

File No.: 04-1000-20-2020-335 & 2020-337

December 11, 2020

s.22(1)

Dear s.22(1)

Re: **Request for Access to Records under the Freedom of Information and Protection of Privacy Act (the "Act")**

I am responding to your requests of June 15, 2020 for:

**2020-335**

**Records regarding the development project at 3365 Commercial Drive and 1695 to 1775 East 18th Avenue (DP-2017-00181/BP-2017-05913):**

- 1) At what point along the process from the public hearings on May 24, 2016 and June 23, 2016 to the issuance of the Development Permit on April 24, 2018 did the built form of the one and one-half storey heritage house with a basement change to the built form of a three storey house?**
- 2) Who made this change?**
- 3) Documentation that shows when this change happened.**
- 4) Review the Cressey Heritage House Conservation Plan August 2017 (3365 Commercial Drive) by Donald Luxton and Associates and provide documentation that this Plan refers to the heritage house as a one and one-half storey house with a basement.**

**Date ranges: February 23, 2017 to April 20, 2018 (Development Permit Application review) and September 8, 2017 (Community Services Group, Development Services, stamped "Received" a Development Application Number DP-2017-00181, prepared by Yamamoto Architecture)**

**2020-337**

**Records regarding the development project at 3365 Commercial Drive and 1695 to 1775 East 18th Avenue (DP-2017-00181/BP-2017-05913): City or Building Code or other Codes or Charter rules, by-laws, policies, bulletins, guidelines, etc. allowing a final post-construction change in elevation drop-off of 13 to 15 feet between residential properties when there is a new development. Date range: May 1, 2016 to April 30, 2018**

All responsive records are attached\*. Some information in the records has been severed, (blacked out), under s.13(1), s.14 and s.22(1) of the Act. You can read or download these sections here: [http://www.bclaws.ca/EPLibraries/bclaws\\_new/document/ID/freeside/96165\\_00](http://www.bclaws.ca/EPLibraries/bclaws_new/document/ID/freeside/96165_00)

\*Please note, the records from both requests have been combined into one record package as several of the records are responsive to both requests.

Under section 52 of the Act, and within 30 business days of receipt of this letter, you may ask the Information & Privacy Commissioner to review any matter related to the City's response to your FOI request by writing to: Office of the Information & Privacy Commissioner, [info@oipc.bc.ca](mailto:info@oipc.bc.ca) or by phoning 250-387-5629.

If you request a review, please provide the Commissioner's office with: 1) the request number (#04-1000-20-2020-335 & 2020-337); 2) a copy of this letter; 3) a copy of your original request; and 4) detailed reasons why you are seeking the review.

Yours truly,

[Signature on file]

**Barbara J. Van Fraassen, BA**  
**Director, Access to Information & Privacy**

[Barbara.vanfraassen@vancouver.ca](mailto:Barbara.vanfraassen@vancouver.ca)  
453 W. 12th Avenue Vancouver BC V5Y 1V4

\*If you have any questions, please email us at [foi@vancouver.ca](mailto:foi@vancouver.ca) and we will respond to you as soon as possible. Or you can call the FOI Case Manager at 604.871.6584.

:ftp

:ma

# DEVELOPMENT APPLICATIONS GROUP

TO: ☒ ASSISTANT DIRECTOR, PC-D  
☐ MANAGER, PC-D  
☐ MANAGER, ENQUIRY CENTRE

☐ HERITAGE ALTERATION PERMIT

SIGNATURE/INITIALS

DATE

FROM: BERG B.

DATE: JUNE 23, 2017

ADDRESS: 3365 COMMERCIAL DR.

DE#: DP-2017-00181

TO:  
SUPPORT GROUP  
Initials/Date

TO:  
PC  
Initials/Date

g - June 29/17  
~~XXXXXXXXXX~~

COMMENTS: PLEASE CHOOSE "ACCEPT WITH CONDITIONS"  
 IN POSSE.  
 THX.  
 BAB

## MEMORANDUM

June 23, 2017

TO: Director of Planning

FROM: Berg Balantzyan, Project Coordinator - Development Review Branch

SUBJECT: **3365 COMMERCIAL DRIVE**  
Development Application Number DP-2017-00181

### Project Description:

To develop on this site a 6-storey Multiple Dwelling building on the east portion containing 111 secured market rental dwelling units and a 3-storey market Infill Two Family Dwelling at the northwest side, and restore, retain, designate as Heritage "C", and relocate the existing 3-storey house at 3365 Commercial Drive to the southwest side of the site to convert to a Multiple Conversion Dwelling containing 2 market dwelling units, all above one level of underground parking accessed from East 18<sup>th</sup> Avenue, thereby providing a total of 115 dwelling units on this site.

Following a detailed review of the above noted application, I recommend APPROVAL for the following reasons:

1. Multiple Dwelling, Multiple Conversion Dwelling, and Infill Two Family Dwelling are permitted uses on this site, rezoned from RS-2 to CD-1 (644).
2. Out of a total of 111 dwelling units proposed in Sub-area 1, 40 (36%) include 2 or more bedrooms, thereby more than satisfying minimum 25% required under the CD-1 (644) By-law.
3. Required parking has been based on Section 4.5.B1 of the Parking By-law for the secured market rental component. However, the proposal is not eligible for the 20% parking reduction as the site does not comply with required proximity to transit. Required parking of 55 spaces for the rental component is achieved by double-counting 2 of the 5 required disability parking spaces in addition to the 53 physical spaces provided.
4. Required parking for the residential market component has been based on Section 4.2.1.13 of the Parking By-law, including Section 4.4.4 for the heritage building.
5. Relaxation of required loading spaces from one Class B required, to 2 Class A spaces proposed, is supported by Engineering Services (refer memo dated June 15, 2017 from J. Turecki).

### CLEARANCES – Departments, dates, special notes:

<b>Urban Design Review:</b>	April 1, 2017	Support
<b>Landscape Review:</b>	June 22, 2017	L. Beaulieu
<b>Engineering Review:</b>	May 24, 2017	T. Wilson
<b>Other Reviews:</b>	Refer to "Reviews" section of this permit.	



## **NOTIFICATION SUMMARY:**

Site Sign: Yes    Sign Installation Confirmed On: April 5 2017  
Letter: No

## **Results of Notification:**

NOTIFIED: <[redacted]number>      RESPONSES: <[redacted]number>  
OBJECTIONS: <[redacted]number>      IN FAVOUR: <[redacted]number>      PETITION(S):  
RESPONSES FROM OUTSIDE OF THE NOTIFICATION AREA: <[redacted]number>  
IN FAVOUR: <[redacted]number>      OBJECTIONS: <[redacted]number>

**SUMMARY OF RESPONSES:** Single neighbour has concerns about drainage; site stability; and privacy.

**HISTORY:** The site is comprised of 5 lots, as follows:

1.      Lot 1 (1775 E. 18<sup>th</sup> Ave.):      1-FD, built in 1954.
2.      Lot 2 (1733 E. 18<sup>th</sup> Ave.):      Vacant land.
3.      Lot 3 (1707 E. 18<sup>th</sup> Ave.):      1-FD, built in 1945.
4.      Lot 4 (3365 Commercial Dr.)      1-FD, built in 1911.
5.      Lot 5 (1695 E. 18<sup>th</sup> Ave.):      1-FD, built in 1949.

## **TECHNICAL REVIEW**

RELAXATIONS: Loading:      Required: 1 Class B space  
   Proposed: 2 Class A spaces (relaxed)

PARKING & LOADING & BICYCLE CALCULATION DETAILS:

## **OTHER:**

**BONUS DENSITY:** N/A

**COVENANTS:** Housing Agreement for rental accommodation.

## **GUIDELINES**

APPLICABLE: N/A      Design aspects reviewed by M. Linehan, Development Planner.  
   Heritage review by J. Boldt, Heritage Planner.

TECHNICAL CALCULATION DETAILS:

Please let me know if you have any questions.

[sign]image:SigningUserSignatureDocumentId  
[sign]SigningUserName  
[sign]SigningUserEmailAddress  
[sign]SigningUserPhoneNumber

## Balantzyan, Berg

---

**From:** LeBreton, Wendy  
**Sent:** Thursday, June 15, 2017 3:36 PM  
**To:** Balantzyan, Berg  
**Subject:** FW: 3365 Commercial Dr. / DP-2017-00181

fyi

Wendy LeBreton MES, MCIP, RPP | Project Facilitator II | Development, Buildings & Licensing | City of Vancouver  
t | 604.871.6796 e | [wendy.lebreton@vancouver.ca](mailto:wendy.lebreton@vancouver.ca)

---

**From:** Turecki, John  
**Sent:** Thursday, June 15, 2017 3:18 PM  
**To:** LeBreton, Wendy  
**Cc:** Wilson, Terry  
**Subject:** RE: 3365 Commercial Dr. / DP-2017-00181

Hi Wendy,

The provision of gridlines shouldn't be a condition. That should be a note to applicant that providing gridline may be helpful to assist in calling out locations on the drawings as part of our conditions. There were a couple spots where it would have been easier to specify the condition with the help of gridlines. This isn't an important note so feel free to remove it.

The relaxation to Class A loading is supported as shown.

Thanks,

**John Turecki P.Eng.**  
Senior Development Review Engineer  
City of Vancouver  
(604) 873-7448  
[john.turecki@vancouver.ca](mailto:john.turecki@vancouver.ca)

---

**From:** LeBreton, Wendy  
**Sent:** Thursday, June 15, 2017 2:59 PM  
**To:** Turecki, John  
**Cc:** Wilson, Terry  
**Subject:** FW: 3365 Commercial Dr. / DP-2017-00181

Hi John,

Berg is seeking engineering's input into this application (rezoned to cd-1 last year), which is headed to DoP decision next Thursday, see #1 below.

Hi Terry,

Can you please clarify what is meant by #2? There are no gridlines anywhere in the drawing submission...

Cheers both!

Wendy

Wendy LeBreton MES, MCIP, RPP | Project Facilitator II | Development, Buildings & Licensing | City of Vancouver  
t | 604.871.6796 e | wendy.lebreton@vancouver.ca

---

**From:** Balantzyan, Berg  
**Sent:** Thursday, June 15, 2017 2:10 PM  
**To:** LeBreton, Wendy  
**Subject:** 3365 Commercial Dr. / DP-2017-00181

Hi Wendy,  
I've completed the draft "prior-to" letter with conditions received from review groups so far. Development Planner, Landscape, Housing, and Environmental conditions are still pending. When you have some time, please complete the notification summary in Posse, under Processes - Draft Recommendation.

In the meantime, the following items need clarification and/or confirmation from Engineering Services:

1. support for relaxation of required loading from one Class B space required, to two Class A spaces proposed;
2. clarification of condition, "Provision of grid lines for drawing A2.00 to be added to the drawing".

Thanks.

Berg

*Berg Balantzyan* | Project Coordinator - Development Review Branch  
Development, Buildings & Licensing  
tel: 604.873.7411  
[berg.balantzyan@vancouver.ca](mailto:berg.balantzyan@vancouver.ca)



## Balantzyan, Berg

---

**From:** Balantzyan, Berg  
**Sent:** Monday, August 27, 2018 10:37 AM  
**To:** Stanford, Carl  
**Cc:** Nedyalkova, Tsvetanka  
**Subject:** RE: 3365 Comm Drive\_DP-2017-00181 (1771 East 18th Ave)

The project description refers to market dwelling units for the Infill and Heritage buildings. Only the Multiple Dwelling building is secured rental.

Market dwelling units can be rented or stratified at any time.

Again, there appears to be no need to change the DP.

Best.

Berg

---

**From:** Stanford, Carl  
**Sent:** Monday, August 27, 2018 10:15 AM  
**To:** Balantzyan, Berg  
**Cc:** Nedyalkova, Tsvetanka  
**Subject:** 3365 Comm Drive\_DP-2017-00181 (1771 East 18th Ave)

FYI below for your consideration.

Best Regards,

Carl Stanford | Project Facilitator

**CITY OF VANCOUVER** | Development, Buildings & Licensing  
515 W 10th Ave, Vancouver, BC V5Z 4A8  
Tel | 604-871-6796  
Email | [carl.stanford@vancouver.ca](mailto:carl.stanford@vancouver.ca)

WARNING: This e-mail transmission, and any documents, files or previous e-mails attached to it, may contain confidential and/or proprietary information. If you are not the intended recipient or the person responsible for delivering it to the intended recipient, you are hereby notified that any disclosure, copying, distribution or use of any of the information contained in or attached to this transmission is STRICTLY PROHIBITED. If you have received this transmission in error, please immediately notify the sender by telephone at 604.871-6796 and destroy the original transmission and its attachments without reading them.

---

**From:** Nedyalkova, Tsvetanka  
**Sent:** Friday, August 24, 2018 10:56 AM  
**To:** Stanford, Carl  
**Subject:** RE: 3365 Comm Drive\_DP-2017-00181 (1771 East 18th Ave)

Hi Carl,

If this is the case, would it be possible to revise the project description to remove the reference to "strata units" and change to rental units?

Thanks,  
Tsvetanka

---

**From:** Stanford, Carl  
**Sent:** Wednesday, August 15, 2018 2:03 PM  
**To:** Nedyalkova, Tsvetanka  
**Subject:** 3365 Comm Drive\_DP-2017-00181 (1771 East 18th Ave)

FYI below:

Regards,

Carl Stanford | Project Facilitator

**CITY OF VANCOUVER** | Development, Buildings & Licensing  
515 W 10th Ave, Vancouver, BC V5Z 4A8  
Tel | 604-871-6796  
Email | [carl.stanford@vancouver.ca](mailto:carl.stanford@vancouver.ca)

WARNING: This e-mail transmission, and any documents, files or previous e-mails attached to it, may contain confidential and/or proprietary information. If you are not the intended recipient or the person responsible for delivering it to the intended recipient, you are hereby notified that any disclosure, copying, distribution or use of any of the information contained in or attached to this transmission is STRICTLY PROHIBITED. If you have received this transmission in error, please immediately notify the sender by telephone at 604.871-6796 and destroy the original transmission and its attachments without reading them.

---

**From:** Balantzyan, Berg  
**Sent:** Wednesday, August 15, 2018 10:10 AM  
**To:** Stanford, Carl  
**Cc:** Naundorf, Daniel  
**Subject:** RE: 3365 Comm Drive\_DP-2017-00181 (1771 East 18th Ave)

Thanks Carl and Daniel for the clarification.

From what I understand, no legal agreement, tied to the Development Permit, is necessary for the 4 non-secured rental units.

As a result, I don't think any change is necessary to the Development Permit as issued.

Berg

---

**From:** Stanford, Carl  
**Sent:** Wednesday, August 15, 2018 9:17 AM  
**To:** Balantzyan, Berg  
**Cc:** Naundorf, Daniel  
**Subject:** 3365 Comm Drive\_DP-2017-00181 (1771 East 18th Ave)

Hi Berg

Does Daniels answer below adequately address your concerns? Let me know

Best Regards,

Carl Stanford | Project Facilitator

**CITY OF VANCOUVER** | Development, Buildings & Licensing  
515 W 10th Ave, Vancouver, BC V5Z 4A8  
Tel | 604-871-6796  
Email | [carl.stanford@vancouver.ca](mailto:carl.stanford@vancouver.ca)

WARNING: This e-mail transmission, and any documents, files or previous e-mails attached to it, may contain confidential and/or proprietary information. If you are not the intended recipient or the person responsible for delivering it to the intended recipient, you are hereby notified that any disclosure, copying, distribution or use of any of the information contained in or attached to this transmission is STRICTLY PROHIBITED. If you have received this transmission in error, please immediately notify the sender by telephone at 604.871-6796 and destroy the original transmission and its attachments without reading them.

---

**From:** Naundorf, Daniel  
**Sent:** Tuesday, August 14, 2018 4:15 PM



**To:** Stanford, Carl  
**Subject:** RE: 3365 Comm Drive\_DP-2017-00181 (1771 East 18th Ave)

We are not concerned if they wish to also rent out the strata lots, if that's the question I'm being asked to comment on.

An owner can rent a strata lot, subject to the Rental Tenancy Act.

In this instance they are managing their risk in accordance with the HPO rules and provincial law. and have secured the rental tenure, to the satisfaction of the HPO with a registered agreement. All of this is governed by provincial statute. not really our bailiwick, nor our concern.

We support the additional 4 units of rental stock, even if it should be limited to 10 years. (an individual strata owner could chose to rent it for even a shorter term)

---

**From:** Stanford, Carl  
**Sent:** Tuesday, August 14, 2018 3:00 PM  
**To:** Naundorf, Daniel  
**Subject:** 3365 Comm Drive\_DP-2017-00181 (1771 East 18th Ave)

FYI: The PC has requested that housing comment that they are satisfied with this change described below. Let me know your thoughts

Regards,

Carl Stanford | Project Facilitator

**CITY OF VANCOUVER** | Development, Buildings & Licensing  
515 W 10th Ave, Vancouver, BC V5Z 4A8  
Tel | 604-871-6796  
Email | carl.stanford@vancouver.ca

WARNING: This e-mail transmission, and any documents, files or previous e-mails attached to it, may contain confidential and/or proprietary information. If you are not the intended recipient or the person responsible for delivering it to the intended recipient, you are hereby notified that any disclosure, copying, distribution or use of any of the information contained in or attached to this transmission is STRICTLY PROHIBITED. If you have received this transmission in error, please immediately notify the sender by telephone at 604.871-6796 and destroy the original transmission and its attachments without reading them.

---

**From:** Stanford, Carl  
**Sent:** Thursday, August 09, 2018 11:48 AM  
**To:** Balantzyan, Berg; So, Mandy  
**Subject:** 3365 Comm Drive\_DP-2017-00181 (1771 East 18th Ave)

Re: 3365 Comm Drive\_DP-2017-00181 (1771 East 18th Ave)

Hi Berg/ Mandy,

The issued DP for the project at 3365 Commercial Drive lists the dwelling units as rental instead of rental tenure. The applicant needs to change them (as per below) to match signed legal agreements. What is the best mechanism to achieve this in the most expedient way. Would it a change notice be best here with a confirmation that the legal agreements do in fact require rental for 100% of the units? Your advice is appreciated.

Thanks,

Carl Stanford | Project Facilitator

CITY OF VANCOUVER | Development, Buildings & Licensing  
515 W 10th Ave, Vancouver, BC V5Z 4A8  
Tel | 604-871-6796  
Email | [carl.stanford@vancouver.ca](mailto:carl.stanford@vancouver.ca)

*WARNING: This e-mail transmission, and any documents, files or previous e-mails attached to it, may contain confidential and/or proprietary information. If you are not the intended recipient or the person responsible for delivering it to the intended recipient, you are hereby notified that any disclosure, copying, distribution or use of any of the information contained in or attached to this transmission is STRICTLY PROHIBITED. If you have received this transmission in error, please immediately notify the sender by telephone at 604.871-6796 and destroy the original transmission and its attachments without reading them.*

---

**From:** Nathan Gurvich [<mailto:nathangurvich@cressey.com>]  
**To:** Stanford, Carl  
**Subject:** 1771 East 18th Ave - DPMA

Hi Carl

As discussed here is the situation. Currently our DP indicates the ownership of the units as the following:

- Tenure - Rental Market Studio 39
- Tenure - Rental Market 1 Bedroom 32
- Tenure - Rental Market 2 Bedroom 26
- Tenure - Rental Market 3+ Bedroom 14
  - (Apartment Building)
- Tenure - OwnershipMarket 3+ Bedroom 4
  - (Infill units)

We have entered into a registered agreement with HPO to void the new home warranty on all 115 units, including the 4 infill as we have no intention of subdividing and selling these units. This agreement has a non-sale for 10 years, the duration of the new home warranty.

Our coordinator for the BP (Tsvetanka) has stated she cannot issue a building permit (stage 3) with the DP as noted above. It must be changed to reflect the 4 infill units as Tenure – Rental to match the HPO exclusion letter and agreement. Could you clarify the process and timeline to make this amendment to our DP.

Thanks,

Nathan Gurvich  
Development Manager

**Cressey Development Group**  
200 - 555 West 8<sup>th</sup> Ave  
Vancouver, British Columbia V5Z 1C6  
604-649-3624 Cell  
604-895-0427 Direct  
[nathangurvich@cressey.com](mailto:nathangurvich@cressey.com)  
[www.cressey.com](http://www.cressey.com)

## Balantzyan, Berg

---

**From:** Nedyalkova, Tsvetanka  
**Sent:** Friday, April 20, 2018 1:12 PM  
**To:** Stanford, Carl  
**Cc:** Balantzyan, Berg  
**Subject:** RE: 3365 Commercial Drive (1771 East 18th Av) DP-2017-00181

Hi Carl and Berg,

I've checked the building permit file, and now I can confirm that the BP-2017-05913 is issuable.

Thank you,  
Tsvetanka

---

**From:** Stanford, Carl  
**Sent:** Friday, April 20, 2018 11:08 AM  
**To:** Nedyalkova, Tsvetanka  
**Cc:** Balantzyan, Berg  
**Subject:** 3365 Commercial Drive (1771 East 18th Av) DP-2017-00181

Hi Tsvetanka,

I called you earlier but missed you. We are trying to issue a development permit today for 3365 Commercial Drive (1771 East 18th Av) DP-2017-00181 (pending payment of DCC & DCL) and need to confirm the related BP-2017-05913 is issuable. Can you please confirm this or give us an update as Berg is away next week. Thanks.

Best Regards,

Carl Stanford | Project Facilitator

**CITY OF VANCOUVER** | Development, Buildings & Licensing  
515 W 10th Ave, Vancouver, BC V5Z 4A8  
Tel | 604-871-6796  
Email | [carl.stanford@vancouver.ca](mailto:carl.stanford@vancouver.ca)

WARNING: This e-mail transmission, and any documents, files or previous e-mails attached to it, may contain confidential and/or proprietary information. If you are not the intended recipient or the person responsible for delivering it to the intended recipient, you are hereby notified that any disclosure, copying, distribution or use of any of the information contained in or attached to this transmission is STRICTLY PROHIBITED. If you have received this transmission in error, please immediately notify the sender by telephone at 604.871-6796 and destroy the original transmission and its attachments without reading them.



A CITY  
EVERYONE  
CAN CALL  
HOME

## DCL Waiver Request Form

### Instructions

Projects requesting a DCL waiver are required to provide a rent roll and the proposed construction cost (hard costs only) for the residential rental portion of the development. Staff will evaluate the rent roll and proposed construction cost to ensure the proposed project meets the requirements under the DCL By-laws. This information will be summarized in the rezoning Council Report and included in the Housing Agreement.

Applicants are asked to update and confirm their rent roll and proposed construction cost during Building Permit (when DCLs are waived) and prior to issuance of occupancy permit. Once a project is approved (e.g. at public hearing for rezonings) the proposed starting rents can be increased during the period of construction by the allowable increases under the Residential Tenancy Act until occupancy. For more information, please refer to:

[www2.gov.bc.ca/gov/topic.pagePid=539D67CD1FE548858B3732CFC299C406](http://www2.gov.bc.ca/gov/topic.pagePid=539D67CD1FE548858B3732CFC299C406)

**Project Address:** 1771 East 18th Avenue

**Date:** 2018-04-13

**Submitted by:** Nathan Gurvich

(YYYY/MM/DD)

### PROJECT TYPE

(Check applicable boxes)

☒ Rezoning

☐ No rezoning

### DWELLING UNITS

(Check applicable boxes)

☒ All dwelling units in the building are rental units

☒ No dwelling units in the building are strata units

### STAGE IN PROCESS

(Check applicable boxes)

☒ Housing Agreement

☒ Prior-to Approval

☐ Building Permit

☒ Application Submission

☒ Public Hearing

☐ Occupancy Permit

☒ Development Application

### RENT ROLL

Unit #	Bedroom Type	Starting Monthly Rental Rate	Size of Unit (Net area)	
1721 East 18th Ave	Residential - 2-bedroom	2050	581	
1731 East 18th Ave	Residential - Studio	1125	324	
1741 East 18th Ave	Residential - 1-bedroom	1625	411	
1751 East 18th Ave	Residential - 1-bedroom	1700	549	
3341 Commercial Dr	Residential - Studio	1250	327	
3353 Commercial Dr	Residential - Studio	1250	327	
3365 Commercial Dr	Residential - Studio	1250	327	
3377 Commercial Dr	Residential - Studio	1250	327	
3383 Commercial Dr	Residential - Studio	1250	327	
3389 Commercial Dr	Residential - Studio	1250	327	
3397 Commercial Dr	Residential - 2-bedroom	2200	668	



A CITY  
EVERYONE  
CAN CALL  
HOME

101	Residential - 2-bedroom	2150	650	
102	Residential - 1-bedroom	1700	530	
103	Residential - 1-bedroom	1700	530	
104	Residential - 2-bedroom	2100	644	
105	Residential - 1-bedroom	1700	536	
106	Residential - 3-bedroom	2500	783	
107	Residential - 2-bedroom	2050	607	
108	Residential - 2-bedroom	2250	736	
109	Residential - Studio	1200	343	
110	Residential - 1-bedroom	1700	505	
201	Residential - 1-bedroom	1700	536	
202	Residential - 3-bedroom	2500	814	
203	Residential - Studio	1250	351	
204	Residential - Studio	1250	351	
205	Residential - Studio	1250	351	
206	Residential - Studio	1250	351	
207	Residential - Studio	1250	351	
208	Residential - Studio	1250	351	
209	Residential - 2-bedroom	2150	726	
210	Residential - 2-bedroom	2050	607	
211	Residential - 2-bedroom	2250	789	
212	Residential - 1-bedroom	1650	495	
213	Residential - 1-bedroom	1700	550	
214	Residential - 1-bedroom	1650	477	
215	Residential - 1-bedroom	1600	470	
216	Residential - 1-bedroom	1700	549	
217	Residential - 1-bedroom	1600	411	
218	Residential - 1-bedroom	1600	411	



A CITY  
EVERYONE  
CAN CALL  
HOME

219	Residential - 2-bedroom	2000	581	
220	Residential - 2-bedroom	2100	650	
221	Residential - 1-bedroom	1700	530	
222	Residential - 1-bedroom	1700	530	
223	Residential - Studio	1200	347	
224	Residential - 2-bedroom	2100	644	
301	Residential - 1-bedroom	1700	536	
302	Residential - 3-bedroom	2500	814	
303	Residential - Studio	1250	351	
304	Residential - Studio	1250	351	
305	Residential - Studio	1250	351	
306	Residential - Studio	1250	351	
307	Residential - Studio	1250	351	
308	Residential - Studio	1250	351	
309	Residential - 2-bedroom	2200	726	
310	Residential - 2-bedroom	2050	607	
311	Residential - 2-bedroom	2250	789	
312	Residential - 1-bedroom	1650	495	
313	Residential - 1-bedroom	1700	550	
314	Residential - 1-bedroom	1650	477	
315	Residential - 1-bedroom	1600	470	
316	Residential - 3-bedroom	2700	989	
317	Residential - 3-bedroom	2650	825	
318	Residential - 3-bedroom	2650	825	
319	Residential - 2-bedroom	2000	581	
320	Residential - 3-bedroom	2650	951	
321	Residential - 3-bedroom	2750	941	
322	Residential - 3-bedroom	2750	941	





A CITY  
EVERYONE  
CAN CALL  
HOME

323	Residential - Studio	1250	347	
324	Residential - 2-bedroom	2100	644	
401	Residential - 1-bedroom	1700	536	
402	Residential - 3-bedroom	2500	814	
403	Residential - Studio	1250	351	
404	Residential - Studio	1250	351	
405	Residential - Studio	1250	351	
406	Residential - Studio	1250	351	
407	Residential - Studio	1250	351	
408	Residential - Studio	1250	351	
409	Residential - 2-bedroom	2200	726	
410	Residential - 2-bedroom	2050	607	
411	Residential - 2-bedroom	2250	789	
412	Residential - 1-bedroom	1650	495	
413	Residential - 1-bedroom	1700	550	
414	Residential - 1-bedroom	1650	477	
415	Residential - 2-bedroom	2050	644	
501	Residential - 3-bedroom	2500	853	
502	Residential - 3-bedroom	2500	814	
503	Residential - Studio	1250	351	
504	Residential - Studio	1250	351	
505	Residential - Studio	1250	351	
506	Residential - Studio	1250	351	
507	Residential - Studio	1250	351	
508	Residential - Studio	1250	351	
509	Residential - 2-bedroom	2200	726	
510	Residential - 2-bedroom	2050	607	
511	Residential - 2-bedroom	2250	736	
512	Residential - 1-bedroom	1600	445	
513	Residential - 1-bedroom	1625	479	
514	Residential - 1-bedroom	1600	402	



A CITY  
EVERYONE  
CAN CALL  
HOME

601	Residential - 1-bedroom	1700	518	
602	Residential - 3-bedroom	2500	783	
603	Residential - Studio	1250	327	
604	Residential - Studio	1250	327	
605	Residential - Studio	1250	327	
606	Residential - Studio	1250	327	
607	Residential - Studio	1250	327	
608	Residential - 3-bedroom	2650	938	
609	Residential - 2-bedroom	2075	607	
610	Residential - 2-bedroom	2100	646	
611	Residential - 1-bedroom	1600	401	
612	Residential - 1-bedroom	1650	438	
613	Residential - 1-bedroom	1600	403	

[Click to Insert New Row](#)

### Project Summary

	Total #	Average Starting Monthly Rent	Average Unit Size	
Studio	39	1244	343	
1-bed	32	1659	490	
2-bed	26	2126	666	
3-bed	14	2593	863	
<b>Project Total</b>	<b>111</b>	<b>N/A</b>	<b>N/A</b>	



### Cost Summary

	Residential rental hard costs only	
Proposed construction cost	\$18,554,190	

### Internal Use ONLY

#### RENT ROLL & COVENANT

	DCL BY-LAW MAX RENT AT PH	*DCL BY-LAW MAX RENT AT BP	"DCL BYLAW MAX RENT AT OCCUPANCY
DATE:	5/24/2016	4/13/2018	YYYY/MM/DD
Studio	\$1,200	\$1,244	
1-bed	\$1,600	\$1,659	
2-bed	\$2,050	\$2,126	
3-bed	\$2,500	\$2,593	
Project Total			

- ☒ A) Signed housing agreement and rental covenant comply with DCL by-law.
- ☒ B) All dwelling units in the building are rental units.
- ☒ C) No dwelling units are strata units.
- ☒ D) Average rents per unit type comply with the DCL by-law.

Reviewed By:

*[Signature]*

Director, Affordable Housing (Signature)

Date: 2018/04/16

#### UNIT SIZES & PROPOSED CONSTRUCTION COST

- ☒ A) Proposed construction cost complies with the DCL by-law.
- ☒ B) The average unit sizes comply with the DCL by-law.

Reviewed By:

*JOHN GREER*  
Director of Planning (Signature)

Date: YYYY/MM/DD

2018/04/16

#### GENERAL MANAGER APPROVAL

Reviewed By:

*[Signature]*  
General Manager, Planning, Design & Sustainability (Signature)

Date: YYYY/MM/DD

4/18/18

## Balantzyan, Berg

---

**From:** Balantzyan, Berg  
**Sent:** Thursday, March 22, 2018 9:26 AM  
**To:** Stanford, Carl  
**Subject:** 3365 Commercial Drive / DP-2017-00181

Hi Carl,

This is to confirm that unit sizes of unit types for the above-noted application are acceptable and match information on submitted Architectural drawings.

Please forward the attached DCL Waiver form to the Housing branch for review and clearance.

Thanks.

Berg

*Berg Balantzyan* | Project Coordinator - Development Review Branch

Development, Buildings & Licensing

tel: 604.873.7411

[berg.balantzyan@vancouver.ca](mailto:berg.balantzyan@vancouver.ca)

---

**From:** Stanford, Carl  
**Sent:** Wednesday, March 21, 2018 1:22 PM  
**To:** Balantzyan, Berg  
**Subject:** FW: 3365 Comm Drive

FYI

Regards,

Carl Stanford | Project Facilitator

**CITY OF VANCOUVER** | Development, Buildings & Licensing

515 W 10th Ave, Vancouver, BC V5Z 4A8

Tel | 604-871-6796

Email | [carl.stanford@vancouver.ca](mailto:carl.stanford@vancouver.ca)

WARNING: This e-mail transmission, and any documents, files or previous e-mails attached to it, may contain confidential and/or proprietary information. If you are not the intended recipient or the person responsible for delivering it to the intended recipient, you are hereby notified that any disclosure, copying, distribution or use of any of the information contained in or attached to this transmission is STRICTLY PROHIBITED. If you have received this transmission in error, please immediately notify the sender by telephone at 604.871-6796 and destroy the original transmission and its attachments without reading them.

---

**From:** Nathan Gurvich [<mailto:nathangurvich@cressey.com>]  
**To:** Stanford, Carl  
**Subject:** RE: 3365 Comm Drive

Morning Carl

Attached is the updated DCL waiver form that matches the drawings as submitted last Friday. Please confirm when we can expect to receive the DCL/DCC amounts to complete the permit.

Cheers,

Nathan Gurvich  
Development Manager

**Cressey Development Group**  
200 - 555 West 8<sup>th</sup> Ave  
Vancouver, British Columbia V5Z 1C6

604-649-3624 Cell  
604-895-0427 Direct  
[nathangurvich@cressey.com](mailto:nathangurvich@cressey.com)  
[www.cressey.com](http://www.cressey.com)

---

**From:** Stanford, Carl [<mailto:Carl.Stanford@vancouver.ca>]  
**Sent:** March 14, 2018 12:26 PM  
**To:** Nathan Gurvich <[nathangurvich@cressey.com](mailto:nathangurvich@cressey.com)>  
**Subject:** FW: 3365 Comm Drive

Hi Nathan

Please see below and call me if you have any questions. I'm working on the assumption that time is a critical factor here.

Regards,  
Carl Stanford | Project Facilitator

**CITY OF VANCOUVER** | Development, Buildings & Licensing  
515 W 10th Ave, Vancouver, BC V5Z 4A8  
T | 604-871-6796  
Email | [carl.stanford@vancouver.ca](mailto:carl.stanford@vancouver.ca)

WARNING: This e-mail transmission, and any documents, files or previous e-mails attached to it, may contain confidential and/or proprietary information. If you are not the intended recipient or the person responsible for delivering it to the intended recipient, you are hereby notified that any disclosure, copying, distribution or use of any of the information contained in or attached to this transmission is STRICTLY PROHIBITED. If you have received this transmission in error, please immediately notify the sender by telephone at 604.871-6796 and destroy the original transmission and its attachments without reading them.

---

**From:** Stanford, Carl  
**Sent:** Wednesday, March 14, 2018 12:17 PM  
**To:** 'Mihai Adam'  
**Cc:** Piyush Sanghadia  
**Subject:** 3365 Comm Drive

Dear Mihai,

Thank you for coming today. We would be grateful if you confirm a new time for responding to the project coordinators comments with no unrelated changes to satisfying the prior to conditions. Any changes post DP will be resolved via a development permit minor amendment.

If you do wish to proceed with new additional changes now, we will need to preview them prior to submission and it will trigger a new review period delaying the processing of your application and may require a DPMA regardless (dependent on the extent of change).

Please confirm your preference

Regards,  
Carl Stanford | Project Facilitator

**CITY OF VANCOUVER** | Development, Buildings & Licensing  
515 W 10th Ave, Vancouver, BC V5Z 4A8  
Tel | 604-871-6796  
Email | [carl.stanford@vancouver.ca](mailto:carl.stanford@vancouver.ca)

WARNING: This e-mail transmission, and any documents, files or previous e-mails attached to it, may contain confidential and/or proprietary information. If you are not the intended recipient or the person responsible for delivering it to the intended recipient, you are hereby notified that any disclosure, copying, distribution or use of any of the information contained in or attached to this transmission is STRICTLY PROHIBITED. If you have received this transmission in error, please immediately notify the sender by telephone at 604.871-6796 and destroy the original transmission and its attachments without reading them.



## DCL Waiver Request Form

### Instructions

Projects requesting a DCL waiver are required to provide a rent roll and the proposed construction cost (hard costs only) for the residential rental portion of the development. Staff will evaluate the rent roll and proposed construction cost to ensure the proposed project meets the requirements under the DCL By-laws. This information will be summarized in the rezoning Council Report and included in the Housing Agreement.

Applicants are asked to update and confirm their rent roll and proposed construction cost during Building Permit (when DCLs are waived) and prior to issuance of occupancy permit. Once a project is approved (e.g. at public hearing for rezonings) the proposed starting rents can be increased during the period of construction by the allowable increases under the Residential Tenancy Act until occupancy. For more information, please refer to: [www2.gov.bc.ca/gov/topic.page?pid=539067CD1FE548858B3732CFC299C406](http://www2.gov.bc.ca/gov/topic.page?pid=539067CD1FE548858B3732CFC299C406)

Project Address: 1771 East 17th Ave	
Date: 2018-02-16 (YYYY/MM/DD)	Submitted by: Nathan Gurvich

PROJECT TYPE (Check applicable boxes)	
<input checked="" type="checkbox"/> Rezoning	<input type="checkbox"/> No rezoning

WELLING UNITS (Check applicable boxes)	
<input checked="" type="checkbox"/> All dwelling units in the building are rental units	
<input checked="" type="checkbox"/> No dwelling units in the building are strata units	

STAGE IN PROCESS (Check applicable boxes)		
<input checked="" type="checkbox"/> Housing Agreement	<input type="checkbox"/> Prior to Approval	<input type="checkbox"/> Building Permit
<input checked="" type="checkbox"/> Application Submission	<input checked="" type="checkbox"/> Public Hearing	<input type="checkbox"/> Occupancy Permit
<input checked="" type="checkbox"/> Development Application		





# RENT ROLL

Unit #	Bedroom Type	Starting Monthly Rental Rate	Size of Unit (Net area)	
A1	Residential - Studio	1200	327	✓
A2	Residential - Studio	1300	351	✓
A3	Residential - Studio	1300	343	✓
A4	Residential - Studio	1300	347	✓
A5	Residential - Studio	1200	324	✓
B1	Residential - Studio	1700	549	✓
B2	Residential - 1-bedroom	1600	411	✓
B3	Residential - 1-bedroom	1700	530	✓
B4	Residential - 1-bedroom	1650	477	✓
B4-A	Residential - 1-bedroom	1600	402	✓
B4-B	Residential - 1-bedroom	1600	403	✓
B5	Residential - 1-bedroom	1700	495	✓
B5-A	Residential - 1-bedroom	1650	445	✓
B5-B	Residential - 1-bedroom	1600	401	✓
B6	Residential - 1-bedroom	1700	505	✓
B6-A	Residential - 1-bedroom	1700	550	✓
B6-B	Residential - 1-bedroom	1650	479	✓
B6-C	Residential - 1-bedroom	1600	438	✓
B7	Residential - 1-bedroom	1650	470	✓
B8	Residential - 1-bedroom	1700	536	✓
B9	Residential - 1-bedroom	1700	518	✓
C1	Residential - 1-bedroom	2150	650	✓
C2	Residential - 2-bedroom	2050	581	✓
C3	Residential - 2-bedroom	2100	644	✓
C4	Residential - 2-bedroom	2200	668	✓
C4-A	Residential - 2-bedroom	2250	726	✓
C5	Residential - 2-bedroom	2050	607	✓
C6	Residential - 2-bedroom	2250	736	✓
C6-A	Residential - 2-bedroom	2300	789	✓
C6-B	Residential - 2-bedroom	2100	646	✓
D1	Residential - 2-bedroom	2500	783	✓
D1-A	Residential - 3-bedroom	2500	814	✓
D2	Residential - 3-bedroom	2500	853	✓
D3	Residential - 3-bedroom	2650	938	✓
PD1	Residential - 3-bedroom	2650	951	✓
PD2	Residential - 3-bedroom	2750	941	✓
PD3	Residential - 3-bedroom	2650	825	✓
PD4	Residential - 3-bedroom	2800	989	✓



Click to Insert New Row

### Project Summary

	Total #	Average Starting Monthly Rent	Average Unit Size	
Studio	39	1269	343	✓
1-bed	32	1667	490	✓
2-bed	26	2148	666	✓
3-bed	14	2600	863	✓
Project Total	111	N/A	N/A	

### Cost Summary

	Residential rental hard costs only	
Proposed construction cost	\$18,554,190	

### Internal Use ONLY

#### RENT ROLL & COVENANT

	DCL BY-LAW MAX RENT AT PH	*DCL BY-LAW MAX RENT AT BP	**DCL BY-LAW MAX RENT AT OCCUPANCY
DATE:	YYYY/MM/DD	YYYY/MM/DD	YYYY/MM/DD
Studio			
1-bed			
2-bed			
3-bed			
Project Total			

- ☐ A) Signed housing agreement and rental covenant comply with DCL by-law.  
☐ B) All dwelling units in the building are rental units.  
☐ C) No dwelling units are strata units.  
☐ D) Average rents per unit type comply with the DCL by-law.

Reviewed By: \_\_\_\_\_  
Director, Housing Policy & Projects (Signature)  
Date: YYYY/MM/DD

#### UNIT SIZES & PROPOSED CONSTRUCTION COST

- ☐ A) Proposed construction cost complies with the DCL by-law.  
☐ B) The average unit sizes comply with the DCL by-law.

Reviewed By: \_\_\_\_\_  
Director of Planning (Signature)  
Date: YYYY/MM/DD

#### GENERAL MANAGER APPROVAL

Reviewed By: \_\_\_\_\_  
General Manager, Planning, Design & Sustainability (Signature)  
Date: YYYY/MM/DD

Note to Staff: Please add the Maximum Allowable Rent Increases applicable under the RTA.

## Balantzyan, Berg

---

**From:** Balantzyan, Berg  
**Sent:** Thursday, March 22, 2018 3:18 PM  
**To:** DCL Coordinator; Hoffmann, Elke  
**Cc:** Stanford, Carl; Nedyalkova, Tsvetanka; Naundorf, Daniel  
**Subject:** 3365 Commercial Dr. / DP-2017-00181  
**Attachments:** 3365CommercialDr.DCL.docx

Attention DCL Coordinator,

Attached is the DCL worksheet for the above-noted application.

DCL Waiver, for the secured rental housing in the 6-storey building, is subject to Housing branch approval.

Thanks.

Berg

*Berg Balantzyan* | Project Coordinator - Development Review Branch

Development, Buildings & Licensing

t: 604.873.7411

[berg.balantzyan@vancouver.ca](mailto:berg.balantzyan@vancouver.ca)

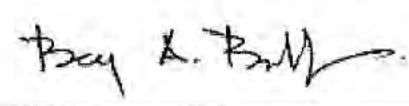
## Development Cost Levy Worksheet

TO BE COMPLETED FOR DEVELOPMENT PERMITS, COMBINED PERMITS & MINOR AMENDMENTS

Address:	3365 Commercial Drive	Date: March 22, 2018
DCL Area:	Vancouver City Wide DCL	DP # DP-2017-00181
Rate Category:	Residential over 1.51 FSR	DB/BP # BP-2017-05913
DCL Waiver:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Demo Permit # BP-2017-06362; BP-2017-06361; BP-2017-06360; DB-2017-06253; DB-2017-06252; DB-2017-06251 M/A #: N/A

Building # or address If multiple buildings (or specific address)	Storey or Unit #	Use(s): specify <u>type</u> of residential (SFD, 2FD, townhouse, apartment), add/alter, social housing, secured affordable rental housing, laneway house, commercial, daycare, school, parking, etc.	Floor Area of new building or addition <u>IN SQUARE FEET</u>
6-storey bldg.	Ground - 6 <sup>th</sup> flrs.	Residential (secured rental)	73,513.0 ft. <sup>2</sup> (DCL Waiver)
3-storey Infill	Ground - 3 <sup>rd</sup> flrs.	Residential (market rental)	3,186.0 ft. <sup>2</sup>
3-storey Heritage	Ground - 3 <sup>rd</sup> flrs.	Residential (market rental)	631.0 ft. <sup>2</sup> (addition)
		Total (DCL floor area)	3,817.0 ft. <sup>2</sup>

Name Berg Balantzyan

Signature 

*For DCL Coordinator use:*

Project value \$ _____	10% _____ (applies to each DCL area separately)
Date of rezoning application _____	Rate protection expires _____
Date of DP payment _____	Rate protection expires _____
Date of BP payment _____	Rate protection expires _____

☒ print for DP File

☒ send copy to POSSE

☒ send to DCL Coordinator by e-mail

	SUB-AREA 1 (MULTIPLE DWELLING)							
	STU-DIO	1-BR	2-BR	3-BR	STO.	FLOOR AREA (FT. <sup>2</sup> )	BALCONY AREA (FT. <sup>2</sup> )	AMENITY AREA (FT. <sup>2</sup> )
Level P1	-	-	-	-	21	-	-	140.0
Ground floor	8	6	6	1	19	14,221.0	-	1,138.0
2 <sup>nd</sup> Floor	7	10	6	1	22	15,184.0	1,520.0	-
3 <sup>rd</sup> Floor	7	5	5	7	19	15,338.0	1,496.0	-
4 <sup>th</sup> Floor	6	4	4	1	18	11,958.0	1,018.0	-
5 <sup>th</sup> Floor	6	3	3	2	13	8,865.0	680.0	-
6 <sup>th</sup> Floor	5	4	2	2	10	7,947.0	248.0	-
Sub-totals	39	32	26	14	122	73,513.0	4,962.0	1,278.0
Totals	111				122	6,829.5 m <sup>2</sup>	4,962.0	1,278.0

	SUB-AREA 2					
	HERITAGE MCD				INFILL 2 FD	
	3-BED-ROOM	BALCONY AREA (FT. <sup>2</sup> )	EXIST. AREA (FT. <sup>2</sup> )	NEW AREA (FT. <sup>2</sup> )	FLOOR AREA (FT. <sup>2</sup> )	3-BED-ROOM
Ground floor	2	-	-	922.0	1,062.0	2
2 <sup>nd</sup> Floor	-	87.0	-	932.0	1,062.0	-
3 <sup>rd</sup> Floor	-	-	-	933.0	1,062.0	-
Sub-totals	2	87.0	2,156.0	2,787.0	3,186.0	2
Totals	2	87.0	2,156.0	5,973.0		2

**TOTAL FLOOR AREA**

SUB-AREA 1: 73,513.0 FT.<sup>2</sup> (Multiple Dwelling)  
 SUB-AREA 2: 3,186.0 FT.<sup>2</sup> = 296.0 m<sup>2</sup> (Infill 2FD)  
 SUB-AREA 2: 2,787.0 FT.<sup>2</sup> = 258.9 m<sup>2</sup> (Heritage MCD)  
 TOTAL: 79,486.0 FT.<sup>2</sup> = 7,384.4 m<sup>2</sup>

	PARKING						CLASS A BICYCLES			STORAGE
	RESIDENTIAL			VISITOR			RESIDENTIAL			RESIDENTIAL
	SM	STD	DIS	SM	STD	DIS	HORIZ	VERT	LOCKER	LOCKER
PARKADE	13	43	6	4	4	0	107	21	33	21
Sub-total	62			8			161			21

# PARKING

MARCH 21, 2018

## MULTIPLE DWELLING (SEC. 4.5.B1):

$$6,829.5 m^2 \div 125.0 = 55 \text{ SPACES MIN.}$$

$$6,829.5 m^2 \div 125.0 = 55 \text{ SPACES}$$

$$\begin{array}{rcl} (+) & 111 \text{ D.U.'s} \times 0.5 & = 56 \text{ " } \\ & \text{TOTAL:} & \underline{111 \text{ SPACES MAX.}} \end{array}$$

$$\text{6 VISITOR PARKING: } 111 \text{ D.U.'s} \times 0.075 = 8 \text{ SPACES MIN.}$$

$$111 \text{ D.U.'s} \times 0.15 = 17 \text{ SPACES MAX.}$$

## INFILL PARKING (SEC. 4.2.(1.13)):

$$2 \text{ D.U.'s} \times 0.6 = 1.20 \text{ SPACES}$$

$$296.0 m^2 \div 200.0 = 1.48 \text{ "}$$

$$\text{SUB-TOTAL: } \underline{3 \text{ SPACES MIN.}}$$

## MCD PARKING (SEC. 4.4.A):

$$2 \text{ D.U.'s} \times 0.6 = 1.20 \text{ SPACES}$$

$$258.9 m^2 \div 200.0 = 1.29 \text{ "}$$

$$\text{SUB-TOTAL: } \underline{2 \text{ SPACES MIN.}}$$

$$0.75 \times 2 \text{ SPACES} = 2 \text{ SPACES MIN.}$$

## • DISABILITY PARKING:

$$7 \text{ D.U.'s} \div 7.0 = 1 \text{ SPACE}$$

$$108 \text{ D.U.'s} \times 0.034 = 4 \text{ SPACES}$$

$$\begin{array}{rcl} \text{TOTAL:} & 115 \text{ D.U.'s} & \underline{5 \text{ SPACES}} \end{array}$$



## LOADING

MARCH 9, 2018

CLASS A: MIN. 2 SPACES (PER ENGINEERING)

CLASS B: 100 TO 299 D.U.'S : 1 SPACE

(RELATED TO 0 PER ENG. AS STATED IN REZONING COND.)

