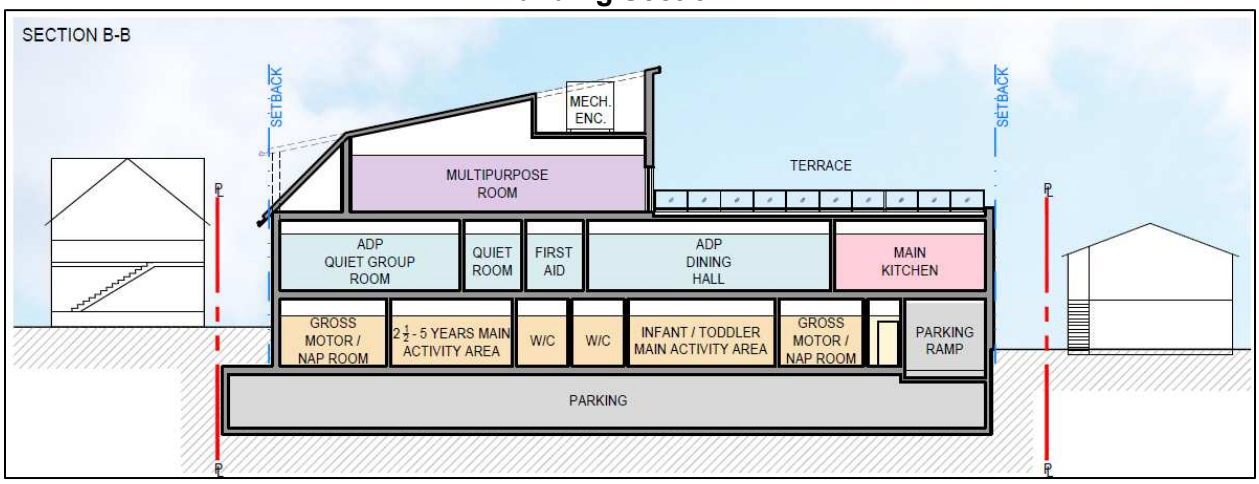
North Elevation

South Elevation

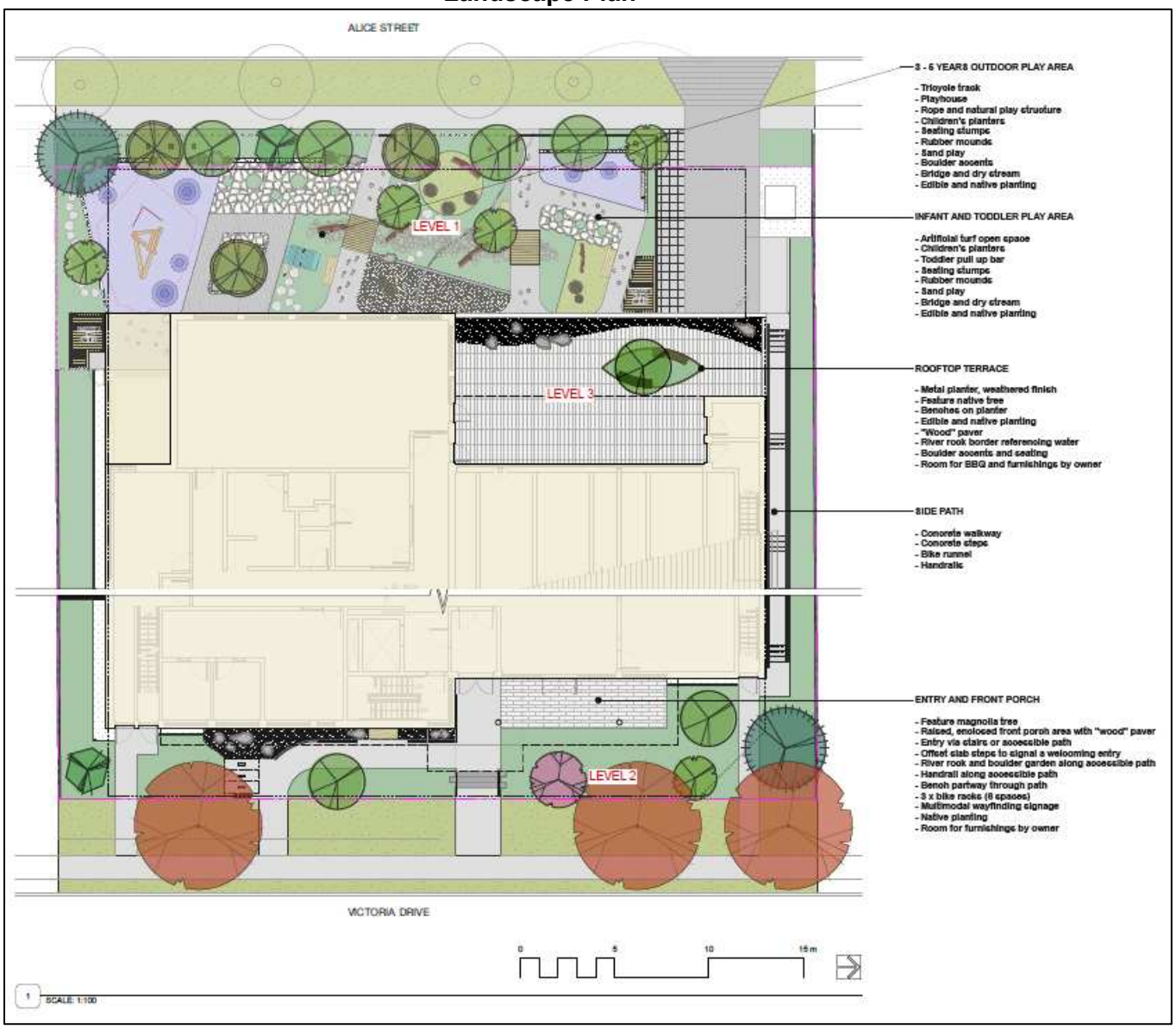
Building Section A



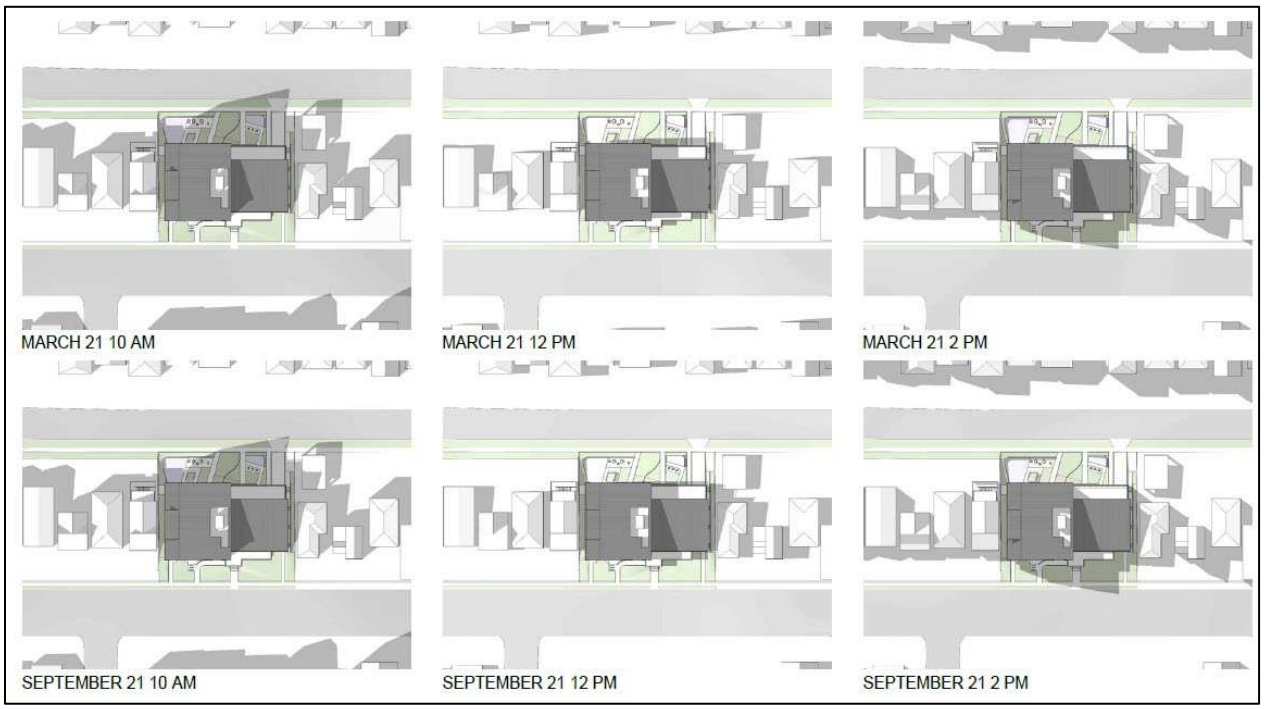
Building Section B



Landscape Plan



Shadow Studies



Perspective as viewed from Victoria Drive

Perspective looking Northwest from Victoria Drive

LOOKING NORTHWEST ON VICTORIA DRIVE

Perspective looking Northeast from Alice Street

LOOKING NORTHEAST ON ALICE STREET

Perspective looking Southeast on Alice Street

LOOKING SOUTHEAST ON ALICE STREET

Aerial looking Southwest on Victoria Drive

LOOKING SOUTHWEST ON VICTORIA DRIVE

Aerial looking Northeast on Alice Street

LOOKING NORTHEAST ON ALICE STREET

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4065 Victoria Drive (Cedar Cottage Neighbourhood House)
PUBLIC BENEFITS SUMMARY

Project Summary

Rezone to allow for the replacement and expansion of Cedar Cottage Neighbourhood House.

Public Benefit Summary:

The proposal would permit the expansion of community-oriented/publicly-accessible programming and services, including a childcare facility, in a renewed non-profit owned/operated facility.