---

## BICYCLES

CLASS A:

ALL USES:  $115 \text{ D.U.'S} \times 1.25 = 144 \text{ SPACES}$

CLASS B:

ALL USES: 4 SPACES

## Balantzyan, Berg

---

**From:** LeBreton, Wendy  
**Sent:** Thursday, June 15, 2017 3:36 PM  
**To:** Balantzyan, Berg  
**Subject:** FW: 3365 Commercial Dr. / DP-2017-00181

fyi

Wendy LeBreton MES, MCIP, RPP | Project Facilitator II | Development, Buildings & Licensing | City of Vancouver  
t | 604.871.6796 e | [wendy.lebreton@vancouver.ca](mailto:wendy.lebreton@vancouver.ca)

---

**From:** Turecki, John  
**Sent:** Thursday, June 15, 2017 3:18 PM  
**To:** LeBreton, Wendy  
**Cc:** Wilson, Terry  
**Subject:** RE: 3365 Commercial Dr. / DP-2017-00181

Hi Wendy,

The provision of gridlines shouldn't be a condition. That should be a note to applicant that providing gridline may be helpful to assist in calling out locations on the drawings as part of our conditions. There were a couple spots where it would have been easier to specify the condition with the help of gridlines. This isn't an important note so feel free to remove it.

The relaxation to Class A loading is supported as shown.

Thanks,

**John Turecki P.Eng.**  
Senior Development Review Engineer  
City of Vancouver  
(604) 873-7448  
[john.turecki@vancouver.ca](mailto:john.turecki@vancouver.ca)

---

**From:** LeBreton, Wendy  
**Sent:** Thursday, June 15, 2017 2:59 PM  
**To:** Turecki, John  
**Cc:** Wilson, Terry  
**Subject:** FW: 3365 Commercial Dr. / DP-2017-00181

Hi John,

Berg is seeking engineering's input into this application (rezoned to cd-1 last year), which is headed to DoP decision next Thursday, see #1 below.

Hi Terry,

Can you please clarify what is meant by #2? There are no gridlines anywhere in the drawing submission...

Cheers both!

Wendy

Wendy LeBreton MES, MCIP, RPP | Project Facilitator II | Development, Buildings & Licensing | City of Vancouver

t | 604.871.6796 e | [wendy.lebreton@vancouver.ca](mailto:wendy.lebreton@vancouver.ca)

---

**From:** Balantzyan, Berg  
**Sent:** Thursday, June 15, 2017 2:10 PM  
**To:** LeBreton, Wendy  
**Subject:** 3365 Commercial Dr. / DP-2017-00181

Hi Wendy,

I've completed the draft "prior-to" letter with conditions received from review groups so far.

Development Planner, Landscape, Housing, and Environmental conditions are still pending.

When you have some time, please complete the notification summary in Posse, under Processes - Draft Recommendation.

In the meantime, the following items need clarification and/or confirmation from Engineering Services:

1. support for relaxation of required loading from one Class B space required, to two Class A spaces proposed;
2. clarification of condition, "Provision of grid lines for drawing A2.00 to be added to the drawing".

Thanks.

Berg

*Berg Balantzyan* | Project Coordinator - Development Review Branch

Development, Buildings & Licensing

tel: 604.873.7411

[berg.balantzyan@vancouver.ca](mailto:berg.balantzyan@vancouver.ca)



# **City of Vancouver** *Zoning and Development By-law*

## **Planning, Urban Design and Sustainability Department**

453 West 12th Avenue, Vancouver, BC V5Y 1V4 | tel: 3-1-1, outside Vancouver 604.873.7000 | fax: 604.873.7100  
website: vancouver.ca | email: planning@vancouver.ca

## **CD-1 (644)**

*3365 Commercial Drive and  
1695 - 1775 East 18th Avenue  
By-law No. 11669*

*(Being a By-law to Amend By-law 3575, being the Zoning and Development By-law)*

**Effective November 15, 2016**

*(Amended up to and including By-law No. 11734, dated February 7, 2017)*

**Consolidated for Convenience Only**

## 1 Zoning District Plan Amendment

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-703 (b) attached as Schedule A to this By-law, and incorporates Schedule A into Schedule D, to By-law No. 3575.

## 2 Sub-Areas

The rezoning site is to consist of two sub-areas generally as illustrated in Figure 1, for the sole purpose of computation of floor area and allocation of maximum height and conditions of use.

Figure 1



## 3 Uses

- 3.1 The description of the area shown within the heavy black outline on Schedule A is CD-1 (644).
- 3.2 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 (644), 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, Multiple Conversion Dwelling, Infill Two Family Dwelling and Principal Dwelling Unit with Lock-off Unit; and
  - (b) Accessory Uses customarily ancillary to the uses listed in this section 3.2.

## 4 Conditions of Use in Sub-area 1

- 4.1 The design and layout of at least 25% of dwelling units in Sub-area 1 must:
- (a) be suitable for family housing;
  - (b) include two or more bedrooms; and
  - (c) comply with Council's "High-Density Housing for Families with Children Guidelines".

## 5 Floor Area and Density

- 5.1 Computation of floor space ratio in Sub-area 1 must assume that the site area is 2,683.5 m<sup>2</sup>, being the site area at the time of the application for the rezoning, as evidenced by this by-law, prior to any dedications.

*Note: Information included in square brackets [ ] identifies the by-law numbers and dates for the amendments to By-law No. 11669 or provides an explanatory note.*

- 5.2 Computation of floor space ratio in Sub-area 2 must assume that the site area is 578.3 m<sup>2</sup>, being the site area at the time of the application for the rezoning, as evidenced by this by-law, prior to any dedications.
- 5.3 The floor area and density for all uses in each sub-area must not exceed the maximum permitted floor area and density set out in the following table:

Sub-area	Maximum Permitted Floor Area (m <sup>2</sup> )	Maximum Permitted Density (Floor Space Ratio)
1	6,855 m <sup>2</sup>	73,787.2 <sup>th</sup> 2.55
2	555 m <sup>2</sup>	9,722.2 <sup>th</sup> 0.96

[11734; 17 02 07]

- 5.4 The maximum permitted floor area for the site is 7,410 m<sup>2</sup>. [11734; 17 02 07] 7<sup>th</sup>, 7<sup>th</sup> 101.2 (=7)
- 5.5 The maximum permitted floor space ratio for the site is 2.27. [11734; 17 02 07]
- 5.6 Computation of floor area must include:
- all floors, including earthen floors, measured to the extreme outer limits of the buildings; and
  - stairways, fire escapes, elevator shafts, and other features which the Director of Planning considers similar, measured by their gross cross-sectional areas and included in the measurements for each floor at which they are located.
- 5.7 Computation of floor area must exclude:
- open residential balconies or sun decks, and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, except that:
    - the total area of all such exclusions must not exceed 12% of the permitted floor area,
    - the balconies must not be enclosed for the life of the building;
  - patios and roof gardens, if the Director of Planning first approves the design of sunroofs and walls;
  - 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 base surface, except that the maximum exclusion for a parking space must not exceed 7.3 m in length;
  - amenity areas, including recreation facilities and meeting rooms, except that the total excluded area is not to exceed 10 per cent of the permitted floor area;
  - areas of undeveloped floors located:
    - above the highest storey or half-storey and to which there is no permanent means of access other than a hatch, or
    - adjacent to a storey or half-storey with a ceiling height of less than 1.2 m;
  - floors located at or below finished grade with a ceiling height of less than 1.2 m;
  - all residential storage area above or below base surface, except that if the residential storage area above base surface exceeds 3.7 m<sup>2</sup> for a dwelling unit, there is to be no exclusion for any of the residential storage area above base surface for that unit;
  - bicycle storage at or below base surface, except there must be a secured and separate bicycle room equipped with bicycle racks capable of storing at least one bicycle for every four dwelling units; and
  - the top landing of any stair that opens on to a rooftop deck and leads to a mechanical, storage or service area, and the mechanical, storage or service area accessed by that stair.
- 5.8 The use of floor area excluded under section 5.7 must not include any use other than that which justified the exclusion.



## 6 Building Height

- 6.1 In Sub-area 1, building height, measured from base surface, must not exceed 18.34 m. 30.17'
- 6.2 In Sub-area 2, building height, measured from base surface, must not exceed 9.4 m. 30.84'
- 6.3 Section 10.11 of the Zoning and Development By-law is to apply to this By-law, except that the Director of Planning may permit a greater height than otherwise permitted for mechanical appurtenances such as elevator machine rooms.

## 7 Building Setbacks

- 7.1 In Sub-area 1, the setback from Commercial Drive must not be less than 2.13 m. 7.0'
- 7.2 In Sub-area 2, the setback from East 18th Avenue must not be less than 2.74 m. 9.0'

## 8 Horizontal angle of daylight

- 8.1 Each habitable room must have at least one window on an exterior wall of a building.
- 8.2 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.
- 8.3 Measurement of the plane or planes referred to in section 8.2 must be horizontally from the centre of the bottom of each window.
- 8.4 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 the unobstructed view is not less than 3.7 m.
- 8.5 An obstruction referred to in section 8.2 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 (644).
- 8.6 A habitable room referred to in section 8.1 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<sup>2</sup>.

## 9 Acoustics

A development permit application will require evidence in the form of a report and recommendations prepared by a person trained in acoustics and current techniques of noise measurement, demonstrating that the noise levels in those portions of dwelling units listed below do not exceed the noise level set opposite such portions. For the purposes of this section, the noise level is the A-weighted 24-hour equivalent (Leq) sound level and is defined simply as noise level in decibels.

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

**10 Severability**

A decision by a court that any part of this By-law is illegal, void, or unenforceable severs that part from this By-law, and is not to affect the balance of this By-law.

**11 Force and effect**

This By-law is to come into force and take effect on the date of its enactment.

ENACTED by Council this 15th day of November, 2016.

**Schedule A**



**City of Vancouver**

**CD-1 (644)**

**3365 Commercial Drive and  
1695 - 1775 East 18th Avenue**

**5**

**Amended to By-law No. 11734  
February 7, 2017**

	<b>COLUMN 1 BUILDING CLASSIFICATION</b>	<b>COLUMN 2 REQUIRED AND PERMITTED PARKING SPACES</b>
4.2.1.12	<p>Seniors Supportive or Assisted Housing</p> <p>For residential units less than 50 square metres in size</p> <p>For residential units 50 square metres - 70 square metres in size</p> <p>For residential units over 70 square metres in size</p>	<p>1 space per 100 square metres of floor area used for residential units.</p> <p>1 space per 70 square metres of floor area used for residential units.</p> <p>1 space per 70 square metres of floor area used for residential units except that no more than 2.2 spaces for every unit need be provided.</p>
4.2.1.13	<p>Unless otherwise specified in this section 4.2.1, for three or more residential units, or for dwelling units in conjunction with another use or located within the area bounded by Burrard Inlet, Boundary Road, Marine Drive, Kerr Street, Fraser River, the boundary between the city and the University Endowment Lands, English Bay, False Creek, Burrard Street, 1st Avenue, Lamey's Mill Road, False Creek 2nd Avenue, Main Street, Prior Street, Gore Avenue, the lane south of Hastings Street, and Heatley Street. (See Map 4.2.1.13)</p> <p>Principal Dwelling Unit with Lock-off Unit in the C-2, C-2B, C-2C, C-2C1, and C-3A Districts.</p>	<p>A minimum of 0.5 space for every dwelling unit that has less than 50 m<sup>2</sup> of gross floor area, and, for every dwelling unit that has 50 m<sup>2</sup> or more of gross floor area, at least 0.6 space for every dwelling unit plus one space for each 200 m<sup>2</sup> of gross floor area, except that, for every dwelling unit which has a gross floor area of 180 m<sup>2</sup> or greater, there need be no more than 1.5 spaces for every dwelling unit.</p> <p>For sites smaller than 500 square metres or with a maximum of 1.0 floor space ratio, the lesser of the requirement set out in the preceding paragraph of this column or one space for every dwelling unit.</p> <p>The principal dwelling unit with lock-off unit, including the floor area of the lock-off unit, is subject to the parking requirement otherwise specified in section 4.2.1.13, and there is no additional requirement for a lock-off unit. However, for the purpose of calculating visitor parking and car-sharing vehicle parking space requirements, Council deems a lock-off unit to be a separate dwelling unit.</p>
4.2.1.14	Principal Dwelling Unit with Lock-off Unit in RT-11 and RT-11N	A principal dwelling unit with lock-off unit is subject to the parking requirement specified in sections 4.2.1.1 and 4.2.1.2, and there is no additional parking requirement for the lock-off unit.
<b>4.2.2</b>	<b>Temporary Accommodation</b>	
4.2.2.1	Hotel	A minimum of one space for every dwelling unit and one space for every two sleeping or housekeeping units.
4.2.2.3	Bed and Breakfast Accommodation	A minimum of one space.
<b>4.2.3</b>	<b>Institutional</b>	
4.2.3.1	Community Care Facility – Class A; Community Care Facility – Class B; and Group Residence	A minimum of one space for each four beds.
4.2.3.2	Detoxification Centre.	A minimum of one space for each 28 square metres of gross floor area.
4.2.3.3	Hospital or other similar use.	A minimum of one space for each 93 square metres of gross floor area.

**4.3.8 Dwelling Units for Senior Citizens or Low Income Families - Downtown**

Dwelling units in the Downtown for senior citizens or low income families as provided for in sections 4.2.1.8 and 4.2.1.9 shall provide parking in accordance with sections 4.2.1.8 and 4.2.1.9 respectively.

**4.3.9 Live-Work Use - Downtown**

For the purposes of this section, Council considers live-work use Downtown to be a dwelling use, and calculation of the number of spaces required and permitted for the off-street parking of motor vehicles accessory to any development Downtown is to be in accordance with section 4.3.7.

**4.4 Table of Number of Required and Permitted Accessory Parking Spaces for Heritage Sites Outside HA Districts and Sub-area C2 (Victory Square)**

**4.4.1 Non-Dwelling Uses - New Floor Space**

Except as specified in section 4.4.3, all non-dwelling uses in floor space created after November 4, 1986 in heritage sites outside an HA District and sub-area C2 shall provide parking in accordance with the standard for the District in which the site is located.

**4.4.2 Non-Dwelling Uses - Existing Floor Space**

For the purpose of this section Passive Uses (P) include vacant space, storage space, parking and warehouse space; and Active Uses (A) include all other uses. Except as specified in section 4.4.3, all non-dwelling uses in floor space existent on November 4, 1986 in heritage sites outside HA Districts and sub-area C2 (Victory Square) shall provide parking as follows:

<b>Change of Use</b>	<b>Required and Permitted Parking Spaces</b>
P to P	no requirement
P to A	0.4 times the minimum standard for the District in which the site is located
A to P	no requirement
A to A	no requirement

For applications considered under this section and located Downtown, the parking provision shall not exceed the applicable maximum requirement.

**4.4.3 Non-Dwelling Uses - New and Existing Floor Space on Small Sites**

All non-dwelling uses on heritage sites outside HA Districts and sub-area C2 (Victory Square) less than 325 square metres in size shall provide a minimum of one parking space for the first 750 square metres of gross floor area plus one parking space for each additional amount of floor space equal to 0.7 times the standard for the District in which the site is located. For applications considered under this section and located Downtown, the parking provision shall not exceed the applicable maximum requirement.

**4.4.4 Dwelling Uses**

Except as provided in section 4.4.5, dwelling uses on heritage sites outside an HA District and sub-area C2 (Victory Square) shall provide a minimum amount of parking in accordance with section 4.3.6, and in cases where the site is not located Downtown, 0.75 times the parking standard otherwise applicable for that location.

#### 4.5B Table of Number of Required and Permitted Parking Spaces for Secured Market Rental Housing

Despite anything to the contrary in this By-law, except for relaxations set out in Section 3.2, parking spaces for any building classified in Column 1 must meet the corresponding standard listed in Column 2:

	<b>COLUMN 1 BUILDING CLASSIFICATION</b>	<b>COLUMN 2 REQUIRED AND PERMITTED PARKING SPACES</b>
4.5.B1	For secured market rental housing, except Downtown, in the Southeast False Creek area described in the Southeast False Creek Official Development Plan By-law, or in the East Fraser Lands area described in the East Fraser Lands Official Development Plan area	<p>A minimum of 1 space for each 125 m<sup>2</sup> of gross floor area, except that if the secured market rental housing is within two blocks of a rapid transit station, or within two blocks of the intersection of two distinct bus routes that run north to south and east to west, or within the Metro Core described in Map 3.2.2A, except for the downtown area and Southeast False Creek, the minimum parking requirements is 20% less.</p> <p>A minimum, for visitor parking, of that number of spaces which is equal to 7.5% of the total number of dwelling units in the secured market rental housing.</p> <p>A maximum number of spaces equal to the total minimum number of spaces plus .5 spaces per dwelling unit.</p> <p>A maximum, for visitor parking, of that number of spaces which is equal to 15% of the total number of dwelling units in the secured market rental housing.</p>

#### 4.6 Location of Parking Spaces

##### 4.6.1 R, C, M, I, First Shaughnessy District and DEOD Districts

All off-street parking spaces required or provided in R, C, M, I, First Shaughnessy District and DEOD Districts, shall be located on the same site as the development or building they are intended to serve, except that spaces accessory to uses other than dwelling uses may be located on another site within 45 m distance from the development or building they are intended to serve to be measured from the nearest pedestrian access point on the property of application to the nearest of the parking spaces provided on the site subject to the approval of the Director of Planning and provided they are secured by means satisfactory to the Director of Planning.

##### 4.6.2 DD, CWD and HA Districts

All off-street parking spaces required or provided in DD, CWD, or HA Districts, shall be located on the same site as the development or building they are intended to serve except that:

- (a) spaces accessory to residential uses may be located on another site within 100 metres from the development or building they are intended to serve, subject to the approval of the Director of Planning and provided they are secured by means satisfactory to the Director of Planning; and
- (b) spaces accessory to non-residential uses may be located on another site within 150 metres from the development or building they are intended to serve, subject to the approval of the Director of Planning and provided they are secured by means satisfactory to the Director of Planning.

- (c) all off-street disability parking spaces, subject to the Building By-law, must:
  - (i) be at least 5.5 metres long,
  - (ii) be at least 4.0 metres wide,
  - (iii) have a vertical clearance of at least 2.3 metres, and
  - (iv) be labelled and located to the satisfaction of the Director of Planning.

#### 4.8.2 Size of Small Car Spaces

All off-street parking spaces for small cars shall be a minimum of 4.6 m in length and 2.3 m in width and shall have a minimum vertical clearance of 2.0 m, except that where one side of any space abuts any portion of a fence or structure the minimum width shall be 2.6 m or where both sides abut any portion of a fence or structure the minimum width shall be 2.7 m.

#### 4.8.2A Size of Mechanical Parking Spaces

The Director of Planning, in consultation with City Engineer must approve the size of all mechanical parking spaces.

#### 4.8.3 Specialized Vehicles

Where the operation of any use or development requires the parking of specialized vehicles, the Director of Planning in consultation with the City Engineer may set parking space sizes appropriate to the vehicles intended to be parked.

#### 4.8.4 Required Disability Parking Spaces

For each:

- (a) multiple dwelling or live-work use, there must be at least one disability parking space for each building that contains at least seven residential units and an additional 0.034 space for each additional dwelling unit; and
- (b) non-residential uses, there must be at least one disability parking space for each building that contains at least 500 m<sup>2</sup> of gross floor area and an additional 0.4 parking space for each 1000 m<sup>2</sup> of gross floor area;

except that, in the case of a relaxation of parking spaces for cultural and recreational uses, churches, chapels, places of worship or similar places of assembly, calculation of the required number of parking spaces is to be in accordance with section 4.2 or 4.3, as the case may be.

The Director of Planning, in consultation with the City Engineer, is to determine the location of all disability parking spaces.

#### 4.8.4A Signage for Disability Parking and Dual Height in Parking Areas

The owner of a site must clearly post overhead signs that state the maximum unobstructed height clearance provided for disability parking access both at the parking entrance and within the parking area.



### 5.1.8 Loading Space Requirement Exemptions

The required number of off-street loading spaces need not be provided where, subsequent to original construction of a building, any additions, alterations or change in use would, in total, result in an increase of less than 10 percent of the number of parking spaces required for the originally constructed building before any addition, alteration or change in use.

### 5.1.9 Farmers' Market Exemption

A farmers' market is exempt from off-street loading space requirements.

## 5.2 Table of Number of Required Off Street Loading Spaces

Loading spaces for any building classified in Column 1 must meet the corresponding standard listed in Column 2, except for Fitness Centre - Class 1 that does not include racquet and ball courts, School-arts or self-improvement, Restaurant, Health Enhancement Centre, Health Care Office or Animal Clinic, that consists of less than 200 m<sup>2</sup>, that is commencing business in an existing building in the C-2, C-3A, C-5, C-5A or C-6 zone, and that constitutes a change of use from the previous use in the same premises, in which case the loading standard is at least one Class A space for each 100-200 sq metres of gross floor area.

	Column 1 Building Classification	Column 2 Required Loading Spaces		
		Class A	Class B	Class C
5.2.1	Dwelling Use (For the purpose of calculating loading spaces in the Southeast False Creek area illustrated in Map 4.5A, the number of dwelling units is to include the number of live-work units under section 4.5A.5 and social housing units under sections 4.5A.6, 4.5A.7, and 4.5A.8.);	No Requirement.	No requirement for less than 100 dwelling units.  At least one space for 100 to 299 dwelling units; a minimum of one additional space for 300 to 499 dwelling units; and at least one additional space for any portion of each additional 200 dwelling units, except that where one or more parcels of land include multiple buildings that share a parking area or parking garage, the Director of Planning, in consultation with the City Engineer, may allow the loading requirement to be based on the total number of dwelling units in all the buildings.	No requirement.
5.2.2	Hotel	A minimum of one space for a hotel with a minimum of 150 sleeping, housekeeping or dwelling units up to a maximum of 249 units,	A minimum of one space for a hotel with less than 75 sleeping, housekeeping or dwelling units, a minimum of two spaces for a hotel with	No requirement.

## Section 6

	Column 1 Building Classification	Column 2 Required Bicycle Spaces	
		Class A	Class B
<b>6.2.1</b>	<b>Dwelling</b>		
6.2.1.1	Dwelling Uses, except as provided for in sections 6.2.1.2, 6.2.1.3, 6.2.1.4, and 6.2.1.6.	No Requirement.	No Requirement.
6.2.1.2	Multiple Dwelling, Infill Multiple Dwelling, or three or more dwelling units in conjunction with another use, except as provided for in sections 6.2.1.3 and 6.2.1.4.	A minimum of 1.25 spaces for every dwelling unit.	A minimum of 6 spaces for any development containing a minimum of 20 dwelling units.
6.2.1.3	Multiple Dwelling or three or more dwelling units in conjunction with another use located within the area bounded by Cypress Street, W. 49th Avenue, Larch Street and W. 37th Avenue, except as provided for in section 6.2.1.4; Dwelling Units with a gross floor area less than 37 square metres, except as provided for in section 6.2.1.4; Residential Unit associated with and forming an integral part of any artist studio.	A minimum of 0.75 space for every dwelling unit.	A minimum of 6 spaces for any development containing a minimum of 20 dwelling units.
	Multiple Dwellings in RM-7, RM-7N and RM-7AN (not including Rowhouse).	A minimum of 2.25 spaces for every dwelling unit.	A minimum of 1 space for every 5 dwelling units up to and including 19 dwelling units, and a minimum of 6 spaces for any development containing a minimum of 20 dwelling units.
	Multiple Dwellings in RM-9A and RM-9AN	A minimum of 1.25 spaces for every dwelling unit.	No requirement.
	Rowhouse in RM-7, RM-7N and RM-7AN, Multiple Dwelling and Rowhouse in RM-8 and RM-8N, Multiple Dwelling and Rowhouse in RM-9, RM-9N and RM-9BN.	A minimum of 1.25 spaces for every dwelling unit.	No requirement.
6.2.1.4	Three or more dwelling units designated solely for senior citizens' housing under the provisions of the National Housing Act or the Housing Construction (Elderly Citizens) Act, or similar use.	A minimum of 0.25 space for every dwelling unit.	A minimum of 6 spaces for any development containing a minimum of 20 dwelling units.
6.2.1.5	Seniors Supportive or Assisted Housing.		
	For residential units less than 50 square metres in size.	A minimum of 0.10 space for every residential unit.	No requirement.
	For residential units 50 square metres in size or greater.	A minimum of 0.25 spaces for every residential unit.	No requirement.

22. A By-law to amend Regional Context Statement Official Development Plan By-law No. 10789 (By-law No. 12059)
23. A By-law to amend CD-1 (312) By-law No. 7200 (1529 West Pender Street) (By-law No. 12060)  
(Councillor De Genova ineligible for the vote)
24. A By-law to authorize the amendment of a Housing Agreement authorized by By-Law No. 11857 (2720 East 48th Avenue - 6465 Vivian Street) (By-law No. 12061)
25. A By-law to amend Health By-law No. 9535 regarding marinas (By-law No. 12062)
26. A By-law to amend Ticket Offences By-law No. 9360 regarding offences pursuant to the Health By-law (By-law No. 12063)
27. A By-law to amend License By-law No. 4450 regarding marinas (By-law No. 12064)
28. A By-law to amend Energy Utility System By-law No. 9552 regarding the service area (By-law No. 12065)

## MOTIONS

### A. Administrative Motions

1. Approval of Form of Development – 3365 Commercial Drive and 1695-1755 East 18<sup>th</sup> Avenue

MOVED by Councillor Reimer  
SECONDED by Councillor Jang

THAT the form of development for this portion of the site known as 3365 Commercial Drive and 1695-1775 East 18th Avenue be approved generally as illustrated in the Development Application Number DP-2017-00181, prepared by Yamamoto Architecture Inc., and stamped "Received, Community Services Group, Development Services", on September 08, 2017, provided that the Director of Planning may impose conditions and approve design changes which would not adversely affect either the development character of the site or adjacent properties.

CARRIED UNANIMOUSLY

### B. Motions on Notice

1. Renewal of Ray-Cam Community Centre

The Mayor noted requests to speak to the motion had been received.

#### 4. REZONING: 3365 Commercial Drive and 1695-1775 East 18<sup>th</sup> Avenue

MOVED by Councillor Louie  
SECONDED by Councillor Jang

- A. THAT the application by Cressey 18th Avenue Holdings Ltd. (Inc. No. 0969486), to rezone 3365 Commercial Drive [Lot 4, Blocks A and B, District Lot 753, Plan 8865; PID: 009-908-056], 1695 East 18th Avenue [Lot 5, Blocks A and B, District Lot 753, Plan 8865; PID: 009-649-123], 1707 East 18th Avenue [Lot 3 Except the South 7 feet, Now Road Block A, District Lot 753, Plan 1795; PID: 014-282-810], and 1775 East 18th Avenue [Lot 1, Block A, District Lot 753, Plan 1795; PID: 005-338-115], together with City-owned land at 1733 East 18th Avenue [Lot 2, Block A, District Lot 753, Plan 1795; PID: 009-908-200], from RS-2 (Residential) District to CD-1 (Comprehensive Development) District to among other things, increase the floor space ratio (FSR) to 2.27 to permit the construction of a 3½- to six-storey residential building containing 110 secured for-profit affordable rental units, and to restore, rehabilitate and designate the exterior of a heritage building known as the Myers Residence on the westerly portion of the site into two strata residential units adjacent to a new two-unit strata infill building, generally as presented in Appendix A of the Policy Report dated April 11, 2016, entitled "CD-1 Rezoning - 3365 Commercial Drive and 1695-1775 East 18th Avenue", and in the memo dated June 21, 2016, from the Assistant Director of Planning - Midtown, be approved subject to the following conditions:

##### CONDITIONS OF APPROVAL OF THE FORM OF DEVELOPMENT

- (a) That the proposed form of development be approved by Council in principle, generally as prepared by Yamamoto Architecture Inc. and stamped "Received December 2, 2015", subject to the following conditions, provided that the General Manager of Planning and Development Services may allow minor alterations to this form of development when approving the detailed scheme of development as outlined in (b) below.
- (b) That, prior to approval by Council of the form of development, the applicant shall obtain approval of a development application by the General Manager of Planning and Development Services, who shall have particular regard to the following:

##### Urban Design

1. Architectural expression will employ an improved palette of high quality durable materials and a refined detail finish throughout the buildings.

Note to Applicant: Materials and architectural expression at detailed design stage should ensure legibility of the buildings as residential rather than institutional use.

2. Provision of extensive green roof to the 3½-storey rental block to improve sustainability measures.

Note to Applicant: This will also provide visual relief to the occupants of the six-storey rental block.

3. Design development to provide a 2.1 m setback to the north corner of the six-storey building to improve the transition to the neighbouring site.

Note to Applicant: Adjustments to the form should be in-keeping with the overall design, noting that the angled corner should be maintained. Staff do not anticipate a reduction in floor area as a consequence of this condition.

4. Design development to mitigate direct overlook between the infill building and adjacent development to the west.

Note to Applicant: Detailed design development should include reflected elevations of the building at 1665 East 18th Avenue.

5. Design development to substantially enclose the upper level of the infill building within a pitched roof form to improve compatibility with the adjacent development.

6. Design development to mitigate direct overlook from upper levels of the six-storey building to existing adjacent development to the west.

Note to Applicant: This can be accomplished with the use of translucent glazing to a 36 inch height at the balcony guard rail or similar measures.

7. Consideration design development to the bridge component on the rental building to add visual interest and improve lobby entrance legibility.

8. Design development to emphasize townhome scale massing of Levels 1-3 on the 3½-storey rental block fronting East 18th Avenue.

9. Design development to mitigate solar heat gain on the south elevation.

Note to Applicant: This can be accomplished through the provision of external solar shading devices.

### Crime Prevention through Environmental Design (CPTED)

10. Design development to take into consideration the principles of CPTED (Crime Prevention Through Environmental Design) having particular regard to reducing opportunities for:
  - (i) theft in the underground,
  - (ii) break and enter,
  - (iii) mischief and vandalism such as graffiti, and
  - (iv) mitigate possible CPTED concerns in the parking area.

### Landscape Design

11. Design development to retain trees nos. 1646, 1647, 1648, 1649, 1650 and 1678.

Note to Applicant: The analysis will require additional arborist reporting and details of construction work near trees. Explore opportunities to retain additional healthy trees, with special consideration to companion trees. Retention of tree no. 1678 will require modifications to the underground parkade and open space plan including the child's play area. To optimize tree protection, employ special construction methods, such as vertical shoring and setback and limit excavation outside the dripline. The proposal should not rely on canopy encroachments or surface disturbances (such as intensive re-landscaping). Avoid landscape or grading proposals that may cause unnecessary compaction of roots and changes to the existing growing conditions (i.e. water availability and drainage).

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

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

13. Design development to location of utilities.

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

14. Consideration to explore design options that respect the City of Vancouver, Bird Friendly Design Guidelines; Note to Applicant: refer to <http://www.vancouver.ca/commsvcs/guidelines/B021.pdf>

15. Provision of a detailed Landscape Plan illustrating soft and hard landscaping.

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

16. Provision of a "Tree Management Plan".

Note to Applicant: Provide a large scale tree plan that is separate from the landscape plan. The plan should clearly illustrate all trees to be removed and retained, including dimensioned tree protection barriers and important construction management directives drawn out of the arborist report(s) such as clearly illustrating the limit of excavation and footing design strategy (i.e. vertical shoring, shotcrete).

17. Provision of detailed architectural and landscape cross sections (minimum 1/4" inch scale) through tree protection zones, all proposed common open spaces and semi-private patio areas.

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



18. Application of universal design principles in the outdoor spaces, such as wheelchair accessible walkways and site furniture.
19. Provision of the necessary infrastructure to support urban agriculture, such as tool storage, hose bibs and potting benches at all common amenity locations.
20. Provision of a partial irrigation plan.

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

21. Provision of an outdoor Lighting Plan.

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

22. Provision of an updated, detailed arborist report.

Note to Applicant: The expanded arborist report should inform design. Include any construction limitations such as the location of construction materials, temporary structures, utility conflicts, site access, development phasing and temporary irrigation requirements.

23. Provision of a registered biologist report, where applicable.

Note to Applicant: The report is a cautionary measure should tree removals be scheduled from Mar.15-Aug.15, the period generally accepted as the bird nesting window.

24. Provision of a letter of assurance for arborist supervision.

Note to Applicant: Arborist supervision is typically necessary when any work is required within a minimum root protection zone of a retained tree. The arborist should discuss the details of any supervision requirements within the arborist report, particularly if the plans depict any work that encroaches into a minimum root protection zone. Typically, an assurance letter will outline up to four key construction points where the arborist shall be contacted to attend the site. The letter must be signed by the owner, the contractor and the arborist.

25. Submission of a bird friendly strategy for the design of the building and landscape is encouraged in the application for a development permit.

Note to Applicant: The strategy should identify any particular risks with regard to the Bird Friendly Design Guidelines and propose design features or measures to reduce these risks. For more information, refer to attached Guidelines  
<http://former.vancouver.ca/commsvcs/guidelines/B021.pdf>.

### Housing

26. The proposed unit mix including 30 two-bedroom and 11 three-bedroom units are to be included in the Development Permit drawings, which may be varied under the discretion of the Director of Planning or Development Permit Board provided that it does not go lower than 25% of the dwelling units.
27. Design development to ensure that a minimum of 25 percent of the proposed market strata units are designed to be suitable for families with children, including some three bedroom units.
28. A common outdoor amenity area is to be provided which includes an area suitable for a range of children's play activity.
29. The rental building is to comply with the High Density Housing for Families with Children Guidelines and include a common amenity room with a kitchenette (and an accessible washroom adjacent to this amenity room).

### Sustainability

30. Confirmation of the building's sustainability performance as required by the Green Buildings Policy for Rezonings, including achieving Gold certification under LEED® For Homes - Multi-family Mid-rise with a minimum of 14 Energy and Atmosphere (EA) points, 1 water efficiency point and 1 storm water point or surface water management point.

Note to Applicant: Submit a LEED® checklist and a sustainable design strategy outlining how the proposed points will be achieved, along with a receipt including registration number from the CaGBC, as a part of the Development Permit application. The checklist and strategy should be incorporated into the drawing set. A letter from an accredited professional confirming that the building has been designed to meet the policy and application for certification of the project will also be required under the policy.

### Heritage Conservation

31. Revise the Statement of Significance (SOS) for the building at 3365 Commercial Drive to reflect advice from the Vancouver Heritage Commission SOS Sub-Committee.

### Engineering

32. Provision of crossings to the satisfaction of the General Manager of Engineering Services, please show a standard commercial crossing design on site and landscape plans. A crossing application is required.
33. Clarification of the garbage pick-up operations for the heritage building. It appears residents must travel through unsecured portions of the parkade to access the garbage room.
34. Clarify garbage pick-up operations. Please provide written confirmation that a waste hauler can access and pick up from the location shown.

Note to Applicant: Pick up operations should not rely on bins being stored on the street or lane for pick up, bins are to be returned to storage areas immediately after emptying.

35. Make arrangements for provision of additional street trees between the property line and back of city sidewalks to the satisfaction of the General Manager of Engineering Services in consultation with the General Manager Vancouver Board of Parks and Recreation.
36. Update landscape and site plan to reflect the change in sidewalk locations and size sought by this rezoning application. Show front boulevard trees and offset sidewalk along the Commercial Drive frontage of the site.
37. Delete pavers and special sidewalk treatments from public property and show standard concrete treatments. Note to applicant: An interconnected water service will be required for this development. Please contact Water Design branch for details.
38. Parking, loading, and bicycle spaces shall be provided and maintained according to the provisions of the Vancouver Parking By-law except that a minimum of 2 Class A loading spaces shall be provided for the site.
39. Compliance with the Bicycle Parking and Parking and Loading Design Supplement to the satisfaction of the General Manager of Engineering Services.

Note to Applicant: Please refer to the Bicycle Parking and Parking and Loading Design Guideline and Supplements for details.

Bicycles:

- (i) Clearly label the path intended to be used by residents to bring bikes to and from the bicycle rooms to outside the building.
- (ii) Provision of horizontal bicycle spaces not located within a bicycle room to be within a hard shell locker.
- (iii) Provide automatic door openers on the doors along routes providing access to the bicycle room(s).

Parking Spaces:

- (iv) Any column 2' in length must be set back 2' from either end of the parking space.
- (v) Dimension all columns encroaching into parking stalls.
- (vi) Provide additional parking stall width for stalls adjacent to walls or stalls with columns set back more than 4' from the end of the stall.

Parking Ramps and Drive Aisles:

- (vii) Relocate loading space to a more typical stall configuration, its current location obstructs maneuvering for passenger vehicles.
- (viii) Provision of design elevations on both sides of the parking ramp at all breakpoints.
- (ix) Provision of a minimum 20' wide overhead security gate between the visitor parking area and the secured residential parking.
- (x) Note to Applicant: if it is not possible to provide a 20' opening, then a 12' gate should be provided to prevent the possibility of vehicle conflict when two cars are passing through the gate.
- (xi) Mark hatchings on the floor in the gap between two parking spaces at the southwest corner of the main parkade to identify this as pedestrian space.

## CONDITIONS OF BY-LAW ENACTMENT

- (c) That, prior to enactment of the CD-1 By-law, the registered owner shall on terms and conditions satisfactory to the Director of Legal Services and to the General Manager of Planning and Development Services, the General Manager of Engineering Services, the Chief Housing Officer and the Approving Officer, as necessary, and at the sole cost and expense of the owner/developer, make arrangements for the following:

### Engineering

1. Consolidation of Lots 1, 2, and 3 (Except the South 7 Feet Now Road), Block A, Plan 1795; Lots 4 and 5, Blocks A and B, Plan 8865; All of DL 753 to create a single parcel.
2. Dedication of a 2.1 m x 2.1 m corner-cut at the 18th Avenue and Commercial Drive intersection of the site for road purposes. (The 2.1 m is to be measured along the edge of each of the street frontages).
3. Provision of a natural watercourse agreement. Records indicate a natural watercourse passes through this site, a legal agreement ensuring that should the watercourse be discovered or impact the site during development and beyond that its flow will not be obstructed. On-site management of the watercourse is required.
4. 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.
  - (i) Provision of minimum 1.8 m wide concrete sidewalk broom finish with saw cut joints and a minimum 1.2 m sod front boulevard with street trees on both Commercial Drive and East 18th Avenue adjacent the site. Note; a modified sidewalk design will be required to address a conflict with the existing traffic signal controller kiosk and the new sidewalk location.
  - (ii) Provision of a concrete curb and gutter on East 18th Avenue for the full length of the development including asphalt paving to centerline of the road. Work to include adjustment of all utilities necessary to accommodate the installation of the new curb and pavement.

- (iii) Provision of improved street lighting on East 18 Avenue. Work to include a review of adequacy of existing lighting and addition of lighting should it be determined and upgrading of the existing lighting to meet current standards which may include LED lighting.
  - (iv) Provision of new curb ramps at the intersection of Commercial Drive and East 18 Avenue to current City standards. Work to include replacement of the curb return at this location to accommodate the new ramps should it be necessary.
  - (v) Provision of audible signals at the intersections of Commercial Drive and East 18 Avenue and at Commercial Street and Victoria Diversion.
  - (vi) Provision of adequate water service to meet the fire flow demands of the project. The current application lacks the details to determine if water main upgrading is required. Please supply project details including projected fire flow demands as determined by the applicant's mechanical consultant to determine if water system upgrading is required. Should upgrading be necessary then arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services will be required to secure payment for the upgrading. The developer is responsible for 100% of any water system upgrading that may be required.
  - (vii) Provision of upgraded storm and sanitary sewer to serve the site. Sub-area 2 (Rental Site) places additional load on the combined system, as a result, approximately 40m of existing combined sewer on Commercial Dr. from the manhole adjacent to 3365 Commercial Dr. to the downstream manhole must be upgraded to a minimum 200 mm sanitary sewer and 250 mm storm sewer at the applicant's cost. The work is currently estimated at \$110,000 (2015 dollars).
5. Provision of all utility services to be underground from the closest existing suitable service point. All electrical services to the site must be primary with all electrical plant, which include but are not limited to, junction boxes, 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. There will be no reliance on secondary voltage from the existing overhead electrical network on the street right-of-way. Any alterations to the existing

overhead/underground utility network to accommodate this development will require approval by the Utilities Management Branch. The applicant may be required to show details of how the site will be provided with all services being underground.

### Housing

6. Make arrangements to the satisfaction of the Chief Housing Officer and the Director of Legal Services to enter into a Housing Agreement securing all residential units as for-profit affordable rental housing units pursuant to Section 3.1A of the Vancouver Development Cost Levy By-law for the longer of the life of the building or 60 years, subject to the following additional conditions:
  - (i) No separate-sales covenant.
  - (ii) A non-stratification covenant.
  - (iii) None of such units will be rented for less than one month at a time.
  - (iv) At least 25% of the units must have two or more bedrooms and be designed to meet the City's "High Density Housing for Families with Children Guidelines".
  - (v) A rent roll indicating the proposed initial monthly rents for each rental unit.
  - (vi) A covenant from the owner to, prior to issuance of an occupancy permit, submit a finalized rent roll to the satisfaction of the Chief Housing Officer and the Director of Legal Services that reflects the initial monthly rents as of occupancy in accordance with the Housing Agreement on either a per unit or a per square foot basis.
  - (vii) Such other terms and conditions as the Chief Housing Officer and the Director of Legal Services may in their sole discretion require.

Note to Applicant: This condition will be secured by a Housing Agreement to be entered into by the City by by-law enacted pursuant to section 565.2 of the Vancouver Charter.

### Heritage

7. The owner enters into a Heritage Restoration Covenant for the rehabilitation, registration and long-term protection of the heritage building. The agreement is to be completed and



registered in the Land Title Office to the satisfaction of the Director of Planning and the Director of Legal Services prior to the enactment of the rezoning by-law.

Note to Applicant: The agreement must be signed by the owner and any party with a financial charge on the title to give priority. The purpose of the agreement is to secure the protection of the heritage building during and after construction and ensure its rehabilitation in a timely manner consistent with a conservation plan, in addition to allowing the City to place a commemorative plaque on the building or lands, and related manners. Please contact the heritage planner to receive a copy of the draft agreement for review.

8. Designation of the exterior of the heritage building as a protected heritage property, pursuant to sections 593 and 594 of the Vancouver Charter and enactment of the Heritage Designation By-law by Council.
9. Submit a finalized copy of the Conservation Plan for the heritage building as prepared by the heritage consultant.

#### Soils

10. If applicable:
  - (i) Submit a site profile to the Environmental Planning, Real Estate and Facilities Management (Environmental Contamination Team);
  - (ii) As required by the Manager of Environmental Planning 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
  - (iii) If required by the Manager of Environmental Planning 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 Planning, 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 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 Section 219 of 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.

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.

- B. THAT, subject to approval in principle of the rezoning and the Housing Agreement described in section (c) of Appendix B of the Policy Report dated April 11, 2016, entitled "CD-1 Rezoning - 3365 Commercial Drive and 1695-1775 East 18th Avenue", the Director of Legal Services be instructed to prepare the necessary Housing Agreement By-law for enactment, prior to enactment of the amending by-law contemplated by the same report, subject to such terms and conditions as may be required at the discretion of the Director of Legal Services and the Managing Director of Social Development.
- C. THAT, subject to approval in principle of the rezoning, the existing building, known as "The Myers Residence" at 3365 Commercial Drive [Lot 4, Blocks A and B, District Lot 753, Plan 8865; PID: 009-908-056], be added to the Vancouver Heritage Register in the 'C' evaluation category.
- D. THAT, subject to approval in principle of the rezoning, Council instruct the Director of Legal Services to bring forward for enactment, pursuant to Sections 593 and 594 of the *Vancouver Charter*, a by-law to designate the exterior of the heritage building as protected heritage property.
- E. THAT A through D above 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.

F. THAT sections 5.3, 5.4 and 5.5 of the draft CD-1 By-law posted for 3365 Commercial Drive and 1695-1775 East 18th Avenue be replaced with the following:

"5.3 The floor area and density for all uses in each sub-area must not exceed the maximum permitted floor area and density set out in the following table:

Sub-area	Maximum Permitted Floor Area (m <sup>2</sup> )	Maximum Permitted Density (Floor Space Ratio)
1	6,855 m <sup>2</sup>	2.55
2	555 m <sup>2</sup>	0.96

5.4 The maximum permitted floor area for the site is 7,410 m<sup>2</sup>

5.5 The maximum permitted floor space ratio for the site is 2.27."

CARRIED (Vote No. 01342)  
(Councillor Carr opposed)

#### COMMUNICATIONS

1. **UBCM Housing Affordability Resolution from the City of Victoria**

THAT Vancouver City Council endorse the Housing Affordability resolution passed by the City of Victoria at their meeting of June 23, 2016.

ADOPTED ON CONSENT (Vote No. 01351)

## Balantzyan, Berg

---

**From:** Balantzyan, Berg  
**Sent:** Monday, April 16, 2018 3:07 PM  
**To:** Morales, Esfer; Gillman, Andrea; Stanford, Carl  
**Cc:** Naundorf, Daniel; Greer, John; Thomas, Robin  
**Subject:** RE: DCL Waiver Form: 3365 Comm Dr (1771 E 18th)  
**Attachments:** 3. DCL Waiver Request Form\_2018.04.12.xlsm

Please note the following discrepancies between the attached DCL Waiver form and submitted drawings:

1. two 1-bedroom units @ 495.0 ft.<sup>2</sup> on the form, three 1-bedroom units @ 495.0 ft.<sup>2</sup> shown on drawings;
  2. two 1-bedroom units @ 445.0 ft.<sup>2</sup> on the form, one 1-bedroom unit @ 445.0 ft.<sup>2</sup> shown on drawings;
- Changing Unit No. 412 at 3397 Commercial Dr. from 445.0 ft.<sup>2</sup> to 495.0 ft.<sup>2</sup> will provide consistency with the drawings and waiver form.

Consequently, average unit size of 1-bedroom units in the Project Summary will also have to be adjusted to 490 from 489.

The above-noted discrepancies must be resolved prior to issuance of the Development Permit.

Thanks.

Berg

*Berg Balantzyan* | Project Coordinator - Development Review Branch

Development, Buildings & Licensing

tel: 604.873.7411

[berg.balantzyan@vancouver.ca](mailto:berg.balantzyan@vancouver.ca)

---

**From:** Morales, Esfer  
**Sent:** Monday, April 16, 2018 11:15 AM  
**To:** Gillman, Andrea; Stanford, Carl  
**Cc:** Naundorf, Daniel; Greer, John; Balantzyan, Berg; Thomas, Robin  
**Subject:** RE: DCL Waiver Form: 3365 Comm Dr (1771 E 18th)

Hi All,

As per Andrea, please see attached with Abi's signature.

Regards,  
Esfer/Apr. 16<sup>th</sup>.

---

**From:** Gillman, Andrea  
**Sent:** Monday, April 16, 2018 11:09 AM  
**To:** Stanford, Carl  
**Cc:** Naundorf, Daniel; Morales, Esfer; Greer, John; Balantzyan, Berg; Thomas, Robin  
**Subject:** Re: DCL Waiver Form: 3365 Comm Dr (1771 E 18th)

Abi has now signed off on this. Esfer, can you please add her electronic signature and circulate ASAP to all for John and Gil's sign off.

Thanks.

Andrea

Sent from my iPhone

On Apr 13, 2018, at 3:49 PM, Stanford, Carl <[Carl.Stanford@vancouver.ca](mailto:Carl.Stanford@vancouver.ca)> wrote:

**Regarding:** DP-2017-00181 DCL Waiver Request Form for 3365 Comm Drive (1771 E 18th)

Hi Andrea,

I will include John Greer & Robin Thomas on this email so they can expect it and review/ sign the DCL waiver when it comes in as per below. We are ready for DP issuance once this is resolved but please note I am away Monday (back on Tuesday). If essential I can come in for whatever actions are required on my part. I would be grateful if you could include the project coordinator Berg Balantzyan on the circulation of the DCL waiver.

Thanks again for your assistance on this. Have a good weekend.

Best Regards,

Carl Stanford | Project Facilitator

**CITY OF VANCOUVER** | Development, Buildings & Licensing  
515 W 10th Ave, Vancouver, BC V5Z 4A8  
Tel | 604-871-6796  
Email | carl.stanford@vancouver.ca

WARNING: This e-mail transmission, and any documents, files or previous e-mails attached to it, may contain confidential and/or proprietary information. If you are not the intended recipient or the person responsible for delivering it to the intended recipient, you are hereby notified that any disclosure, copying, distribution or use of any of the information contained in or attached to this transmission is STRICTLY PROHIBITED. If you have received this transmission in error, please immediately notify the sender by telephone at 604.871-6796 and destroy the original transmission and its attachments without reading them.

---

**From:** Gillman, Andrea  
**Sent:** Friday, April 13, 2018 3:26 PM  
**To:** Naundorf, Daniel; Stanford, Carl  
**Cc:** Morales, Esfer  
**Subject:** DCL Waiver Request Form - 1771 E 18th

Hi guys,

I have printed this off and reviewed but will need to have Abi sign off on it first thing Monday a.m. I will see her at 9:30, and then let Esfer know to plug in the electronic signature as soon as we get her approval.

In the interests of time, Carl – I would give John Greer and Robyn Thomas (for Gil) a head's up that we will be looking for sign off asap, if you haven't already done so.

Thanks.  
Andrea

**Andrea Gillman** MCIP, RPP  
Senior Housing Planner  
Affordable Housing Projects  
City of Vancouver  
T: 604-873-7437



## DCL Waiver Request Form

### Instructions

Projects requesting a DCL waiver are required to provide a rent roll and the proposed construction cost (hard costs only) for the residential rental portion of the development. Staff will evaluate the rent roll and proposed construction cost to ensure the proposed project meets the requirements under the DCL By-laws. This information will be summarized in the rezoning Council Report and included in the Housing Agreement.

Applicants are asked to update and confirm their rent roll and proposed construction cost during Building Permit (when DCLs are waived) and prior to issuance of occupancy permit. Once a project is approved (e.g. at public hearing for rezonings) the proposed starting rents can be increased during the period of construction by the allowable increases under the Residential Tenancy Act until occupancy. For more information, please refer to:

[www2.gov.bc.ca/gov/topic.pagePid=539D67CD1FE548858B3732CFC299C406](http://www2.gov.bc.ca/gov/topic.pagePid=539D67CD1FE548858B3732CFC299C406)

**Project Address:** 1771 East 18th Avenue

**Date:** 2018-04-13

**Submitted by:** Nathan Gurvich

(YYYY/MM/DD)

### PROJECT TYPE

(Check applicable boxes)

☒ Rezoning

☐ No rezoning

### DWELLING UNITS

(Check applicable boxes)

☒ All dwelling units in the building are rental units

☒ No dwelling units in the building are strata units

### STAGE IN PROCESS

(Check applicable boxes)

☒ Housing Agreement

☒ Prior-to Approval

☐ Building Permit

☒ Application Submission

☒ Public Hearing

☐ Occupancy Permit

☒ Development Application

### RENT ROLL

Unit #	Bedroom Type	Starting Monthly Rental Rate	Size of Unit (Net area)	
1721 East 18th Ave	Residential - 2-bedroom	2050	581	✓
1731 East 18th Ave	Residential - Studio	1125	324	✓
1741 East 18th Ave	Residential - 1-bedroom	1625	411	✓
1751 East 18th Ave	Residential - 1-bedroom	1700	549	✓
3341 Commercial Dr	Residential - Studio	1250	327	✓
3353 Commercial Dr	Residential - Studio	1250	327	✓
3365 Commercial Dr	Residential - Studio	1250	327	✓
3377 Commercial Dr	Residential - Studio	1250	327	✓
3383 Commercial Dr	Residential - Studio	1250	327	✓
3389 Commercial Dr	Residential - Studio	1250	327	✓
3397 Commercial Dr	Residential - 2-bedroom	2200	668	✓
101	Residential - 2-bedroom	2150	650	✓



102	Residential - 1-bedroom	1700	530	✓
103	Residential - 1-bedroom	1700	530	✓
104	Residential - 2-bedroom	2100	644	✓
105	Residential - 1-bedroom	1700	536	✓
106	Residential - 3-bedroom	2500	783	✓
107	Residential - 2-bedroom	2050	607	✓
108	Residential - 2-bedroom	2250	736	✓
109	Residential - Studio	1200	343	✓
110	Residential - 1-bedroom	1700	505	✓
201	Residential - 1-bedroom	1700	536	✓
202	Residential - 3-bedroom	2500	814	✓
203	Residential - Studio	1250	351	✓
204	Residential - Studio	1250	351	✓
205	Residential - Studio	1250	351	✓
206	Residential - Studio	1250	351	✓
207	Residential - Studio	1250	351	✓
208	Residential - Studio	1250	351	✓
209	Residential - 2-bedroom	2150	726	✓
210	Residential - 2-bedroom	2050	607	✓
211	Residential - 2-bedroom	2250	789	✓
212	Residential - 1-bedroom	1650	495	✓
213	Residential - 1-bedroom	1700	550	✓
214	Residential - 1-bedroom	1650	477	✓
215	Residential - 1-bedroom	1600	470	✓
216	Residential - 1-bedroom	1700	549	✓
217	Residential - 1-bedroom	1600	411	✓
218	Residential - 1-bedroom	1600	411	✓
219	Residential - 2-bedroom	2000	581	✓
220	Residential - 2-bedroom	2100	650	✓





221	Residential - 1-bedroom	1700	530	✓
222	Residential - 1-bedroom	1700	530	✓
223	Residential - Studio	1200	347	✓
224	Residential - 2-bedroom	2100	644	✓
301	Residential - 1-bedroom	1700	536	✓
302	Residential - 3-bedroom	2500	814	✓
303	Residential - Studio	1250	351	✓
304	Residential - Studio	1250	351	✓
305	Residential - Studio	1250	351	✓
306	Residential - Studio	1250	351	✓
307	Residential - Studio	1250	351	✓
308	Residential - Studio	1250	351	✓
309	Residential - 2-bedroom	2200	726	✓
310	Residential - 2-bedroom	2050	607	✓
311	Residential - 2-bedroom	2250	789	✓
312	Residential - 1-bedroom	1650	495	✓
313	Residential - 1-bedroom	1700	550	✓
314	Residential - 1-bedroom	1650	477	✓
315	Residential - 1-bedroom	1600	470	✓
316	Residential - 3-bedroom	2700	989	✓
317	Residential - 3-bedroom	2650	825	✓
318	Residential - 3-bedroom	2650	825	✓
319	Residential - 2-bedroom	2000	581	✓
320	Residential - 3-bedroom	2650	951	✓
321	Residential - 3-bedroom	2750	941	✓
322	Residential - 3-bedroom	2750	941	✓
323	Residential - Studio	1250	347	✓
324	Residential - 2-bedroom	2100	644	✓
401	Residential - 1-bedroom	1700	536	✓

29





402	Residential - 3-bedroom	2500	814		✓
403	Residential - Studio	1250	351		✓
404	Residential - Studio	1250	351		✓
405	Residential - Studio	1250	351		✓
406	Residential - Studio	1250	351		✓
407	Residential - Studio	1250	351		✓
408	Residential - Studio	1250	351		✓
409	Residential - 2-bedroom	2200	726		✓
410	Residential - 2-bedroom	2050	607		✓
411	Residential - 2-bedroom	2250	789		✓
412	Residential - 1-bedroom	1650	445 495		✓
413	Residential - 1-bedroom	1700	550		✓
414	Residential - 1-bedroom	1650	477		✓
415	Residential - 2-bedroom	2050	644		✓
501	Residential - 3-bedroom	2500	853		✓
502	Residential - 3-bedroom	2500	814		✓
503	Residential - Studio	1250	351		✓
504	Residential - Studio	1250	351		✓
505	Residential - Studio	1250	351		✓
506	Residential - Studio	1250	351		✓
507	Residential - Studio	1250	351		✓
508	Residential - Studio	1250	351		✓
509	Residential - 2-bedroom	2200	726		✓
510	Residential - 2-bedroom	2050	607		✓
511	Residential - 2-bedroom	2250	736		✓
512	Residential - 1-bedroom	1600	445		⊙
513	Residential - 1-bedroom	1625	479		✓
514	Residential - 1-bedroom	1600	402		✓
601	Residential - 1-bedroom	1700	518		✓
602	Residential - 3-bedroom	2500	783		✓
603	Residential - Studio	1250	327		✓
604	Residential - Studio	1250	327		✓
605	Residential - Studio	1250	327		✓



606	Residential - Studio	1250	327		✓
607	Residential - Studio	1250	327		✓
608	Residential - 3-bedroom	2650	938		✓
609	Residential - 2-bedroom	2075	607		✓
610	Residential - 2-bedroom	2100	646		✓
611	Residential - 1-bedroom	1600	401		✓
612	Residential - 1-bedroom	1650	438		✓
613	Residential - 1-bedroom	1600	403		✓

Click to Insert New Row

### Project Summary

(9)

	Total #	Average Starting Monthly Rent	Average Unit Size	
Studio	39 ✓	1244	343 ✓	
1-bed	32 ✓	1659	489 490	
2-bed	26 ✓	2126	666 ✓	
3-bed	14 ✓	2593	863 ✓	
Project Total	111 ✓	N/A	N/A	

495 : only 2 : sum of 3  
443 : 2 : " " 1

DIFFERENCE



## Cost Summary

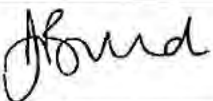
	Residential rental hard costs only	
Proposed construction cost	\$18,554,190	

## Internal Use ONLY

### RENT ROLL & COVENANT

	DCL BY-LAW MAX RENT AT PH	*DCL BY-LAW MAX RENT AT BP	"DCL BYLAW MAX RENT AT OCCUPANCY
DATE:	5/24/2016	4/13/2018	YYYY/MM/DD
Studio	\$1,200	\$1,244	
1-bed	\$1,600	\$1,659	
2-bed	\$2,050	\$2,126	
3-bed	\$2,500	\$2,593	
Project Total			

<input checked="" type="checkbox"/>	A) Signed housing agreement and rental covenant comply with DCL by-law.
<input checked="" type="checkbox"/>	B) All dwelling units in the building are rental units.
<input checked="" type="checkbox"/>	C) No dwelling units are strata units.
<input checked="" type="checkbox"/>	D) Average rents per unit type comply with the DCL by-law.

Reviewed By:	
	Director, Affordable Housing (Signature)
Date:	2018/04/16

### UNIT SIZES & PROPOSED CONSTRUCTION COST

<input type="checkbox"/>	A) Proposed construction cost complies with the DCL by-law.
<input type="checkbox"/>	B) The average unit sizes comply with the DCL by-law.

Reviewed By:	
	Director of Planning (Signature)
Date:	YYYY/MM/DD

### GENERAL MANAGER APPROVAL

Reviewed By:	
	General Manager, Planning, Design & Sustainability (Signature)
Date:	YYYY/MM/DD

Note to Staff: Please add the Maximum Allowable Rent Increases applicable under the RTA.

STUDIO

$$327 \times 11 = 3,597.0 \text{ S.F.}$$

$$351 \times 24 = 8,424.0$$

$$343 \times 1 = 343.0$$

$$347 \times 2 = 694.0$$

$$324 \times 1 = 324.0$$

$$\frac{39}{13,382.0} = 343.0 \text{ S.F.}$$

1-BR

$$548.0 \times 2 = 1,098.0 \text{ S.F.}$$

$$411.0 \times 3 = 1,233.0$$

$$530.0 \times 4 = 2,120.0$$

$$477.0 \times 3 = 1,431.0$$

$$402.0 \times 1 = 402.0$$

$$403.0 \times 1 = 403.0$$

$$495.0 \times 3 = 1,485.0$$

$$445.0 \times 1 = 445.0$$

$$401.0 \times 1 = 401.0$$

$$505.0 \times 1 = 505.0$$

$$550 \times 3 = 1,650.0$$

$$479 \times 1 = 479.0$$

$$438 \times 1 = 438.0$$

$$470 \times 2 = 940.0$$

$$536 \times 4 = 2,144.0$$

$$518 \times 1 = 518.0$$

$$\frac{32}{15,692.0} = 490.0 \text{ S.F.}$$

REFERENCE



ASSESSMENT YEAR

N/A

3-BR

$$783 \times 2 = 1,566.0$$

$$814 \times 4 = 3,256.0$$

$$853 \times 1 = 853.0$$

$$938 \times 1 = 938.0$$

$$1,008 \times 1 = 1,008.0$$

$$1,030 \times 2 = 2,060.0$$

$$938 \times 2 = 1,876.0$$

$$1,109 \times 1 = 1,109.0$$

$$14 \div 12,666.0 \text{ S.F.} = 905.0 \text{ S.F.}$$

2-BR

$$650 \times 2 = 1,300.0 \text{ S.F.}$$

$$581 \times 3 = 1,743.0$$

$$644 \times 4 = 2,576.0$$

$$668 \times 1 = 668.0$$

$$726 \times 4 = 2,904.0$$

$$607 \times 6 = 3,642.0$$

$$736 \times 2 = 1,472.0$$

$$789 \times 3 = 2,367.0$$

$$646 \times 1 = 646.0$$

$$26 \div 17,318.0 = 666.0 \text{ S.F.}$$

REFERENCE

	SUB-AREA 1 (MULTIPLE DWELLING)							
	STU-DIO	1-BR	2-BR	3-BR	STO.	FLOOR AREA (FT. <sup>2</sup> )	BALCONY AREA (FT. <sup>2</sup> )	AMENITY AREA (FT. <sup>2</sup> )
Level P1	-	-	-	-	21	-	-	140.0
Ground floor	8	6	6	1	19	14,221.0	-	1,138.0
2 <sup>nd</sup> Floor	7	10	6	1	22	15,184.0	1,520.0	-
3 <sup>rd</sup> Floor	7	5	5	7	17	15,390.0	1,496.0	-
4 <sup>th</sup> Floor	6	4	4	1	20	11,916.0	1,018.0	-
5 <sup>th</sup> Floor	6	3	3	2	13	8,865.0	680.0	-
6 <sup>th</sup> Floor	5	4	2	2	10	7,947.0	248.0	-
Sub-totals	39	32	26	14	122	73,523.0	4,962.0	1,278.0
Totals	111				122	6,830.5 m <sup>2</sup>	4,962.0	1,278.0

	SUB-AREA 2					
	HERITAGE MCD				INFILL 2 FD	
	3-BED-ROOM	BALCONY AREA (FT. <sup>2</sup> )	EXIST. AREA (FT. <sup>2</sup> )	NEW AREA (FT. <sup>2</sup> )	FLOOR AREA (FT. <sup>2</sup> )	3-BED-ROOM
Ground floor	2	-	-	922.0	1,062.0	2
2 <sup>nd</sup> Floor	-	87.0	-	932.0	1,062.0	-
3 <sup>rd</sup> Floor	-	-	-	933.0	1,062.0	-
Sub-totals	2	87.0	2,156.0	2,787.0	3,186.0	2
Totals	2	87.0	2,156.0	5,973.0		2

**TOTAL FLOOR AREA**

SUB-AREA 1: 73,523.0 FT.<sup>2</sup> (Multiple Dwelling)  
 SUB-AREA 2: 3,186.0 FT.<sup>2</sup> = 296.0 m<sup>2</sup> (Infill 2FD)  
 SUB-AREA 2: 2,787.0 FT.<sup>2</sup> = 258.9 m<sup>2</sup> (Heritage MCD)  
 TOTAL: 79,496.0 FT.<sup>2</sup> = 7,385.4 m<sup>2</sup>

	PARKING						CLASS A BICYCLES			STORAGE
	RESIDENTIAL			VISITOR			RESIDENTIAL			RESIDENTIAL
	SM	STD	DIS	SM	STD	DIS	HORIZ	VERT	LOCKER	LOCKER
PARKADE	13	43	6	4	4	0	107	21	33	21
Sub-total	62			8			161			21

REFERENCE

# PARKING

MARCH 9, 2018

## MULTIPLE DWELLING (SEC. 4.5.B1):

$$6,830.5 \text{ m}^2 \div 125.0 = 55 \text{ SPACES MIN.}$$

$$6,830.5 \text{ m}^2 \div 125.0 = 55 \text{ SPACES}$$

$$\begin{array}{rcl} (+) & 111 \text{ D.U.'s} \times 0.5 & = 56 \text{ "} \\ & \text{TOTAL:} & \underline{111 \text{ SPACES MAX.}} \end{array}$$

• VISITOR PARKING:  $111 \text{ D.U.'s} \times 0.075 = 8 \text{ SPACES MIN.}$

$$111 \text{ D.U.'s} \times 0.15 = 17 \text{ SPACES MAX.}$$

## INFILL PARKING (SEC. 4.2.1.13):

$$2 \text{ D.U.'s} \times 0.6 = 1.20 \text{ SPACES}$$

$$296.0 \text{ m}^2 \div 200.0 = 1.48 \text{ "}$$

$$\text{SUB-TOTAL: } 3 \text{ SPACES MIN.}$$

## MCD PARKING (SEC. 4.4.4):

$$2 \text{ D.U.'s} \times 0.6 = 1.20 \text{ SPACES}$$

$$258.9 \text{ m}^2 \div 200.0 = 1.29 \text{ "}$$

$$\text{SUB-TOTAL: } 2 \text{ SPACES MIN.}$$

5.  
MIN.

$$0.75 \times 2 \text{ SPACES} = 2 \text{ SPACES MIN.}$$

## • DISABILITY PARKING:

$$7 \text{ D.U.'s} \div 7.0 = 1 \text{ SPACE}$$

$$108 \text{ D.U.'s} \times 0.034 = 4 \text{ SPACES}$$

$$\begin{array}{rcl} \text{TOTAL:} & 115 \text{ D.U.'s} & 5 \text{ SPACES} \end{array}$$

REFERENCE



## DCL Waiver Request Form

### Instructions

Projects requesting a DCL waiver are required to provide a rent roll and the proposed construction cost (hard costs only) for the residential rental portion of the development. Staff will evaluate the rent roll and proposed construction cost to ensure the proposed project meets the requirements under the DCL By-laws. This information will be summarized in the rezoning Council Report and included in the Housing Agreement.

Applicants are asked to update and confirm their rent roll and proposed construction cost during Building Permit (when DCLs are waived) and prior to issuance of occupancy permit. Once a project is approved (e.g. at public hearing for rezonings) the proposed starting rents can be increased during the period of construction by the allowable increases under the Residential Tenancy Act until occupancy. For more information, please refer to: [www2.gov.bc.ca/gov/topic.pagePid=539D67CD1FE548858B3732CFC299C406](http://www2.gov.bc.ca/gov/topic.pagePid=539D67CD1FE548858B3732CFC299C406)

Project Address:	1771 East 17th Ave
Date:	2018-02-16
Submitted by:	Nathan Gurvich
(YYYY/MM/DD)	

PROJECT TYPE	(Check applicable boxes)
<input checked="" type="checkbox"/> Rezoning	<input type="checkbox"/> No rezoning

DWELLING UNITS	(Check applicable boxes)
<input checked="" type="checkbox"/> All dwelling units in the building are rental units	
<input checked="" type="checkbox"/> No dwelling units in the building are strata units	

STAGE IN PROCESS	(Check applicable boxes)	
<input checked="" type="checkbox"/> Housing Agreement	<input type="checkbox"/> Prior-to Approval	<input type="checkbox"/> Building Permit
<input checked="" type="checkbox"/> Application Submission	<input checked="" type="checkbox"/> Public Hearing	<input type="checkbox"/> Occupancy Permit
<input checked="" type="checkbox"/> Development Application		

REFERENCE





# RENT ROLL

Unit #	Bedroom Type	Starting Monthly Rental Rate	Size of Unit (Net area)	
A1	Residential - Studio	1200	327	✓
A2	Residential - Studio	1300	351	✓
A3	Residential - Studio	1300	343	✓
A4	Residential - Studio	1300	347	✓
A5	Residential - Studio	1200	324	✓
B1	Residential - Studio	1700	549	✓
B2	Residential - 1-bedroom	1600	411	✓
B3	Residential - 1-bedroom	1700	530	✓
B4	Residential - 1-bedroom	1650	477	✓
B4-A	Residential - 1-bedroom	1600	402	✓
B4-B	Residential - 1-bedroom	1600	403	✓
B5	Residential - 1-bedroom	1700	495	✓
B5-A	Residential - 1-bedroom	1650	445	✓
B5-B	Residential - 1-bedroom	1600	401	✓
B6	Residential - 1-bedroom	1700	505	✓
B6-A	Residential - 1-bedroom	1700	550	✓
B6-B	Residential - 1-bedroom	1650	479	✓
B6-C	Residential - 1-bedroom	1600	438	✓
B7	Residential - 1-bedroom	1650	470	✓
B8	Residential - 1-bedroom	1700	536	✓
B9	Residential - 1-bedroom	1700	518	✓
C1	Residential - 1-bedroom	2150	650	✓
C2	Residential - 2-bedroom	2050	581	✓
C3	Residential - 2-bedroom	2100	644	✓
C4	Residential - 2-bedroom	2200	668	✓
C4-A	Residential - 2-bedroom	2250	726	✓
C5	Residential - 2-bedroom	2050	607	✓
C6	Residential - 2-bedroom	2250	736	✓
C6-A	Residential - 2-bedroom	2300	789	✓
C6-B	Residential - 2-bedroom	2100	646	✓
D1	Residential - 2-bedroom	2500	783	✓
D1-A	Residential - 3-bedroom	2500	814	✓
D2	Residential - 3-bedroom	2500	853	✓
D3	Residential - 3-bedroom	2650	938	✓
PD1	Residential - 3-bedroom	2650	951	✓
PD2	Residential - 3-bedroom	2750	946	✓
PD3	Residential - 3-bedroom	2650	825	✓
PD4	Residential - 3-bedroom	2800	989	✓



Click to Insert New Row

### Project Summary

	Total #	Average starting Monthly Rent	Average Unit Size	
Studio	39	1269	343	
1-bed	32	1667	490	
2-bed	26	2148	666	
3-bed	14	2600	864 <i>863</i>	
Project Total	111	N/A	N/A	

### Cost Summary

	Residential rental hard costs only	
Proposed construction cost	\$18,554,190	

### Internal Use ONLY

#### RENT ROLL & COVENANT

	DCL BY-LAW MAX RENT AT PH	*DCL BY-LAW MAX RENT AT BP	"DCL BY-LAW MAX RENT AT OCCUPANCY
DATE:	YYYY/MM/DD	YYYY/MM/DD	YYYY/MM/DD
Studio			
1-bed			
2-bed			
3-bed			
Project Total			

- ☐ A) Signed housing agreement and rental covenant comply with DCL by-law.  
☐ B) All dwelling units in the building are rental units.  
☐ C) No dwelling units are strata units.  
☐ D) Average rents per unit type comply with the DCL by-law.

Reviewed By:

Director, Housing Policy & Projects (Signature)

Date: YYYY/MM/DD

#### UNIT SIZES & PROPOSED CONSTRUCTION COST

- ☐ A) Proposed construction cost complies with the DCL by-law.  
☐ B) The average unit sizes comply with the DCL by-law.

Reviewed By:

Director of Planning (Signature)

Date: YYYY/MM/DD

#### GENERAL MANAGER APPROVAL

Reviewed By:

General Manager, Planning, Design & Sustainability (Signature)

Date: YYYY/MM/DD

Note to Staff: Please add the Maximum Allowable Rent increases applicable under the RTA.



## DCL Waiver Request Form

### Instructions

Projects requesting a DCL waiver are required to provide a rent roll and the proposed construction cost (hard costs only) for the residential rental portion of the development. Staff will evaluate the rent roll and proposed construction cost to ensure the proposed project meets the requirements under the DCL By-laws. This information will be summarized in the rezoning Council Report and included in the Housing Agreement.

Applicants are asked to update and confirm their rent roll and proposed construction cost during Building Permit (when DCLs are waived) and prior to issuance of occupancy permit. Once a project is approved (e.g. at public hearing for rezonings) the proposed starting rents can be increased during the period of construction by the allowable increases under the Residential Tenancy Act until occupancy. For more information, please refer to: [www2.gov.bc.ca/gov/topic.page?pid=539D67CD1FE548558B3732CFC299C406](http://www2.gov.bc.ca/gov/topic.page?pid=539D67CD1FE548558B3732CFC299C406)

Project Address: 1771 East 17th Ave	
Date: 2018-02-16	Submitted by: Nathan Gurvich
(YYYY/MM/DD)	

PROJECT TYPE	(Check applicable boxes)
<input checked="" type="checkbox"/> Rezoning	<input type="checkbox"/> No rezoning

DWELLING UNITS	(Check applicable boxes)
<input checked="" type="checkbox"/> All dwelling units in the building are rental units	
<input checked="" type="checkbox"/> No dwelling units in the building are strata units	

STAGE IN PROCESS	(Check applicable boxes)	
<input checked="" type="checkbox"/> Housing Agreement	<input type="checkbox"/> Prior to Approval	<input type="checkbox"/> Building Permit
<input checked="" type="checkbox"/> Application Submission	<input checked="" type="checkbox"/> Public Hearing	<input type="checkbox"/> Occupancy Permit
<input checked="" type="checkbox"/> Development Application		

REFERENCE



# RENT ROLL

Unit #	Bedroom Type	Starting Monthly Rental Rate	Size of Unit (Net area)	
A1	Residential - Studio	1200	327	✓
A2	Residential - Studio	1300	351	✓
A3	Residential - Studio	1300	343	✓
A4	Residential - Studio	1300	347	✓
A5	Residential - Studio	1200	324	✓
B1	Residential - Studio	1700	549	✓
B2	Residential - 1-bedroom	1600	411	✓
B3	Residential - 1-bedroom	1700	530	✓
B4	Residential - 1-bedroom	1650	477	✓
B4-A	Residential - 1-bedroom	1600	402	✓
B4-B	Residential - 1-bedroom	1600	403	✓
B5	Residential - 1-bedroom	1700	495	✓
B5-A	Residential - 1-bedroom	1650	445	✓
B5-B	Residential - 1-bedroom	1600	401	✓
B6	Residential - 1-bedroom	1700	505	✓
B6-A	Residential - 1-bedroom	1700	550	✓
B6-B	Residential - 1-bedroom	1650	479	✓
B6-C	Residential - 1-bedroom	1600	438	✓
B7	Residential - 1-bedroom	1650	470	✓
B8	Residential - 1-bedroom	1700	536	✓
B9	Residential - 1-bedroom	1700	518	✓
C1	Residential - 1-bedroom	2150	650	✓
C2	Residential - 2-bedroom	2050	581	✓
C3	Residential - 2-bedroom	2100	644	✓
C4	Residential - 2-bedroom	2200	668	✓
C4-A	Residential - 2-bedroom	2250	726	✓
C5	Residential - 2-bedroom	2050	607	✓
C6	Residential - 2-bedroom	2250	736	✓
C6-A	Residential - 2-bedroom	2300	789	✓
C6-B	Residential - 2-bedroom	2100	646	✓
D1	Residential - 2-bedroom	2500	783	✓
D1-A	Residential - 3-bedroom	2500	814	✓
D2	Residential - 3-bedroom	2500	853	✓
D3	Residential - 3-bedroom	2650	938	✓
PD1	Residential - 3-bedroom	2650	951	1,008.0
PD2	Residential - 3-bedroom	2750	946	1,030.0
PD3	Residential - 3-bedroom	2650	825	938.0
PD4	Residential - 3-bedroom	2800	989	1,109.0

REFERENCE



Click to Insert New Row

### Project Summary

	Total #	Average Starting Monthly Rent	Average Unit Size	
Studio	39	1269	343	✓
1-bed	32	1667	490	✓
2-bed	26	2148	666	✓
3-bed	14	2600	864	✓
Project Total	111	N/A	N/A	

### Cost Summary

	Residential rental hard costs only	
Proposed construction cost	\$18,554,190	

### Internal Use ONLY

#### RENT ROLL & COVENANT

	DCL BY-LAW MAX RENT AT PH	*DCL BY-LAW MAX RENT AT BP	†DCL BY-LAW MAX RENT AT OCCUPANCY
DATE: YYYY/MM/DD	YYYY/MM/DD	YYYY/MM/DD	YYYY/MM/DD
Studio			
1-bed			
2-bed			
3-bed			
Project Total			

- ☐ A) Signed housing agreement and rental covenant comply with DCL by-law.  
☐ B) All dwelling units in the building are rental units.  
☐ C) No dwelling units are strata units.  
☐ D) Average rents per unit type comply with the DCL by-law.

Reviewed By: \_\_\_\_\_  
Director, Housing Policy & Projects (Signature)  
Date: YYYY/MM/DD

#### UNIT SIZES & PROPOSED CONSTRUCTION COST

- ☐ A) Proposed construction cost complies with the DCL by-law.  
☐ B) The average unit sizes comply with the DCL by-law.

Reviewed By: \_\_\_\_\_  
Director of Planning (Signature)  
Date: YYYY/MM/DD

#### GENERAL MANAGER APPROVAL

Reviewed By: \_\_\_\_\_  
General Manager, Planning, Design & Sustainability (Signature)  
Date: YYYY/MM/DD

Note to Staff: Please add the Maximum Allowable Rent Increases applicable under the RTA.

REFERENCE



## DCL Waiver Request Form

### Instructions

Projects requesting a DCL waiver are required to provide a rent roll and the proposed construction cost (hard costs only) for the residential rental portion of the development. Staff will evaluate the rent roll and proposed construction cost to ensure the proposed project meets the requirements under the DCL By-laws. This information will be summarized in the rezoning Council Report and included in the Housing Agreement.

Applicants are asked to update and confirm their rent roll and proposed construction cost during Building Permit (when DCLs are waived) and prior to issuance of occupancy permit. Once a project is approved (e.g. at public hearing for rezonings) the proposed starting rents can be increased during the period of construction by the allowable increases under the Residential Tenancy Act until occupancy. For more information, please refer to:

[www2.gov.bc.ca/gov/topic.page?id=539D67CD1FE54885883732CFC299C406](http://www2.gov.bc.ca/gov/topic.page?id=539D67CD1FE54885883732CFC299C406)



Project Address:	1771 East 17th Ave
Date:	2017-09-07
Submitted by:	Nathan Gurvich
(YYYY/MM/DD)	

PROJECT TYPE	(Check applicable boxes)
<input checked="" type="checkbox"/> Rezoning	<input type="checkbox"/> No rezoning

DWELLING UNITS	(Check applicable boxes)
<input checked="" type="checkbox"/> All dwelling units in the building are rental units	
<input checked="" type="checkbox"/> No dwelling units in the building are strata units	

STAGE IN PROCESS	(Check applicable boxes)	
<input checked="" type="checkbox"/> Housing Agreement	<input type="checkbox"/> Prior to Approval	<input type="checkbox"/> Building Permit
<input checked="" type="checkbox"/> Application Submission	<input checked="" type="checkbox"/> Public Hearing	<input type="checkbox"/> Occupancy Permit
<input checked="" type="checkbox"/> Development Application		

DP 7 00181







### RENT ROLL

Unit #	Bedroom Type	Starting Monthly Rental Rate	Size of Unit (Net area)	
A1	Residential - Studio	1200	333	
A2	Residential - Studio	1300	357	
A3	Residential - Studio	1300	350	
A4	Residential - Studio	1300	351	
A5	Residential - Studio	1200	328	
B1	Residential - 1-bedroom	1700	552	
B2	Residential - 1-bedroom	1600	415	
B3	Residential - 1-bedroom	1700	573	
B4	Residential - 1-bedroom	1650	482	
B4-A	Residential - 1-bedroom	1600	407	
B4-B	Residential - 1-bedroom	1600	406	
B5	Residential - 1-bedroom	1700	503	
B5-A	Residential - 1-bedroom	1650	457	
B5-B	Residential - 1-bedroom	1600	408	
B6	Residential - 1-bedroom	1700	525	
B6-A	Residential - 1-bedroom	1700	556	
B6-B	Residential - 1-bedroom	1650	485	
B6-C	Residential - 1-bedroom	1600	445	
B7	Residential - 1-bedroom	1650	476	
B8	Residential - 1-bedroom	1700	544	
B9	Residential - 1-bedroom	1700	527	
C1	Residential - 2-bedroom	2150	658	
C2	Residential - 2-bedroom	2050	589	
C3	Residential - 2-bedroom	2100	654	
C4	Residential - 2-bedroom	2200	680	
C4-A	Residential - 2-bedroom	2250	739	
C5	Residential - 2-bedroom	2050	612	
C6	Residential - 2-bedroom	2250	745	
C6-A	Residential - 2-bedroom	2300	800	
C6-B	Residential - 2-bedroom	2100	653	
D1	Residential - 3-bedroom	2500	802	
D1-A	Residential - 3-bedroom	2500	826	
D2	Residential - 3-bedroom	2500	866	
D3	Residential - 3-bedroom	2650	916	
PD1	Residential - 3-bedroom	2650	907	
PD2	Residential - 3-bedroom	2750	950	
PD3	Residential - 3-bedroom	2650	832	
PD4	Residential - 3-bedroom	2800	959	



Click to Insert New Row

### Project Summary

	Total #	Average Starting Monthly Rent	Average Unit Size	
Studio	39	1269	349	
1-bed	32	1667	502	
2-bed	26	2148	675	
3-bed	14	2600	866	
Project Total	111	N/A	N/A	

### Cost Summary

	Residential rental hard costs only	
Proposed construction cost	\$18,554,190	

### Internal Use ONLY

#### RENT ROLL & COVENANT

	DCL BY-LAW MAX RENT AT PH	*DCL BY-LAW MAX RENT AT BP	"DCL BY-LAW MAX RENT AT OCCUPANCY
DATE: YYYY/MM/DD	YYYY/MM/DD	YYYY/MM/DD	YYYY/MM/DD
Studio			
1-bed			
2-bed			
3-bed			
Project Total			

- ☐ A) Signed housing agreement and rental covenant comply with DCL by-law.  
☐ B) All dwelling units in the building are rental units.  
☐ C) No dwelling units are strata units.  
☐ D) Average rents per unit type comply with the DCL by-law.

Reviewed By:

Director, Housing Policy & Projects (Signature)

Date: YYYY/MM/DD

#### UNIT SIZES & PROPOSED CONSTRUCTION COST

- ☐ A) Proposed construction cost complies with the DCL by-law.  
☐ B) The average unit sizes comply with the DCL by-law.

Reviewed By:

Director of Planning (Signature)

Date: YYYY/MM/DD

#### GENERAL MANAGER APPROVAL

Reviewed By:

General Manager, Planning, Design & Sustainability (Signature)

Date: YYYY/MM/DD

Note to Staff: Please add the Maximum Allowable Rent increases applicable under the RTA.



SUB-AREA 1 (MULTIPLE DWELLING)								
	STU-DIO	1-BR	2-BR	3-BR	STO.	FLOOR AREA (FT. <sup>2</sup> )	BALCONY AREA (FT. <sup>2</sup> )	AMENITY AREA (FT. <sup>2</sup> )
Ground floor	8	6	6	1	17	14,317.0	-	881.0
2 <sup>nd</sup> Floor	7	10	6	1	20	15,240.0	1,585.0	-
3 <sup>rd</sup> Floor	7	5	5	7	18	15,328.0	1,499.0	-
4 <sup>th</sup> Floor	6	4	4	1	20	11,851.0	1,020.0	-
5 <sup>th</sup> Floor	6	3	3	2	12	8,881.0	676.0	-
6 <sup>th</sup> Floor	5	4	2	2	10	7,906.0	250.0	-
Sub-totals	39	32	26	14	97	73,523.0	5,030.0	881.0
Totals	111				97	6,830.5 m <sup>2</sup>	5,030.0	881.0

SUB-AREA 2						
	HERITAGE MCD				INFILL 2 FD	
	3-BED-ROOM	BALCONY AREA (FT. <sup>2</sup> )	EXIST. AREA (FT. <sup>2</sup> )	NEW AREA (FT. <sup>2</sup> )	FLOOR AREA (FT. <sup>2</sup> )	3-BED-ROOM
Ground floor	2	-	-	922.0	1,062.0	2
2 <sup>nd</sup> Floor	-	87.0	-	932.0	1,062.0	-
3 <sup>rd</sup> Floor	-	-	-	933.0	1,062.0	-
Sub-totals	2	87.0	2,156.0	2,787.0	3,186.0	2
Totals	2	87.0	2,156.0	5,973.0		2

**TOTAL FLOOR AREA**SUB-AREA 1: 73,523.0 FT.<sup>2</sup> (Multiple Dwelling)SUB-AREA 2: 3,186.0 FT.<sup>2</sup> (Infill 2FD)SUB-TOTAL 76,709.0 FT.<sup>2</sup> = 7,126.4 m<sup>2</sup>SUB-AREA 2: 2,787.0 FT.<sup>2</sup> = 258.9 m<sup>2</sup> (Heritage MCD)TOTAL: 79,496.0 FT.<sup>2</sup> = 7,385.3 m<sup>2</sup>

REFERENCE

	PARKING						CLASS A BICYCLES			STORAGE
	RESIDENTIAL			VISITOR			RESIDENTIAL			RESIDENTIAL
	SM	STD	DIS	SM	STD	DIS	HORIZ	VERT	LOCKER	LOCKER
PARKADE	14	43	6	4	4	0	106	21	33	21
Sub-total	63			8			160			21

# PARKING

JAN. 26, 2018

## MULTIPLE DWELLING + INFIL 2 FD (SEC. 4, S. B):

$$7,126.4 \text{ m}^2 \div 125.0 = 57 \text{ STALLS MIN.}$$

$$7,126.4 \text{ m}^2 \div 125.0 = 57 \text{ STALLS}$$

$$(+)\quad 113 \text{ D.U.'s} \times 0.5 = 57 \text{ "}$$

$$\text{TOTAL: } 114 \text{ STALLS MAX.}$$

## HERITAGE MCD (SEC. 4A.4 & SEC. 4, S. B):

$$(0.75) \times (258.9 \text{ m}^2 \div 125.0) = 2 \text{ STALLS MIN.}$$

$$258.9 \text{ m}^2 \div 125.0 = 2 \text{ STALLS}$$

$$(+)\quad 2 \text{ D.U.'s} \times 0.5 = 1 \text{ "}$$

$$\text{TOTAL: } 3 \text{ STALLS MAX.}$$

## VISITOR PARKING:

$$113 \text{ D.U.'s} \times 0.075 = 8.48 \text{ STALLS}$$

$$(0.75) \times (2 \text{ D.U.'s} \times 0.075) = 0.11 \text{ "}$$

$$\text{TOTAL: } 9 \text{ STALLS MIN.}$$

$$115 \text{ D.U.'s} \times 0.15 = 17 \text{ STALLS MAX.}$$

## DISABILITY PARKING:

$$7 \text{ D.U.'s} \div 7.0 = 1 \text{ SPACE}$$

$$108 \text{ D.U.'s} \times 0.034 = 4 \text{ SPACES}$$

$$\text{TOTAL: } 115 \text{ D.U.'s} \quad 5 \text{ SPACES}$$

REFERENCE

## LOADING (CLASS B)

JAN. 26, 2018

ALL USES:

100 D.U.'S TO 299 D.U.'S : 1 SPACE MIN.

(RELAXED TO NONE PER REZONING)

---

## BICYCLES

CLASS A:

ALL USES:

115 D.U.'S  $\times$  1.25 = 144 SPACES

CLASS B:

ALL USES:

6 SPACES

---

## LOADING (CLASS A)

ALL USES (PER REZONING CONDITION):

2 MIN.

REFERENCE

JUNE 9, 2017

	SUB-AREA 1							
	STUDIO	1-BR	2-BR	3-BR	STO.	FLOOR AREA (S.F.)	BLDG. AREA (S.F.)	AMENITY AREA (S.F.)
GROUND FLOOR	8	6	6	1	17	14,403.0	-	948.0
2ND FLOOR	7	10	6	1	20	15,243.0	1,615.0	-
3RD FLOOR	7	5	5	7	18	15,333.0	1,529.0	-
4TH FLOOR	6	4	4	1	20	11,851.0	1,050.0	-
5TH FLOOR	6	3	3	2	13	8,879.0	706.0	-
6TH FLOOR	5	4	2	2	9	7,907.0	132.0	-
SUB-TOTALS	39	32	26	14	97	73,616.0	5,032.0	948.0
TOTALS		111			97	6,839.1m <sup>2</sup>	5,032.0	948.0

		SUB-AREA 2			
		HERITAGE MCD		INFILL	
	3-BR	B/LC. AREA (S.-F.)	FLOOR AREA (S.-F.)	FLOOR AREA (S.-F.)	3-BR
GROUND FLOOR	2	/	922.0	1,062.0	2
2ND FLOOR	1	87.0	931.0	1,062.0	1
3RD FLOOR	1	-	931.0	1,062.0	1
SUB-TOTALS	2	87	2,784.0	3,186.0	2
TOTALS	2	87	258.6m <sup>2</sup>	296.0m <sup>2</sup>	2
			5,970.0 S.F.		
TOTAL 4 D.U.'s					

RECEIVED

JUNE 12, 2017

	SUB-AREA 1				SUB-AREA 2			SUB-AREA 1			S.A.-2
	RENTAL PARKING			VISITOR PARKING	MARKET PARKING			CLASS A BIKES			CLASS A BIKES
	SM.	STD.	DIS.	STD.	SM.	STD.	DIS.	HORIZ.	VERT.	LOCKER	HORIZ.
PARKADE	16	31	6	8	4	4	1	118	20	28	9
SUBTOTALS	53			8	9			146			9
TOTALS	61				9			146			9

REFERENCE



PARKING

JUNE 12, 2017

RESIDENTIAL (RENTAL) - SEC. 4.5.B1:

$$\begin{aligned} 6,839.1 \text{ m}^2 &\div 125.0 = 55 \text{ SPACES MIN.} \\ 6,839.1 \text{ m}^2 &\div 125.0 = 55 \text{ SPACES} \\ (+) \quad 111 \text{ D.U.'s} &\times 0.5 = 56 \\ \text{TOTAL:} & \quad 111 \text{ SPACES MAX.} \end{aligned}$$

• VISITOR PARKING:

$$\begin{aligned} 111 \text{ D.U.'s} &\times 0.075 = 8 \text{ SPACES MIN.} \\ 111 \text{ D.U.'s} &\times 0.15 = 17 \text{ SPACES MAX.} \end{aligned}$$

• DISABILITY PARKING:

$$\begin{aligned} 7 \text{ D.U.'s} &\div 7.0 = 1 \text{ SPACE} \\ 104 \text{ D.U.'s} &\times 0.034 = 4 \text{ SPACES} \\ \text{TOTAL:} \quad 111 \text{ D.U.'s} & \quad 5 \text{ SPACES} \end{aligned}$$

RESIDENTIAL (MARKET) INFILL - SEC. 4.2.1.13:

$$\begin{aligned} 2 \text{ D.U.'s} &\times 0.6 = 1.20 \text{ SPACES} \\ 296.0 \text{ m}^2 &\div 200.0 = 1.48 \\ \text{SUB-TOTAL:} & \quad 3 \text{ SPACES MIN.} \end{aligned}$$

RESIDENTIAL (MARKET) MCD - SEC. 4.4.4:

$$\begin{aligned} 2 \text{ D.U.'s} &\times 0.6 = 1.20 \\ 258.6 \text{ m}^2 &\div 200.0 = 1.29 \\ \text{SUB-TOTAL:} & \quad 2 \text{ SPACES} \end{aligned}$$

$$0.75 \times 2 \text{ SPACES} = 2 \text{ SPACES MIN.}$$

5 MIN.

REFERENCE

RESIDENCE (RENTAL): 100 D.U.'S TO 299 D.U.'S. 1 SPARK MIN.

RESIDENCE (MARKET): NO REQUIREMENT (LESS THAN 100 D.U.'S).

---

BICYCLESCLASS A:

RESIDENCE (RENTAL): 111 D.U.'S  $\times$  1.25 = 139 SPARKS

RESIDENCE (MARKET): 4 D.U.'S  $\times$  1.25 = 5 SPARKS

TOTAL: 144 SPARKS

CLASS B:

RESIDENCE (RENTAL): 6 SPARKS

RESIDENCE (MARKET): NO REQUIREMENT (LESS THAN 20 D.U.'S)

REFERENCE

## MEMORANDUM

March 9, 2018

TO: Carl Stanford, Project Facilitator

CC: DP File

FROM: Berg Balantzyan, Project Coordinator - Development Review Branch

SUBJECT: 3365 Commercial Dr. / DP-2017-00181

The following technical items need to be addressed prior to issuance of the Development Permit for the above-noted application:

1. provision of a minimum of 5.7 m<sup>3</sup> (200.0 ft.<sup>3</sup>) of usable storage space for Unit Type PD 2 (Suite Nos. 321 and 322) on the 4<sup>th</sup> floor, in compliance with Planning - By-law Administration Bulletin entitled, "Bulk Storage and In-suite Storage - Multiple Family Residential Developments";

**Note:** Bulk storage area must be minimum 25.0 ft.<sup>2</sup> when minimum ceiling height provided is 8.0 ft. in order to achieve minimum required storage space of 200.0 ft.<sup>3</sup> (5.7 m<sup>3</sup>). Proposed storage area is 21.0 ft.<sup>2</sup>.

26 ft.<sup>2</sup> are now provided on the 3<sup>rd</sup> floor.

2. clarification of dwelling unit size of the following 3-bedroom dwelling unit types:

- i. Type PD 1: Floor plan shows 1,008.0 ft.<sup>2</sup>, but DCL Waiver form shows 951.0 ft.<sup>2</sup>;

Unit size is 951 ft.<sup>2</sup>

- ii. Type PD 2: Floor plan shows 1,030.0 ft.<sup>2</sup>, but DCL Waiver form shows 946.0 ft.<sup>2</sup>;

Unit size is 941 ft.<sup>2</sup>

- iii. Type PD 3: Floor plan shows 938.0 ft.<sup>2</sup>, but DCL Waiver form shows 825.0 ft.<sup>2</sup>;

Unit size is 825 ft.<sup>2</sup>

- iv. Type PD 4: Floor plan shows 1,109.0 ft.<sup>2</sup>, but DCL Waiver form shows 989.0 ft.<sup>2</sup>;

Unit size is 989 ft.<sup>2</sup>

**Note:** Dwelling unit size should be consistent on floor plans, Unit Type table on Sheet No. A1.04, and DCL Waiver form.