	Current Zoning	Proposed Zoning
Zoning District	RS-1A	CD-1
FSR (site area = 1374.2 sq. m (14,786 sq. ft.)	0.60	1.41
Floor Area	824.5 sq. m (8,872 sq. ft.)	1,934 sq. m (20,807 sq. ft.)
Land Use	Institutional	Institutional

Summary of development contributions expected under proposed zoning	
City-wide DCL[1]	$20
Utilities DCL[1]	$20
TOTAL	**$40**

Other benefits: The proposal includes an expanded neighbourhood house and childcare to be retained by the owner but secured for public use.

[1] Based on rates in effect as of September 30, 2022 and assuming childcare and neighborhood house uses would be subject to separate nominal DCL charges; 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.

* * * * *

4065 Victoria Drive (Cedar Cottage Neighbourhood House)
APPLICANT, PROPERTY, AND DEVELOPMENT PROPOSAL INFORMATION

Property Information

Address	Property Identifier (PID)	Legal Description
4065 Victoria Drive	008-890-595	Lot 14, Except the East 7 feet Block 16 District Lot 352 Plan 1344
	008-890-641	Lot 15, Except the East 7 feet Block 16 District Lot 352 Plan 1344
	008-890-706	Lot 16 Block 16 District Lot 352 Plan 1344
	008-890-722	Lot 17 Block 16 District Lot 352 Plan 1344

Applicant Information

Architect	DA Architects + Planners
Developer	City Spaces
Property Owner	Association of Neighbourhood Houses of British Columbia, Inc. No. S-36

Development Statistics

	Permitted Under Existing Zoning	Proposed Development
Zoning	RS-1A	CD-1
Site Area	1374.2 sq. m (14,786 sq. ft.)	1374.2 sq. m (14,786 sq. ft.)
Uses	Neighbourhood House	Neighbourhood House
Floor Area	824.5 sq. m (8,872 sq. ft.)	1,934 sq. m (20,807 sq. ft.)
Floor Space Ratio (FSR)	0.60 FSR	1.41 FSR
Height	10.7 m (35.1 ft.)	Top of roof access: 13.9 m (46 ft.)
Parking, Loading and Bicycle Spaces	as per Parking By-law	19 vehicle parking spaces 11 Class A bicycle spaces 11 Class B bicycle spaces 1 Class A loading spaces To be determined at development permit stage
Natural Assets	4 on-site trees 4 off-site trees	11 new replacement on-site trees 12 new replacement off-site trees 4 off-site trees retained

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