3365CommercialDr.Memo1



3. clarification of proposed number of Class A bicycle spaces;

**Note:** Floor plans show a total of 161 spaces, consisting of 107 horizontal and 21 vertical spaces, and 33 lockers. Bicycle Parking summary on Sheet No. A1.04 shows 160 spaces, consisting of 106 horizontal and 21 vertical spaces, and 33 lockers.

Parking statistics are revised to reflect a total of 161 spaces.

4. confirmation from the City's Legal Services that the amended Housing Agreement has been registered at Land Title Office;

**Note:** Legal Services should forward a copy of the amended Housing Agreement and registration number(s) for the Development Permit file.

5. compliance with Section 10.12.2 - Demolition of a Building, of the Zoning and Development By-law which states that:

"Except as set out in Section 10.12.3, where development necessitates the demolition of existing residential rental accommodation, no development permit shall be issued for the demolition unless and until a development permit for the new development has been issued.

The development permit for the new development shall not be issued unless and until all building permits for the new development and a building permit for the demolition are issuable.";

6. The proposed form of development can and does become approved by City Council;

**NOTE:** Revisions should be in the form of mark-ups in red ink and/or "cut and paste", as much as possible. Effort should be made to minimize submission of replacement sheets.

Sheets, replaced in the set stamped "Planning Department Copy", should be returned to the Project Coordinator.

## Balantzyan, Berg

---

**From:** Balantzyan, Berg  
**Sent:** Friday, March 09, 2018 4:33 PM  
**To:** Stanford, Carl  
**Subject:** 3365 Commercial Dr. / DP-2017-00181  
**Attachments:** 3365CommercialDr.Memo1.docx

Hi Carl,

Attached is a list of technical requirements to be addressed prior to issuance of the Development Permit for the above-noted application.

Thanks.

Berg

*Berg Balantzyan* | Project Coordinator - Development Review Branch

Development, Buildings & Licensing

tel: 604.873.7411

[berg.balantzyan@vancouver.ca](mailto:berg.balantzyan@vancouver.ca)

## MEMORANDUM

March 9, 2018

TO: Carl Stanford, Project Facilitator

CC: DP File

FROM: Berg Balantzyan, Project Coordinator - Development Review Branch

SUBJECT: 3365 Commercial Dr. / DP-2017-00181

The following technical items need to be addressed prior to issuance of the Development Permit for the above-noted application:

1. provision of a minimum of 5.7 m<sup>3</sup> (200.0 ft.<sup>3</sup>) of usable storage space for Unit Type PD 2 (Suite Nos. 321 and 322) on the 4<sup>th</sup> floor, in compliance with Planning - By-law Administration Bulletin entitled, "Bulk Storage and In-suite Storage - Multiple Family Residential Developments";

**Note:** Bulk storage area must be minimum 25.0 ft.<sup>2</sup> when minimum ceiling height provided is 8.0 ft. in order to achieve minimum required storage space of 200.0 ft.<sup>3</sup> (5.7 m<sup>3</sup>). Proposed storage area is 21.0 ft.<sup>2</sup>.

2. clarification of dwelling unit size of the following 3-bedroom dwelling unit types:
  - i. Type PD 1: Floor plan shows 1,008.0 ft.<sup>2</sup>, but DCL Waiver form shows 951.0 ft.<sup>2</sup>;
  - ii. Type PD 2: Floor plan shows 1,030.0 ft.<sup>2</sup>, but DCL Waiver form shows 946.0 ft.<sup>2</sup>;
  - iii. Type PD 3: Floor plan shows 938.0 ft.<sup>2</sup>, but DCL Waiver form shows 825.0 ft.<sup>2</sup>;
  - iv. Type PD 4: Floor plan shows 1,109.0 ft.<sup>2</sup>, but DCL Waiver form shows 989.0 ft.<sup>2</sup>;

**Note:** Dwelling unit size should be consistent on floor plans, Unit Type table on Sheet No. A1.04, and DCL Waiver form.

3365CommercialDr.Memo1

3. clarification of proposed number of Class A bicycle spaces;

**Note:** Floor plans show a total of 161 spaces, consisting of 107 horizontal and 21 vertical spaces, and 33 lockers. Bicycle Parking summary on Sheet No. A1.04 shows 160 spaces, consisting of 106 horizontal and 21 vertical spaces, and 33 lockers.

4. confirmation from the City's Legal Services that the amended Housing Agreement has been registered at Land Title Office;

**Note:** Legal Services should forward a copy of the amended Housing Agreement and registration number(s) for the Development Permit file.

5. compliance with Section 10.12.2 - Demolition of a Building, of the Zoning and Development By-law which states that:

"Except as set out in Section 10.12.3, where development necessitates the demolition of existing residential rental accommodation, no development permit shall be issued for the demolition unless and until a development permit for the new development has been issued.

The development permit for the new development shall not be issued unless and until all building permits for the new development and a building permit for the demolition are issuable.";

6. The proposed form of development can and does become approved by City Council;

**NOTE:** Revisions should be in the form of mark-ups in red ink and/or "cut and paste", as much as possible. Effort should be made to minimize submission of replacement sheets.

Sheets, replaced in the set stamped "Planning Department Copy", should be returned to the Project Coordinator.

**Balantzyan, Berg**

---

**From:** Billing, Jean  
**Sent:** Friday, March 02, 2018 10:58 AM  
**To:** Sarah Jones  
**Cc:** Naundorf, Daniel; Balantzyan, Berg; Stanford, Carl  
**Subject:** CRESSEY 18TH AVENUE HOLDINGS - Modification of Housing Agreement - 3365 Commercial Drive  
**Attachments:** CRESSEY 18TH AVENUE HOLDINGS - Modification of Housing Agreement - 3365 Commercial Drive (00965114xD3527).DOCX

Hi Sarah,

Attached is a copy of the Modification Agreement amending the secured amount of dwelling units from 110 to 111.

We note that a charge in favour of BC Housing has been registered on title since the original agreement was registered in 2016. Please provide us with a copy of same so that we can determine if we require priority over the said charge. Once this issue is settled we will be in a position to forward you the Form C for execution purposes.

Thanks.

Regards,

Jean

**Jean Billing**

Lawyer

City of Vancouver Law Department

604.873.7694

This email and the information it contains is privileged and confidential, and only the intended recipient may use it. The City of Vancouver prohibits unauthorized use. If you are not the intended recipient, please immediately send this email back to the sender and delete the original.

**TERMS OF INSTRUMENT - PART 2  
MODIFICATION OF HOUSING AGREEMENT  
(the "Modification")**

This Modification is effective \_\_\_\_\_, 2018,

**Introduction**

- A. the Transferor, Cressey 18<sup>th</sup> Avenue Holdings Ltd., is called the "Owner";
- B. the Transferee, City of Vancouver, is called the "City" when referring to corporate entity and "City of Vancouver" when referring to geographic location;
- C. The Owner is the registered owner of the Lands;
- D. To satisfy the prior-to enactment conditions, among other things, the Owner entered into a Housing Agreement (the "Housing Condition") which was registered at the Land Title Office on October 19, 2016 under number CA5584931;
- E. The Owner made an application to rezone the Lands from RS-2 (Residential) District to CD-1 (Comprehensive Development) District;
- F. 110 Housing Units in the building were to be secured for Rental Purposes. Pursuant to the Housing Condition, however, the Owner, pursuant to its development permit application has proposed that 111 Housing Units be provided; and
- G. The City and the Owner have agreed to enter into this Modification of the Housing Agreement (the "Modification") to ensure that the 111 Housing Units are secured for Rental Purposes.

**Consideration**

NOW THEREFORE THIS MODIFICATION WITNESSES that, in consideration of each party agreeing to modify the Agreement as set out hereinafter and for good and valuable consideration (the receipt and sufficiency of which the parties hereto acknowledge and agree to), the Owner and the City hereby covenant and agree as follows:

1. Definitions

All capitalized terms used in this Modification which are defined in the Housing Agreement will have the meaning ascribed to such terms in the Housing Agreement unless defined in this Modification or the context otherwise requires.

2. Modification of the Housing Agreement

As of the Effective Date, the Owner and the City agree that the Housing Agreement is amended by deleting the reference to the number "110" in Section 2.1(b) and replacing it with the number "111".

3. Housing Agreement Ratified and Confirmed

Except as hereby expressly modified, the Housing Agreement is hereby ratified and confirmed by the City and the Owner to the effect and with the intent that the Housing Agreement and this Modification will be read and construed as one document.

4. Amendment

No alteration or amendment of the Housing Agreement or this Modification will have effect unless the same is in writing and duly executed by the parties to be charged.

5. Binding Effect

This Modification will enure to the benefit of and be binding upon the parties and their respective successors and permitted assigns.

6. Time

Time shall be of the essence of this Modification.

7. Conflict

In the event of any conflict between the terms and conditions of the Housing Agreement and the terms and conditions of this Modification, the terms and conditions of this Modification will prevail.

IN WITNESS WHEREOF the parties hereto have executed this Agreement on the General Instrument - Part 1 which is attached hereto and forms part hereof.

END OF DOCUMENT



## Balantzyan, Berg

---

**From:** Billing, Jean  
**Sent:** Thursday, March 01, 2018 1:25 PM  
**To:** Naundorf, Daniel; Granger, Heidi  
**Cc:** Balantzyan, Berg; Stanford, Carl  
**Subject:** RE: CRESSEY 18TH AVENUE - Housing Agreement-For Profit Rental- Cressey Rezoning- 3365 Commercial Drive and 1695-1775 East 18th Avenue

Thanks Dan.

As I mentioned, in an earlier e-mail, in the future, we can provide, in the agreement, that all dwelling units are secured, if that is the case, and we will not reference the number other than in the Recital. I'm sure Heidi will discuss this with the other lawyers in our next lawyer's meeting.

In the meantime, I will draft a Modification of the Housing Agreement to secure 111 units.

Jean

---

**From:** Naundorf, Daniel  
**Sent:** Thursday, March 01, 2018 1:00 PM  
**To:** Billing, Jean; Granger, Heidi  
**Cc:** Balantzyan, Berg; Stanford, Carl  
**Subject:** RE: CRESSEY 18TH AVENUE - Housing Agreement-For Profit Rental- Cressey Rezoning- 3365 Commercial Drive and 1695-1775 East 18th Avenue

Hi Heidi, Hi Jean

I am writing to request a lawyer be assigned to revise the above agreement

I guess, regrettably, that the way this agreement was structured, we need to have the Housing Agreement amended for 111 units (?)

If this is in fact the only route to secure all the units, is there a way we can amend the agreement (and all agreements moving forward) to allow for all units to be secured, while referencing the precise number only in the recital? As plans do change (and often in response to other council approved design development conditions) from time to time, it would be best if we had agreements that were flexible enough to accommodate such changes without having to revise them and bring them back to Council for adoption by by-law.

---

**From:** Billing, Jean  
**Sent:** Tuesday, February 27, 2018 3:44 PM  
**To:** Naundorf, Daniel  
**Cc:** Balantzyan, Berg; Stanford, Carl  
**Subject:** RE: CRESSEY 18TH AVENUE - Housing Agreement-For Profit Rental- Cressey Rezoning- 3365 Commercial Drive and 1695-1775 East 18th Avenue  
**Importance:** High

Hi Daniel,

Please confirm that Housing requires law to modify the Housing Agreement. As it is a Housing Agreement that is being amended, please note that in the future, it should be your Department, rather than the Project Facilitator, that requests that a lawyer be assigned and that provides Law with instructions. We need Housing to advise that the change is required and is acceptable.

Accordingly, please confirm that you require the Agreement to be revised to reference 111 dwelling units.

Thanks.

Jean

---

**m:** Billing, Jean  
**Sent:** Thursday, February 15, 2018 4:09 PM  
**To:** Naundorf, Daniel  
**Cc:** Balantzyan, Berg; Stanford, Carl  
**Subject:** RE: CRESSEY 18TH AVENUE - Housing Agreement-For Profit Rental- Cressey Rezoning- 3365 Commercial Drive and 1695-1775 East 18th Avenue  
**Importance:** High

Hi Daniel,

Yes, going forward we could reference the number in the Recital, if a number is set out in the condition. However, in the actual Legal agreement we would then simply reference that the owner will construct etc. all "Housing Units" and not refer to the number.

In this particular case, as the number was referenced, which was the practice at that time, in order to secure 111 unit, and not only 110, the Housing Agreement would need to be modified.

Please provide Heidi Granger with a request to assign a solicitor along with instructions that you require a Modification of the Housing Agreements, with the details, and she will then assign a lawyer to draft same.

Thanks.

Jean

---

**From:** Naundorf, Daniel  
**Sent:** Thursday, February 15, 2018 2:52 PM  
**To:** Billing, Jean  
**Cc:** Balantzyan, Berg  
**Subject:** RE: CRESSEY 18TH AVENUE - Housing Agreement-For Profit Rental- Cressey Rezoning- 3365 Commercial Drive and 1695-1775 East 18th Avenue

Jean

It's come to Berg's attention in the review of plans (to determine DCL waiver eligibility under the DCL By-law) that the plans for the above noted site now include 111 dwelling units (proposed as rental) within the multiple dwelling.

The agreement references both "all units in the building" and the number "110 housing units"

Are we ok to assume that the term all in the agreement, means "all Housing Units" irrespective of the number changing in revised plans (as happens with unit layout revisions from time to time between rezoning and development permit)

Is there a way in the future we can soften or provide additional wiggle room around the number of units cited in such agreements? We've encountered this as an issue on a couple other secured market rental agreements and minor changes to plans on the lands they reference.

- (a) at its sole cost and expense, it will construct, fit and finish the New Building containing commercial units at grade and 110 Housing Units, and related amenity and parking spaces, in accordance with this Agreement, the conditions of enactment of the Rezoning By-law, the

Development Permit, the Building Permit and all applicable City by-laws and policies, all to the satisfaction of the City;

- (b) as of issuance of the Occupancy Permit for the New Building, all Housing Units in the New Building will be used only for the purpose of providing For-Profit Affordable Rental Housing (the “For-Profit Affordable Rental Housing Units”) in accordance with the terms of this Agreement, and if the New Building is destroyed or demolished before the end of the Term, then any replacement building(s) built on the Lands (together with any remaining undestroyed or undemolished building) will also contain not less than the same number and type of replacement Housing Units as the New Building formerly contained, which replacement Housing Units will also be used only for the purpose of providing For-Profit Affordable Rental Housing (each such replacement Housing Unit hereinafter referred to as a “Replacement For-Profit Affordable Rental Housing Unit”), in accordance with the terms of this Agreement and the applicable by-laws of the City;

---

**From:** Billing, Jean

**Sent:** Thursday, July 14, 2016 11:24 AM

**To:** Naundorf, Daniel

**Subject:** FW: CRESSEY 18TH AVENUE - Housing Agreement-For Profit Rental- Cressey Rezoning- 3365 Commercial Drive and 1695-1775 East 18th Avenue

Thanks Dan, here it is.

Jean

---

**From:** Billing, Jean

**Sent:** Wednesday, July 13, 2016 9:35 AM

**To:** Dunnet, Allison

**Subject:** CRESSEY 18TH AVENUE - Housing Agreement-For Profit Rental- Cressey Rezoning- 3365 Commercial Drive and 1695-1775 East 18th Avenue

Hi Allison,

Attached is a copy of a Housing Agreement, regarding the Cressey Rezoning, for your review and Comments. Please note that you will need to provide us with a copy of the Rent Roll to attach as Schedule A.

If this is not your file, please advise me as to the person that is handling this matter so that I may send the Agreement to the appropriate person for review.

Thanks.

Jean

## Balantzyan, Berg

---

**From:** Billing, Jean  
**Sent:** Tuesday, February 27, 2018 3:44 PM  
**To:** Naundorf, Daniel  
**Cc:** Balantzyan, Berg; Stanford, Carl  
**Subject:** RE: CRESSEY 18TH AVENUE - Housing Agreement-For Profit Rental- Cressey Rezoning- 3365 Commercial Drive and 1695-1775 East 18th Avenue

**Importance:** High

Hi Daniel,

Please confirm that Housing requires law to modify the Housing Agreement. As it is a Housing Agreement that is being amended, please note that in the future, it should be your Department, rather than the Project Facilitator, that requests that a lawyer be assigned and that provides Law with instructions. We need Housing to advise that the change is required and is acceptable.

Accordingly, please confirm that you require the Agreement to be revised to reference 111 dwelling units.

Thanks.

Jean

---

**m:** Billing, Jean  
**Sent:** Thursday, February 15, 2018 4:09 PM  
**To:** Naundorf, Daniel  
**Cc:** Balantzyan, Berg; Stanford, Carl  
**Subject:** RE: CRESSEY 18TH AVENUE - Housing Agreement-For Profit Rental- Cressey Rezoning- 3365 Commercial Drive and 1695-1775 East 18th Avenue  
**Importance:** High

Hi Daniel,

Yes, going forward we could reference the number in the Recital, if a number is set out in the condition. However, in the actual Legal agreement we would then simply reference that the owner will construct etc. all "Housing Units" and not refer to the number.

In this particular case, as the number was referenced, which was the practice at that time, in order to secure 111 unit, and not only 110, the Housing Agreement would need to be modified.

Please provide Heidi Granger with a request to assign a solicitor along with instructions that you require a Modification of the Housing Agreements, with the details, and she will then assign a lawyer to draft same.

Thanks.

Jean

---

**From:** Naundorf, Daniel  
**Sent:** Thursday, February 15, 2018 2:52 PM  
**To:** Billing, Jean  
**Cc:** Balantzyan, Berg  
**Subject:** RE: CRESSEY 18TH AVENUE - Housing Agreement-For Profit Rental- Cressey Rezoning- 3365 Commercial Drive and 1695-1775 East 18th Avenue

Jean

It's come to Berg's attention in the review of plans (to determine DCL waiver eligibility under the DCL By-law) that the plans for the above noted site now include 111 dwelling units (proposed as rental) within the multiple dwelling.

The agreement references both "all units in the building" and the number "110 housing units"

Are we ok to assume that the term all in the agreement, means "all Housing Units" irrespective of the number changing in revised plans (as happens with unit layout revisions from time to time between rezoning and development permit)

Is there a way in the future we can soften or provide additional wiggle room around the number of units cited in such agreements? We've encountered this as an issue on a couple other secured market rental agreements and minor changes to plans on the lands they reference.

- (a) at its sole cost and expense, it will construct, fit and finish the New Building containing commercial units at grade and 110 Housing Units, and related amenity and parking spaces, in accordance with this Agreement, the conditions of enactment of the Rezoning By-law, the Development Permit, the Building Permit and all applicable City by-laws and policies, all to the satisfaction of the City;
- (b) as of issuance of the Occupancy Permit for the New Building, all Housing Units in the New Building will be used only for the purpose of providing For-Profit Affordable Rental Housing (the "For-Profit Affordable Rental Housing Units") in accordance with the terms of this Agreement, and if the New Building is destroyed or demolished before the end of the Term, then any replacement building(s) built on the Lands (together with any remaining undestroyed or undemolished building) will also contain not less than the same number and type of replacement Housing Units as the New Building formerly contained, which replacement Housing Units will also be used only for the purpose of providing For-Profit Affordable Rental Housing (each such replacement Housing Unit hereinafter referred to as a "Replacement For-Profit Affordable Rental Housing Unit"), in accordance with the terms of this Agreement and the applicable by-laws of the City;

---

**From:** Billing, Jean  
**Sent:** Thursday, July 14, 2016 11:24 AM  
**To:** Naundorf, Daniel  
**Subject:** FW: CRESSEY 18TH AVENUE - Housing Agreement-For Profit Rental- Cressey Rezoning- 3365 Commercial Drive and 1695-1775 East 18th Avenue

Thanks Dan, here it is.

Jean

---

**From:** Billing, Jean  
**Sent:** Wednesday, July 13, 2016 9:35 AM  
**To:** Dunnet, Allison  
**Subject:** CRESSEY 18TH AVENUE - Housing Agreement-For Profit Rental- Cressey Rezoning- 3365 Commercial Drive and 1695-1775 East 18th Avenue

Hi Allison,

Attached is a copy of a Housing Agreement, regarding the Cressey Rezoning, for your review and Comments. Please note that you will need to provide us with a copy of the Rent Roll to attach as Schedule A.

If this is not your file, please advise me as to the person that is handling this matter so that I may send the Agreement to the appropriate person for review.

Thanks.

Jean

**From:** Stanford, Carl  
**Sent:** Thursday, February 15, 2018 1:57 PM  
**To:** Naundorf, Daniel; Balantzyan, Berg  
**Subject:** FW: 3365 Commercial Dr / DP-2017-00181

Please see below response to your comments

Carl Stanford | Project Facilitator

CITY OF VANCOUVER | Development, Buildings & Licensing



515 W 10th Ave, Vancouver, BC V5Z 4A8

Tel | 604-871-6796

Email | [carl.stanford@vancouver.ca](mailto:carl.stanford@vancouver.ca)

WARNING: This e-mail transmission, and any documents, files or previous e-mails attached to it, may contain confidential and/or proprietary information. If you are not the intended recipient or the person responsible for delivering it to the intended recipient, you are hereby notified that any disclosure, copying, distribution or use of any of the information contained in or attached to this transmission is STRICTLY PROHIBITED. If you have received this transmission in error, please immediately notify the sender by telephone at 604.871-6796 and destroy the original transmission and its attachments without reading them.

**From:** Nathan Gurvich [<mailto:nathangurvich@cressey.com>]

**Sent:** Thursday, February 15, 2018 1:55 PM

**To:** Stanford, Carl

**Subject:** RE: 3365 Commercial Dr / DP-2017-00181

Hi Carl

The 4 units (2 Heritage and 2 Infill) will NOT be part of the secured market rental nor included in the Housing Agreement. All submitted project parking and other statistics reflect this fact. They were NOT included on the DCL waiver form as submitted with the prior to response. Please clarify to departments as necessary.

Also please note all servicing and other agreements were finalized and registered as part of the zoning enactment back in November 2016.

We are reviewing and will be responding to your earlier email in regard to technical comments. Please book an intake with Yamamoto as soon as possible.

Regards,

Nathan Gurvich  
Development Manager

**Cressey Development Group**  
200 - 555 West 8<sup>th</sup> Ave  
Vancouver, British Columbia V5Z 1C6  
604-649-3624 Cell  
604-895-0427 Direct  
[nathangurvich@cressey.com](mailto:nathangurvich@cressey.com)  
[www.cressey.com](http://www.cressey.com)

**From:** Stanford, Carl [<mailto:Carl.Stanford@vancouver.ca>]

**Sent:** February 15, 2018 1:36 PM

**To:** Nathan Gurvich <[nathangurvich@cressey.com](mailto:nathangurvich@cressey.com)>

**Subject:** 3365 Commercial Dr / DP-2017-00181

Hi Nathan,

Please review the response below from housing in relation to the query :

*"We need confirmation from Housing Policy and Projects that the DCL Waiver form (attached) is acceptable, noting the following:*

- individual and average dwelling unit size are as shown on submitted plans, and apply only to the Multiple Dwelling building;*
- clarification of dwelling unit use, as rental or market, is required for the units in the Infill and Heritage MCD. If secured rental, they must be included in the Housing Agreement (refer also to Condition 1 in the attached memo)."*

Regards,

Carl Stanford | Project Facilitator

**CITY OF VANCOUVER** | Development, Buildings & Licensing  
515 W 10th Ave, Vancouver, BC V5Z 4A8  
Tel | 604-871-6796  
Email | carl.stanford@vancouver.ca

*WARNING: This e-mail transmission, and any documents, files or previous e-mails attached to it, may contain confidential and/or proprietary information. If you are not the intended recipient or the person responsible for delivering it to the intended recipient, you are hereby notified that any disclosure, copying, distribution or use of any of the information contained in or attached to this transmission is STRICTLY PROHIBITED. If you have received this transmission in error, please immediately notify the sender by telephone at 604.871-6796 and destroy the original transmission and its attachments without reading them.*

**From:** Naundorf, Daniel  
**Sent:** Thursday, February 15, 2018 10:37 AM  
**To:** Stanford, Carl  
**Cc:** Balantzyan, Berg  
**Subject:** RE: 3365 Commercial Dr. / DP-2017-00181

See attached e-mail

The DCL waiver is applicable only to the multiple dwelling (as per the housing agreement) not the sub area with MCD as per the applicants intentions at the time the Housing Agreement was drafted.

If they want to include the units in the MCD (and secure those as rental eligible for the DCL waiver) then we would need to amend the housing agreement and bring it back to Council for approval by by-law

The applicant was advised of this in May 2017

## Balantzyan, Berg

---

**From:** Balantzyan, Berg  
**Sent:** Friday, February 16, 2018 2:55 PM  
**To:** 'Mihai Adam'  
**Cc:** Stanford, Carl; Piyush Sanghadia; Nathan Gurvich; Nelson Kwan  
**Subject:** RE: 3365 Comm Dr,DP-2017-00181

Hi Mihai,

Thanks for your response to the technical items for the above-noted application.

Technical items appear to have been addressed satisfactorily.

Please contact Carl Stanford to arrange for revisions with mark-ups and/or replacement of sheets.

**NOTE: Revisions should be in the form of mark-ups in red ink and/or "cut and paste", as much as possible. Effort should be made to minimize submission of replacement sheets.**

**Sheets, replaced in the set stamped "Planning Department Copy", should be returned to the Project Coordinator.**

Thanks.

arg

*Berg Balantzyan* | Project Coordinator - Development Review Branch

Development, Buildings & Licensing

tel: 604.873.7411

[berg.balantzyan@vancouver.ca](mailto:berg.balantzyan@vancouver.ca)

---

**From:** Mihai Adam [mailto:m.adam@yamamotoarchitecture.com]  
**Sent:** Friday, February 16, 2018 11:45 AM  
**To:** Balantzyan, Berg  
**Cc:** Stanford, Carl; Piyush Sanghadia; Nathan Gurvich; Nelson Kwan  
**Subject:** Re: 3365 Comm Dr,DP-2017-00181

Hi Berg,

As discussed I am sending you the response to the January 26, 2018 memo and the revised parking stats for your review.

Also, see below in the body of the email for responses to your comments sent yesterday.

Please let us know if you think we have addressed all issues as we are expecting an intake meeting early next week.

Regards,  
Mihai

On Feb 15, 2018, at 12:11 PM, Stanford, Carl <[Carl.Stanford@vancouver.ca](mailto:Carl.Stanford@vancouver.ca)> wrote:

Hi Mihai

Can you please make sure your memo has addressed all the points as per below. Thanks

Regards,

Carl Stanford | Project Facilitator

CITY OF VANCOUVER | Development, Buildings & Licensing  
515 W 10th Ave, Vancouver, BC V5Z 4A8  
Tel | 604-871-6796  
Email | carl.stanford@vancouver.ca

*WARNING: This e-mail transmission, and any documents, files or previous e-mails attached to it, may contain confidential and/or proprietary information. If you are not the intended recipient or the person responsible for delivering it to the intended recipient, you are hereby notified that any disclosure, copying, distribution or use of any of the information contained in or attached to this transmission is STRICTLY PROHIBITED. If you have received this transmission in error, please immediately notify the sender by telephone at 604.871-6796 and destroy the original transmission and its attachments without reading them.*

**From:** Balantzyan, Berg  
**Sent:** Thursday, February 15, 2018 11:42 AM  
**To:** Stanford, Carl; Wilson, Terry  
**Cc:** Beaulieu, Lee; Naundorf, Daniel  
**Subject:** RE: 3365 Comm Dr,DP-2017-00181

Hi Carl,

Please ask the applicant to provide a written response addressing technical conditions in my memo dated January 26, 2018, as a brief review of revised drawings in pdf format indicates the following numbered items have not been addressed:

1. Item 1;

Addressed

2. Item 5;

Addressed

3. Item 6.

Addressed

In addition, the following additional items have been identified which also need to be addressed:

1. clarification of dwelling unit use in the Infill and MCD;

**Note:** If secured as rental units, the Housing Agreement must be modified accordingly.

Cressy will address accordingly.

The registered Housing Agreement is for 110 dwelling units. In the current drawings, 111 dwelling units are proposed in the multiple dwelling building.

**Note:** The Housing Agreement must be revised accordingly.

Cressy will address accordingly.

3. All dwelling unit sizes appear different in the pdf version of plans compared to previously submitted plans.

**Note:** If the pdf version is to be used, the DCL Waiver form must be revised and resubmitted to Housing.

The measurement of dwelling unit size shall be calculated using the inside dimension of the walls. Interior partition walls, within the dwelling unit, are to be included in the measurement.

Further, any bulk storage EXCLUDED FROM FSR CALCULATIONS shall NOT be included in the measurement of the dwelling unit floor area.

Please ask the applicant to submit only those sheets that have been revised.

Units area calculations were inadvertently changed to marketing sizing which included the storage area. We have now recalculated the unit sized as instructed above.

**NOTE:** Revisions should be in the form of mark-ups in red ink and/or "cut and paste", as much as possible. Effort should be made to minimize submission of replacement sheets.

Sheets, replaced in the set stamped "Planning Department Copy", should be returned to the Project Coordinator.

Thanks.

Berg

*Berg Balantzyan* | Project Coordinator - Development Review Branch

Development, Buildings & Licensing

tel: 604.873.7411

[berg.balantzyan@vancouver.ca](mailto:berg.balantzyan@vancouver.ca)

---

**From:** Stanford, Carl

**Sent:** Wednesday, February 14, 2018 3:46 PM

**To:** Balantzyan, Berg; Wilson, Terry

**Cc:** Beaulieu, Lee

**Subject:** 3365 Comm Dr,DP-2017-00181

Hi Berg/ Terry

As discussed the applicant has responded with revised drawings. I attach the electronic copies for your reference (which will be uploaded into Posse) prior to their final hardcopy set next week.

Regards

Carl Stanford | Project Facilitator

**CITY OF VANCOUVER** | Development, Buildings & Licensing

515 W 10th Ave, Vancouver, BC V5Z 4A8

Tel | 604-871-6796

Email | [carl.stanford@vancouver.ca](mailto:carl.stanford@vancouver.ca)

WARNING: This e-mail transmission, and any documents, files or previous e-mails attached to it, may contain confidential and/or proprietary information. If you are not the intended recipient or the person responsible for delivering it to the intended recipient, you are hereby notified that any disclosure, copying, distribution or use of any of the information contained in or attached to this transmission is STRICTLY PROHIBITED. If you have received this transmission in error, please immediately notify the sender by telephone at 604.871-6796 and destroy the original transmission and its attachments without reading them.

<3365CommercialDr.Memo.docx>

## MEMORANDUM

January 26, 2018

TO: Carl Stanford, Project Facilitator

CC: DP File

FROM: Berg Balantzyan, Project Coordinator - Development Review Branch

SUBJECT: 3365 Commercial Dr. / DP-2017-00181

The following technical items need to be addressed prior to issuance of the Development Permit for the above-noted application:

1. clarification of dwelling unit use as rental or market, noting the following:
  - i. dwelling units in Sub-area 2 have been designated as rental, whereas previously they were designated as market (fee simple);  
Units in Sub-area 1 are secured market rental.  
Units in Sub-area 2 are unsecured rental.
  - ii. computation of required parking has been based on all 115 dwelling units being secured market rental;  
Sub-area 1 contains 111 units considered under 4.5.B1 ( req. parking is 59 + 8 visitor stalls )  
Sub-area 2 contains 4 units considered under 4.2.1.13 & 4.4.4 ( req. parking is 5 + 0 visitor stalls )
2. compliance with Section 8 - Horizontal angle of daylight, of the CD-1 (644) By-law, noting the following:
  - i. the following rooms do not comply:
    - a. Bedroom in Unit Type B1 on the ground and 2<sup>nd</sup> floors, and bedroom in Unit Type B6 on the ground floor;

**Note:** The bedroom window has no direct light, i.e., light enters through the solarium.  
Solarium has been eliminated from this unit layout.

3365CommercialDr.Memo

- b. Store Room in Unit Type B3 on the ground and 2<sup>nd</sup> floors;

**Note:** The Store Room is large enough to be considered as a habitable room, and requires a window.

Store Room converted to laundry room.

3. "Balcony" and "Roof Deck" to be noted on all balconies and roof decks on floor plans; Balconies and Roof Deck are now labeled on all floor plans.

**Note:** Balconies in the following unit types do not match on floor plans and FSR sheets:

- i. Unit B4 on the 2<sup>nd</sup> floor, Sheet No. A2.02;  
Balcony for this unit has been relabeled to show roof deck.

- ii. Unit C6-A on the 2<sup>nd</sup> to 4<sup>th</sup> floors, Sheet Nos. A2.02, A2.03, and A2.04;  
The shape of the balcony in FSR layouts has been adjusted to reflect actual size.

4. clarification of number of storeys in the heritage designated Multiple Conversion Dwelling, noting the following:

- i. to be considered as first storey, the average height of the ground floor level must not be more than 2.0 m (6.56 ft.) above the average grade around the perimeter of the building;

**Note:** Average height from first storey to average grade around the perimeter of the building is calculated thus:

[Sum of area of exposed building face, between 1<sup>st</sup> storey and finished grade on all four elevations] ÷ [Perimeter of the building].

- iii. the level shown as "Basement" appears to be the first storey, and floor levels on the floor plans and elevation/section drawings should be corrected accordingly;  
All drawings has been corrected as indicated.

- iv. existing and finished grades should be shown at all four corners of the building, matching on plans and elevation drawings;  
Elevations of the building corners have been show on plans and elevations.

5. compliance with Section 4.5.B1 regarding visitor parking, of the Parking By-law;

**Note:** A minimum of 9 visitor parking spaces is required for proposed 115 rental dwelling units, in accordance with Sections 4.5.B1, and 4.4.4.

Sub-area 1 contains 111 units considered under 4.5.B1 which requires 8 visitors stalls. 8 visitor stalls are provided.

Sub-area 2 contains 4 units considered under 4.2.1.13 & 4.4.4 which require 0 visitor parking.

6. compliance with Section 4.1.7 - Number of Small Car Spaces, of the Parking By-Law, to the satisfaction of the General Manager of Engineering Services, noting the following:



- i. the number of small car parking spaces on a site may not exceed 25% of the total parking spaces required for the site for all uses combined;
- ii. based on submitted information, required number of parking spaces has been computed to be 68, i.e., 57 (multiple dwelling and infill) + 2 (Heritage multiple conversion dwelling) + 9 (visitor), of which a maximum of 17 parking spaces may be small car spaces;

**Note:** Proposed number of small car spaces is 18.

17 small cars are now provided.

- 7. "A minimum of one electrical receptacle shall be provided for each two Class A bicycle spaces", to be noted on the submitted plans;

**Note:** The note on Sheet No. A2.00, which states provision of electrical outlets for only 72 spaces, should be revised as 160 spaces are proposed.

The drawings have been corrected accordingly.

- 8. number of Class B bicycle spaces to be noted on the Ground Floor Plan, Sheet No. A2.01, matching Landscape Plans;

Ground Floor plan has been annotated to indicate location of Class B bicycles space in coordination with landscape consultant.

- 9. compliance with Section 10.12.2 - Demolition of a Building, of the Zoning and Development By-law which states that:

"Except as set out in Section 10.12.3, where development necessitates the demolition of existing residential rental accommodation, no development permit shall be issued for the demolition unless and until a development permit for the new development has been issued.

The development permit for the new development shall not be issued unless and until all building permits for the new development and a building permit for the demolition are issuable."

- 10. The proposed form of development can and does become approved by City Council;

## Balantzyan, Berg

---

**From:** Billing, Jean  
**Sent:** Thursday, February 15, 2018 4:09 PM  
**To:** Naundorf, Daniel  
**Cc:** Balantzyan, Berg; Stanford, Carl  
**Subject:** RE: CRESSEY 18TH AVENUE - Housing Agreement-For Profit Rental- Cressey Rezoning- 3365 Commercial Drive and 1695-1775 East 18th Avenue

**Importance:** High

Hi Daniel,

Yes, going forward we could reference the number in the Recital, if a number is set out in the condition. However, in the actual Legal agreement we would then simply reference that the owner will construct etc. all "Housing Units" and not refer to the number.

In this particular case, as the number was referenced, which was the practice at that time, in order to secure 111 unit, and not only 110, the Housing Agreement would need to be modified.

Please provide Heidi Granger with a request to assign a solicitor along with instructions that you require a Modification of the Housing Agreements, with the details, and she will then assign a lawyer to draft same.

Thanks.

Jean

---

**From:** Naundorf, Daniel  
**Sent:** Thursday, February 15, 2018 2:52 PM  
**To:** Billing, Jean  
**Cc:** Balantzyan, Berg  
**Subject:** RE: CRESSEY 18TH AVENUE - Housing Agreement-For Profit Rental- Cressey Rezoning- 3365 Commercial Drive and 1695-1775 East 18th Avenue

Jean

It's come to Berg's attention in the review of plans (to determine DCL waiver eligibility under the DCL By-law) that the plans for the above noted site now include 111 dwelling units (proposed as rental) within the multiple dwelling.

The agreement references both "all units in the building" and the number "110 housing units"

Are we ok to assume that the term all in the agreement, means "all Housing Units" irrespective of the number changing in revised plans (as happens with unit layout revisions from time to time between rezoning and development permit)

Is there a way in the future we can soften or provide additional wiggle room around the number of units cited in such agreements? We've encountered this as an issue on a couple other secured market rental agreements and minor changes to plans on the lands they reference.

- (a) at its sole cost and expense, it will construct, fit and finish the New Building containing commercial units at grade and 110 Housing Units, and related amenity and parking spaces, in accordance with this Agreement, the conditions of enactment of the Rezoning By-law, the

Development Permit, the Building Permit and all applicable City by-laws and policies, all to the satisfaction of the City;

- (b) as of issuance of the Occupancy Permit for the New Building, all Housing Units in the New Building will be used only for the purpose of providing For-Profit Affordable Rental Housing (the “For-Profit Affordable Rental Housing Units”) in accordance with the terms of this Agreement, and if the New Building is destroyed or demolished before the end of the Term, then any replacement building(s) built on the Lands (together with any remaining undestroyed or undemolished building) will also contain not less than the same number and type of replacement Housing Units as the New Building formerly contained, which replacement Housing Units will also be used only for the purpose of providing For-Profit Affordable Rental Housing (each such replacement Housing Unit hereinafter referred to as a “Replacement For-Profit Affordable Rental Housing Unit”), in accordance with the terms of this Agreement and the applicable by-laws of the City;

---

**From:** Billing, Jean

**Sent:** Thursday, July 14, 2016 11:24 AM

**To:** Naundorf, Daniel

**Subject:** FW: CRESSEY 18TH AVENUE - Housing Agreement-For Profit Rental- Cressey Rezoning- 3365 Commercial Drive and 1695-1775 East 18th Avenue

Thanks Dan, here it is.

Jean

---

**From:** Billing, Jean

**Sent:** Wednesday, July 13, 2016 9:35 AM

**To:** Dunnet, Allison

**Subject:** CRESSEY 18TH AVENUE - Housing Agreement-For Profit Rental- Cressey Rezoning- 3365 Commercial Drive and 1695-1775 East 18th Avenue

Hi Allison,

Attached is a copy of a Housing Agreement, regarding the Cressey Rezoning, for your review and Comments. Please note that you will need to provide us with a copy of the Rent Roll to attach as Schedule A.

If this is not your file, please advise me as to the person that is handling this matter so that I may send the Agreement to the appropriate person for review.

Thanks.

Jean

LAND TITLE ACT

Oct-19-2016 11:45:53.007

CA5584931

FORM C (Section 233) CHARGE

GENERAL INSTRUMENT - PART 1 Province of British Columbia

PAGE 1 OF 18 PAGES

Your electronic signature is a representation that you are a subscriber as defined by the Land Title Act, RSBC 1996 c.250, and that you have applied your electronic signature in accordance with Section 168.3, and a true copy, or a copy of that true copy, is in your possession.

Sarah Wyn  
Jones BCK9KK

Digitally signed by Sarah Wyn Jones  
BCK9KK  
DN: c=CA, cn=Sarah Wyn Jones  
BCK9KK, o=Lawyer, ou=Verify ID at  
www.juricert.com/LKUP.cfm?  
id=BCK9KK  
Date: 2016.10.19 11:29:58 -07'00'

1. APPLICATION: (Name, address, phone number of applicant, applicant's solicitor or agent)

Sarah Jones, Barrister and Solicitor

Clark Wilson LLP

Suite 900 - 885 West Georgia Street

Vancouver

BC V6C 3H1

Telephone: (604) 687-5700

File No. 13260-0299

CW Doc No. 10240807

LS-16-12324-003 - Housing Agreement - Market Rental

Document Fees: \$71.58

Deduct LTSA Fees? Yes ☒

2. PARCEL IDENTIFIER AND LEGAL DESCRIPTION OF LAND:

[PID]

[LEGAL DESCRIPTION]

**NO PID NMBR LOT 1 DISTRICT LOT 753 GROUP 1 NWD PLAN EPP41737**

STC? YES

Related Plan Number: **EPP41737**

3. NATURE OF INTEREST

CHARGE NO.

ADDITIONAL INFORMATION

**SEE SCHEDULE**

4. TERMS: Part 2 of this instrument consists of (select one only)

(a) ☐ Filed Standard Charge Terms D.F. No.

(b) ☒ Express Charge Terms Annexed as Part 2

A selection of (a) includes any additional or modified terms referred to in Item 7 or in a schedule annexed to this instrument.

5. TRANSFEROR(S):

**CRESSEY 18TH AVENUE HOLDINGS LTD., INC. NO. BC0969486**

6. TRANSFEREE(S): (including postal address(es) and postal code(s))

**CITY OF VANCOUVER**

453 WEST 12TH AVENUE

VANCOUVER

V5Y 1V4

BRITISH COLUMBIA

CANADA

Incorporation No

n/a

7. ADDITIONAL OR MODIFIED TERMS:

N/A

8. EXECUTION(S): This instrument creates, assigns, modifies, enlarges, discharges or governs the priority of the interest(s) described in Item 3 and the Transferor(s) and every other signatory agree to be bound by this instrument, and acknowledge(s) receipt of a true copy of the filed standard charge terms, if any.

Officer Signature(s)

SARAH W. JONES

Barrister & Solicitor

CLARK WILSON LLP

900 - 885 WEST GEORGIA STREET

VANCOUVER, B.C. V6C 3H1

T.604.687.5700

Execution Date

Y	M	D
16	09	28

Transferor(s) Signature(s)

CRESSEY 18TH AVENUE  
HOLDINGS LTD., by its authorized  
signatory(ies)

Print Name: SCOTT CRESSEY

Print Name:

OFFICER CERTIFICATION:

Your signature constitutes a representation that you are a solicitor, notary public or other person authorized by the *Evidence Act*, R.S.B.C. 1996, c.124, to take affidavits for use in British Columbia and certifies the matters set out in Part 5 of the *Land Title Act* as they pertain to the execution of this instrument.

FOI 2020-335 &amp; 2020-337 - Package 1 of 2 - Page 111 of 384

**LAND TITLE ACT  
FORM E****SCHEDULE**

PAGE 3 OF 18 PAGES

NATURE OF INTEREST

CHARGE NO.

ADDITIONAL INFORMATION

Covenant

Entire Instrument

NATURE OF INTEREST

CHARGE NO.

ADDITIONAL INFORMATION

NATURE OF INTEREST

CHARGE NO.

ADDITIONAL INFORMATION

NATURE OF INTEREST

CHARGE NO.

ADDITIONAL INFORMATION

NATURE OF INTEREST

CHARGE NO.

ADDITIONAL INFORMATION

NATURE OF INTEREST

CHARGE NO.

ADDITIONAL INFORMATION

## TERMS OF INSTRUMENT - PART 2

### HOUSING AGREEMENT AND BUILDING USE COVENANT FOR-PROFIT AFFORDABLE RENTAL HOUSING

**3365 Commercial Drive and 1695 - 1775 East 18<sup>th</sup> Avenue**

#### WHEREAS:

- A. It is understood and agreed that this instrument and Agreement will be read as follows:
  - (i) the Transferor, Cressey 18<sup>th</sup> Avenue Holdings Ltd., is called the "**Owner**", as more particularly defined in Section 1.1; and
  - (ii) the Transferee, City of Vancouver, is called the "**City**" or the "**City of Vancouver**" when referring to corporate entity continued under the *Vancouver Charter*, and "**Vancouver**" when referring to geographic location;
- B. The Owner is the registered and beneficial owner of the Lands;
- C. The Owner made an application to rezone the Lands (the "**Rezoning Application**") from RS-2 (Residential) District to CD-1 (Comprehensive Development) District, and after a public hearing to consider the rezoning application, the rezoning application was approved by City Council in principle, subject to, among other things, fulfilment of the condition that, prior to enactment of the rezoning by-law (upon enactment, the "**Rezoning By-law**"), the Owner make arrangements to the satisfaction of the Chief Housing Officer and the Director of Legal Services to enter into a Housing Agreement by by-law enacted pursuant to Section 565.2 of the *Vancouver Charter* securing 110 of the residential units as for-profit affordable rental housing units pursuant to Section 3.1A of the Vancouver DCL By-law for the longer of 60 years and life of the New Building, and subject to other conditions set forth in the minutes of the public hearing; and
- D. The Owner is entering into this Agreement to satisfy the foregoing conditions.

NOW THEREFORE THIS AGREEMENT WITNESSES that for good and valuable consideration (the receipt and sufficiency of which the parties hereby acknowledge and agree to) the Owner and the City, in satisfaction of the requirements of Section 3.1A of the Vancouver DCL By-law and pursuant to Section 565.2 of the *Vancouver Charter* and Section 219 of the *Land Title Act*, agree as follows, in respect of the use of the Lands and the New Building:

### ARTICLE 1 DEFINITIONS AND INTERPRETATION

- 1.1 Definitions. Terms defined in this Section 1.1, unless specifically otherwise provided in this Agreement, will have the following meanings:
  - (a) "**Agreement**" means this housing agreement and building use covenant, including the foregoing recitals and all schedules hereto;



- (b) **"Building Permit"** means any building permit issued by the City authorizing the building of a New Building as contemplated by the Rezoning By-law and the Development Permit;
- (c) **"Chief Housing Officer"** means the person appointed from time to time as the City's Chief Housing Officer and his/her successors in function and their respective nominees;
- (d) **"City"** and **"City of Vancouver"** have the meaning ascribed to those terms in Recital A(ii);
- (e) **"City Manager"** means the chief administrator from time to time of the City and her successors in function and their respective nominees;
- (f) **"City Personnel"** means any and all of the elected and appointed officials, and officers, employees, agents, nominees, delegates, permittees, contractors, subcontractors and volunteers of the City;
- (g) **"Development Permit"** means any development permit issued by the City authorizing the development of the Lands contemplated by the Rezoning By-law;
- (h) **"Director of Legal Services"** means the chief administrator from time to time of the City's Legal Services Department and her/his successors in function and their respective nominees;
- (i) **"Discharge"** has the meaning ascribed to that term in Section 7.1(b);
- (j) **"Discharge Date"** means the date upon which the Owner files the Discharge with the Land Title Office;
- (k) **"Effective Date"** means the date as of which this Agreement has been executed by all parties to it;
- (l) **"For-Profit Affordable Rental Housing"** means a building containing multiple Housing Units which meets the requirements of Section 3.1A of the Vancouver DCL By-law to be for-profit affordable rental housing, but does not include alterations of or extensions to those Housing Units; PROVIDED, HOWEVER, that if the definition of For-Profit Affordable Rental Housing applicable at the time when a Building Permit is issued differs from the foregoing, the definition applicable at the time of Building Permit issuance will apply unless otherwise provided in the Vancouver DCL By-law;
- (m) **"For-Profit Affordable Rental Housing Units"** has the meaning ascribed to that term in section 2.1(b) and **"For-Profit Affordable Rental Housing Unit"** means any one of such units;
- (n) **"For-Profit Affordable Rental Housing Units Parcel"** has the meaning ascribed to that term in Section 7.1(a)
- (o) **"Housing Unit"** means a self-contained dwelling unit, comprised of two or more rooms, including toilet, bathing and cooking facilities;

- (p) "**Land Title Act**" means the *Land Title Act*, R.S.B.C. 1996, c. 250;
- (q) "**Lands**" means the parcel of land situate in Vancouver, British Columbia, and legally described in Item 2 of the Form C - General Instrument - Part 1, and includes any parcels into which such land is consolidated or further subdivided;
- (r) "**Losses**" means any and all damages, losses, fines, penalties, costs (including legal costs on a solicitor and own client basis), actions, causes of action, claims, demands, judgements, builders liens, liabilities, indirect or consequential damages (including loss of profit and loss of use and damages arising out of delays) and expenses of every nature or kind whatsoever;
- (s) "**New Building**" means any new building or structure to be built on the Lands as contemplated by the Development Permit, and includes any portion of any such building or structure, but does not include temporary buildings or structures on the Lands during the period of, and required for the purposes of, any construction contemplated by the Development Permit;
- (t) "**Occupancy Permit**" means a permit issued by the City authorizing the use and occupation of any New Building, development or partial development on the Lands issued after the Effective Date;
- (u) "**Owner**" means the registered owner of the Lands as of the Effective Date, namely, **Cressey 18<sup>th</sup> Avenue Holdings Ltd.**, and its successors and permitted assigns;
- (v) "**Related Person**" means, where the registered or beneficial owner of the Rental Housing Units is:
  - (i) a corporation (as that term is defined in the *Business Corporations Act*, S.B.C. 2002, c.57, then a Related Person is:
    - (A) an officer, director or shareholder of such Owner or of another entity which is a shareholder of such Owner; or
    - (B) the spouse, parent, child, sibling, niece or nephew of any such officer, director or shareholder; and
  - (ii) an individual, then a Related Person is the spouse, parent, child, sibling, niece or nephew of such individual;
- (w) "**Rental Housing**" means a Housing Unit which is not occupied by the registered or beneficial owner of the same or by a Related Person, but which is made available by such owner to the general public, at arm's length, for use as rental accommodation on a month-to-month basis or longer in accordance with this Agreement, reasonably prudent landlord-tenant practices for rental residential accommodation and any and all laws applicable thereto, including, without limitation, residential tenancy and human rights legislation in British Columbia;

- (x) "Replacement For-Profit Affordable Rental Housing Unit" has the meaning ascribed to that term in section 2.1(b) and "Replacement For-Profit Affordable Rental Housing Units" means all of such units;
- (y) "*Residential Tenancy Act*" means the *Residential Tenancy Act* S.B.C. 2002, c. 78;
- (z) "Rezoning Application" has the meaning ascribed to that term in Recital C;
- (aa) "Rezoning By-law" has the meaning ascribed to that term in Recital C;
- (bb) "Term" means the term of this Agreement, which will commence on the Effective Date and will end on the later of:
  - (i) the 60 year anniversary of the issuance of the final Occupancy Permit for the New Building; or
  - (ii) the date as of which the New Building is demolished or substantially destroyed;
- (cc) "Vancouver" has the meaning ascribed to that term in Recital A(ii);
- (dd) "*Vancouver Charter*" means the *Vancouver Charter* S.B.C. 1953, c. 55; and
- (ee) "Vancouver DCL By-law" means the City's Vancouver Development Cost Levy By-law No. 9755.

## 1.2 Interpretation. In this Agreement:

- (a) Party. Any reference to a party herein will be deemed to include the heirs, executors, administrators, successors, assigns, employees, servants, agents, officers, contractors, licensees and invitees of such parties wherever the context so permits or requires.
- (b) Singular; Gender. Wherever the singular or masculine or neuter is used in this Agreement, the same will be construed to mean the plural or the feminine or body corporate or politic, and vice versa, as the context or the parties so require.
- (c) Captions and Headings. The captions and headings appearing in this Agreement have been inserted as a matter of convenience and for reference only and in no way define, limit or enlarge the scope or meaning of this Agreement or any of the provisions hereof.
- (d) References. References to the or this "Agreement" and the words "hereof" "herein" and similar words refer to this Agreement as a whole and not to any section or subsection or other subdivision hereof and any reference in this Agreement to a designated Recital, Section, subsection or other subdivision is a reference to the designated Recital, Section, subsection or subdivision hereof.
- (e) Governing Law. This Agreement will be governed by and construed in accordance with the laws of the Province of British Columbia and the laws of Canada applicable in British Columbia.

- (f) Legislation. Any reference to a statute or by-law includes and is a reference to such statute or by-law and to the regulations made pursuant thereto in force on the Effective Date, with all amendments made thereto and as in force from time to time, and to any statute, by-law and regulations that may be passed which have the effect of supplementing or superseding such statutes, by-laws and regulations.
- (g) Time. Time will be of the essence of this Agreement and each part of it. If any party expressly or impliedly waives this requirement, that party may reinstate it by delivering notice to the other party(ies). If a time is specified in this Agreement for observing or performing any obligation, such time will be local Vancouver, British Columbia time.

## ARTICLE 2 RESTRICTIONS ON USE OF LANDS AND SUBDIVISION

2.1 The Owner covenants and agrees with the City, in respect of the use of the Lands and the construction and use of the New Building, that:

- (a) throughout the Term:
  - (i) prior to the Discharge Date, the Lands and the New Building will not be used in any way that is inconsistent with the terms of this Agreement;
  - (ii) after the Discharge Date, the For-Profit Affordable Rental Housing Units and the For-Profit Affordable Rental Housing Units Parcel will not be used in any way that is inconsistent with the terms of this Agreement;
  - (iii) at its sole cost and expense, it will construct, fit and finish the New Building, in accordance with this Agreement, the conditions of enactment of the Rezoning By-law, the Development Permit, the Building Permit and all applicable City by-laws and policies, all to the satisfaction of the City;
- (b) as of issuance of the Occupancy Permit for the New Building all 110 Housing Units in the New Building will be used only for the purpose of providing For-Profit Affordable Rental Housing (the "**For-Profit Affordable Rental Housing Units**") in accordance with the terms of this Agreement, and if the New Building is destroyed or demolished before the end of the Term, then any replacement building(s) built on the Lands (together with any remaining undestroyed or undemolished building) will also contain not less than the same number and type of replacement Housing Units as the New Building formerly contained, which replacement Housing Units, during the remainder of the Term, will also be used only for the purpose of providing For-Profit Affordable Rental Housing (each such replacement Housing Unit hereinafter referred to as a "**Replacement For-Profit Affordable Rental Housing Unit**"), in accordance with the terms of this Agreement and the applicable by-laws of the City;
- (c) not less than 25% of the For-Profit Affordable Rental Housing Units (or Replacement For-Profit Affordable Rental Housing Units, as applicable) will have

two or more bedrooms and be designed to meet the City's "High Density Housing for Families with Children Guidelines";

- (d) it will not rent, licence to use or sublet, nor will it allow to be rented, licenced to use or sublet, any For-Profit Affordable Rental Housing Unit (or Replacement For-Profit Affordable Rental Housing Unit, as applicable) for a term of less than one month at a time;
- (e) except by way of a tenancy agreement to which the *Residential Tenancy Act* applies, it will not suffer, cause or permit, beneficial or registered title to any For-Profit Affordable Rental Housing Unit (or Replacement For-Profit Affordable Rental Housing Unit, as applicable) to be sold or otherwise transferred unless title to every one of the For-Profit Affordable Rental Housing Units (or Replacement For-Profit Affordable Rental Housing Units, as applicable) is sold or otherwise transferred together and as a block to the same legal and beneficial owner, as applicable, and subject to Section 9.8;
- (f) it will not suffer, cause or permit, the Lands or the New Building (or any replacement building(s) on the Lands, as applicable) or any part thereof, to be subdivided, whether by subdivision plan, strata plan or otherwise, without the prior written consent of the Director of Legal Services which consent may be arbitrarily withheld, subject to Article 7;
- (g) that any sale of any For-Profit Affordable Rental Housing Unit (or Replacement For-Profit Affordable Rental Housing Unit, as applicable) in contravention of the covenant in Section 2.1(e), and any subdivision of the Lands or the New Building (or any replacement building(s) on the Lands, as applicable) or any part thereof, in contravention of the covenant in Section 2.1(f), will in each case be of no force or effect, and the City will be entitled to the cancellation of the registration of any offending transfer of title or plan, as the case may be, at the Owner's expense;
- (h) throughout the Term, it will:
  - (i) prior to the Discharge Date, keep and maintain the New Building and all parts thereof; and
  - (ii) after to the Discharge Date, keep and maintain the For-Profit Affordable Rental Housing Units and the For-Profit Affordable Rental Housing Units Parcel and all parts thereof,

subject to the *Residential Tenancy Act*, in good repair and in a safe, clean, neat and tidy condition, to the standard of a reasonable and prudent owner of similar buildings;

- (i) during the Term, if:
  - (i) prior to the Discharge Date, the New Building or any part thereof, is damaged; and

- (ii) after the Discharge Date, the For-Profit Affordable Rental Housing Units are damaged,

it will, subject to the *Residential Tenancy Act*, promptly restore and repair the same whenever and as often as damage occurs, to at least as good a state and condition as existed before such damage occurred reasonable wear and tear excepted;

- (j) throughout the Term, it will insure, or cause to be insured:

- (i) prior to the Discharge Date, the New Building; and
- (ii) after the Discharge Date, the For-Profit Affordable Rental Housing Units Parcel;

to the full replacement cost against perils normally insured against in Vancouver by reasonable and prudent owners of similar buildings and lands;

- (k) subject to the adjustments permissible under Section 3.1B(c) of the Vancouver Development Cost Levy By-Law No. 9755, as of the Effective Date, the rents proposed to be charged by the Owner to the first occupants of the For-Profit Affordable Rental Housing Units in the New Building following issuance of the Occupancy Permit are as set forth in rent roll attached hereto as Schedule A;
- (l) in the event of the substantial or complete destruction of the New Building (by cause or causes beyond the reasonable control of the Owner) prior to the 60 year anniversary of the issuance of the final Occupancy Permit, it will promptly take all steps reasonably necessary to enable it to build a replacement building or buildings on the Lands, which building(s) will be subject to the same use restrictions as the New Building and/or the For-Profit Affordable Rental Housing Units Parcel, as applicable, pursuant to this Agreement for the duration of the Term.

### ARTICLE 3 DEVELOPMENT PERMIT RESTRICTION ON THE LANDS

- 3.1 The Owner covenants and agrees with the City in respect of the use of the Lands and the New Building, that:

- (a) the Lands and the New Building will not be used or occupied except as follows:
  - (i) the Owner will not apply for any Development Permit, and will take no action, directly or indirectly, to compel the issuance of any Development Permit, until such time as the Owner has delivered a rent roll to, and to the satisfaction of, the Chief Housing Officer confirming the rents proposed to be charged to the first occupants of the For-Profit Affordable Rental Housing Units (or Replacement For-Profit Affordable Rental Housing Units, as applicable) following issuance of the Occupancy Permit, and the unit type mix and size, which rents, unit type mix and size shall comply with those applicable to For-Profit Affordable Rental Housing when the Development Permit is issued; and

- (ii) the City will be under no obligation to issue any Development Permit until such time as the Owner has complied with Section 3.1(a)(i); and
- (b) without limiting the general scope of Article 6, the Owner does hereby waive, remise and release absolutely any and all claims against the City and City Personnel for any Losses that may derive from the withholding of a Development Permit until there is compliance with the provisions of this Article 3.

#### ARTICLE 4 OCCUPANCY RESTRICTION ON THE LANDS

4.1 The Owner covenants and agrees with the City in respect of the use of the Lands and the New Building, that:

- (a) the Lands and the New Building will not be used or occupied except as follows:
  - (i) the Owner will not apply for any Occupancy Permit in respect of, and will not suffer or permit the occupation of, the New Building and will take no action, directly or indirectly, to compel the issuance of any Occupancy Permit until such time as the Owner has delivered, to the satisfaction of the Chief Housing Officer:
    - (A) a final rent roll confirming the rents to be charged to the first occupants of the For-Profit Affordable Rental Housing Units following issuance of the Occupancy Permit on either a per unit or a per square foot basis, and the unit type mix and size, which rents, unit type mix and size shall comply with those applicable to For-Profit Affordable Rental Housing; and
    - (B) proof of the insurance, consistent with the requirements of Section 2.1(j), is in force and effect, in form and substance satisfactory to the City;
  - (ii) the City will be under no obligation to issue any Occupancy Permit, notwithstanding completion of construction of the New Building until such time as the Owner has complied with Section 4.1(a)(i); and
- (b) without limiting the general scope of Article 6, the Owner does hereby waive, remise and release absolutely any and all claims against the City and City Personnel for any Losses that may derive from the withholding of an Occupancy Permit until there is compliance with the provisions of this Article 4.

#### ARTICLE 5 RECORD KEEPING

5.1 The Owner will keep accurate records pertaining to the use, occupancy and rental rates charged of/for the For-Profit Affordable Rental Housing Units (or Replacement For-Profit



Affordable Rental Housing Units, as applicable) such records to be to the satisfaction of the Chief Housing Officer. At the request of the Chief Housing Officer, from time to time, the Owner will:

- (a) make such records available for inspection and copying by City staff, subject to applicable restrictions in any tenancy, privacy and other laws which place limitations on such disclosure; and
- (b) provide evidence of the insurance required to be taken out pursuant to Section 2.1(j).

## ARTICLE 6 RELEASE AND INDEMNITY

6.1 Release and Indemnity. Subject to Section 6.2, the Owner hereby:

- (a) releases and discharges the City and all City Personnel from and against all Losses which may arise or accrue to the Owner and covenants and agrees to indemnify and save harmless the City and all City Personnel from and against all Losses which may arise, accrue or be incurred by the City or any City Personnel or which are made by any person, firm or corporation against the City or any City Personnel or which the City or any City Personnel may pay, incur, sustain or be put to:
  - (i) by reason of the City or City Personnel:
    - A. reviewing, accepting or approving the design, specifications, materials and methods for construction of the New Building or any part thereof;
    - B. withholding any permit pursuant to this Agreement; or
    - C. exercising any of its rights under any Section 219 covenant, *Vancouver Charter* Section 562.2 housing agreement or other right granted to the City pursuant to this Agreement; or
  - (ii) that otherwise arise out of, or would not have been incurred but for this Agreement;

whether or not such Losses are the result of, or relate in any way to any negligent acts or omissions on the part of the City or the City Personnel; and
- (b) covenants and agrees to indemnify and save harmless the City and City Personnel, from and against all Losses which may arise or accrue to any person, firm or corporation against the City or any City Personnel or which the City or any City Personnel may pay, incur, sustain or be put to, by reason of:
  - (i) any negligent act or omission or wilful misconduct of the Owner or any of the Owner's Personnel in connection with the observance and performance of the obligations of the Owner under this Agreement; or

- (ii) any default in the due observance and performance of the obligations and responsibilities of the Owner under this Agreement.
- (c) The indemnities in this Article 6 will be both personal covenants of the Owner and integral parts of the Section 219 covenants granted in this Agreement.

## 6.2 Conduct of Proceedings.

- (a) In the event that a claim is made against the City which, pursuant to the terms of this Agreement, requires the Owner to indemnify the City or City Personnel, then the City will give notice of such claim to the Owner and, subject to Section 6.2(b), the Owner will have the right, upon written notice to the City, to conduct the proceedings in defence of the claim.
- (b) Section 6.2(a) will not apply and the City will have the right to conduct the defence of any claim described in Section 6.2(a) in the following circumstances:
  - (i) where the City Manager determines that the proper administration of the municipal government requires that decisions with respect to the claim be made by the City;
  - (ii) where the City Manager determines that the public interest requires that the matter be resolved in an open and public way; or
  - (iii) where, in the opinion of the City Manager, the claim is of a nature where decisions with respect to settling or defending it would create a precedent with respect to other existing or potential claims affecting or involving the City;

provided however that if the City wishes to settle any claim, the City will not do so without the prior consent of the Owner, which consent will not be unreasonably withheld. In conducting any defence or making any settlement, the City will act in a manner reasonably consistent with the manner in which the City would act in connection with the defence or settlement of claims, suits, demands, actions or proceedings which would not be indemnified against under the provisions of this Section 6.2(b); and

- (c) Regardless of whether the claim is being defended under Section 6.2(a) or Section 6.2(b), the party having conduct of the proceedings will, upon written request of the other party, provide to the other party all information in its possession relating to the proceedings which may be properly disclosed at law. If the party not having conduct of the proceedings so requests in writing in a timely fashion, the party having conduct of the proceedings will join the other party as a third party to the proceedings.

## 6.3 Survival of Release and Indemnities. The release and indemnities in this Article 6 will remain effective, and survive any modification of, or partial release or release of the covenants created by this Agreement, and any termination of this Agreement, whether by fulfilment of the covenants contained in this Agreement or otherwise.

## ARTICLE 7 SUBDIVISION OF THE LANDS

### 7.1 By Air Space Subdivision Plan. Notwithstanding Section 2.1(f):

- (a) subject to compliance by the Owner with all applicable requirements of the City's Approving Officer and the City's elected Council, this Agreement and all applicable laws and by-laws, the City will not unreasonably withhold its consent to a subdivision of the Lands and the New Building by the deposit of an air space subdivision plan, provided that all the For-Profit Affordable Rental Housing Units will thereafter be contained within a single air space parcel (the "**For-Profit Affordable Rental Housing Units Parcel**"); and
- (b) following such a subdivision and the issuance of a final occupancy permit for the For-Profit Affordable Rental Housing Units Parcel, the Owner may apply to the City for a partial discharge of this Agreement (the "**Discharge**") with respect to any parcel other than the For-Profit Affordable Rental Housing Units Parcel, and the City will on request of the Owner execute and deliver a registrable Discharge in respect of such other parcel(s) provided, that:
  - (i) the Director of Legal Services is satisfied that the Discharge will not unreasonably alter, restrict or limit the City's rights and the Owner's agreements and obligations in respect of the For-Profit Affordable Rental Housing Units, or in respect of the For-Profit Affordable Rental Housing Units Parcel, pursuant to this Agreement;
  - (ii) the Discharge will be in form and substance acceptable to the Director of Legal Services and will be prepared by the Owner at its cost;
  - (iii) the City will have a reasonable amount of time to execute and return the Discharge; and
  - (iv) the preparation and registration of the Discharge will be without cost to the City.

## ARTICLE 8 NOTICES

- 8.1 All notices, demands or requests of any kind which one party may be required or permitted to give to the other in connection with this Agreement, will be in writing and will be given by registered mail or personal delivery, addressed as set forth below. Any such notice, demand or request will be deemed given:
- (a) if made by registered mail, on the earlier of the day receipt is acknowledged by the addressee or the third day after it was mailed, except when there is a postal service disruption during such period, in which case delivery will be deemed to be completed upon actual delivery of the notice, demand or request; and
  - (b) if personally delivered, on the date when delivered.

If to the City, addressed to:

City of Vancouver  
453 West 12<sup>th</sup> Avenue  
Vancouver, British Columbia  
V5Y 1V4

Attention: Chief Housing Officer with a concurrent copy to the Director of Legal Services

If to the Owner, addressed to:

**Cressey 18th Avenue Holdings Ltd.**  
200 - 555 West 8<sup>th</sup> Avenue  
Vancouver, British Columbia  
V5Z 1C6

or to such other address in Canada as either party may specify in writing to the other party in the manner described above, provided that if and when the owner of the Land or any part thereof should change, in the absence of any such specification, then to the address as set out in the State of Title Certificate for that particular parcel of land.

## ARTICLE 9 MISCELLANEOUS

- 9.1 Agreement Runs With the Lands. The covenants and agreements set forth herein on the part of the Owner will be covenants the burden of which will run with and will bind the Lands and will attach thereto subject to Article 7. Upon the sale or transfer of any legal or beneficial interest in the Lands and/or the New Building or any part thereof in accordance with the provisions of Section 9.8, the parties agree that the covenants and agreements herein contained shall only be binding upon the transferring party in respect of a breach or acts or omissions occurring during its ownership.
- 9.2 Agreement to be a First Charge. The Owner agrees to cause, at its sole cost and expense, the registrable interests in land expressly agreed to be granted pursuant to this Agreement to be registered as first registered charges against the Lands, save only for any reservations, liens, charges or encumbrances:
- (a) contained in any grant from Her Majesty the Queen in Right of the Province of British Columbia respecting the Lands;
  - (b) registered against any of the titles to the Lands at the instance of the City, whether in favour of the City or otherwise, as a condition of any rezoning or any Development Permit; and
  - (c) which the Director of Legal Services has determined, in her sole discretion, may rank in priority to the registrable interests in land granted pursuant to this Agreement.

- 9.3 Enforcement. This Agreement may be enforced by mandatory and prohibitory orders of the court. In any action to enforce this Agreement if the City is entitled to court costs, it will be entitled to court costs on a solicitor and own client basis.
- 9.4 Severability. All the obligations and covenants contained in this Agreement are severable, so that if any one or more of the obligations or covenants are held by or declared by a court of competent jurisdiction to be void or unenforceable; the balance of the obligations and covenants will remain and be binding.
- 9.5 Vancouver Charter. Nothing contained or implied herein will derogate from the obligations of the Owner under any other agreement with the City or, if the City so elects, prejudice or affect the City's rights, powers, duties or obligations in the exercise of its functions pursuant to the *Vancouver Charter*, and the rights, powers, duties and obligations of the City under all public and private statutes, by-laws, orders and regulations, which may be, if the City so elects, as fully and effectively exercised in relation to the Lands as if this Agreement had not been executed and delivered by the Owner and the City.
- 9.6 Waiver. The Owner acknowledges and agrees that no failure on the part of the City to exercise and no delay in exercising any right under this Agreement will operate as a waiver thereof nor will any single or partial exercise by the City of any right under this Agreement preclude any other or future exercise thereof or the exercise of any other right. The remedies herein provided will be cumulative and not exclusive of any other remedies provided by law and all remedies stipulated for the City herein will be deemed to be in addition to and not, except as herein expressly stated, restrictive of the remedies of the City at law or in equity.
- 9.7 Further Assurances. The Owner will execute such further and other documents and instruments and do such further and other acts as may be necessary to implement and carry out the provisions and intent of this Agreement including all acts necessary to ensure that this Agreement is noted on title to the Lands as a housing agreement pursuant to Section 565.2 of the *Vancouver Charter*.
- 9.8 Sale of Lands and New Building or Part Thereof. Prior to the sale or transfer of any legal or beneficial interest (other than the transfer of an interest by way of mortgage, where the mortgagee has first granted the Section 219 Covenant contained herein priority, in form and substance satisfactory to the City, over its mortgage), and subject always to Sections 2.1(e) and 2.1(f):
- (a) prior to the Discharge Date, the Owner of the Lands and the New Building; or
  - (b) after the Discharge Date, the Owner of the For-Profit Affordable Rental Housing Units Parcel and the For-Profit Affordable Rental Housing Units;

will cause the purchaser/ transferee to enter into an assumption agreement with the City, in form and substance satisfactory to the Director of Legal Services, pursuant to which the purchaser/transferee will agree to be bound by all of the obligations, agreements and indemnities of such Owner under this Agreement. The provisions in this Section 9.8 will apply equally to all subsequent purchasers/transferees (other than a mortgagee that has first granted the Section 219 Covenant contained herein priority, in form and substance satisfactory to the City, over its mortgage).

9.9 Owner's Representations. The Owner represents and warrants to and covenants and agrees with the City that:

- (a) it has the full and complete power, authority and capacity to enter into, execute and deliver this Agreement and to bind all legal and beneficial interests in the title to the Lands with the interests in land created hereby;
- (b) upon execution and delivery of this Agreement and registration thereof, the interests in land created hereby will encumber all legal and beneficial interests in the title to the Lands;
- (c) this Agreement will be fully and completely binding upon the Owner in accordance with its terms and the Owner will perform all of its obligations under this Agreement in accordance with its terms; and
- (d) the foregoing representations, warranties, covenants and agreement will have force and effect notwithstanding any knowledge on the part of the City whether actual or constructive concerning the status of the Owner with regard to the Lands or any other matter whatsoever.

9.10 Liability. Notwithstanding anything to the contrary contained herein, the Owner shall not be liable under any of the covenants and agreements contained herein where such liability arises by reason of an act or omission occurring after the Owner ceases to have any further interest in the Lands.

9.11 Enurement. This Agreement will enure to the benefit of and be binding upon the City and its successors and assigns, and this Agreement will enure to the benefit of and be binding upon the Owner and its successors and assigns.

IN WITNESS WHEREOF the parties have executed this Agreement on the Forms C or D which are a part hereof.

## SCHEDULE A - RENT ROLL

Commercial Drive and 18th Avenue  
Vancouver, British Columbia



Program: Low Rise Rental Apartment (IRP) + Retention of Heritage House  
Developer: CRESSEY Development Group

### DRAFT RENT ROLL SUMMARY

Description	Num of Units	Area/Unit SF	Rental/SF	Unit/Month
ST1	1	391	2.76	1,078
ST2	2	430	2.76	1,186
ST3	20	448	2.76	1,235
ST4	8	410	2.76	1,131
Studio AVG	31	435	2.76	1,200
1B1	2	612	2.76	1,690
1B2	4	690	2.76	1,905
1B3	2	580	2.76	1,601
1B4	4	550	2.76	1,519
1B5	2	455	2.76	1,256
1B6	2	467	2.76	1,289
1B7	3	554	2.76	1,530
1B8	2	496	2.76	1,369
1B9	1	561	2.76	1,549
1B10	1	567	2.76	1,565
1B11	1	579	2.76	1,599
1B12	1	693	2.76	1,913
1B13	2	471	2.76	1,300
1B14	4	535	2.76	1,477
1B15	5	674	2.76	1,861
1B16	1	679	2.76	1,875
1B17	1	648	2.76	1,789
1 Bed AVG	38	580	2.76	1,600
2B1	1	668	2.70	1,807
2B2	4	780	2.70	2,109
2B3	2	693	2.70	1,874
2B4	1	988	2.70	2,672
2B5	4	769	2.70	2,080
2B6	1	787	2.70	2,128
2B7	1	825	2.70	2,231
2B8	6	751	2.70	2,031
2B9	1	661	2.70	1,788
2B10	6	747	2.70	2,020
2B11	1	872	2.70	2,358
2B12	1	854	2.70	2,310
2B13	1	758	2.70	2,050
2 Bed AVG	30	758	2.70	2,050
3B1	2	833	2.69	2,240
3B2	4	914	2.69	2,458
3B3	2	927	2.69	2,493
3B4	2	1,032	2.69	2,776
3B5	1	985	2.69	2,649
3 Bed AVG	11	930	2.69	2,500
Total Apartment	110	623	2.73	1,700

END OF DOCUMENT

File No.: LS-16-02324-003

**MEMORANDUM**  
**VIA E-MAIL**

November 3, 2016

TO: Daniel Naundorf, Housing Policy and Projects

CC: Wendy LeBreton, Development, Buildings & Licensing

FROM: Jean Billing, Solicitor

SUBJECT: 3365 Commercial Drive and 1695-1775 East 18<sup>th</sup> Avenue  
Cressey 18<sup>th</sup> Avenue Holdings Ltd. - Rezoning  
Parcel Identifier: 029-970-342, Lot 1, Blocks A and B, District Lot 753, Group 1,  
New Westminster District, Plan EPP41737 (the "Lands")  
Housing Agreement and Notice of Housing

Please be advised that the following documents were deposited for registration in the Land Title Office on October 19, 2016 and are now fully registered:

1. Housing Agreement registered under number CA5584931; and
2. Notice of Housing Agreement registered under number CA5584930.

Accordingly, attached please find copies of the above-noted documents with registration particulars noted thereon for your records. We also enclose updated title search print of the Lands for your records.

***Please note that the registered agreement contains permit holds and or pre-permit deliverables which must be entered into the appropriate tracking system (i.e. PRISM). You are responsible for familiarizing yourself with the agreements and ensuring that the required permit holds are entered. Please note the following:***

- ***Development Permit Restriction on the Lands - Article 3***
- ***Occupancy Restriction on the Lands - Article 4***

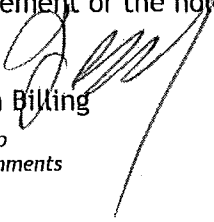
{00583343v1}

City of Vancouver  
Law Department  
453 West 12th Avenue  
Vancouver, British Columbia V5Y 1V4 Canada  
tel: 604.873.7512 fax: 604.873.7445





We trust you will find this to be in order. However, if you have any questions about the agreement or the holds therein please contact the writer.



Jean Billing

JFB/rp  
Attachments

Jean F. Billing  
Direct Line: 604.873.7694  
File number: LS-16-02324-003  
E-mail: jean.billing@vancouver.ca

October 18, 2016

Larry S. Blaschuk  
Registrar of Titles  
Lower Mainland Land Title Office  
88 - 6th Street  
New Westminster, B.C. V3L 5B3

Dear Sir:

**In the Matter of Section 565.2 of the *Vancouver Charter***

TAKE NOTICE that the City of Vancouver has entered into a Housing Agreement pursuant to Section 565.2 of the *Vancouver Charter* with Cressey 18<sup>th</sup> Avenue Holdings Ltd. (Incorporation No. BC0969486) concerning the building with a civic address of 3365 Commercial Drive and 1695 - 1775 East 18<sup>th</sup> Avenue, Vancouver, legally known and described as:

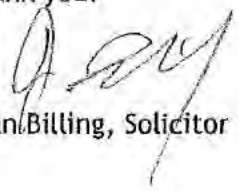
NO PID  
Lot 1, District Lot 753, Group 1, New Westminster District, Plan EPP41737

(the "Property")

This Housing Agreement was authorized by City of Vancouver By-law No. 11643 enacted October 4, 2016.

This is to request that Notice of this Housing Agreement be noted on the title to the Property pursuant to Section 565.2(5) of the *Vancouver Charter*.

Thank you.



Jean Billing, Solicitor

{00565179v1}  
City of Vancouver Law Department  
Tel: 604.873.7512 Fax: 604.873.7445

Mailing Address: 453 West 12th Avenue  
Vancouver, British Columbia V5Y 1V4

Delivery Address: 401-515 West 10<sup>th</sup> Avenue  
Vancouver, British Columbia V5Z 4A8



## NEW WESTMINSTER LAND TITLE OFFICE

LAND TITLE ACT BRITISH COLUMBIA

FORM 17 CHARGE, NOTATION OR FILING Oct-19-2016 11:45:53.006

LAND TITLE AND SURVEY AUTHORITY

CA5584930

PAGE 1 OF 2 PAGES

- Your electronic signature is a representation by you that:
  - you are a subscriber; and
  - you have incorporated your electronic signature into
    - this electronic application, and
    - the imaged copy of each supporting document attached to this electronic application,
 and have done so in accordance with Sections 168.3 and 168.41(4) of the *Land Title Act*, RSBC 1996, C.250.
- Your electronic signature is a declaration by you under Section 168.41 of the *Land Title Act* in respect of each supporting document required in conjunction with this electronic application that:
  - the supporting document is identified in the imaged copy of it attached to this electronic application;
  - the original of the supporting document is in your possession; and
  - the material facts of the supporting document are set out in the imaged copy of it attached to this electronic application.

Each term used in the representation and declaration set out above is to be given the meaning ascribed to it in Part 10.1 of the *Land Title Act*.

Sarah Wyn  
Jones BCK9KK

Digitally signed by Sarah Wyn Jones  
BCK9KK  
DN: c=CA, cn=Sarah Wyn Jones  
BCK9KK, o=Lawyer, ou=Verify ID at  
www.juricert.com/LKUP.cfm?  
id=BCK9KK  
Date: 2016.10.19 11:27:00 -07'00'

1. APPLICANT: (Name, address, phone number of applicant, applicant's solicitor or agent)

Sarah Jones, Barrister and Solicitor

Clark Wilson LLP

Suite 900 - 885 West Georgia Street

Vancouver

BC V6C 3H1

Telephone: (604) 687-5700

File No. 13260-0299

CW Doc No. 10342525

Document Fees: \$28.63

Deduct LTSA Fees? Yes ☒

2. PARCEL IDENTIFIER AND LEGAL DESCRIPTION OF LAND:

[PID]

[legal description]

**NO PID NMBR LOT 1 DISTRICT LOT 753 GROUP 1 NWD PLAN EPP41737**

STC? YES

Related Plan Number: **EPP41737**

3. NATURE OF CHARGE, NOTATION, OR FILING: AFFECTED CHARGE OR NOTATION NO:

**MUNICIPAL GOVERNMENT NOTICE**

ADDITIONAL INFORMATION:

**SEE ATTACHED NOTICE OF HOUSING AGREEMENT**

NATURE OF CHARGE, NOTATION, OR FILING: AFFECTED CHARGE OR NOTATION NO:

ADDITIONAL INFORMATION:

4. PERSON TO BE REGISTERED AS CHARGE OWNER: (including occupation(s), postal address(es) and postal code(s))

**NOT APPLICABLE**

BRITISH COLUMBIA  
CANADA

## Balantzyan, Berg

---

**From:** Stanford, Carl  
**Sent:** Thursday, February 15, 2018 1:57 PM  
**To:** Naundorf, Daniel; Balantzyan, Berg  
**Subject:** FW: 3365 Commercial Dr / DP-2017-00181

Please see below response to your comments

Carl Stanford | Project Facilitator

**CITY OF VANCOUVER** | Development, Buildings & Licensing  
515 W 10th Ave, Vancouver, BC V5Z 4A8  
Tel | 604-871-6796  
Email | [carl.stanford@vancouver.ca](mailto:carl.stanford@vancouver.ca)

*WARNING: This e-mail transmission, and any documents, files or previous e-mails attached to it, may contain confidential and/or proprietary information. If you are not the intended recipient the person responsible for delivering it to the intended recipient, you are hereby notified that any disclosure, copying, distribution or use of any of the information contained in or attached to this transmission is STRICTLY PROHIBITED. If you have received this transmission in error, please immediately notify the sender by telephone at 604.871-6796 and destroy the original transmission and its attachments without reading them.*

---

**From:** Nathan Gurvich [<mailto:nathangurvich@cressey.com>]  
**Sent:** Thursday, February 15, 2018 1:55 PM  
**To:** Stanford, Carl  
**Subject:** RE: 3365 Commercial Dr / DP-2017-00181

Hi Carl

The 4 units (2 Heritage and 2 Infill) will NOT be part of the secured market rental nor included in the Housing Agreement. All submitted project parking and other statistics reflect this fact. They were NOT included on the DCL waiver form as submitted with the prior to response. Please clarify to departments as necessary.

Also please note all servicing and other agreements were finalized and registered as part of the zoning enactment back in November 2016.

We are reviewing and will be responding to your earlier email in regard to technical comments. Please book an intake with Yamamoto as soon as possible.

Regards,

Nathan Gurvich  
Development Manager

**Cressey Development Group**  
200 - 555 West 8<sup>th</sup> Ave  
Vancouver, British Columbia V5Z 1C6  
604-649-3624 Cell  
604-895-0427 Direct  
[nathangurvich@cressey.com](mailto:nathangurvich@cressey.com)  
[www.cressey.com](http://www.cressey.com)

**From:** Stanford, Carl [<mailto:Carl.Stanford@vancouver.ca>]  
**Sent:** February 15, 2018 1:36 PM  
**To:** Nathan Gurvich <[nathangurvich@cressey.com](mailto:nathangurvich@cressey.com)>  
**Subject:** 3365 Commercial Dr / DP-2017-00181

Hi Nathan,

Please review the response below from housing in relation to the query :

*"We need confirmation from Housing Policy and Projects that the DCL Waiver form (attached) is acceptable, noting the following:*

- individual and average dwelling unit size are as shown on submitted plans, and apply only to the Multiple Dwelling building;*
- clarification of dwelling unit use, as rental or market, is required for the units in the Infill and Heritage MCD. If secured rental, they must be included in the Housing Agreement (refer also to Condition 1 in the attached memo)."*

Regards,

Carl Stanford | Project Facilitator

**CITY OF VANCOUVER** | Development, Buildings & Licensing

515 W 10th Ave, Vancouver, BC V5Z 4A8

Tel | 604-871-6796

mail | [carl.stanford@vancouver.ca](mailto:carl.stanford@vancouver.ca)

WARNING: This e-mail transmission, and any documents, files or previous e-mails attached to it, may contain confidential and/or proprietary information. If you are not the intended recipient or the person responsible for delivering it to the intended recipient, you are hereby notified that any disclosure, copying, distribution or use of any of the information contained in or attached to this transmission is STRICTLY PROHIBITED. If you have received this transmission in error, please immediately notify the sender by telephone at 604.871-6796 and destroy the original transmission and its attachments without reading them.

---

**From:** Naundorf, Daniel

**Sent:** Thursday, February 15, 2018 10:37 AM

**To:** Stanford, Carl

**Cc:** Balantzyan, Berg

**Subject:** RE: 3365 Commercial Dr. / DP-2017-00181

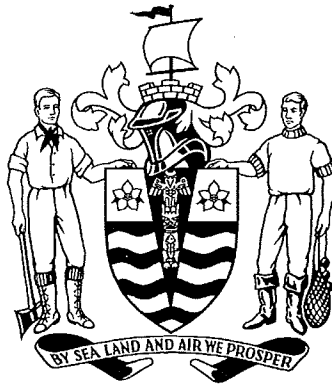
See attached e-mail

The DCL waiver is applicable only to the multiple dwelling (as per the housing agreement) not the sub area with MCD as per the applicants intentions at the time the Housing Agreement was drafted.

if they want to include the units in the MCD (and secure those as rental eligible for the DCL waiver) then we would need to amend the housing agreement and bring it back to Council for approval by by-law

The applicant was advised of this in May 2017

# CITY OF VANCOUVER BRITISH COLUMBIA



## VANCOUVER DEVELOPMENT COST LEVY BY-LAW NO. 9755

This By-law is printed under and  
by authority of the Council of  
the City of Vancouver

(Consolidated for convenience only  
to July 21, 2016)

## **TABLE OF CONTENTS**

### **PREAMBLE**

### **SECTION 1 INTERPRETATION**

- 1.1 Name of By-law
- 1.2 Definitions
- 1.3 Table of contents
- 1.4 Schedules
- 1.5 Severability

### **SECTION 2 LEVY AREA AND PROJECTS**

- 2.1 Levy area
- 2.2 Projects
- 2.3 Types of projects

### **SECTION 3 DEVELOPMENT COST LEVIES**

- 3.1 Imposition of levies
- 3.2 General area levy
- 3.3 Application of levy to less than four dwelling units
- 3.4 Alteration or extension of existing building or structure
- 3.5 Staged development
- 3.6 Aggregate levy
- 3.7 Payment of levy by installments
- 3.8 Realization on security
- 3.9 Default in payment of levy installments
- 3.10 Change in use of excluded floor area
- 3.11 Change in use of excluded land or development

### **SECTION 4 REPEAL AND ENACTMENT**

- 4.1 Repeal
- 4.2 Force and effect

### **SCHEDULES**

- Schedule A - Part 1
- Part 2
- Part 3

## **BY-LAW NO. 9755**

### **A By-law to impose development cost levies in the general area of the city**

**[Consolidated for convenience  
including By-law No. 11301,  
effective July 21, 2016]**

---

#### **PREAMBLE**

Council is satisfied that the amounts raised by levies imposed by this By-law in the general area are unlikely to exceed the estimated costs of projects for the general area.

Council has determined that imposing levies in the amounts set out in this By-law in the general area to contribute to the costs of projects for the general area are fair and equitable.

Council is excluding those areas of land described in Part 1 of Schedule A from this By-law because Council has previously determined that development anticipated in those areas will contribute to the need to provide capital projects, and has previously imposed development cost levies with respect to those areas.

Council is excluding those areas of land described in Parts 2 and 3 of Schedule A from this By-law because Council has previously determined that development anticipated in those areas will contribute to the need to provide capital projects, and has previously provided for them by way of official development plans, comprehensive district rezoning, alternate funding arrangements, or other appropriate measures.

THE COUNCIL OF THE CITY OF VANCOUVER, in public meeting, enacts as follows:

#### **SECTION 1 INTERPRETATION**

##### **Name of By-law**

1.1 The name of this By-law, for citation, is the "Vancouver Development Cost Levy By-law".

##### **Definitions**

1.2 In this By-law:

"building permit" means a building permit issued under the Building By-law;



"day care" means the use of premises operated as a community care facility by one or more persons licensed under the Community Care and Assisted Living Act of British Columbia, as amended or replaced from time to time; on a not for profit basis, for "group day care", "preschool", "special needs day care", "emergency care", "child minding", or "out of school care", in accordance with Child Care Licensing Regulation B.C. Reg. No. 319/89, as amended or replaced from time to time, and may include the use of flexible space operated for child services as determined by the Director of Social Planning for the city but excludes premises operated for "family child care";

"development" means any construction, alteration, or extension of all or part of a building or structure that requires issuance of a building permit, and includes a surface parking lot but excludes repair or renovation work, being repair or renovation of a building or structure that does not increase the floor area of that building or structure;

"floor area" means the floor area of a development set out in the development permit that applies at the time of entitlement to delivery of the building permit authorizing the development;

"for-profit affordable rental housing" means a new building containing multiple dwelling units, which meets the requirements of section 3.1A to be for-profit affordable rental housing, but does not include alterations of or extensions to those dwelling units;

"general area" means all land within the boundaries of the city except for those areas of land described in Parts 1, 2, and 3 of Schedule A;

"industrial zone" means:

- (a) any zoning district designated as "Industrial" by section 9.1 of the Zoning and Development By-law, and
- (b) the land zoned by CD-1 By-law No. 6654 with respect only to those uses that the by-law permitted on the date of its enactment;

"laneway house" has the meaning ascribed to it by section 2 of the Zoning and Development By-law;

"levy" means development cost levy;

"parking garage" means all or a portion of a building or structure the principal or intended principal use of which is the parking or storage of motor vehicles but excludes all or a portion of a building or structure that provides no more than four motor vehicle parking or storage spaces accessory to a residential use;

"prime rate" means the floating annual percentage rate of interest established from time to time by the Bank of Montreal, 595 Burrard Street, Vancouver, British Columbia as the base rate that the Bank uses to determine rates of interest charged by it for

Canadian dollar loans to customers in Canada and designated by the Bank of Montreal as the prime rate;

"project" means any capital project described in section 2.2;

"replacement housing" has the meaning given to it in section 523D(2.2) of the Vancouver Charter;

"school" means an institution of learning regularly giving instruction to children that is either:

- (a) under the jurisdiction of The Board of School Trustees of School District No. 39 (Vancouver) constituted under the *School Act*, or
- (b) accepted by the Ministry of Education of the Province of British Columbia, or its successor in function, as providing instruction equivalent to that furnished in the schools referred to in subparagraph (a) above;

"social housing", for the purposes of section 523D(10)(d) of the Vancouver Charter, means rental housing:

- (a) in which at least 30% of the dwelling units are occupied by households with incomes below housing income limits, as set out in the current "Housing Income Limits" table published by the British Columbia Housing Management Commission, or equivalent publication;
- (b) which is owned by a non-profit corporation, by a non-profit co-operative association, or by or on behalf of the city, the Province of British Columbia, or Canada; and
- (c) in respect of which the registered owner or ground lessee of the freehold or leasehold title to the land on which the housing is situate has granted to the city a section 219 covenant, housing agreement, or other security for the housing commitments required by the city, registered against the freehold or leasehold title, with such priority of registration as the city may require;

except that in the HA-2 district; in the area of the FC-1 district located north of National Avenue; in the area of the M-1, I-2, RT-3 and RM-3A districts located north of Venables Street, Malkin Avenue and Prior Street, south of Hastings Street, east of Gore Avenue and west of Clark Drive; in the Downtown-Eastside Oppenheimer district; and in the area of the Downtown district denoted as C2 on Map 1 of the Downtown Official Development Plan; social housing means rental housing:

- (d) in which at least one third of the dwelling units are occupied by persons eligible for either Income Assistance or a combination of basic Old Age Security pension and Guaranteed Income Supplement and are rented at

rates no higher than the shelter component of Income Assistance;

- (e) which is owned by a non-profit corporation, by a non-profit co-operative association, or by or on behalf of the city, the Province of British Columbia, or Canada; and
- (f) in respect of which the registered owner or ground lessee of the freehold or leasehold title to the land on which the housing is situate has granted to the city a section 219 covenant, housing agreement, or other security for the housing commitments required by the city, registered against the freehold or leasehold title, with such priority of registration as the city may require.

"surface parking lot" means a parking lot established on the surface of land that has no portion of a building or structure above or below it; and

"temporary building" means a temporary building, structure, or shelter for which a building permit is necessary under the Building By-law.

#### **Table of contents**

1.3 The table of contents for this By-law is for convenient reference only, and is not for assistance in interpreting or enforcing this By-law.

#### **Schedules**

1.4 The schedules attached to this By-law form part of this By-law.

#### **Severability**

1.5 A decision by a court that any part of this By-law is illegal, void, or unenforceable severs that part from this By-law and is not to affect the balance of this By-law.

## **SECTION 2 LEVY AREA AND PROJECTS**

#### **Levy area**

2.1 Council designates that the general area is subject to imposition of a levy under this By-law.

#### **Projects**

2.2 Council has determined that:

- (a) in the case of capital projects other than replacement housing, development anticipated to take place in the general area will contribute to the need to provide one or more of the types of projects set out in the first column of

section 2.3, in all or part of the general area, and having the estimated cost set out in the second column opposite it; and

- (b) in the case of replacement housing, development anticipated to take place in the general area will contribute to the need to provide replacement housing set out in the first column of section 2.3, inside or outside the general area, and having the estimated cost set out in the second column opposite it.

### Types of projects

2.3 Projects and estimated costs in the general area are:

<u>Types of Projects</u>	<u>Estimated Cost</u>
Constructing, altering, expanding, or replacing sewage, water, drainage, and highway facilities	\$115,750,000
Providing and improving park land	\$577,810,000
Establishing day care facilities, and acquiring property for such facilities	\$99,000,000
Providing or assisting in providing replacement housing	\$498,340,000

## SECTION 3 DEVELOPMENT COST LEVIES

### Imposition of levies

3.1 Subject to this By-law, Council imposes, on every person entitled to delivery of a building permit authorizing development in the general area, the levies set out in section 3.2.

### Waiver for for-profit-affordable housing

3.1A Notwithstanding section 3.1, Council waives the levy otherwise required under section 3.2 for construction of for-profit affordable rental housing, which shall mean housing where:

- (a) all dwelling units in the building are rental units;
- (b) no dwelling units are strata units;
- (c) the average size of the dwelling units of each unit type is not greater than:
  - (i) 42 square meters for studio units, 452.0 S.F.
  - (ii) 56 square meters for one bedroom units, 603.0 S.F.
  - (iii) 77 square meters for two bedroom units, and 829.0 S.F.

(iv) 97 square meters for three bedroom units, 1,044.0 sq. ft.

except that the floor area used for stairways within two or three bedroom townhouse units of two or more storeys is excluded from the calculation of maximum unit size;

(d) agreed upon average rents per unit type for initial occupancy do not exceed the following specified rents:

(i) \$1,242 per month for studio units,

(ii) \$1,561 per month for one bedroom units,

(iii) \$1,972 per month for two bedroom units, and

(iv) \$2,338 per month for three bedroom units,

except that such rents may be 10% higher than the rents stipulated under this section if the housing is located in the West Area as shown on the map attached to this By-law as Appendix "A", and rents shall also be adjusted annually on January 1:

i. for all studio, one bedroom and two bedroom units to reflect the change in average rents for studio, one bedroom and two bedroom units built in the City since 2005, as those rents are set out by the Canada Mortgage and Housing Corporation in the Rental Market Report published in the previous calendar year, and

ii. for three bedroom units to reflect the change in average rents for three bedroom units built since the year 2000 as reported on the Canada Mortgage and Housing Corporation's Housing Market Information Portal website, but, if available, to reflect the change in average rents for three bedroom units built in the City since 2005, as those rents are set out by the Canada Mortgage and Housing Corporation in the Rental Market Report published in the previous calendar year;

(e) the proposed construction costs for the rental residential floor area do not exceed \$2,691 per square meter, except that such costs shall be adjusted annually on January 1 to reflect any change in medium level construction costs for Residential Apartments as set out by Altus Group in the Construction Cost Guide published in the previous calendar year; and

(f) the owner of the property on which such housing is situate has registered against title to that property an instrument, in form and substance, and with priority of registration, satisfactory to the Director of Legal Services, ensuring the initial rents are in accordance with 3.1A (d) and this By-law, and restricting

the tenure of such housing to rental for:

- (i) the longer of the life of the building in which they are situate and 60 years, or
- (ii) such other term to which the City and owner may agree.

#### Administration of waiver

3.1B The waiver under section 3.1A shall be administered as follows:

- (a) rents to be agreed upon shall not exceed the rents stipulated in section 3.1A (d) and this By-law at the time of Council's approval in principle of any zoning by-law required to authorize the development of the site, or at the time the 'prior-to permit issuance' letter related to the development permit is issued if no zoning by-law is required to authorize development of the site, and for clarity, the rents to be agreed upon may be lower than the rents stipulated under this By-law, but may not exceed the rents stipulated under this By-law;
- (b) if a triggering event in section 3.1B (a) has already occurred at the time of enactment of this section of the By-law, then the rents to be agreed upon shall be those stipulated in section 3.1A (d) and this By-law at the time of initial occupancy;
- (c) notwithstanding section 3.1B (a), rents that may be charged at initial occupancy may be increased annually from the time of the triggering event specified in section 3.1B (a) until initial occupancy in accordance with the annual maximum increases authorized by the province of British Columbia under section 22 of the Residential Tenancy Regulation, B.C. Reg. 477/2003;
- (d) any waiver of a development cost levy authorized under section 3.1A is to be calculated and determined at the time of issuance of a building permit authorizing construction of the building subject to the waiver;
- (e) a building that qualifies under section 3.1A for a development cost levy waiver shall not forfeit the waiver because other housing otherwise exempt from development costs levies under City by-laws or the Vancouver Charter is also located in the building; and
- (f) all units of all unit types must meet all the requirements in section 3.1A (a) and (b), and all units of all unit types must be used to calculate the averages specified in 3.1A (c), (d) and (e), except that a building that contains studio units, one bedroom units and two bedroom units that meet all requirements in 3.1A (a), (b), (c), (d) and (e) qualifies for a waiver for all those units in each of those unit types on a pro rata basis even if the building contains three bedroom units that do not meet the requirements in section 3.1A (d), in which case none of the 3 bedroom units qualifies for the waiver.

### **General area levy**

3.2 The levy for the general area is \$143.27 for each square metre of floor area in the development authorized for construction under the building permit, except that for:

- (a) a development that includes a residential use, except for a laneway house, and consists of a floor space ratio of 1.2 or less, the levy is \$33.26 for each square metre of residential floor area;
- (b) a laneway house, the levy is \$33.26 for each square metre of floor area;
- (c) a development in an industrial zone, the levy is \$57.16 for each square metre of such floor area except floor area used for a dwelling use, housekeeping unit or sleeping unit, as defined under the Zoning and Development By-law;
- (d) a school use, the levy is \$5.49 for each square metre of such floor area;
- (e) a parking garage, the levy is \$1.08 for each square metre of such floor area;
- (f) a day care use, the levy is \$10.00 in respect of each building permit;
- (g) a temporary building, the levy is \$10.00 in respect of each building permit; and
- (h) a community energy centre, being an energy supply facility that provides heat energy in the form of hot water to buildings through a thermal distribution network that links the community energy centre with an energy transfer station in each building, and that includes separate loops for the supply and return of heat energy in the form of hot water, the levy is to be \$10.00 in respect of each building permit.

### **Application of levy to less than four dwelling units**

3.3 A levy is payable where a building permit authorizes the construction, alteration, or extension of a building that, after the construction, alteration, or extension, will:

- (a) contain less than four self-contained dwelling units;
- (b) be put to no other use other than residential use in those dwelling units; and
- (c) in the case of an alteration or extension, except for the alteration or extension of a garage into a laneway house, include an addition of 46.5 m<sup>2</sup> or more of floor area.

### **Alteration or extension of existing building or structure**

3.4 If a development consists only of the alteration or extension of an existing building or structure to increase its floor area, except for the alteration or extension of a garage into a laneway house, the levy applies only to the additional floor area.

### **Staged development**

3.5 If a development takes place in stages authorized by separate building permits, a levy is payable, under section 3.2 with respect to each such building permit.

### **Aggregate levy**

3.6 If a development includes uses, or buildings or structures, to which different levies apply, the levy for the development is to be the aggregate of them.

### **Payment of levy by installments**

3.7 Rather than paying a levy upon issuance of a building permit, the person responsible for payment of the levy, at the time and as a condition of issuance of the building permit, may:

- (a) pay \$100.00 to the city; and
- (b) post with the city an irrevocable and unconditional letter of credit for the balance of the amount of the levy, together with an amount equal to one year's interest thereon at a rate that is two percent above the prime rate on the day of application for the building permit, for a term of not less than 12 months.

### **Realization on security**

3.8 The city may realize on the letter of credit referred to in section 3.7, or on any renewal of it:

- (a) within 30 days before the date of its expiry unless, before the date 11 months following the date of its issuance, the person who posted the letter of credit or its renewal posts with the city a renewal or further renewal of the letter of credit on the same terms and conditions as the original letter of credit except that fixing of the prime rate is to occur on the day of renewal or further renewal of the letter of credit; or
- (b) if the levy that it secures remains unpaid on the date of issuance of the occupancy permit permitting occupancy of the development in respect of which the levy is payable.

### **Default in payment of levy installments**

3.9 If a levy payable by installments under section 3.7 of this By-law or any portion of it remains unpaid after its due date, Council authorizes the Collector of Taxes to insert the amount of the levy, or unpaid portion, in the real property tax roll as a charge imposed with respect to the parcel or parcels in relation to which the city issued the building permit.



#### **Change in use of excluded floor area**

3.10 If the conversion of space that is not floor area to a use that makes it floor area occurs Council deems such space to be floor area as at the date of issuance of the building permit authorizing its development.

#### **Change in use of excluded land or development**

3.11 If the development or change of use of land or a building or structure, that is exempt from a levy, makes it subject to a levy, such levy is due and payable at the time of such development, alteration, or change of use.

### **SECTION 4 REPEAL AND ENACTMENT**

#### **Repeal**

4.1 Council repeals By-law No. 8149.

#### **Force and effect**

4.2 This By-law is to come into force and take effect on the date of its enactment.

ENACTED by Council this 25<sup>th</sup> day of November, 2008

Signed \_\_\_\_\_ "Sam Sullivan"  
Mayor

Signed \_\_\_\_\_ "Marg Coulson"  
City Clerk

### SCHEDULE A - PART 1

Those areas of land listed in Column 1, and designated or described,  
as at January 28, 2000, in the repealed by-laws listed in Column 2

Column 1	Column 2
Downtown South Development Cost Levy Area	By-law No.6924

### SCHEDULE A - PART 2

Those areas of land listed in Column 1, and designated or described,  
as at January 28, 2000, in the by-laws listed in Column 2

Column 1	Column 2
Lands zoned CD (Comprehensive Development District) and subject to the False Creek North Official Development Plan	By-law No. 6650

### SCHEDULE A - PART 3

PID 024-041-238  
Lot B

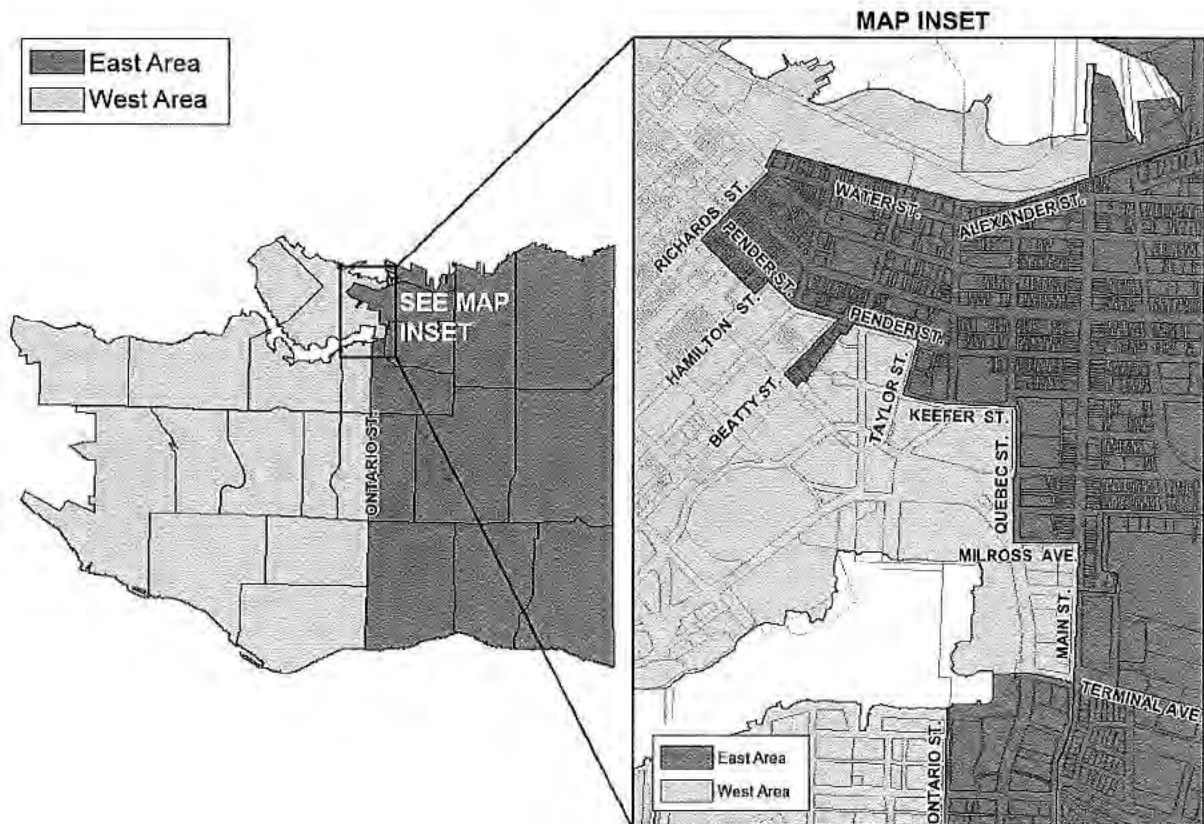
PID 024-041-246  
Lot C

PID 024-041-254  
Lot D

Public Harbour of Burrard Inlet  
New Westminster District  
Plan LMP36518

## Appendix A

### Vancouver Map - East and West Areas



## Balantzyan, Berg

---

**From:** Stanford, Carl  
**Sent:** Thursday, February 15, 2018 1:36 PM  
**To:** Nathan Gurvich  
**Subject:** 3365 Commercial Dr / DP-2017-00181  
**Attachments:** RE: 3365 Commercial - subdivision change

Hi Nathan,

Please review the response below from housing in relation to the query :

*"We need confirmation from Housing Policy and Projects that the DCL Waiver form (attached) is acceptable, noting the following:*

- individual and average dwelling unit size are as shown on submitted plans, and apply only to the Multiple Dwelling building;*
- clarification of dwelling unit use, as rental or market, is required for the units in the Infill and Heritage MCD. If secured rental, they must be included in the Housing Agreement (refer also to Condition 1 in the attached memo)."*

Regards,

Carl Stanford | Project Facilitator

CITY OF VANCOUVER | Development, Buildings & Licensing  
515 W 10th Ave, Vancouver, BC V5Z 4A8  
Tel | 604-871-6796  
Email | [carl.stanford@vancouver.ca](mailto:carl.stanford@vancouver.ca)

WARNING: This e-mail transmission, and any documents, files or previous e-mails attached to it, may contain confidential and/or proprietary information. If you are not the intended recipient or the person responsible for delivering it to the intended recipient, you are hereby notified that any disclosure, copying, distribution or use of any of the information contained in or attached to this transmission is STRICTLY PROHIBITED. If you have received this transmission in error, please immediately notify the sender by telephone at 604.871-6796 and destroy the original transmission and its attachments without reading them.

---

**From:** Naundorf, Daniel  
**Sent:** Thursday, February 15, 2018 10:37 AM  
**To:** Stanford, Carl  
**Cc:** Balantzyan, Berg  
**Subject:** RE: 3365 Commercial Dr. / DP-2017-00181

See attached e-mail

The DCL waiver is applicable only to the multiple dwelling (as per the housing agreement) not the sub area with MCD as per the applicants intentions at the time the Housing Agreement was drafted.

If they want to include the units in the MCD (and secure those as rental eligible for the DCL waiver) then we would need to amend the housing agreement and bring it back to Council for approval by by-law

The applicant was advised of this in May 2017

## Balantzyan, Berg

---

**From:** Stanford, Carl  
**Sent:** Thursday, February 15, 2018 12:12 PM  
**To:** Mihai Adam  
**Cc:** Piyush Sanghadia; Nathan Gurvich  
**Subject:** 3365 Comm Dr,DP-2017-00181  
**Attachments:** 3365CommercialDr.Memo.docx

Hi Mihai

Can you please make sure your memo has addressed all the points as per below. Thanks

Regards,

Carl Stanford | Project Facilitator

**CITY OF VANCOUVER** | Development, Buildings & Licensing  
515 W 10th Ave, Vancouver, BC V5Z 4A8  
Tel | 604-871-6796  
Email | carl.stanford@vancouver.ca

WARNING: This e-mail transmission, and any documents, files or previous e-mails attached to it, may contain confidential and/or proprietary information. If you are not the intended recipient or the person responsible for delivering it to the intended recipient, you are hereby notified that any disclosure, copying, distribution or use of any of the information contained in or attached to this transmission is STRICTLY PROHIBITED. If you have received this transmission in error, please immediately notify the sender by telephone at 604.871-6796 and destroy the original transmission and its attachments without reading them.

---

**From:** Balantzyan, Berg  
**Sent:** Thursday, February 15, 2018 11:42 AM  
**To:** Stanford, Carl; Wilson, Terry  
**Cc:** Beaulieu, Lee; Naundorf, Daniel  
**Subject:** RE: 3365 Comm Dr,DP-2017-00181

Hi Carl,

Please ask the applicant to provide a written response addressing technical conditions in my memo dated January 26, 2018, as a brief review of revised drawings in pdf format indicates the following numbered items have not been addressed:

1. Item 1;
2. Item 5;
3. Item 6.

In addition, the following additional items have been identified which also need to be addressed:

1. clarification of dwelling unit use in the Infill and MCD;  
**Note:** If secured as rental units, the Housing Agreement must be modified accordingly.
2. The registered Housing Agreement is for 110 dwelling units. In the current drawings, 111 dwelling units are proposed in the multiple dwelling building.

**Note:** The Housing Agreement must be revised accordingly.

3. All dwelling unit sizes appear different in the pdf version of plans compared to previously submitted plans.  
**Note:** If the pdf version is to be used, the DCL Waiver form must be revised and resubmitted to Housing.

The measurement of dwelling unit size shall be calculated using the inside dimension of the walls. Interior partition walls, within the dwelling unit, are to be included in the measurement.

Further, any bulk storage EXCLUDED FROM FSR CALCULATIONS shall NOT be included in the measurement of the dwelling unit floor area.

Please ask the applicant to submit only those sheets that have been revised.

**NOTE:** Revisions should be in the form of mark-ups in red ink and/or "cut and paste", as much as possible. Effort should be made to minimize submission of replacement sheets.

Sheets, replaced in the set stamped "Planning Department Copy", should be returned to the Project Coordinator.

Thanks.

Berg

*Berg Balantzyan* | Project Coordinator - Development Review Branch

Development, Buildings & Licensing

tel: 604.873.7411

[berg.balantzyan@vancouver.ca](mailto:berg.balantzyan@vancouver.ca)

---

**From:** Stanford, Carl

**Sent:** Wednesday, February 14, 2018 3:46 PM

**To:** Balantzyan, Berg; Wilson, Terry

**Cc:** Beaulieu, Lee

**Subject:** 3365 Comm Dr,DP-2017-00181

.Hi Berg/ Terry

As discussed the applicant has responded with revised drawings. I attach the electronic copies for your reference (which will be uploaded into Posse) prior to their final hardcopy set next week.

regards

Carl Stanford | Project Facilitator

**CITY OF VANCOUVER** | Development, Buildings & Licensing

515 W 10th Ave, Vancouver, BC V5Z 4A8

Tel | 604-871-6796

Email | [carl.stanford@vancouver.ca](mailto:carl.stanford@vancouver.ca)

WARNING: This e-mail transmission, and any documents, files or previous e-mails attached to it, may contain confidential and/or proprietary information. If you are not the intended recipient or the person responsible for delivering it to the intended recipient, you are hereby notified that any disclosure, copying, distribution or use of any of the information contained in or attached to this transmission is STRICTLY PROHIBITED. If you have received this transmission in error, please immediately notify the sender by telephone at 604.871-6796 and destroy the original transmission and its attachments without reading them.



## Balantzyan, Berg

---

**From:** Naundorf, Daniel  
**Sent:** Thursday, February 15, 2018 10:37 AM  
**To:** Stanford, Carl  
**Cc:** Balantzyan, Berg  
**Subject:** RE: 3365 Commercial Dr. / DP-2017-00181  
**Attachments:** RE: 3365 Commercial - subdivision change

See attached e-mail

The DCL waiver is applicable only to the multiple dwelling (as per the housing agreement) not the sub area with MCD as per the applicants intentions at the time the Housing Agreement was drafted.

If they want to include the units in the MCD (and secure those as rental eligible for the DCL waiver) then we would need to amend the housing agreement and bring it back to Council for approval by by-law

The applicant was advised of this in May 2017

---

**From:** Stanford, Carl  
**Sent:** Wednesday, February 14, 2018 1:52 PM  
**To:** Naundorf, Daniel  
**Subject:** FW: 3365 Commercial Dr. / DP-2017-00181

A highlighted question (4) from our PC for you on the DCL waiver (attached).

Let me know your thoughts

Thanks

Carl Stanford | Project Facilitator

CITY OF VANCOUVER | Development, Buildings & Licensing  
515 W 10th Ave, Vancouver, BC V5Z 4A8  
Tel | 604-871-6796  
Email | carl.stanford@vancouver.ca

WARNING: This e-mail transmission, and any documents, files or previous e-mails attached to it, may contain confidential and/or proprietary information. If you are not the intended recipient or the person responsible for delivering it to the intended recipient, you are hereby notified that any disclosure, copying, distribution or use of any of the information contained in or attached to this transmission is STRICTLY PROHIBITED. If you have received this transmission in error, please immediately notify the sender by telephone at 604.871-6796 and destroy the original transmission and its attachments without reading them.

---

**From:** Balantzyan, Berg  
**To:** Stanford, Carl  
**Subject:** 3365 Commercial Dr. / DP-2017-00181

Hi Carl,

Attached is a list of technical requirements to be addressed prior to issuance of the Development Permit for the above-noted application.

In addition to items in the attachment, the following issues require resolution through internal staff:

1. DOP support is required for dwelling size, reduced from 400.0 ft.<sup>2</sup> required, to min. 320.0 ft.<sup>2</sup> permitted by Section 10.21.2 – Dwelling Units, of the General regulations of the Zoning and Development By-law, for the following units:

- i. 8 Studio units on the ground floor, varying between 328.0 ft.<sup>2</sup> to 350.0 ft.<sup>2</sup>;
- ii. 7 Studio units on the 2<sup>nd</sup> floor, varying between 351.0 ft.<sup>2</sup> to 357.0 ft.<sup>2</sup>;
- iii. 7 Studio units on the 3<sup>rd</sup> floor, varying between 351.0 ft.<sup>2</sup> to 357.0 ft.<sup>2</sup>;
- iv. 6 – 357.0 ft.<sup>2</sup> Studio units on the 4<sup>th</sup> floor;
- v. 6 – 357.0 ft.<sup>2</sup> Studio units on the 5<sup>th</sup> floor;
- vi. 5 – 333.0 ft.<sup>2</sup> Studio units on the 6<sup>th</sup> floor.

Total: 39 undersize units, out of a total of 111 dwelling units

2. DOP support for demolition of existing building which contains rental dwelling units, as requested by the applicant in response to “prior-to” condition 2.4;

3. confirmation from Legal Services that the Housing Agreement has been registered at Land Title Office, including registration numbers and a copy the Housing Agreement;

4. confirmation from Housing Policy and Projects that the DCL Waiver form (attached) is acceptable, noting the following:

i. individual and average dwelling unit size are as shown on submitted plans, and apply only to the Multiple Dwelling building;

ii. clarification of dwelling unit use, as rental or market, is required for the units in the Infill and Heritage MCD. If secured rental, they must be included in the Housing Agreement (refer also to Condition 1 in the attached memo).

5. Clearances from Development Planner, Heritage Planner, Landscape, and Engineering reviews are required.  
Thanks.

Berg

*Berg Balantzian* | Project Coordinator - Development Review Branch

Development, Buildings & Licensing

tel: 604.873.7411

[berg.balantzian@vancouver.ca](mailto:berg.balantzian@vancouver.ca)

## Balantzyan, Berg

---

**From:** LeBreton, Wendy  
**Sent:** Friday, May 26, 2017 2:34 PM  
**To:** 'Nathan Gurvich (nathangurvich@cressey.com)'  
**Cc:** Cavell, Kevin; Neely, Paul; Linehan, Marie; Naundorf, Daniel; McNeill, Yardley  
**Subject:** RE: 3365 Commercial - subdivision change

Nathan,

Your rezoning planner clarified that, given that the enacted CD-1 by-law contains 2 separate and distinct sub-areas, with specific FSR and other requirements, we could **not** combine the areas.

And Housing staff confirmed that, if you would like to retain ownership of the 2 lots, there is nothing in the approval that precludes you from retaining ownership of, and renting out, the balance of the units on the site that have not been secured in your registered Housing Agreement. However, IF you seek DCL waiver for those remaining units, the Housing Agreement would need to be revised (by by-law, therefore back to Council) to include the additional units.

Please let me know if this is unclear. Thanks,

Wendy

Wendy LeBreton MES | Project Facilitator II | Development, Buildings & Licensing | City of Vancouver  
t | 604.871.6796 e | [wendy.lebreton@vancouver.ca](mailto:wendy.lebreton@vancouver.ca)

---

**From:** LeBreton, Wendy  
**Sent:** Thursday, May 25, 2017 3:03 PM  
**To:** Nathan Gurvich ([nathangurvich@cressey.com](mailto:nathangurvich@cressey.com))  
**Cc:** Cavell, Kevin; Neely, Paul; Linehan, Marie; Naundorf, Daniel  
**Subject:** 3365 Commercial - subdivision change

Hi Nathan,

Thank you for the phone call reminder.

I did speak with Marie and with Eng's Land Survey branch, who confirmed that not subdividing the lot and retaining all of the buildings as rental ~~would be ok and to indicate this change in your prior to response.~~

I also wanted to double-check with Housing staff and Rezoning planner to confirm if any implications on your housing requirements.....stay tuned.

Cheers,  
Wendy

---

Wendy LeBreton MES | Project Facilitator II | Development, Buildings & Licensing | City of Vancouver  
t | 604.871.6796 e | [wendy.lebreton@vancouver.ca](mailto:wendy.lebreton@vancouver.ca)

## Balantzyan, Berg

---

**From:** Balantzyan, Berg  
**Sent:** Friday, January 26, 2018 4:59 PM  
**To:** Stanford, Carl  
**Subject:** 3365 Commercial Dr. / DP-2017-00181  
**Attachments:** 20180126163152831.pdf; 3365CommercialDr.Memo.docx

Hi Carl,

Attached is a list of technical requirements to be addressed prior to issuance of the Development Permit for the above-noted application.

In addition to items in the attachment, the following issues require resolution through internal staff:

1. DOP support is required for dwelling size, reduced from 400.0 ft.<sup>2</sup> required, to min. 320.0 ft.<sup>2</sup> permitted by Section 10.21.2 - Dwelling Units, of the General regulations of the Zoning and Development By-law, for the following units:

- i. 8 Studio units on the ground floor, varying between 328.0 ft.<sup>2</sup> to 350.0 ft.<sup>2</sup>;
- ii. 7 Studio units on the 2<sup>nd</sup> floor, varying between 351.0 ft.<sup>2</sup> to 357.0 ft.<sup>2</sup>;
- iii. 7 Studio units on the 3<sup>rd</sup> floor, varying between 351.0 ft.<sup>2</sup> to 357.0 ft.<sup>2</sup>;
- iv. 6 - 357.0 ft.<sup>2</sup> Studio units on the 4<sup>th</sup> floor;
- v. 6 - 357.0 ft.<sup>2</sup> Studio units on the 5<sup>th</sup> floor;
- vi. 5 - 333.0 ft.<sup>2</sup> Studio units on the 6<sup>th</sup> floor.

Total: 39 undersize units, out of a total of 111 dwelling units

2. DOP support for demolition of existing building which contains rental dwelling units, as requested by the applicant in response to "prior-to" condition 2.4;

3. confirmation from Legal Services that the Housing Agreement has been registered at Land Title Office, including registration numbers and a copy the Housing Agreement;

4. confirmation from Housing Policy and Projects that the DCL Waiver form (attached) is acceptable, noting the following:

- i. individual and average dwelling unit size are as shown on submitted plans, and apply only to the Multiple Dwelling building;
- ii. clarification of dwelling unit use, as rental or market, is required for the units in the Infill and Heritage MCD. If secured rental, they must be included in the Housing Agreement (refer also to Condition 1 in the attached memo).

5. Clearances from Development Planner, Heritage Planner, Landscape, and Engineering reviews are required.

Thanks.

Berg

*Berg Balantzyan* | Project Coordinator - Development Review Branch

Development, Buildings & Licensing

tel: 604.873.7411

[berg.balantzyan@vancouver.ca](mailto:berg.balantzyan@vancouver.ca)

## MEMORANDUM

January 26, 2018

TO: Carl Stanford, Project Facilitator

CC: DP File

FROM: Berg Balantzyan, Project Coordinator - Development Review Branch

SUBJECT: 3365 Commercial Dr. / DP-2017-00181

The following technical items need to be addressed prior to issuance of the Development Permit for the above-noted application:

1. clarification of dwelling unit use as rental or market, noting the following:
  - i. dwelling units in Sub-area 2 have been designated as rental, whereas previously they were designated as market (fee simple);
  - ii. computation of required parking has been based on all 115 dwelling units being secured market rental;
2. compliance with Section 8 - Horizontal angle of daylight, of the CD-1 (644) By-law, noting the following:
  - i. the following rooms do not comply:
    - a. Bedroom in Unit Type B1 on the ground and 2<sup>nd</sup> floors, and bedroom in Unit Type B6 on the ground floor;  
  
**Note:** The bedroom window has no direct light, i.e., light enters through the solarium.
    - b. Store Room in Unit Type B3 on the ground and 2<sup>nd</sup> floors;  
  
**Note:** The Store Room is large enough to be considered as a habitable room, and requires a window.
3. "Balcony" and "Roof Deck" to be noted on all balconies and roof decks on floor plans;

3365CommercialDr.Memo (2)

**Note:** Balconies in the following unit types do not match on floor plans and FSR sheets:

- i. Unit B4 on the 2<sup>nd</sup> floor, Sheet No. A2.02;
  - ii. Unit C6-A on the 2<sup>nd</sup> to 4<sup>th</sup> floors, Sheet Nos. A2.02, A2.03, and A2.04;
4. clarification of number of storeys in the heritage designated Multiple Conversion Dwelling, noting the following:
- i. to be considered as first storey, the average height of the ground floor level must not be more than 2.0 m (6.56 ft.) above the average grade around the perimeter of the building;  
  
**Note:** Average height from first storey to average grade around the perimeter of the building is calculated thus:  
[Sum of area of exposed building face, between 1<sup>st</sup> storey and finished grade on all four elevations] ÷ [Perimeter of the building].
  - ii. the level shown as “Basement” appears to be the first storey, and floor levels on the floor plans and elevation/section drawings should be corrected accordingly;
  - iii. existing and finished grades should be shown at all four corners of the building, matching on plans and elevation drawings;
5. compliance with Section 4.5.B1 regarding visitor parking, of the Parking By-law;
- Note:** A minimum of 9 visitor parking spaces is required for proposed 115 rental dwelling units, in accordance with Sections 4.5.B1, and 4.4.4.
6. compliance with Section 4.1.7 - Number of Small Car Spaces, of the Parking By-Law, to the satisfaction of the General Manager of Engineering Services, noting the following:
- i. the number of small car parking spaces on a site may not exceed 25% of the total parking spaces required for the site for all uses combined;
  - ii. based on submitted information, required number of parking spaces has been computed to be 68, i.e., 57 (multiple dwelling and infill) + 2 (Heritage multiple conversion dwelling) + 9 (visitor), of which a maximum of 17 parking spaces may be small car spaces;  
  
**Note:** Proposed number of small car spaces is 18.
7. “A minimum of one electrical receptacle shall be provided for each two Class A bicycle spaces”, to be noted on the submitted plans;
- Note:** The note on Sheet No. A2.00, which states provision of electrical outlets for only 72 spaces, should be revised as 160 spaces are proposed.

8. number of Class B bicycle spaces to be noted on the Ground Floor Plan, Sheet No. A2.01, matching Landscape Plans;

9. compliance with Section 10.12.2 - Demolition of a Building, of the Zoning and Development By-law which states that:

“Except as set out in Section 10.12.3, where development necessitates the demolition of existing residential rental accommodation, no development permit shall be issued for the demolition unless and until a development permit for the new development has been issued.

The development permit for the new development shall not be issued unless and until all building permits for the new development and a building permit for the demolition are issuable.”

10. The proposed form of development can and does become approved by City Council;

## MEMORANDUM

12<sup>th</sup> January, 2018

**To:** Applicant

**From:** Carl Stanford | Project Facilitator, City of Vancouver

**Subject:** 3365 Commercial Drive, DP-2017-00181  
'In-Progress' Comments on Prior To Response Drawings

---

Dear Nathan,

Further to your enquiry to the project facilitation group, concerning the status of reviews pertaining to your Prior-to Response Drawings distributed September 08<sup>th</sup> 2017 we attach below the completed review groups comments. Please note technical, and landscape reviews are still outstanding and will be completed as soon as possible.

---

### Planning Review Comments:

PTR is cleared for urban design conditions subject to:

The elevations have material tags but are missing a material legend, and are very dark and difficult to read. They should add a legend and print a clearer set of set of elevation drawings – they could print a set with lighter or no tones to improve legibility

The landscape sections and the site sections don't seem match in terms of the planter details at site edges. They should match. Provide architectural section details to match landscape for:

- North PL adjacent amenity space.
- Commercial Drive patios.
- E 18th at patios at 3.5-storey building.
- E 18th at the raised planter at the SE corner of 6-storey building.

Provide a note that in all cases that the planter height varies relative to adjacent grade but in no case exceeds 2 feet above adjacent grade.

Engineering will need to clear the 8 street trees at the inside boulevard at 18th in order to clarify their concern about maintenance. Planning wants these trees in order to offset tree removal on this site which has been an issue.



**Housing Review Comments:**

Housing conditions 1.36: Design development to the common amenity meeting room to add a door(s) to provide a direct connection to the outdoor common amenity area, so that activity from this room can move outdoors and vice versa;

The design development condition has been met. Ok to clear.

**Engineering Review Comments:**

See the engineering letter attached to the end of this memo.

**Engineering NPT Review Comments:**

See the engineering letter attached to the end of this memo.

*Provision a saw cut concrete sidewalk within the corner cut dedication parallel to the new property line and offset by 5 feet to allow a 6 foot concrete sidewalk between the signal control kiosk and the back boulevard grass and landscape. Note that the applicant has provided 4 foot sidewalk instead of 6.*

*The following are the Engineering Services "holds" for this application*

- *Delete parking space 58. Parking space V6 does not have the required maneuvering width if parking space 58 is retained.*

**Note for Technical Review (PC):**

- *As per Section 4 (4.13.5) of the Parking By-law, internal security doors are required separating the visitor parking and residential parking.*
- *The applicant is showing on the tech table that two Class B loading spaces are provided. These are Class A Loading spaces.*
- *Confirm that the access aisle to the storage lockers adjacent parking space 54 has the required aisle width.*

**Engineering Landscape Review Comments:**

Provide root barriers at the front and back of walk as required for all new street trees.

**Heritage Review Comments:**

See the heritage letter attached to the end of this memo.

---

If you should have any questions or require anything further please feel free to contact us.

Yours Sincerely,

**Carl Stanford | Project Facilitator**

City of Vancouver | Development, Buildings & Licensing  
515 W 10th Ave, Vancouver, BC V5Z 4A8

December 14, 2017

**RE: 3365 COMMERCIAL DRIVE, Vancouver, BC**  
**Development Application Number DP-2017-00181**

**Plans stamped received <SEP 08 2017>**

The following are the Engineering Services "holds" for this application

**1.0 Prior to the issuance of the Development Permit, drawings shall be submitted clearly indicating:**

Engineering Services Conditions:

1.38 - Not met. Submission of a crossing application is required.

**Note to Applicant:** Show standard City crossing as per Streets Restoration Manual drawing MF137-AF.

[http://vancouver.ca/files/cov/vancouver\\_street\\_restoration\\_manual.pdf](http://vancouver.ca/files/cov/vancouver_street_restoration_manual.pdf)

1.40 - Not met. Delete parking space 58. Parking space V6 does not have the required maneuvering width if parking space 58 is retained.

**Note to PC:** The applicant is showing on the tech table that two Class B loading spaces are provided. These are Class A Loading spaces.

**2.0 Condition(s) to be met prior to the issuance of the Development Permit:**

Engineering Services Conditions:

- Provision of a Sewer design to the satisfaction of the GMES prior-to issuance of the DP. A Letter of Credit in the amount of \$198,000.00 is required.
- Delivery of the Letter of Credit as per Services Agreement is required prior-to issuance of the DP. The amount required is \$472,800.00.

Yours truly,

Terry Wilson

TW/tw

December 11, 2017

**RE: 3365 COMMERCIAL DRIVE, Vancouver, BC**  
**Development Application Number DP-2017-00181**

**Plans stamped received <Sept 08, 2017>**

The following are the Engineering Services “holds” for this application

- Delete parking space 58. Parking space V6 does not have the required maneuvering width if parking space 58 is retained.

Note to PC: As per Section 4 (4.13.5) of the Parking By-law, internal security doors are required separating the visitor parking and residential parking.

Note to PC: The applicant is showing on the tech table that two Class B loading spaces are provided. These are Class A Loading spaces.

Note to PC: Confirm that the access aisle to the storage lockers adjacent parking space 54 has the required aisle width.

RZ

MEMO TO: Dave Kim / Jennifer White / Randy Zeegers / Rosemarie Draskovic  
FROM: Douglas Scott - Transportation Planning Branch  
Reviewed With: N/A  
Review Date: October 6, 2017

ENGINEERING TRANSPORTATION PLANNING BRANCH REVIEW  
PLANS DATED: September 8, 2017  
ADDRESS: 3365 Commercial Dr  
DP Number: DP-2017-00181

TRANSPORTATION PLANNING DEVELOPMENT PERMIT REQUIREMENTS:

1. Provision a saw cut concrete sidewalk within the corner cut dedication parallel to the new property line and offset by 5 feet to allow a 6 foot concrete sidewalk between the signal control kiosk and the back boulevard grass and landscape. Note that the applicant has provided 4 foot sidewalk instead of 6.

## MEMORANDUM

11<sup>th</sup> Dec, 2017

To: Carl Stanford  
From: James Boldt  
Subject: DP-2017-00181, Prior-To Response Heritage Review

---

1.0 Heritage design conditions

None

2.0 conditions to be met prior to issuance of the DP:

2.x The owner enters into a restoration covenant (219 Covenant) to the satisfaction of the Director of Planning and the Director of Legal Services, and that the agreement is registered in the Land Titles Offices to the satisfaction of the Director of Legal Services;

(Note to Applicant: This item has been completed and is noted here only for record keeping purposes. If there are any questions please contact James Boldt in the heritage group at 604-873-7449.)

2.x The heritage Designation By-law which is applicable to the site is enacted by Council;

(Note to Applicant: this item has been completed and is noted here only for record keeping purposes.)

2.x an "Assurance of Retention of Existing Portions of Buildings" letter (copy attached) and color-coded detailed elevation drawings from a Registered Architect or Engineer are to be submitted, in triplicate, verifying that the portions of the existing structure shown as being retained can in fact be retained, and that he/she will supervise the construction to ensure the retention occurs.

Notes are to appear on the retention drawings indicating the following:

- (i) that all parts of the building shown as being retained will be retained in place, and not removed from their original location within the building at any time;
- (ii) that 'retained wall' means the retention of the existing studs and sheathing;
- (iii) that 'retained floor' means the retention of the existing floor joists and sub-floor; and
- (iv) that 'retained roof' means the retention of the existing roof rafters and sheathing.

The drawings should also indicate, in detail, the proposed strategies for the retention and/or replacement of all exterior doors, windows, trim, and cladding materials.

In addition, three copies of a letter signed by the Registered Architect or Engineer, indicating the sequence of construction, are to be submitted, in order to ensure that the construction is carried out in a manner that retains the building on the site at all times.

(Note to Applicant: Retention of the heritage building is required. Therefore, the above information is required to ensure that the proposed work is viable. If significant structural changes are proposed, then a full set of revised drawings, including plans and sections, will be required. A copy of the approved retention drawings and the sequence of construction letters will form part of any approved Building

Permit drawings. Please contact the Development Planner or the Heritage Planner if you have any questions about these issues.)

---

**Conditions of permit:**

3.x In the event that retention of portions of the heritage building which are to be retained cannot occur as shown on the approved plans all construction work must cease. Construction must stop as the work is no longer in compliance with the approved permit and the permit would now be considered to be invalid. Replication or replacement of existing portions of the building that were to be retained does not comply where retention is a condition of the permit. Planning staff must be contacted to discuss options including the possibility of new permits in the event the building cannot be retained as shown on the approved plans.

3.x all windows are as approved on the drawings and any substitutions or changes require the approval of the Director of Planning before the replacement windows are installed. Regarding the heritage building, unless noted otherwise, "existing" means the existing window retained and refurbished in place or removed and refurbished and re-installed.

3.x regarding the heritage building, all new wood trims and wood elements are to be sanded and painted fir or cedar (textured or combed products are not approved) unless specifically approved otherwise on the drawings.

3.x regarding the heritage building, all soffits, where applicable, including porches, are to be wood T&G (existing or new) sanded and painted;

3.x all work is to be consistent with the approved Conservation Plan which forms a part of the development permit.

James Boldt, D.Eng, B.Arch, LEED® AP

Heritage Planner  
The Heritage Group  
Current Planning Initiatives Branch  
City of Vancouver  
tel: 604-873-7449  
fax: 604-873-7060  
e-mail: [james.boldt@vancouver.ca](mailto:james.boldt@vancouver.ca)

## Balantzyan, Berg

---

**From:** LeBreton, Wendy  
**Sent:** Tuesday, July 11, 2017 3:05 PM  
**To:** 'Mihai Adam'; Balantzyan, Berg  
**Cc:** christurcotte@cressey.com; Jason Turcotte; Nathan Gurvich; Reza Davani; Taizo Yamamoto; Piyush Sanghadia  
**Subject:** RE: 3365 Commercial Dr. / DP-2017-00181 - Re: unit layouts 06 ( ITEM 1.10.iii )

Good afternoon Mihai,

We do not look at these items individually, but rather as a complete prior-to response submission package, which will ultimately form the record set for the DP.

- Once you think you have fully drafted your prior-to response drawings and itemized written responses to the conditions, I will schedule a prior-to response 'preview meeting' with all relevant review staff to go over it together and flag any concerns.
- Barring anything major, we can then intake the prior-to response package (schedule 15 minutes with myself) and then the review begins (approx. 12-16 weeks review time to get comments back from staff).
- Depending on how closely you have met the conditions as written, there may be further revisions after that.

Cheers,  
Wendy

Wendy LeBreton MES, MCIP, RPP | Project Facilitator II | Development, Buildings & Licensing | City of Vancouver

t | 604.871.6796 e | [wendy.lebreton@vancouver.ca](mailto:wendy.lebreton@vancouver.ca)

---

**From:** Mihai Adam [<mailto:m.adam@yamamotoarchitecture.com>]  
**Sent:** Tuesday, July 11, 2017 2:16 PM  
**To:** LeBreton, Wendy; Balantzyan, Berg  
**Cc:** [christurcotte@cressey.com](mailto:christurcotte@cressey.com); Jason Turcotte; Nathan Gurvich; Reza Davani; Taizo Yamamoto; Piyush Sanghadia  
**Subject:** Re: 3365 Commercial Dr. / DP-2017-00181 - Re: unit layouts 06 ( ITEM 1.10.iii )

Hi Wendy,  
can please review our response to item **1.10.iii** and confirm that this is an acceptable solution?  
Regards,  
Mihai Adam

On Jul 11, 2017, at 1:54 PM, Piyush Sanghadia <[psanghadia@yamamotoarchitecture.com](mailto:psanghadia@yamamotoarchitecture.com)> wrote:

Regards,

Piyush Sanghadia

Yamamoto Architecture Inc.  
202 - 33 East 8th Avenue  
Vancouver, B.C. V5T 1R5  
P: 604 731 1127 Ext.108  
F: 604 731 1327

Begin forwarded message:

**From:** Nathan Gurvich <nathangurvich@cressey.com>  
**Subject:** FW: 3365 Commercial Dr. / DP-2017-00181  
**Date:** June 27, 2017 at 3:56:33 PM PDT  
**To:** Piyush Sanghadia <psanghadia@yamamotoarchitecture.com>  
**Cc:** Mihai Adam <m.adam@yamamotoarchitecture.com>, Taizo Yamamoto <taizo@yamamotoarchitecture.com>, Jason Turcotte <jasonturcotte@cressey.com>, Jennifer Stamp <jennifer@dkl.bc.ca>

Hey B— [ Not sure if the City has sent these to you also. Biggest thing I see is Landscape condition 1.24 which requests setting back the parkade and additional 8B—2 to the east from tree 1678. Review these and lets meet to discuss on Thursday/Friday as availability permits, please suggest some times.

Cheers,

Nathan Gurvich  
Development Manager

**Cressey Development Group**  
200 - 555 West 8<sup>th</sup> Ave  
Vancouver, British Columbia V5Z 1C6  
604-649-3624 Cell  
604-895-0427 Direct  
[nathangurvich@cressey.com](mailto:nathangurvich@cressey.com)  
[www.cressey.com](http://www.cressey.com)

---

**From:** LeBreton, Wendy [<mailto:Wendy.Lebreton@vancouver.ca>]  
**Sent:** June 27, 2017 3:23 PM  
**To:** Nathan Gurvich <nathangurvich@cressey.com>  
**Subject:** FW: 3365 Commercial Dr. / DP-2017-00181

Hi Nathan

See attached for your prior-to letter and other pertinent materials.

Cheers,  
Wendy

Wendy LeBreton MES, MCIP, RPP | Project Facilitator II | Development, Buildings & Licensing | City of Vancouver  
t | 604.871.6796 e | [wendy.lebreton@vancouver.ca](mailto:wendy.lebreton@vancouver.ca)

---

**From:** Balantzian, Berg  
**Sent:** Tuesday, June 27, 2017 1:15 PM  
**To:** LeBreton, Wendy  
**Cc:** Linehan, Marie; Boldt, James; Beaulieu, Lee; Murphy, David; Cavell, Kevin; Kwan, Alice  
**Subject:** 3365 Commercial Dr. / DP-2017-00181


Hi,  
Attached is the B—° prior-toB—2 letter for the above-noted application for your records.

Wendy, please forward a copy to Cressey, the applicant, and to Yamamoto Architecture including the attachments, which are to be completed and submitted with the B—° prior-toB—2 response by the applicant.

Alice, please take care of any re-note, if required.

Thanks.

Berg

*Berg Balantzian*  Project Coordinator B— [ Development Review Branch  
Development, Buildings & Licensing  
tel: 604.873.7411



## Balantzyan, Berg

---

**From:** Balantzyan, Berg  
**Sent:** Tuesday, July 11, 2017 4:56 PM  
**To:** LeBreton, Wendy  
**Subject:** FW: 3365 Commercial Dr. / DP-2017-00181 - Re: unit layouts 01 ( ITEM 1.8.i.a )  
**Attachments:** Prior To-1-Item 1.8.pdf

Hi Wendy,

Technically, this solution complies with the required angle, but is not acceptable for the following reasons:

1. The bedroom window has no direct light, i.e., light enters through solarium;
2. Solarium area has been included in FSR, but is considered as enclosed balcony, and balconies are not to be enclosed, per the CD-1 By-law.

Approval will be subject to Development Planner's satisfaction with the proposed design, and its livability, supported with a rationale for approval.

Berg

---

**From:** Mihai Adam [<mailto:m.adam@yamamotoarchitecture.com>]  
**Sent:** Tuesday, July 11, 2017 2:15 PM  
**To:** LeBreton, Wendy; Balantzyan, Berg  
**Cc:** [christurcotte@cressey.com](mailto:christurcotte@cressey.com); Jason Turcotte; Nathan Gurvich; Reza Davani; Taizo Yamamoto; Piyush Sanghadia  
**Subject:** Re: 3365 Commercial Dr. / DP-2017-00181 - Re: unit layouts 01 ( ITEM 1.8.i.a )

Hi Wendy,

can please review our response to item **1.8.i.a ( Ground Floor )** and confirm that this is an acceptable solution?

Regards,

Mihai Adam

On Jul 11, 2017, at 1:54 PM, Piyush Sanghadia <[psanghadia@yamamotoarchitecture.com](mailto:psanghadia@yamamotoarchitecture.com)> wrote:

Regards,

Piyush Sanghadia

Yamamoto Architecture Inc.  
202 - 33 East 8th Avenue  
Vancouver, B.C. V5T 1R5  
P: 604 731 1127 Ext.108  
F: 604 731 1327

Begin forwarded message:

**From:** Nathan Gurvich <[nathangurvich@cressey.com](mailto:nathangurvich@cressey.com)>  
**Subject:** FW: 3365 Commercial Dr. / DP-2017-00181  
**Date:** June 27, 2017 at 3:56:33 PM PDT  
**To:** Piyush Sanghadia <[psanghadia@yamamotoarchitecture.com](mailto:psanghadia@yamamotoarchitecture.com)>  
**Cc:** Mihai Adam <[m.adam@yamamotoarchitecture.com](mailto:m.adam@yamamotoarchitecture.com)>, Taizo Yamamoto <[taizo@yamamotoarchitecture.com](mailto:taizo@yamamotoarchitecture.com)>, Jason Turcotte <[jasonturcotte@cressey.com](mailto:jasonturcotte@cressey.com)>, Jennifer Stamp <[jennifer@dkl.bc.ca](mailto:jennifer@dkl.bc.ca)>

Hey B— [ Not sure if the City has sent these to you also. Biggest thing I see is Landscape condition 1.24 which requests setting back the parkade and additional 8B—2 to the east from tree 1678. Review these and lets meet to discuss on Thursday/Friday as availability permits, please suggest some times.

Cheers,

Nathan Gurvich  
Development Manager

**Cressey Development Group**  
200 - 555 West 8<sup>th</sup> Ave  
Vancouver, British Columbia V5Z 1C6  
604-649-3624 Cell  
604-895-0427 Direct  
[nathangurvich@cressey.com](mailto:nathangurvich@cressey.com)  
[www.cressey.com](http://www.cressey.com)

**From:** LeBreton, Wendy [<mailto:Wendy.Lebreton@vancouver.ca>]  
**Sent:** June 27, 2017 3:23 PM  
**To:** Nathan Gurvich <[nathangurvich@cressey.com](mailto:nathangurvich@cressey.com)>  
**Subject:** FW: 3365 Commercial Dr. / DP-2017-00181

Hi Nathan

See attached for your prior-to letter and other pertinent materials.

Cheers,  
Wendy

Wendy LeBreton MES, MCIP, RPP | Project Facilitator II | Development, Buildings & Licensing |City of Vancouver  
t | 604.871.6796 e | [wendy.lebreton@vancouver.ca](mailto:wendy.lebreton@vancouver.ca)

---

**From:** Balantzyan, Berg  
**Sent:** Tuesday, June 27, 2017 1:15 PM  
**To:** LeBreton, Wendy  
**Cc:** Linehan, Marie; Boldt, James; Beaulieu, Lee; Murphy, David; Cavell, Kevin; Kwan, Alice  
**Subject:** 3365 Commercial Dr. / DP-2017-00181


Hi,  
Attached is the B—° prior-toB—2 letter for the above-noted application for your records.

Wendy, please forward a copy to Cressey, the applicant, and to Yamamoto Architecture including the attachments, which are to be completed and submitted with the B—° prior-toB—2 response by the applicant.

Alice, please take care of any re-note, if required.

Thanks.

Berg

*Berg Balantzyan*  Project Coordinator B— [ Development Review Branch  
Development, Buildings & Licensing  
tel: 604.873.7411  
[berg.balantzyan@vancouver.ca](mailto:berg.balantzyan@vancouver.ca)

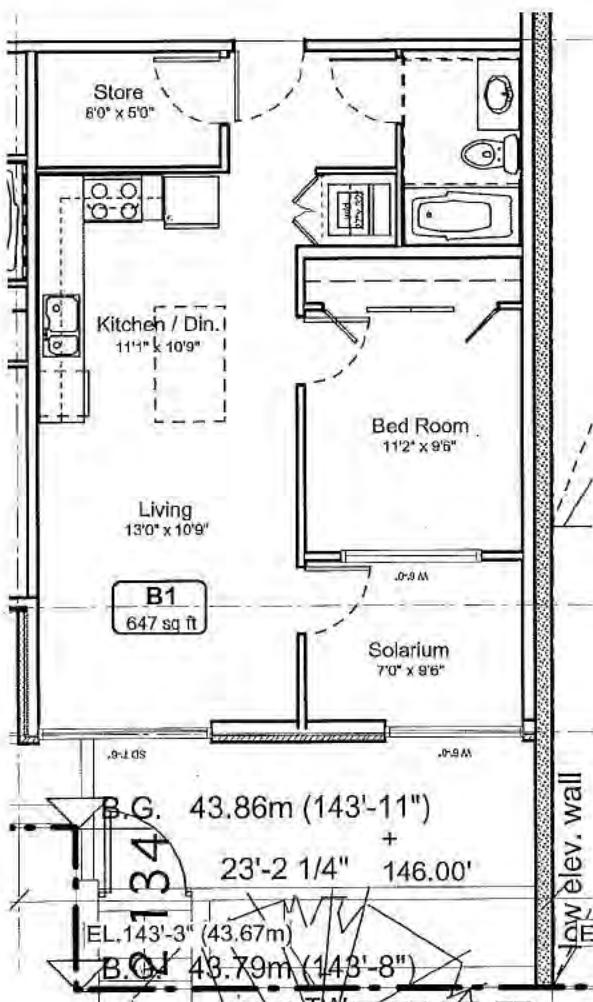
<PosseDocument (46).pdf>

3365 COMMERCIAL DRIVE  
Development Application Number DP-2017-00181

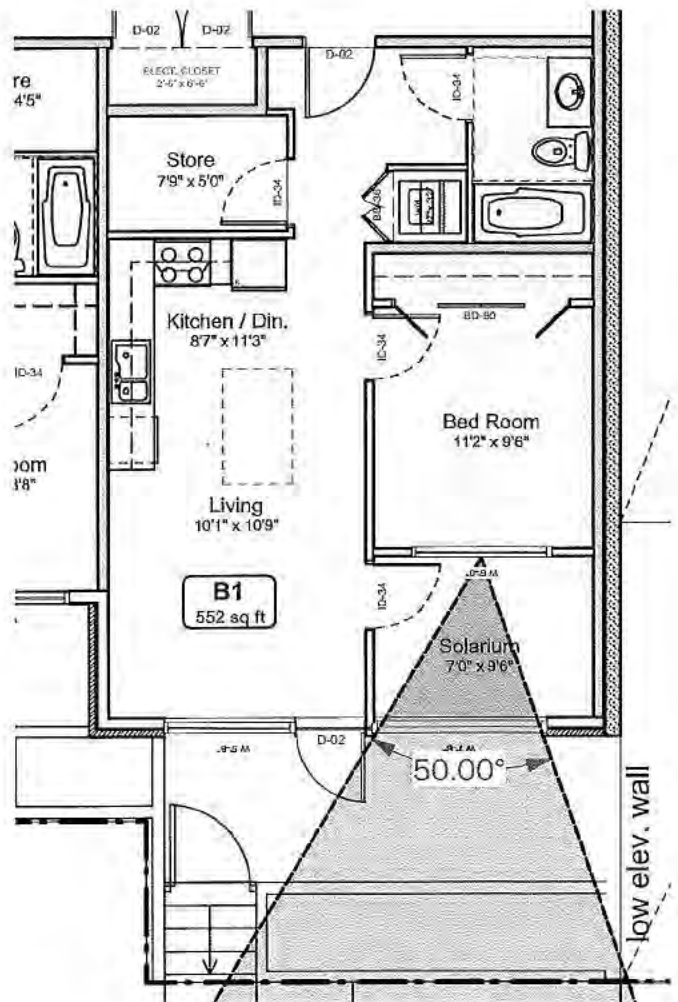
Item 1.8.i.a.  
Horizontal angle of daylight  
Unit Type B1 - Ground Floor

Response:  
Re-designed window opening to provide horizontal angle of daylight.

DP Application



Revised



## Balantzyan, Berg

---

**From:** Balantzyan, Berg  
**Sent:** Tuesday, July 11, 2017 4:57 PM  
**To:** LeBreton, Wendy  
**Subject:** FW: 3365 Commercial Dr. / DP-2017-00181 - Re: unit layouts 02 ( ITEM 1.8.i.a )  
**Attachments:** Prior To-2-Item 1.8.pdf

Hi Wendy,

Technically, this solution complies with the required angle, but is not acceptable for the following reasons:

1. The bedroom window has no direct light, i.e., light enters through solarium;
2. Solarium area has been included in FSR, but is considered as enclosed balcony, and balconies are not to be enclosed, per the CD-1 By-law.

Approval will be subject to Development Planner's satisfaction with the proposed design, and its livability, supported with a rationale for approval.

Berg

---

**From:** Mihai Adam [<mailto:m.adam@yamamotoarchitecture.com>]  
**Sent:** Tuesday, July 11, 2017 2:15 PM  
**To:** LeBreton, Wendy; Balantzyan, Berg  
**Cc:** [christurcotte@cressey.com](mailto:christurcotte@cressey.com); Jason Turcotte; Nathan Gurvich; Reza Davani; Taizo Yamamoto; Piyush Sanghadia  
**Subject:** Re: 3365 Commercial Dr. / DP-2017-00181 - Re: unit layouts 02 ( ITEM 1.8.i.a )

Hi Wendy,

can please review our response to item **1.8.i.a ( Second Floor )** and confirm that this is an acceptable solution?

Regards,

Mihai Adam

On Jul 11, 2017, at 1:54 PM, Piyush Sanghadia <[psanghadia@yamamotoarchitecture.com](mailto:psanghadia@yamamotoarchitecture.com)> wrote:

Regards,

Piyush Sanghadia

Yamamoto Architecture Inc.  
202 - 33 East 8th Avenue  
Vancouver, B.C. V5T 1R5  
P: 604 731 1127 Ext.108  
F: 604 731 1327

Begin forwarded message:

**From:** Nathan Gurvich <[nathangurvich@cressey.com](mailto:nathangurvich@cressey.com)>  
**Subject:** FW: 3365 Commercial Dr. / DP-2017-00181  
**Date:** June 27, 2017 at 3:56:33 PM PDT  
**To:** Piyush Sanghadia <[psanghadia@yamamotoarchitecture.com](mailto:psanghadia@yamamotoarchitecture.com)>  
**Cc:** Mihai Adam <[m.adam@yamamotoarchitecture.com](mailto:m.adam@yamamotoarchitecture.com)>, Taizo Yamamoto <[taizo@yamamotoarchitecture.com](mailto:taizo@yamamotoarchitecture.com)>, Jason Turcotte <[jasonturcotte@cressey.com](mailto:jasonturcotte@cressey.com)>, Jennifer Stamp <[jennifer@dkl.bc.ca](mailto:jennifer@dkl.bc.ca)>

Hey B— [ Not sure if the City has sent these to you also. Biggest thing I see is Landscape condition 1.24 which requests setting back the parkade and additional 85—2 to the east from tree 1678. Review these and lets meet to discuss on Thursday/Friday as availability permits, please suggest some times.

Cheers,

Nathan Gurvich  
Development Manager

**Cressey Development Group**  
200 - 555 West 8<sup>th</sup> Ave  
Vancouver, British Columbia V5Z 1C6  
604-649-3624 Cell  
604-895-0427 Direct  
[nathangurvich@cressey.com](mailto:nathangurvich@cressey.com)  
[www.cressey.com](http://www.cressey.com)

---

**From:** LeBreton, Wendy [<mailto:Wendy.Lebreton@vancouver.ca>]  
**Sent:** June 27, 2017 3:23 PM  
**To:** Nathan Gurvich <[nathangurvich@cressey.com](mailto:nathangurvich@cressey.com)>  
**Subject:** FW: 3365 Commercial Dr. / DP-2017-00181

Hi Nathan

See attached for your prior-to letter and other pertinent materials.

Cheers,  
Wendy

Wendy LeBreton MES, MCIP, RPP | Project Facilitator II | Development, Buildings & Licensing | City of Vancouver  
t | 604.871.6796 e | [wendy.lebreton@vancouver.ca](mailto:wendy.lebreton@vancouver.ca)

---

**From:** Balantzyan, Berg  
**Sent:** Tuesday, June 27, 2017 1:15 PM  
**To:** LeBreton, Wendy  
**Cc:** Linehan, Marie; Boldt, James; Beaulieu, Lee; Murphy, David; Cavell, Kevin; Kwan, Alice  
**Subject:** 3365 Commercial Dr. / DP-2017-00181


Hi,  
Attached is the B—° prior-toB—2 letter for the above-noted application for your records.

Wendy, please forward a copy to Cressey, the applicant, and to Yamamoto Architecture including the attachments, which are to be completed and submitted with the B—° prior-toB—2 response by the applicant.

Alice, please take care of any re-note, if required.

Thanks.

Berg

*Berg Balantzyan*  Project Coordinator B— [ Development Review Branch  
Development, Buildings & Licensing  
tel: 604.873.7411  
[berg.balantzyan@vancouver.ca](mailto:berg.balantzyan@vancouver.ca)

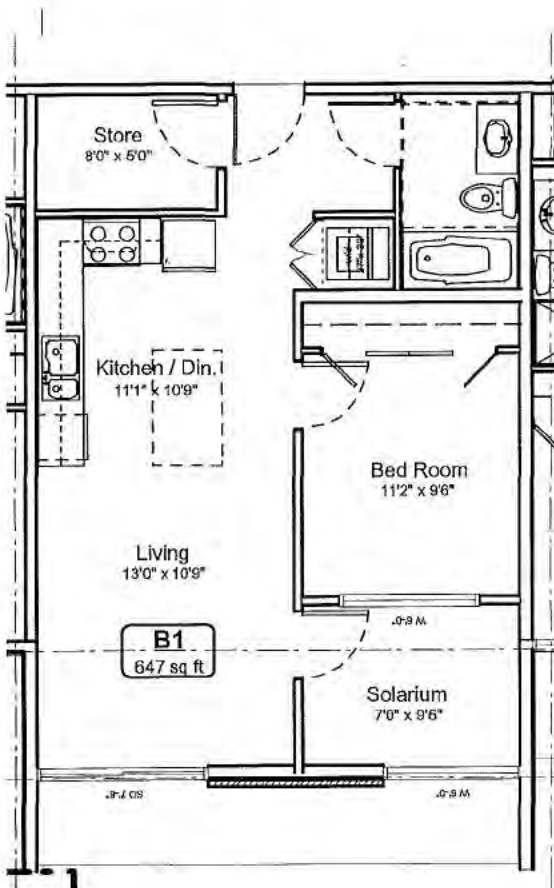
<PosseDocument (46).pdf>

3365 COMMERCIAL DRIVE  
Development Application Number DP-2017-00181

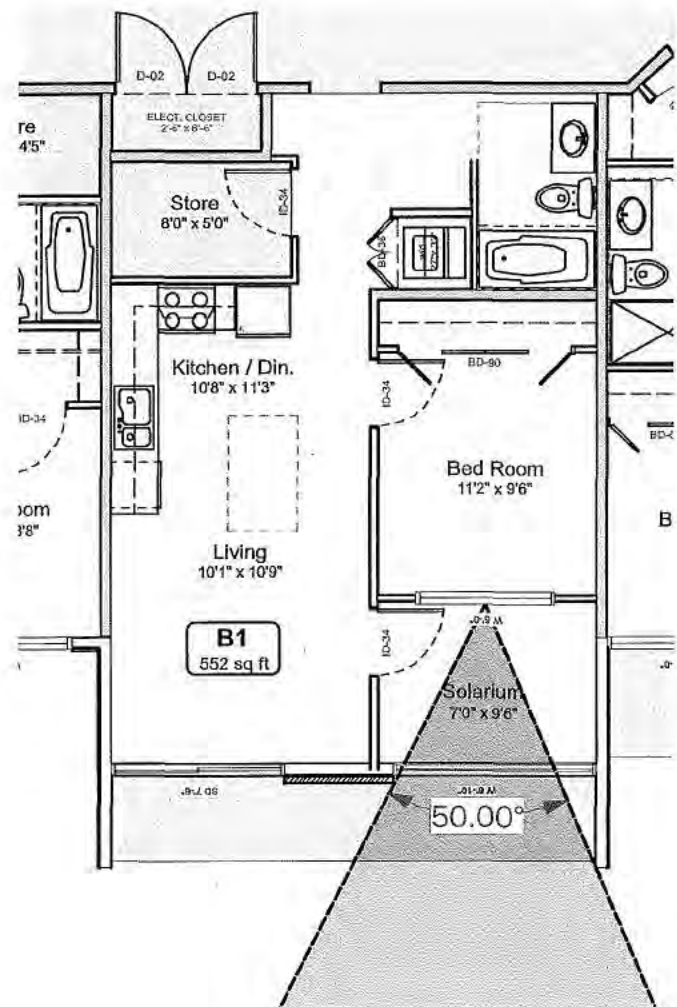
Item 1.8.i.a.  
Horizontal angle of daylight  
Unit Type B1 - 2nd Floor

Response:  
Re-designed window opening to provide horizontal angle of daylight.

DP Application



Revised





## Balantzyan, Berg

---

**From:** Balantzyan, Berg  
**Sent:** Tuesday, July 11, 2017 4:58 PM  
**To:** LeBreton, Wendy  
**Subject:** FW: 3365 Commercial Dr. / DP-2017-00181 - Re: unit layouts 03 ( ITEM 1.8.i.b )  
**Attachments:** Prior To-3-Item 1.8.pdf

Hi Wendy,

As the storage room could potentially be used as a habitable room, I would require it to comply with the Horizontal Angle of Daylight regulation due to its large size.

By reducing the storage room size to excludable floor area, increased habitable space would be achieved in the unit , making it more livable.

Otherwise, I would need DOP approval for the size of the storage room as proposed.

---

**From:** Mihai Adam [<mailto:m.adam@yamamotoarchitecture.com>]  
**Sent:** Tuesday, July 11, 2017 2:15 PM  
**To:** LeBreton, Wendy; Balantzyan, Berg  
**Cc:** [christurcotte@cressey.com](mailto:christurcotte@cressey.com); Jason Turcotte; Nathan Gurvich; Reza Davani; Taizo Yamamoto; Piyush Sanghadia  
**Subject:** Re: 3365 Commercial Dr. / DP-2017-00181 - Re: unit layouts 03 ( ITEM 1.8.i.b )

Hi Wendy,

can please review our response to item **1.8.i.b** and confirm that this is an acceptable solution?

Regards,

Mihai Adam

On Jul 11, 2017, at 1:54 PM, Piyush Sanghadia <[psanghadia@yamamotoarchitecture.com](mailto:psanghadia@yamamotoarchitecture.com)> wrote:

Regards,

Piyush Sanghadia

Yamamoto Architecture Inc.  
202 - 33 East 8th Avenue  
Vancouver, B.C. V5T 1R5  
P: 604 731 1127 Ext.108  
F: 604 731 1327

Begin forwarded message:

**From:** Nathan Gurvich <[nathangurvich@cressey.com](mailto:nathangurvich@cressey.com)>  
**Subject:** FW: 3365 Commercial Dr. / DP-2017-00181  
**Date:** June 27, 2017 at 3:56:33 PM PDT  
**To:** Piyush Sanghadia <[psanghadia@yamamotoarchitecture.com](mailto:psanghadia@yamamotoarchitecture.com)>  
**Cc:** Mihai Adam <[m.adam@yamamotoarchitecture.com](mailto:m.adam@yamamotoarchitecture.com)>, Taizo Yamamoto <[taizo@yamamotoarchitecture.com](mailto:taizo@yamamotoarchitecture.com)>, Jason Turcotte <[jasonturcotte@cressey.com](mailto:jasonturcotte@cressey.com)>, Jennifer Stamp <[jennifer@dkl.bc.ca](mailto:jennifer@dkl.bc.ca)>

Hey B- [ Not sure if the City has sent these to you also. Biggest thing I see is Landscape condition 1.24 which requests setting back the parkade and additional 85'-2" to the east from tree 1678. Review these and lets meet to discuss on Thursday/Friday as availability permits, please suggest some times.

Cheers,

Nathan Gurvich  
Development Manager

**Cressey Development Group**  
200 - 555 West 8<sup>th</sup> Ave  
Vancouver, British Columbia V5Z 1C6  
604-649-3624 Cell  
604-895-0427 Direct  
[nathangurvich@cressey.com](mailto:nathangurvich@cressey.com)  
[www.cressey.com](http://www.cressey.com)

---

**From:** LeBreton, Wendy [<mailto:Wendy.Lebreton@vancouver.ca>]

**Sent:** June 27, 2017 3:23 PM

**To:** Nathan Gurvich <[nathangurvich@cressey.com](mailto:nathangurvich@cressey.com)>

**Subject:** FW: 3365 Commercial Dr. / DP-2017-00181

Hi Nathan

See attached for your prior-to letter and other pertinent materials.

Cheers,  
Wendy

Wendy LeBreton MES, MCIP, RPP | Project Facilitator II | Development, Buildings & Licensing | City of Vancouver  
t | 604.871.6796 e | [wendy.lebreton@vancouver.ca](mailto:wendy.lebreton@vancouver.ca)

---

**From:** Balantzian, Berg

**Sent:** Tuesday, June 27, 2017 1:15 PM

**To:** LeBreton, Wendy

**Cc:** Linehan, Marie; Boldt, James; Beaulieu, Lee; Murphy, David; Cavell, Kevin; Kwan, Alice

**Subject:** 3365 Commercial Dr. / DP-2017-00181

Hi,


Attached is the B-° prior-to B-² letter for the above-noted application for your records.

Wendy, please forward a copy to Cressey, the applicant, and to Yamamoto Architecture including the attachments, which are to be completed and submitted with the B-° prior-to B-² response by the applicant.

Alice, please take care of any re-note, if required.

Thanks.

Berg

*Berg Balantzian*  Project Coordinator B- [ Development Review Branch  
Development, Buildings & Licensing  
tel: 604.873.7411  
[berg.balantzian@vancouver.ca](mailto:berg.balantzian@vancouver.ca)

<PosseDocument (46).pdf>



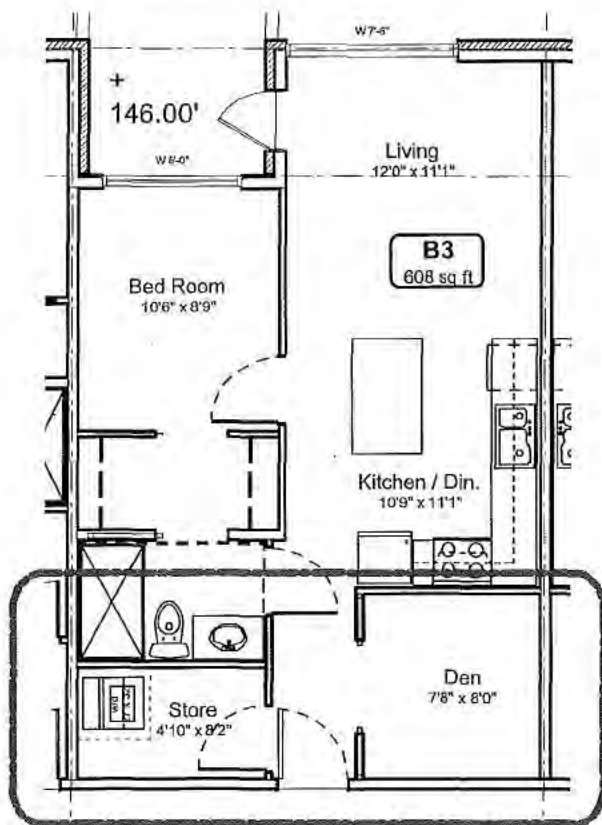
3365 COMMERCIAL DRIVE  
Development Application Number DP-2017-00181

Item 1.8.i.b  
Horizontal angle of daylight  
Unit Type B3 - Ground and 2nd Floor

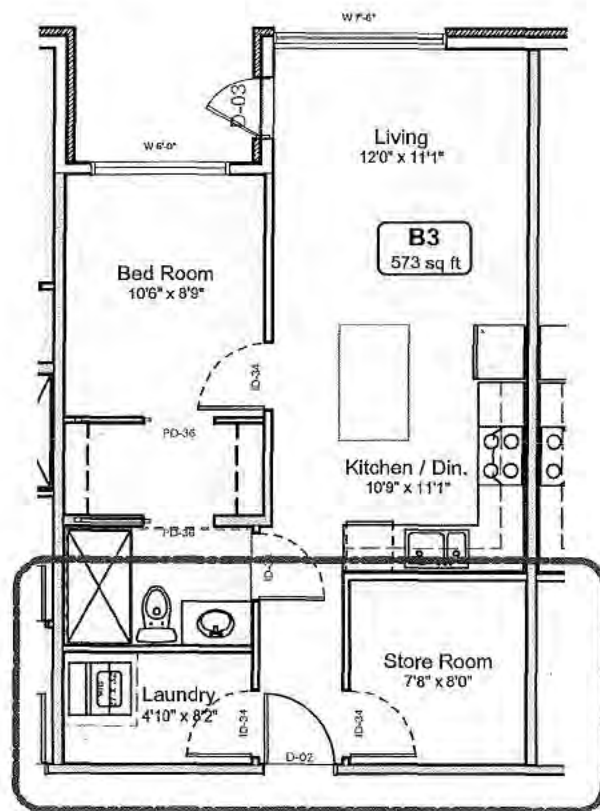
Response:

- 1 - converted previous Den into Storage Room ( with out FSR excusions )
- 2 - converted previous Storage into Laundry

DP Application



Revised



## Balantzyan, Berg

---

**From:** Balantzyan, Berg  
**Sent:** Tuesday, July 11, 2017 5:00 PM  
**To:** LeBreton, Wendy  
**Subject:** FW: 3365 Commercial Dr. / DP-2017-00181 - Re: unit layouts 04 ( ITEM 1.8.ii.a/b/c )  
**Attachments:** Prior To-4-Item 1.8.pdf

Accepted.

---

**From:** Mihai Adam [<mailto:m.adam@yamamotoarchitecture.com>]  
**Sent:** Tuesday, July 11, 2017 2:15 PM  
**To:** LeBreton, Wendy; Balantzyan, Berg  
**Cc:** [christurcotte@cressey.com](mailto:christurcotte@cressey.com); Jason Turcotte; Nathan Gurvich; Reza Davani; Taizo Yamamoto; Piyush Sanghadia  
**Subject:** Re: 3365 Commercial Dr. / DP-2017-00181 - Re: unit layouts 04 ( ITEM 1.8.ii.a/b/c )

Hi Wendy,  
can please review our response to item **1.8.ii.a / b / c** and confirm that this is an acceptable solution?  
Regards,  
Mihai Adam

On Jul 11, 2017, at 1:54 PM, Piyush Sanghadia <[psanghadia@yamamotoarchitecture.com](mailto:psanghadia@yamamotoarchitecture.com)> wrote:

Regards,

Piyush Sanghadia

Yamamoto Architecture Inc.  
202 - 33 East 8th Avenue  
Vancouver, B.C. V5T 1R5  
P: 604 731 1127 Ext.108  
F: 604 731 1327

Begin forwarded message:

**From:** Nathan Gurvich <[nathangurvich@cressey.com](mailto:nathangurvich@cressey.com)>  
**Subject:** FW: 3365 Commercial Dr. / DP-2017-00181  
**Date:** June 27, 2017 at 3:56:33 PM PDT  
**To:** Piyush Sanghadia <[psanghadia@yamamotoarchitecture.com](mailto:psanghadia@yamamotoarchitecture.com)>  
**Cc:** Mihai Adam <[m.adam@yamamotoarchitecture.com](mailto:m.adam@yamamotoarchitecture.com)>, Taizo Yamamoto <[taizo@yamamotoarchitecture.com](mailto:taizo@yamamotoarchitecture.com)>, Jason Turcotte <[jasonturcotte@cressey.com](mailto:jasonturcotte@cressey.com)>, Jennifer Stamp <[jennifer@dkl.bc.ca](mailto:jennifer@dkl.bc.ca)>

Hey B— [ Not sure if the City has sent these to you also. Biggest thing I see is Landscape condition 1.24 which requests setting back the parkade and additional 85'— to the east from tree 1678. Review these and lets meet to discuss on Thursday/Friday as availability permits, please suggest some times.

Cheers,

Nathan Gurvich  
Development Manager

Cressey Development Group  
200 - 555 West 8<sup>th</sup> Ave  
Vancouver, British Columbia V5Z 1C6  
604-649-3624 Cell  
604-895-0427 Direct  
[nathangurvich@cressey.com](mailto:nathangurvich@cressey.com)  
[www.cressey.com](http://www.cressey.com)

**From:** LeBreton, Wendy [<mailto:Wendy.Lebreton@vancouver.ca>]  
**Sent:** June 27, 2017 3:23 PM  
**To:** Nathan Gurvich <[nathangurvich@cressey.com](mailto:nathangurvich@cressey.com)>  
**Subject:** FW: 3365 Commercial Dr. / DP-2017-00181

Hi Nathan

See attached for your prior-to letter and other pertinent materials.

Cheers,  
Wendy

Wendy LeBreton MES, MCIP, RPP | Project Facilitator II | Development, Buildings & Licensing | City of Vancouver  
t | 604.871.6796 e | [wendy.lebreton@vancouver.ca](mailto:wendy.lebreton@vancouver.ca)

---

**From:** Balantzyan, Berg  
**Sent:** Tuesday, June 27, 2017 1:15 PM  
**To:** LeBreton, Wendy  
**Cc:** Linehan, Marie; Boldt, James; Beaulieu, Lee; Murphy, David; Cavell, Kevin; Kwan, Alice  
**Subject:** 3365 Commercial Dr. / DP-2017-00181


Hi,  
Attached is the B-° prior-toB-² letter for the above-noted application for your records.

Wendy, please forward a copy to Cressey, the applicant, and to Yamamoto Architecture including the attachments, which are to be completed and submitted with the B-° prior-toB-² response by the applicant.

Alice, please take care of any re-note, if required.

Thanks.

Berg

*Berg Balantzyan*  Project Coordinator B- [ Development Review Branch  
Development, Buildings & Licensing  
tel: 604.873.7411  
[berg.balantzyan@vancouver.ca](mailto:berg.balantzyan@vancouver.ca)

<PosseDocument (46).pdf>

3365 COMMERCIAL DRIVE  
Development Application Number DP-2017-00181

Item 1.8.ii.a

1.8.ii.b

1.8.ii.c

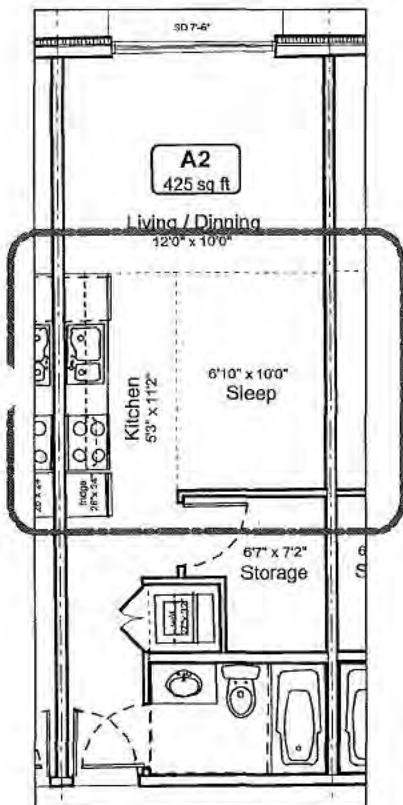
Horizontal angle of daylight

Studio Type A1, A2 and A3

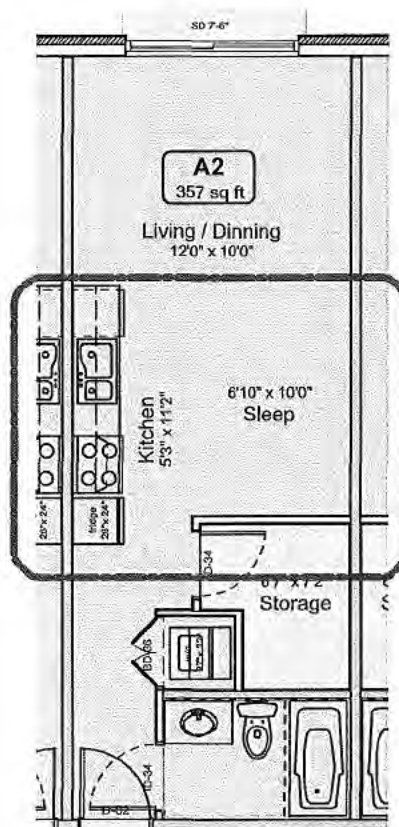
Response:

Graphic demarcation of spaces previously shown in dashed-line has been removed.

DP Application



Revised



## Balantzyan, Berg

---

**From:** Balantzyan, Berg  
**Sent:** Tuesday, July 11, 2017 5:02 PM  
**To:** LeBreton, Wendy  
**Subject:** FW: 3365 Commercial Dr. / DP-2017-00181 - Re: unit layouts 05 ( ITEM 1.10.ii.a/b/c/d/e )  
**Attachments:** Prior To-5-Item 1.10.pdf

Accepted

---

**From:** Mihai Adam [<mailto:m.adam@yamamotoarchitecture.com>]  
**Sent:** Tuesday, July 11, 2017 2:16 PM  
**To:** LeBreton, Wendy; Balantzyan, Berg  
**Cc:** [christurcotte@cressey.com](mailto:christurcotte@cressey.com); Jason Turcotte; Nathan Gurvich; Reza Davani; Taizo Yamamoto; Piyush Sanghadia  
**Subject:** Re: 3365 Commercial Dr. / DP-2017-00181 - Re: unit layouts 05 ( ITEM 1.10.ii.a/b/c/d/e )

Hi Wendy,  
can please review our response to item **1.10.ii.a / b / c / d / e** and confirm that this is an acceptable solution?  
Regards,  
Mihai Adam

On Jul 11, 2017, at 1:54 PM, Piyush Sanghadia <[psanghadia@yamamotoarchitecture.com](mailto:psanghadia@yamamotoarchitecture.com)> wrote:

Regards,

Piyush Sanghadia

Yamamoto Architecture Inc.  
202 - 33 East 8th Avenue  
Vancouver, B.C. V5T 1R5  
P: 604 731 1127 Ext.108  
F: 604 731 1327

Begin forwarded message:

**From:** Nathan Gurvich <[nathangurvich@cressey.com](mailto:nathangurvich@cressey.com)>  
**Subject:** FW: 3365 Commercial Dr. / DP-2017-00181  
**Date:** June 27, 2017 at 3:56:33 PM PDT  
**To:** Piyush Sanghadia <[psanghadia@yamamotoarchitecture.com](mailto:psanghadia@yamamotoarchitecture.com)>  
**Cc:** Mihai Adam <[m.adam@yamamotoarchitecture.com](mailto:m.adam@yamamotoarchitecture.com)>, Taizo Yamamoto <[taizo@yamamotoarchitecture.com](mailto:taizo@yamamotoarchitecture.com)>, Jason Turcotte <[jasonturcotte@cressey.com](mailto:jasonturcotte@cressey.com)>, Jennifer Stamp <[jennifer@dkl.bc.ca](mailto:jennifer@dkl.bc.ca)>

Hey 5- [ Not sure if the City has sent these to you also. Biggest thing I see is Landscape condition 1.24 which requests setting back the parkade and additional 85-2 to the east from tree 1678. Review these and lets meet to discuss on Thursday/Friday as availability permits, please suggest some times.

Cheers,

Nathan Gurvich  
Development Manager

Cressey Development Group  
200 - 555 West 8<sup>th</sup> Ave  
Vancouver, British Columbia V5Z 1C6  
604-649-3624 Cell  
604-895-0427 Direct  
[nathangurvich@cressey.com](mailto:nathangurvich@cressey.com)  
[www.cressey.com](http://www.cressey.com)

**From:** LeBreton, Wendy [<mailto:Wendy.Lebreton@vancouver.ca>]  
**Sent:** June 27, 2017 3:23 PM  
**To:** Nathan Gurvich <[nathangurvich@cressey.com](mailto:nathangurvich@cressey.com)>  
**Subject:** FW: 3365 Commercial Dr. / DP-2017-00181

Hi Nathan

See attached for your prior-to letter and other pertinent materials.

Cheers,  
Wendy

Wendy LeBreton MES, MCIP, RPP | Project Facilitator II | Development, Buildings & Licensing | City of Vancouver  
t | 604.871.6796 e | [wendy.lebreton@vancouver.ca](mailto:wendy.lebreton@vancouver.ca)

---

**From:** Balantzyan, Berg  
**Sent:** Tuesday, June 27, 2017 1:15 PM  
**To:** LeBreton, Wendy  
**Cc:** Linehan, Marie; Boldt, James; Beaulieu, Lee; Murphy, David; Cavell, Kevin; Kwan, Alice  
**Subject:** 3365 Commercial Dr. / DP-2017-00181


Hi,  
Attached is the B-° prior-to B-² letter for the above-noted application for your records.

Wendy, please forward a copy to Cressey, the applicant, and to Yamamoto Architecture including the attachments, which are to be completed and submitted with the B-° prior-to B-² response by the applicant.

Alice, please take care of any re-note, if required.

Thanks.

Berg

*Berg Balantzyan*  Project Coordinator B- | Development Review Branch  
Development, Buildings & Licensing  
tel: 604.873.7411  
[berg.balantzyan@vancouver.ca](mailto:berg.balantzyan@vancouver.ca)

<PosseDocument (46).pdf>

3365 COMMERCIAL DRIVE  
Development Application Number DP-2017-00181

Item 1.10.ii.a

1.10.ii.b

1.10.ii.c

1.10.ii.d

1.10.ii.e

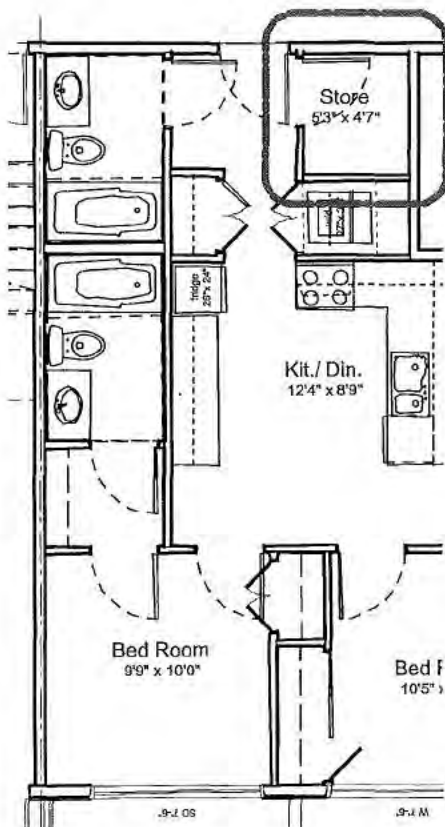
Bulk Storage

Unit Type C7

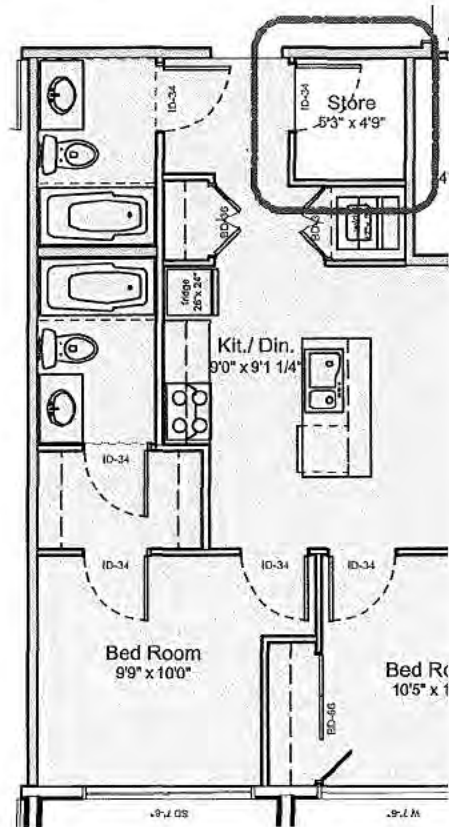
Response:

Storage room has been enlarged to provide 25 sf.

DP Application



Revised





## Balantzyan, Berg

---

**From:** Balantzyan, Berg  
**Sent:** Tuesday, July 11, 2017 5:03 PM  
**To:** LeBreton, Wendy  
**Subject:** FW: 3365 Commercial Dr. / DP-2017-00181 - Re: unit layouts 06 ( ITEM 1.10.iii )  
**Attachments:** Prior To-6-Item 1.10.pdf

Accepted

---

**From:** Mihai Adam [mailto:m.adam@yamamotoarchitecture.com]  
**Sent:** Tuesday, July 11, 2017 2:16 PM  
**To:** LeBreton, Wendy; Balantzyan, Berg  
**Cc:** christurcotte@cressey.com; Jason Turcotte; Nathan Gurvich; Reza Davani; Taizo Yamamoto; Piyush Sanghadia  
**Subject:** Re: 3365 Commercial Dr. / DP-2017-00181 - Re: unit layouts 06 ( ITEM 1.10.iii )

Hi Wendy,  
can please review our response to item **1.10.iii** and confirm that this is an acceptable solution?  
Regards,  
Mihai Adam

On Jul 11, 2017, at 1:54 PM, Piyush Sanghadia <psanghadia@yamamotoarchitecture.com> wrote:

Regards,

Piyush Sanghadia

Yamamoto Architecture Inc.  
202 - 33 East 8th Avenue  
Vancouver, B.C. V5T 1R5  
P: 604 731 1127 Ext.108  
F: 604 731 1327

Begin forwarded message:

**From:** Nathan Gurvich <nathangurvich@cressey.com>  
**Subject:** FW: 3365 Commercial Dr. / DP-2017-00181  
**Date:** June 27, 2017 at 3:56:33 PM PDT  
**To:** Piyush Sanghadia <psanghadia@yamamotoarchitecture.com>  
**Cc:** Mihai Adam <m.adam@yamamotoarchitecture.com>, Taizo Yamamoto <taizo@yamamotoarchitecture.com>, Jason Turcotte <jasonurcotte@cressey.com>, Jennifer Stamp <jennifer@dkl.bc.ca>

Hey B- [ Not sure if the City has sent these to you also. Biggest thing I see is Landscape condition 1.24 which requests setting back the parkade and additional 85'-2" to the east from tree 1678. Review these and lets meet to discuss on Thursday/Friday as availability permits, please suggest some times.

Cheers,

Nathan Gurvich  
Development Manager

Cressey Development Group



200 - 555 West 8<sup>th</sup> Ave  
Vancouver, British Columbia V5Z 1C6  
604-649-3624 Cell  
604-895-0427 Direct  
[nathangurvich@cressey.com](mailto:nathangurvich@cressey.com)  
[www.cressey.com](http://www.cressey.com)

---

**From:** LeBreton, Wendy [<mailto:Wendy.Lebreton@vancouver.ca>]  
**Sent:** June 27, 2017 3:23 PM  
**To:** Nathan Gurvich <[nathangurvich@cressey.com](mailto:nathangurvich@cressey.com)>  
**Subject:** FW: 3365 Commercial Dr. / DP-2017-00181

Hi Nathan

See attached for your prior-to letter and other pertinent materials.

Cheers,  
Wendy

Wendy LeBreton MES, MCIP, RPP | Project Facilitator II | Development, Buildings & Licensing | City of Vancouver  
t | 604.871.6796 e | [wendy.lebreton@vancouver.ca](mailto:wendy.lebreton@vancouver.ca)

---

**From:** Balantzyan, Berg  
**Sent:** Tuesday, June 27, 2017 1:15 PM  
**To:** LeBreton, Wendy  
**Cc:** Linehan, Marie; Boldt, James; Beaulieu, Lee; Murphy, David; Cavell, Kevin; Kwan, Alice  
**Subject:** 3365 Commercial Dr. / DP-2017-00181


Hi,  
Attached is the B-° prior-to B-² letter for the above-noted application for your records.

Wendy, please forward a copy to Cressey, the applicant, and to Yamamoto Architecture including the attachments, which are to be completed and submitted with the B-° prior-to B-² response by the applicant.

Alice, please take care of any re-note, if required.

Thanks.

Berg

*Berg Balantzyan*  Project Coordinator B- | Development Review Branch  
Development, Buildings & Licensing  
tel: 604.873.7411  
[berg.balantzyan@vancouver.ca](mailto:berg.balantzyan@vancouver.ca)

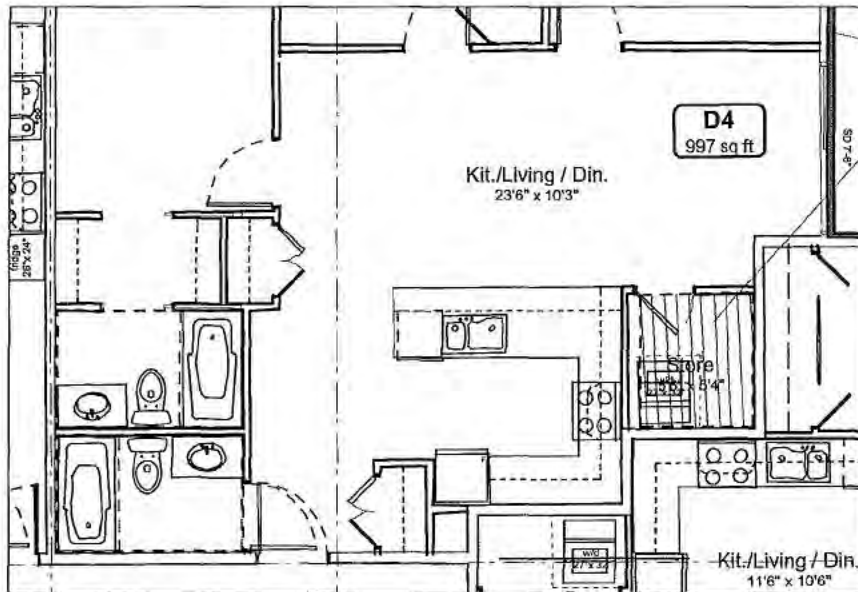
<PosseDocument (46).pdf>

3365 COMMERCIAL DRIVE  
Development Application Number DP-2017-00181

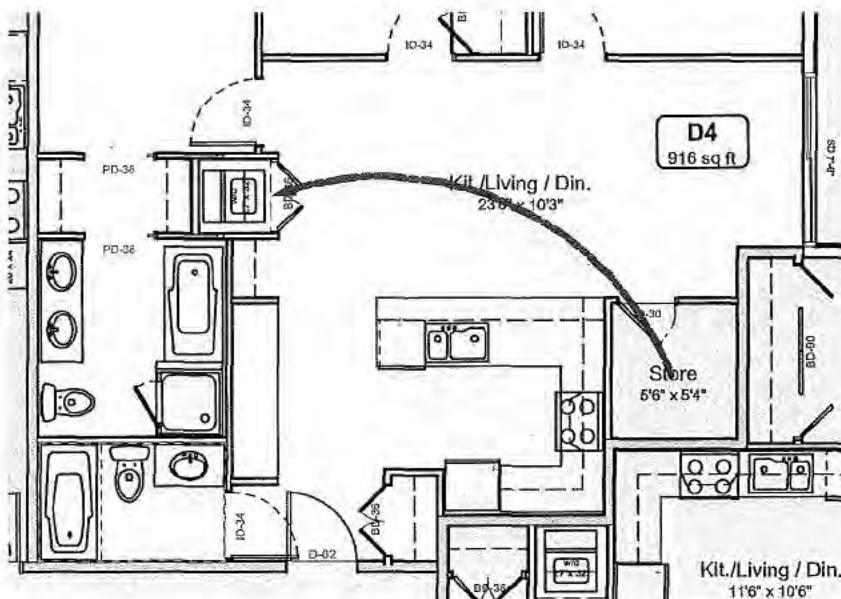
Item 1.10.iii  
Bulk Storage  
Unit Type D4

Response:  
Laundry Room has been relocated out of the Storage Room.

#### DP Application



#### Revised



## Balantzyan, Berg

---

**From:** Kwan, Alice  
**Sent:** Tuesday, June 27, 2017 1:26 PM  
**To:** Balantzyan, Berg  
**Cc:** LeBreton, Wendy  
**Subject:** RE: 3365 Commercial Dr. / DP-2017-00181

We didn't send out any notification. It was for "web" posting only.

Alice

---

**From:** Balantzyan, Berg  
**Sent:** Tuesday, June 27, 2017 1:15 PM  
**To:** LeBreton, Wendy  
**Cc:** Linehan, Marie; Boldt, James; Beaulieu, Lee; Murphy, David; Cavell, Kevin; Kwan, Alice  
**Subject:** 3365 Commercial Dr. / DP-2017-00181

Hi,  
Attached is the "prior-to" letter for the above-noted application for your records.

Wendy, please forward a copy to Cressey, the applicant, and to Yamamoto Architecture including the attachments, which are to be completed and submitted with the "prior-to" response by the applicant. Alice, please take care of any re-note, if required.

Thanks.

Berg

*Berg Balantzyan* | Project Coordinator - Development Review Branch

Development, Buildings & Licensing

tel: 604.873.7411

[berg.balantzyan@vancouver.ca](mailto:berg.balantzyan@vancouver.ca)

## Balantzyan, Berg

---

**From:** Balantzyan, Berg  
**Sent:** Thursday, March 02, 2017 9:21 AM  
**To:** LeBreton, Wendy  
**Subject:** 3365 Commercial Dr. / DP-2017-00181

Hi Wendy,

Following a preliminary review of the above-noted application, the following items have been identified for discussion at NAP:

1. the following rooms do not comply with the Horizontal Angle of Daylight regulation:
  - i. 4 Dens, without windows, in Unit Type B3 on the ground and second floors;
  - ii. 2 Bedrooms, with HAD of less than 50°, in Unit Type B1 on the ground and second floors;
2. proposed dwelling unit area of Studio Unit Type A6 on the ground floor is 383.0 ft.<sup>2</sup>;
3. 35 dwelling units noted as Studio Unit Types A1, A2, and A3 on the ground through 6<sup>th</sup> floors contain a dwelling unit size of less than 400.0 ft.<sup>2</sup>;

**Note:** 400.0 ft.<sup>2</sup> to 425.0 ft.<sup>2</sup> noted as dwelling unit area, includes area of in-suite storage rooms and party walls;

4. possible subdivision of site *REV'D.*

Thanks. *5. CROSS-BRANDING AGREEMENT FOR PARKING LEVEL REV'D.*  
Berg

*Berg Balantzyan* | Project Coordinator - Development Review Branch

Development, Buildings & Licensing

tel: 604.873.7411

[berg.balantzyan@vancouver.ca](mailto:berg.balantzyan@vancouver.ca)

## Balantzyan, Berg

---

**From:** Piyush Sanghadia <psanghadia@yamamotoarchitecture.com>  
**Sent:** Thursday, February 09, 2017 4:43 PM  
**To:** Balantzyan, Berg  
**Cc:** LeBreton, Wendy; Taizo Yamamoto; Nathan Gurvich; Mihai Adam  
**Subject:** Re: 3365 Commercial - follow up items from your pre-app meeting

Ok Thanks, Berg,  
Will revise accordingly.  
Thanks for prompt response.

Regards,  
Piyush Sanghadia

Yamamoto Architecture Inc.  
02 - 33 East 8th Avenue,  
Vancouver BC V5T 1R5  
tel: 604.731.1127, ext: 108  
fax: 604.731.1327

On Feb 9, 2017, at 4:31 PM, Balantzyan, Berg <[berg.balantzyan@vancouver.ca](mailto:berg.balantzyan@vancouver.ca)> wrote:

Please calculate the IBG for point G also.  
Thanks.  
Berg

---

**From:** Piyush Sanghadia [<mailto:psanghadia@yamamotoarchitecture.com>]  
**Sent:** Thursday, February 09, 2017 4:29 PM  
**To:** Balantzyan, Berg  
**Cc:** LeBreton, Wendy; Taizo Yamamoto; Nathan Gurvich; Mihai Adam  
**Subject:** Re: 3365 Commercial - follow up items from your pre-app meeting

Berg,

I was only taking the property corners per our discussion. But this is an odd one.  
Will work with the CoV Grade i highlighted earlier.

Point G is actually the BG by CoV.  
So there is no calculation for that.  
Do you want me to calculate IBG for point G too, just to match calculation for point A.

Regards,  
Piyush Sanghadia

Yamamoto Architecture Inc.  
202 - 33 East 8th Avenue,  
Vancouver BC V5T 1R5  
tel: 604.731.1127, ext: 108  
fax: 604.731.1327

On Feb 9, 2017, at 4:15 PM, Balantzyan, Berg <[berg.balantzyan@vancouver.ca](mailto:berg.balantzyan@vancouver.ca)> wrote:

Hi Piyush,

Either CoV building grade is acceptable for your height calculation.

However, please be consistent with whichever you choose, in calculating Points A and G, i.e., Points A and G should be calculated using the same CoV building grades.

Thanks.

Berg

*Berg Balantzyan* | Project Coordinator - Development Review Branch

Development, Buildings & Licensing

tel: 604.873.7411

[berg.balantzyan@vancouver.ca](mailto:berg.balantzyan@vancouver.ca)

---

**From:** Piyush Sanghadia [<mailto:psanghadia@yamamotoarchitecture.com>]

**Sent:** Thursday, February 09, 2017 4:03 PM

**o:** Balantzyan, Berg

**Cc:** LeBreton, Wendy; Taizo Yamamoto; Nathan Gurvich; Mihai Adam

**Subject:** Re: 3365 Commercial - follow up items from your pre-app meeting

Berg,

I got that feeling too. This comes about as we take the SW corner (+ 46.04) into our calculation.

Do you think i can take the CoV BG shown below instead of the south west corner.

<image001.png>

WE might get a more realistic IBG.

Let me know.

Thanks,

Piyush Sanghadia

Yamamoto Architecture Inc.

202 - 33 East 8th Avenue,

Vancouver BC V5T 1R5

tel: 604.731.1127, ext: 108

fax: 604.731.1327

On Feb 9, 2017, at 3:15 PM, Balantzyan, Berg <[berg.balantzyan@vancouver.ca](mailto:berg.balantzyan@vancouver.ca)> wrote:

Hi Piyush,

Thanks for the updated height calculation, as requested.

Interpolated building grades appear to be acceptable, except Point A, which appears to be inconsistent with other grades along the south property line.

Please clarify.

Thanks.

Berg

*Berg Balantzyan* | Project Coordinator - Development Review Branch

Development, Buildings & Licensing

tel: 604.873.7411

[berg.balantzyan@vancouver.ca](mailto:berg.balantzyan@vancouver.ca)

---

**From:** Piyush Sanghadia [<mailto:psanghadia@yamamotoarchitecture.com>]  
**Sent:** Thursday, February 09, 2017 11:20 AM  
**To:** LeBreton, Wendy  
**Cc:** Taizo Yamamoto; Nathan Gurvich; Balantzyan, Berg; Mihai Adam  
**Subject:** Re: 3365 Commercial - follow up items from your pre-app meeting

Wendy,  
Please find attached, building height calculations revised based on your feedback this morning.  
Please let us know if this makes sense.

Regards,  
Piyush Sanghadia

Yamamoto Architecture Inc.  
202 - 33 East 8th Avenue,  
Vancouver BC V5T 1R5  
tel: 604.731.1127, ext: 108  
fax: 604.731.1327

On Feb 9, 2017, at 10:28 AM, Piyush Sanghadia <[psanghadia@yamamotoarchitecture.com](mailto:psanghadia@yamamotoarchitecture.com)> wrote:

Wendy,

We need to get a fix on this before we finalize annotations on elevation/ sections in our submission set.  
Will update and send it to you shortly.

Please stand by,

Regards,  
Piyush Sanghadia

Yamamoto Architecture Inc.  
202 - 33 East 8th Avenue,  
Vancouver BC V5T 1R5  
tel: 604.731.1127, ext: 108  
fax: 604.731.1327

On Feb 9, 2017, at 10:12 AM, LeBreton, Wendy <[Wendy.Lebreton@vancouver.ca](mailto:Wendy.Lebreton@vancouver.ca)> wrote:

Good morning,

Thank you for sending this information. Berg will require interpolated building grades at each of the red circled locations on your site plan (please see attached). This should be included in your submission next week.

Cheers,  
Wendy

Wendy LeBreton MES | Project Facilitator II | Development, Buildings & Licensing | City of Vancouver  
t | 604.871.6796 e | [wendy.lebreton@vancouver.ca](mailto:wendy.lebreton@vancouver.ca)



**From:** Piyush Sanghadia [mailto:psanghadia@yamamotoarchitecture.com]  
**Sent:** Wednesday, February 08, 2017 10:02 AM  
**To:** LeBreton, Wendy  
**Cc:** Taizo Yamamoto; Nathan Gurvich; Linehan, Marie; Balantzyan, Berg; Naylor, Michael; Enright, Patrick  
**Subject:** Re: 3365 Commercial - follow up items from your pre-app meeting

Wendy,  
in the pre-app meeting we discussed the changes to be made to sheet calculating 'building heights'.  
Per instruction, we have included survey grade elevation for the NW corner of the property. Using this and building grades provided by CoV for the rest of the property corners we have re-calculated the building heights.

Please note that we have selected highest point on the buildings over the lowest point on the ground plan.

Could you coordinate this and confirm the current approach?

Regards,  
Piyush Sanghadia

Yamamoto Architecture Inc.  
202 - 33 East 8th Avenue,  
Vancouver BC V5T 1R5  
tel: 604.731.1127, ext: 108  
fax: 604.731.1327

On Jan 26, 2017, at 11:55 AM, LeBreton, Wendy <Wendy.Lebreton@vancouver.ca> wrote:

Hello all,

Apologies for missing your pre-app meeting this week. I am following up with a couple items:

- Clarification on the CD-1 by-law. It was supposed to be revised to read as follows, (which accounts for 110 storage units at 40 sf/unit (4400 sf), to be excluded from FSR):

*CD-1 Bylaw section 5.3*

*Sub-area # 1- maximum permitted floor area ( m<sup>2</sup>) = 6855 m<sup>2</sup> ( 2.55 FSR) (not 2.70 FSR)*

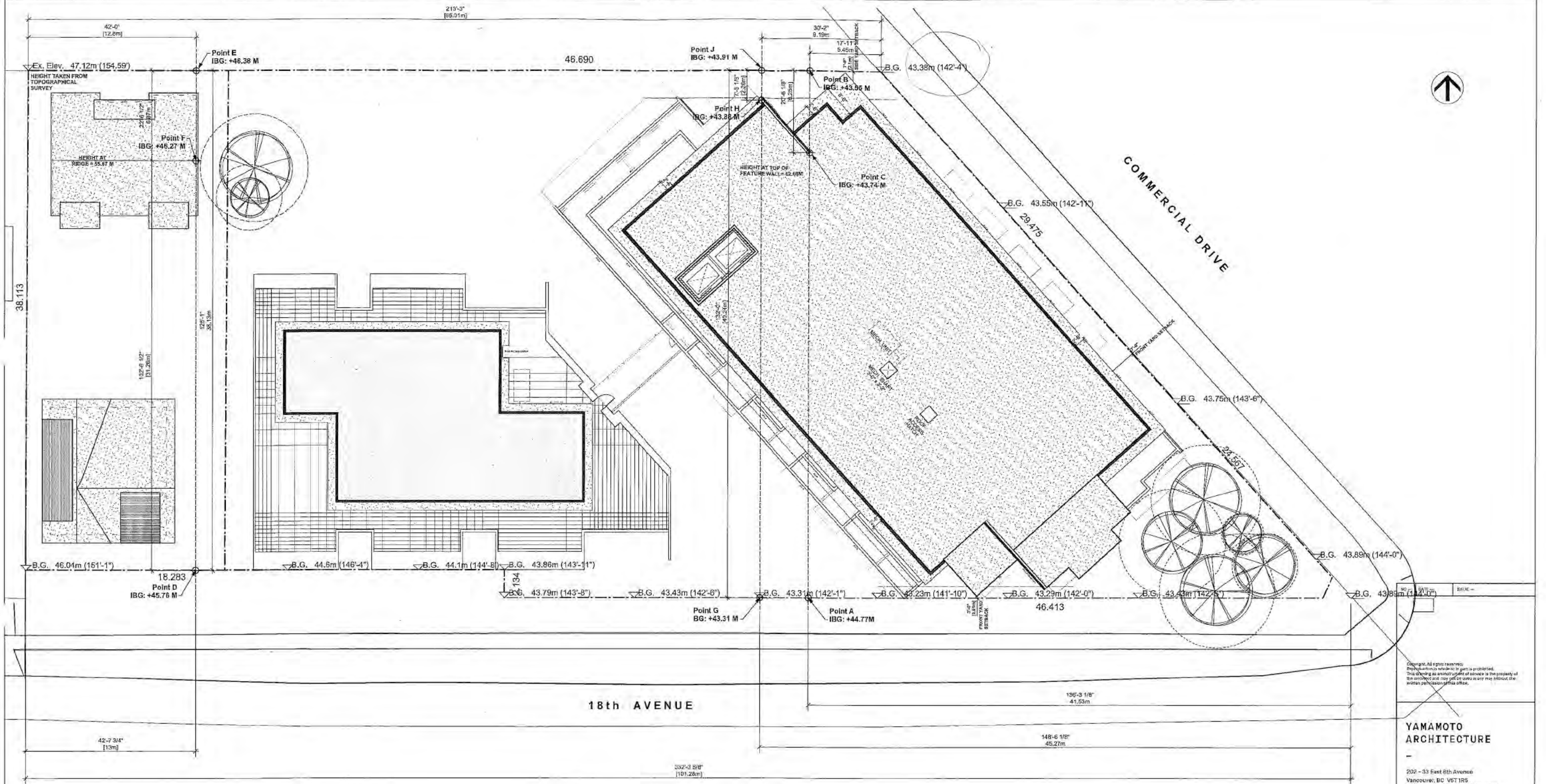
A memo was sent to Council, and one of the conditions of the RZ was to adjust the floor area numbers accordingly. Unfortunately, there was a clerical error and the CD-1 Bylaw was not updated, but Law has advised us that this can be corrected with a housekeeping amendment Feb 7. It must be corrected as it was a condition of the rezoning.

In the meantime, can you please confirm you are designing to 2.55 FSR (and excluding storage) and not 2.70 FSR?

- Form of Development condition #30 – regarding whether you can use the new code/rezoning green building requirements (net zero) instead of LEED Gold as required in rezoning. I believe the answer is yes, but you need to ask your Green Building Consultant to contact Patrick Enright (cc'd), Green Building Engineer in our Sustainability Office to confirm/discuss. <http://council.vancouver.ca/20160419/documents/p4.pdf>
- Regarding your desire to subdivide – I'll follow up once I hear back from subdivision staff.

Thank you kindly,  
Wendy





Copyright. All rights reserved.  
 Reproduction or use in any form is prohibited.  
 This drawing is an instrument of service and the property of  
 the architect and may not be used in any way without the  
 express permission of the architect.

**YAMAMOTO  
 ARCHITECTURE**  
 202 - 33 East 6th Avenue  
 Vancouver, BC V6T 1R5  
 T - 604.731.1127 F - 604.731.1327

PROJECT -  
 Residential Development  
 3355 Commercial Drive  
 Vancouver, BC

DRAWING TITLE -  
 Building heights

SCALE - 1/18" = 1'-0"	SHEET NO. -
DATE - May 02, 2016	A0.BH
CHECKED -	PROJECT - 1304

**BUILDING HEIGHT FOR SUB AREA 02**

<b>ELEVATION AT POINT D</b>			
$\left[ \left( \frac{46.04 \text{ M} - 43.89 \text{ M}}{101.28 \text{ M}} \right) \times 13 \text{ M} \right] - 46.04 \text{ M}$			= 45.76 M
<b>ELEVATION AT POINT E</b>			
$\left[ \left( \frac{47.12 \text{ M} - 43.38 \text{ M}}{65.01 \text{ M}} \right) \times 12.8 \text{ M} \right] - 47.12 \text{ M}$			= 46.38 M
<b>ELEVATION AT POINT F</b>			
$\left[ \left( \frac{46.38 \text{ M} - 45.76 \text{ M}}{38.13 \text{ M}} \right) \times 6.87 \text{ M} \right] - 46.38 \text{ M}$			= 46.27 M
<b>ELEVATION AT TOP OF EXISTING RIDGE</b>	<b>- ELEVATION AT POINT F</b>	<b>= BUILDING HEIGHT</b>	
55.67 M	- 46.27 M	9.40 M	

**BUILDING HEIGHT FOR SUB AREA 01**

<b>ELEVATION AT POINT G</b>			
CoV Building grade			= 43.31 M
<b>ELEVATION AT POINT J</b>			
$\left[ \left( \frac{47.12 \text{ M} - 43.38 \text{ M}}{65.01 \text{ M}} \right) \times 9.19 \text{ M} \right] - 43.38 \text{ M}$			= 43.91 M
<b>ELEVATION AT POINT H</b>			
$\left[ \left( \frac{43.91 \text{ M} - 43.31 \text{ M}}{40.24 \text{ M}} \right) \times 2.2 \text{ M} \right] - 43.91 \text{ M}$			= 43.88 M
<b>ELEVATION AT TOP OF FEATURE WALL</b>	<b>- ELEVATION AT POINT C</b>	<b>= BUILDING HEIGHT</b>	
62.22 M	- 43.88 M	18.34 M	

**BUILDING HEIGHT FOR SUB AREA 01**

<b>ELEVATION AT POINT A</b>			
$\left[ \left( \frac{46.04 \text{ M} - 43.89 \text{ M}}{101.28 \text{ M}} \right) \times 41.53 \text{ M} \right] - 43.89 \text{ M}$			= 44.77 M
<b>ELEVATION AT POINT B</b>			
$\left[ \left( \frac{47.12 \text{ M} - 43.38 \text{ M}}{65.01 \text{ M}} \right) \times 5.45 \text{ M} \right] - 43.38 \text{ M}$			= 43.55 M
<b>ELEVATION AT POINT C</b>			
$\left[ \left( \frac{44.77 \text{ M} - 43.55 \text{ M}}{40.24 \text{ M}} \right) \times 0.25 \text{ M} \right] - 43.55 \text{ M}$			= 43.74 M
<b>ELEVATION AT TOP OF FEATURE WALL</b>	<b>- ELEVATION AT POINT C</b>	<b>= BUILDING HEIGHT</b>	
62.08 M	- 43.74 M	18.34 M	

## Balantzyan, Berg

---

**From:** Piyush Sanghadia <psanghadia@yamamotoarchitecture.com>  
**Sent:** Thursday, February 09, 2017 10:29 AM  
**To:** LeBreton, Wendy  
**Cc:** Taizo Yamamoto; Nathan Gurvich; Balantzyan, Berg  
**Subject:** Re: 3365 Commercial - follow up items from your pre-app meeting

Wendy,

We need to get a fix on this before we finalize annotations on elevation/ sections in our submission set. Will update and send it to you shortly.

Please stand by,

Regards,  
Piyush Sanghadia

Yamamoto Architecture Inc.  
202 - 33 East 8th Avenue,  
Vancouver BC V5T 1R5  
tel: 604.731.1127, ext: 108  
fax: 604.731.1327

On Feb 9, 2017, at 10:12 AM, LeBreton, Wendy <[Wendy.Lebreton@vancouver.ca](mailto:Wendy.Lebreton@vancouver.ca)> wrote:

Good morning,

Thank you for sending this information. Berg will require interpolated building grades at each of the red circled locations on your site plan (please see attached). This should be included in your submission next week.

Cheers,  
Wendy

Wendy LeBreton MES | Project Facilitator II | Development, Buildings & Licensing | City of Vancouver  
t | 604.871.6796 e | [wendy.lebreton@vancouver.ca](mailto:wendy.lebreton@vancouver.ca)

---

**From:** Piyush Sanghadia [<mailto:psanghadia@yamamotoarchitecture.com>]  
**Sent:** Wednesday, February 08, 2017 10:02 AM  
**To:** LeBreton, Wendy  
**Cc:** Taizo Yamamoto; Nathan Gurvich; Linehan, Marie; Balantzyan, Berg; Naylor, Michael; Enright, Patrick  
**Subject:** Re: 3365 Commercial - follow up items from your pre-app meeting

Wendy,  
in the pre-app meeting we discussed the changes to be made to sheet calculating 'building heights'. Per instruction, we have included survey grade elevation for the NW corner of the property. Using this and building grades provided by CoV for the rest of the property corners we have re-calculated the building heights.

Please note that we have selected highest point on the buildings over the lowest point on the ground plan.

Could you coordinate this and confirm the current approach?

Regards,  
Piyush Sanghadia

Yamamoto Architecture Inc.  
202 - 33 East 8th Avenue,  
Vancouver BC V5T 1R5  
tel: 604.731.1127, ext: 108  
fax: 604.731.1327

On Jan 26, 2017, at 11:55 AM, LeBreton, Wendy <[Wendy.Lebreton@vancouver.ca](mailto:Wendy.Lebreton@vancouver.ca)> wrote:

Hello all,

Apologies for missing your pre-app meeting this week. I am following up with a couple items:

- Clarification on the CD-1 by-law. It was supposed to be revised to read as follows, (which accounts for 110 storage units at 40 sf/unit (4400 sf), to be excluded from FSR):

*CD-1 Bylaw section 5.3*

*Sub-area # 1- maximum permitted floor area ( m<sup>2</sup> ) = 6855 m<sup>2</sup> ( 2.55 FSR ) (not 2.70 FSR)*

A memo was sent to Council, and one of the conditions of the RZ was to adjust the floor area numbers accordingly. Unfortunately, there was a clerical error and the CD-1 Bylaw was not updated, but Law has advised us that this can be corrected with a housekeeping amendment Feb 7. It must be corrected as it was a condition of the rezoning.

In the meantime, can you please confirm you are designing to 2.55 FSR (and excluding storage) and not 2.70 FSR?

- Form of Development condition #30 – regarding whether you can use the new code/rezoning green building requirements (net zero) instead of LEED Gold as required in rezoning. I believe the answer is yes, but you need to ask your Green Building Consultant to contact Patrick Enright (cc'd), Green Building Engineer in our Sustainability Office to confirm/discuss. <http://council.vancouver.ca/20160419/documents/p4.pdf>
- Regarding your desire to subdivide – I'll follow up once I hear back from subdivision staff.

Thank you kindly,  
Wendy

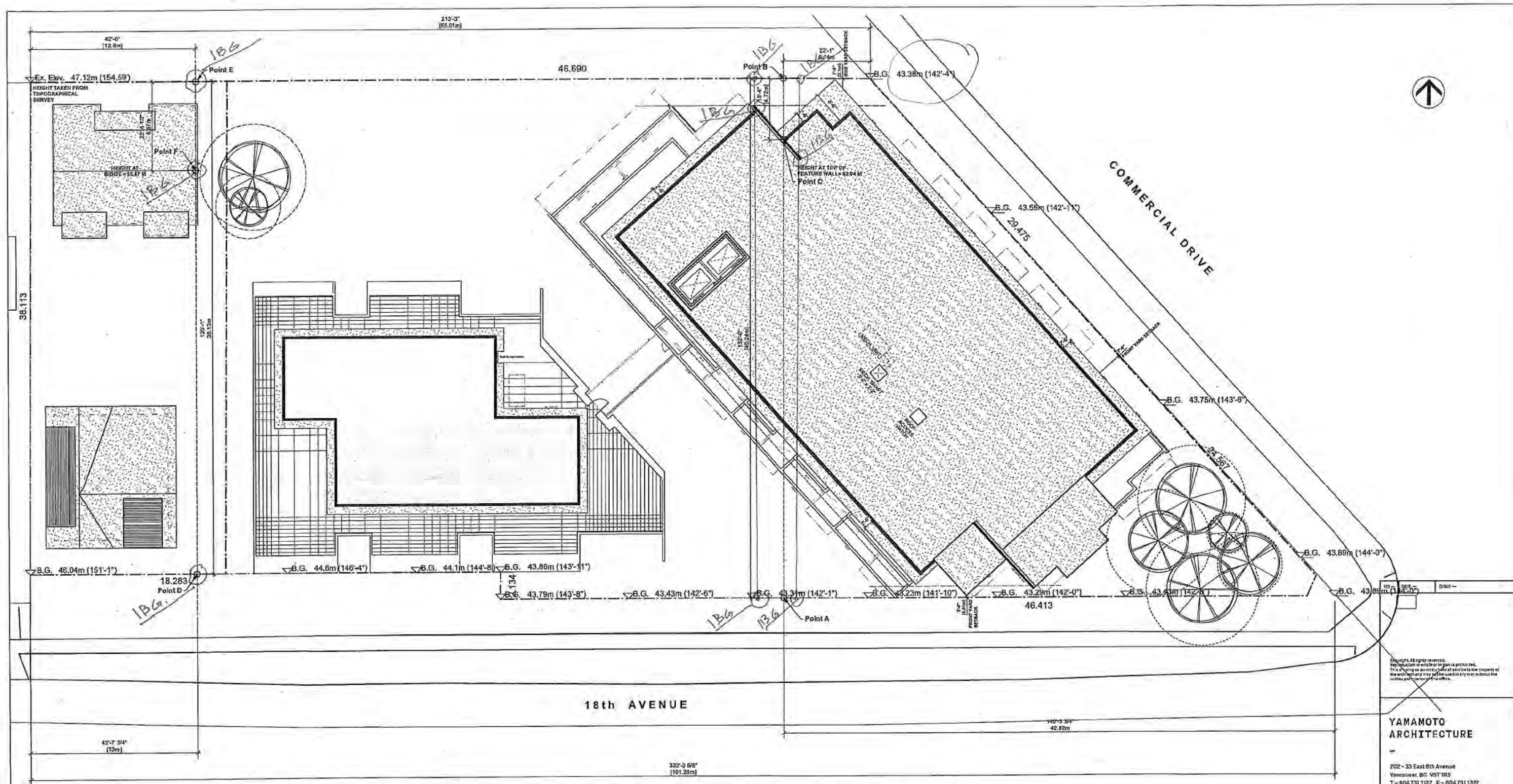
---

Wendy LeBreton MES | Project Facilitator II | Development, Buildings & Licensing | City of Vancouver

t | 604.871.6796 e | [wendy.lebreton@vancouver.ca](mailto:wendy.lebreton@vancouver.ca)

<3365 Commercial - Building Height Calcs.pdf>





#### BUILDING HEIGHT FOR SUB AREA 02

ELEVATION AT POINT D		
$\left( \frac{46.04 \text{ M} - 43.89 \text{ M}}{101.28 \text{ M}} \right) \times 13 \text{ M}$	$- 46.04 \text{ M}$	$= 45.76 \text{ M}$
ELEVATION AT POINT E		
$\left( \frac{47.12 \text{ M} - 43.38 \text{ M}}{65.01 \text{ M}} \right) \times 12.8 \text{ M}$	$- 47.12 \text{ M}$	$= 46.38 \text{ M}$
ELEVATION AT POINT F		
$\left( \frac{46.38 \text{ M} - 45.76 \text{ M}}{38.13 \text{ M}} \right) \times 6.87 \text{ M}$	$- 46.38 \text{ M}$	$= 46.27 \text{ M}$
ELEVATION AT TOP OF EXISTING RIDGE 55.67 M	ELEVATION AT POINT F 46.27 M	BUILDING HEIGHT 9.40 M

#### BUILDING HEIGHT FOR SUB AREA 01

ELEVATION AT POINT A		
$\left( \frac{46.04 \text{ M} - 43.89 \text{ M}}{101.28 \text{ M}} \right) \times 42.82 \text{ M}$	$+ 43.89 \text{ M}$	$= 44.80 \text{ M}$
ELEVATION AT POINT B		
$\left( \frac{47.12 \text{ M} - 43.38 \text{ M}}{65.01 \text{ M}} \right) \times 6.74 \text{ M}$	$+ 43.38 \text{ M}$	$= 43.55 \text{ M}$
ELEVATION AT POINT C		
$\left( \frac{44.80 \text{ M} - 43.55 \text{ M}}{40.24 \text{ M}} \right) \times 4.72 \text{ M}$	$+ 43.55 \text{ M}$	$= 43.70 \text{ M}$
ELEVATION AT TOP OF EXISTING RIDGE 62.04 M	ELEVATION AT POINT C 43.70 M	BUILDING HEIGHT 18.34 M

Copyright, all rights reserved.  
No part of this drawing may be reproduced or transmitted in any form or by any means electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system, without the written permission of the architect.

#### YAMAMOTO ARCHITECTURE

202 - 33 East 8th Avenue  
Vancouver, BC V5T 1R5  
T - 604 731 1127 F - 604 731 1327

PROJECT -  
Residential Development  
3385 Commercial Drive  
Vancouver, BC

BRANDED TITLE -  
Building heights

SCALE - 1/16" = 1'-0"  
DATE - May 02, 2016

REVISION - YES  
CHECKED -

SHEET NO. -  
A0.BH

PROJECT NO. - 1304

January 24, 2017

City of Vancouver  
Development Services Department  
453 West 12th Avenue  
Vancouver, BC V5Y 1V4  
Attn: Yardley McNeill

DP 7 0 0 1 8 1



**Design Rationale: 3365 Commercial Drive and 1695 - 1775 East 18th Avenue:**

In keeping with the conditions of rezoning under bylaw 3575 we are proposing 4 fee-simple townhouse units in the parcel along the western edge of the property and a 3 1/2 - 6 storey rental apartment building on the the eastern .

**Western Parcel:**

The existing heritage house currently located at 3365 Commercial Drive will be relocated to the front of the western parcel. The existing house will be converted and expanded to accommodate two side-by-side townhouse units in accordance with the Conservation Plan prepared by Donald Luxton and Associates. Behind the converted house, a two unit infill townhouse building is proposed.

**Eastern Parcel:**

A 6-storey rental building will be located on the eastern parcel, and will include 111 purpose-built market rental residential units under the Interim Rental Policy. Of the 111 units, 40 (36%) will be two bedrooms or larger, making them appropriate for families. A loading space size relaxation is requested to satisfy the required Class B Loading.

**Context:**

The site is located on the northwest corner of East 18th Avenue, and Commercial Drive, within the City's Kensington-Cedar Cottage Neighbourhood and six blocks south of the Grandview-Woodland Neighbourhood.

The southern edge of the site is defined by East 18th Avenue, a mixed use street that slopes up steeply to the west. Immediately to the south of the site across East 18th Avenue are two single family homes fronting Welwyn Street, and a two storey commercial building on the northwest corner of East 18th Avenue and Commercial Street. Further west on the south side of East 18th Avenue is St. Joseph's Church. Along Commercial Street to the southeast of the site, are commercial and mixed-use buildings ranging in height from two to four storeys. Further to the southeast, and fronting Victoria Diversion are five and six storey mixed use buildings, including the Porter Development, a recently completed five storey rental apartment building at 3522 Commercial Street. Mercer, a 4 storey apartment building is located at 3456 Commercial Street.

Adjacent to the site to the west are single family homes, stepping up in elevation to follow the steeply sloping East 18th Avenue.

The eastern portion of the site is at an acute angle formed by Commercial Drive as it bends towards the southeast before becoming Victoria Diversion. This arterial consists of two lanes of traffic in both directions, along with the elevated Skytrain track running along the east side of a wide boulevard east of the roadway.

To the rear of the site to the north is a two storey apartment building with frontage onto Commercial Drive, with additional single family homes fronting Commercial Drive north of the apartment building. To the northeast across Commercial Drive is a large, two storey community center. Across Victoria Diversion to the southeast is a mix of commercial and residential, ranging in scale from two to four storeys.

**Site Planning:**

The general approach to planning the site, in line with recommendations from the City, is to locate the bulk of the density along the eastern edge adjacent to Commercial Drive, while reducing massing and height towards the west and north. With the relocation of the heritage house to the western portion of the site, the pattern of single family homes along East 18th Avenue extends eastward into the site. Two townhouse units are located behind the relocated and enlarged heritage house. On the eastern parcel, the building is split into two wings. A 3 1/2 storey building fronts the western portion of the east parcel, and a six storey building is located along Commercial Drive. The entry to the building is from East 18th Street, through a wide plaza separating the two building wings. Access to the parkade is west of the common entry lobby and located at the lower elevation of East 18th Avenue before it slopes up towards the west. The parkade ramp located on the east parcel provides access to the underground parking for the west parcel. However, parking requirements for each parcel are provided within the boundary of each parcel.

The siteplan has evolved to its current form after initial feedback from the neighbourhood and much consultation with City Planning. The current plan attempts to be sympathetic to the existing site context, and to allocate density on site appropriately. The main factors that have been taken into consideration in formulating the current proposal include:

- Adjacency to single family homes to the west
- Adjacency to the two story apartment building to the north
- Preservation of historic house relocated to 3365 Commercial Drive
- Quality of outdoor space and tree preservation
- Character of streetscape along East 18th Avenue

#### 1. Adjacency to single family homes to the west.

With the steep slope of east 18th Avenue beginning on the western portion of the site, the adjacent single family homes are at an elevation approximately one storey above the elevation of the majority of our site. The home immediately to the west of the site has a main living raised almost one more entire storey above the grade of East 18th at its frontage. By relocating the heritage house to the western portion of the site, the pattern of single family homes is extended onto the site, and the width of the apartment building is significantly reduced. The roof form of the heritage house helps the transition from the pitched roof forms of the single family homes to the west, to the flat roofs of the proposed apartment building to the east. For the western, 3 1/2-storey portion of the apartment building we have emphasized the third floor in order to maintain a scale that is in line and sympathetic with the single family homes. Above the third floor, half a storey is set back from both front and side yards to create a gradual transition from the strong ground-oriented third floor articulation to the six storey massing of the eastern building. In effect, the eave line of the relocated heritage house establishes a datum along our building which begins at 2 1/2 storeys along the west and increases to three storeys with a set back fourth storey as the site slopes down towards the east. Due to the slope of East 18th, the roof over the 3 1/2 storey is lower than the peak of the home immediately to the west, and significantly lower than the ridge of the next home one lot further west.

In plan, the front of the porch of the relocated heritage house, and the 4-storey portion of the western building are aligned with the front face of the adjacent single family home to the west, to reinforce the streetwall and create a consistent relationship of the boulevard and sidewalk to the building faces.

#### 2. Adjacency to the two story apartment building to the north.

In order to maximize sunlight and privacy for the two story apartment building, and to create a strong streetscape along East 18th Avenue, the western portion of the apartment building is pushed towards the south property line. This creates a large open space at the rear of the property and minimizes shadowing onto the neighbouring property. The third floor is emphasized on the north side of the western wing of the apartment building. This creates a more gradual transition from the two storeys of the apartment building to the 3 1/2 storeys of the proposed building, and improves sunlight penetration into the rear courtyard and for the neighbouring residents.

The six-storey eastern wing of the apartment building steps down to four stories at its interface with the two storey apartment to the north. The attached shadow studies indicate that the proposed massing has minimal impact to the neighbouring building's access to sunlight.

The rear courtyard is proposed to be at roughly the same elevation as the rear yard of the two storey apartment building. This creates a comfortable adjacency between the two properties, reducing the overall height of the proposed building, and minimizing overlook from the rear courtyard. Along the north property line a planted buffer is proposed that will enhance the privacy between the two properties and provide a layered screen of landscaping.

#### 3. Preservation of historic house located at 3365 Commercial Drive

The existing heritage home located at 3365 Commercial Drive is proposed to be retained and relocated on the western parcel of the site. The house will be enlarged at the back and converted into two townhouse units. A basement will be added to the house, but it will be largely submerged below grade along the East 18th Avenue frontage. As such, the character of the existing house will be maintained and restored as per the Conservation Plan prepared by Donald Luxton and Associates. Relocating the house to the western portion of the site achieves several key planning objectives:

- Preserves heritage structures and neighbourhood character. With a frontage along East 18th, the house will have a more prominent presence on the streetscape, and will be more effective than in its current location set-back from the major arterial of Commercial Drive.
- Improves transition of existing streetscape character and scale to proposed rental building massing.

#### 4. Quality of outdoor space and tree preservation.

The project incorporates four large open spaces of different character, each of which addresses concerns of massing, siting, and building form. At the rear of the site is a large open space that serves as an outdoor amenity space for residents. This space is conceived of as a large courtyard, a quiet and private space closed off from the street and available as amenity space for the residents. It is accessed from the indoor amenity space and is seen as an outdoor extension of this common space. As discussed above, this outdoor space provides breathing room between the two storey apartment building to the north and the proposed three and half storey building to the south. Around the perimeter of the open courtyard are private patios for ground level units fronting the courtyard. As shown in the shadow studies, the rear portion of the courtyard will have sunlight throughout the day as modeled for September 23rd. Two landmark trees, a Western Hemlock and Douglas Fir are proposed to be retained in this courtyard.

At the front of the site, an entry courtyard is used to separate the two wings of the apartment building, and to transition from the public space of the street to the more private space of the building. A sequence of ramps and stairs helps to emphasize this transition, and to further reinforce the progression from public to private. The entry court is flanked with patios for ground floor units and in effect bends the streetscape into the site. This forecourt helps to reinforce the two distinct building masses and to create a visual break between the two buildings. A water feature is incorporated as a reminder of the water way that used to run beneath the site and to create a separation between the public entry court and the more private flanking patios.

At the southeast corner of the site, an open space allows for the retention of a grove of mature Lawson Cypress trees. Tree preservation is an important issue for the neighbourhood and we have worked with our Arborist to ensure that these highly valuable and prized trees are retained. By creating this large open space on the corner of the site, the building length is significantly shortened and results in a smaller scale massing that is more sympathetic to the neighbourhood.

Between the apartment and townhouse parcels, a pedestrian mews creates a private walkway that allows for circulation to and from the common amenity area, and to main entrances to four of the five townhouses.

#### 5. Character of streetscape along East 18th Avenue

We have revised the design to create a streetscape that is an appropriate transition to the single family homes to the west. In addition to the retention and relocation of the heritage house outlined above, the apartment building is designed to give the appearance of 2 1/2 to 3 storey townhouses fronting East 18th Avenue. The building wall along East 18th is broken down into three projecting bays similar in scale to the neighbouring homes and relocated heritage home. These three storey bays are further broken down into two storey elements that help to bring the scale down even further and to create a fine-grained streetscape. This townhouse-type character is employed on the western portion of the apartment building and is used to differentiate this portion of the building from the larger, arterial-scale treatment of the eastern portion.

The building is of a contemporary design and flat roofs are used throughout. While there was some preference expressed by some members of the public for a more traditional, pitched-roof residential character, we feel that the modern aesthetic is appropriate and can be employed to achieve the desired scale while relating to the existing context. In addition, the flat roofs will reduce the overall building height and reduce the bulk of the building.

#### **Building Height:**

The development has been separated into two parcels. On the eastern portion, the building is broken down into a six-storey building wing fronting Commercial Drive, and a 3 1/2 storey building wing along East 18th Avenue. The height of the six storey portion of the building is 17.43M, and the maximum building height to the parapet of the six storey tower element is 18.34M relative to base surface. The 3 1/2 storey element is approximately 10.1M tall.

On the western portion, two, three-storey townhouses are proposed behind the relocated two and one-half storey heritage house. The ridge of the three storey town house establishes a building height of 9.4M for the western parcel.

#### **Residential Unit Mix:**

111 market-rental units are proposed, including 39 studios, 32 one bedrooms units, 26 two-bedroom units, and 14 three-bedroom units. While the Secured Market Rental Housing Policy targets 25% family housing units, a total of 36% family housing units are provided. The unit mix is spread out evenly throughout the building to ensure that the project contains a range of unit types. Average unit sizes comply with the maximums outlined in Bylaw 10833.



## **Vehicle Parking, Loading, and Bicycle Parking :**

Residential vehicle and bicycle parking is provided on one level of underground parking. A total of 67 resident vehicle and 8 visitor parking spaces are provided for the apartment component, far in excess of the minimum required under the Secured Market Rental Housing Policy. A relaxation is sought for the size of the residential Class B parking stall to a space that is 2.7M wide X 5.5M long X 2.3M high. The reduced height will enable the entire building to be lowered, and will improve the relationship of the rear courtyard to the neighbouring property.

On the western portion of the site, 9 resident parking stalls are provided for the 4 townhouse units.

Bicycle parking is provided on the first parking level in the form of secured bicycle rooms or lockers.

## **Building Character:**

The proposed building picks up on precedents in the immediate vicinity, including new apartment buildings by the same developer at 3456 Commercial Street and 3522 Porter Street. The building is designed with a contemporary character that responds to the particular site adjacencies and constraints, and provides a contrast to the style of the preserved heritage home. Along East 18th, a modern townhouse expression is used to break down the massing of the western building, and to create a streetscape that is compatible in scale with the neighbouring single family homes. The eastern portion of the apartment building is six storeys and rotated to align with the angled geometry of Commercial. The ground floor units along Commercial are pulled back from the street and have main entries facing the street, to provide an animated and active streetscape. At the southeastern corner of the site, the building is set back to allow preservation of a grove of Lawson Cypress trees.

The material palette envisioned includes; Brick cladding, cementitious cladding, metal and glass guardrails, and large areas of glazing offset by areas of "punched" windows.

## **Landscape Rationale:**

The landscape has been designed to create a highly livable environment in an urban context. The ground floor landscape consists of several distinct treatments of the public realm. There is also a courtyard garden at the north side of the project. Each of these spaces has been designed to respond to its context and building use.

The Commercial Drive frontage consists of a concrete sidewalk at back of curb and a generous back boulevard planted with street trees, shrubs and lawn. The residential units along this edge are raised above the public realm to provide 'eyes on the street' and vertical separation between the patio and the public realm. These units are accessed directly off the sidewalk via a set of stairs complete with entry/address piers and patio gates.

At the corner of Commercial and 18th the building has been pulled back from a stand of retained existing trees. A curvilinear path with seating allows for public access across the corner of the site.

The public realm on 18th Avenue consists of a separated sidewalk with a front boulevard of street trees and lawn, and a back boulevard of street trees with lawn and planting. The main entry to the building is accessed via a series of stairs and a ramp. Where the entry walk meets the property line there is a generous gathering area complete with seating and a water feature. There are several units that are accessed off the entry walk. These units are vertically separated from the entry walk.

West of the parking entry on 18th the property line jogs north while maintaining a separated sidewalk. The additional area between the PL and the lawn is proposed to be planted to further buffer the residential units facing the street and tie in with the single family home foundation plantings character to the west. These lush plantings extend in front of the heritage house up to the west property line. Between the multifamily building and the heritage house there is a walkway to the rear townhouse units and the amenity garden.

An amenity courtyard garden accessed through an amenity room has been designed to provide all the amenities typically found in a back yard. Urban agriculture plots, a children's play area, an open lawn and an amenity patio provide opportunities for residents to get outside, meet their neighbours' and socialize. There are also several townhouse units with patios and direct access onto the garden.

## **Sustainability**

Beyond the provision of 111 units of rental housing provided, the project will achieve a minimum of LEED Gold as required under the City's Green Building Policy for Rezoning. A LEED checklist is included within the submission.

The landscape will utilize a high efficiency irrigation system and plants that are drought tolerant in order to reduce the use of potable water. Shade trees and planting have been maximized to reduce the amount of constructive surfaces that heat up and contribute to the heat island effect. Soil depths of 12 - 36" on the podium levels will slow storm water runoff.



### **Class B Loading Space size relaxation**

The relaxation in loading space size is requested to minimize the height required within the parkade. This achieves two objectives; lowering the overall height of the building, and lowering the height of the deck over the parkade. With the current proposal, the rear courtyard is at a similar elevation as the rear yard of the apartment building to the north.

We feel that the current design successfully addresses the conditions of rezoning and staff comments while achieving the objectives of the City's Interim Rezoning Policy.

Regards,

Taizo Yamamoto Architect AIBC

3365 Commercial Drive and 1695-1775 East 18th Avenue  
PROPOSED CONDITIONS OF APPROVAL

Note: Recommended approval conditions will be prepared generally in accordance with the draft conditions listed below, subject to change and refinement prior to finalization of the agenda for the Public Hearing.

CONDITIONS OF APPROVAL OF THE FORM OF DEVELOPMENT

- (a) That the proposed form of development be approved by Council in principle, generally as prepared by Yamamoto Architecture Inc. and stamped "Received December 2, 2015", subject to the following conditions, provided that the Acting General Manager of Planning and Development Services may allow minor alterations to this form of development when approving the detailed scheme of development as outlined in (b) below.
- (b) That, prior to approval by Council of the form of development, the applicant shall obtain approval of a development application by the Acting General Manager of Planning and Development Services, who shall have particular regard to the following:

**Urban Design**

1. Architectural expression will employ an improved palette of high quality durable materials and a refined detail finish throughout the buildings.  
Note to Applicant: Materials and architectural expression at detailed design stage should ensure legibility of the buildings as residential rather than institutional use.  
Architectural expression has been developed keeping high quality durable materials like brick and fibre cement panels to bring out the residential character of the buildings.
2. Provision of extensive green roof to the 3½-storey rental block to improve sustainability measures.  
Note to Applicant: This will also provide visual relief to the occupants of the 6-storey rental block.  
We have incorporated a low profile green roof over the 3 ½ storey rental block to improve sustainability and to provide visual relief to the residents of 6 storey rental block.
3. Design development to provide a 2.1 m setback to the north corner of the 6-storey building to improve the transition to the neighbouring site.  
Note to Applicant: Adjustments to the form should be in-keeping with the overall design, noting that the angled corner should be maintained. Staff do not anticipate a reduction in floor area as a consequence of this condition.  
The building massing has been revised to achieve 2.1m setback from the north corner of the 6 storey building while retaining angled corner.
4. Design development to mitigate direct overlook between the infill

building and adjacent development to the west.

Note to Applicant: Detailed design development should include reflected elevations of the building at 1665 E18th Avenue.

Special care has been taken in planning of the infill unit adjacent to the west lot line to eliminate windows looking towards neighboring lot to the west. Planting along the PL further enhances privacy of the existing development to the west.

5. Design development to substantially enclose the upper level of the infill building within a pitched roof form to improve compatibility with the adjacent development.

In keeping with discussions with Planning at CoV the form of infill development has been revised to have upper level substantially enclosed within a pitched roof form.

6. Design development to mitigate direct overlook from upper levels of the 6-storey building to existing adjacent development to the west.

Note to Applicant: This can be accomplished with the use of translucent glazing to a 36 inch height at the balcony guard rail or similar measures.

As seen in the section #1 on sheet A3.01 the building form of 3.5 storey and the relocated heritage building to the west of the 6 storey block prevents Direct overlook from the upper levels of this 6 storey building to the existing adjacent development to the west.

7. Consideration of design development to the bridge component on the rental building to add visual interest and improve lobby entrance legibility.

All the massing behind the bridge connector has been removed and as a result this connection now works as a true bridge connecting the 6 storey building and the ground oriented 3.5 storey.

As a way of enhancing the entry experience, we have pulled the lobby out by ~20'. This makes the lobby more legible and more a part of the landscaped plaza in the front.

8. Design development to emphasize townhome scale massing of Levels 1-3 on the 3½-storey rental block fronting East 18th Avenue.

With the ramp to the parkade moved to the right, massing of the 3 ½ storey was grouped into to 3 blocks relatable in size and form of 3 storey town house.

Through design resolution we have further broken the 3 storey volume into a 2-storey frame element on top and a brick clad ground floor which integrates with the surrounding landscape as a way of grounding the built form to the site.

9. Design development to mitigate solar heat gain on the south elevation.

Note to Applicant: This can be accomplished through the provision of external solar shading devices.

The frame element with balconies shading the large glazed portions mitigate the heat gain on the 3.5 storey building.

On the 6 storey block solar heat gain is reduced by increasing shadowing using deeper balcony projections and faceted facade.

#### **Crime Prevention through Environmental Design (CPTED)**

10. Design development to take into consideration the principles of CPTED

(Crime Prevention Through Environmental Design) having particular regard to reducing opportunities for:

- (i) theft in the underground,
- (ii) break and enter,
- (iii) mischief and vandalism such as graffiti, and
- (iv) mitigate possible CPTED concerns in the parking area.

### Landscape Design

11. #1678; Design development to retain trees #1646, 1647, 1648, 1649, 1650 and #1678;
- Note to Applicant: The analysis will require additional arborist reporting and details of construction work near trees. Explore opportunities to retain additional healthy trees, with special consideration to companion trees. Retention of tree no. 1678 will require modifications to the underground parkade and open space plan including the child's play area. To optimize tree protection, employ special construction methods, such as vertical shoring and setback and limit excavation outside the dripline. The proposal should not rely on canopy encroachments or surface disturbances (such as intensive re-landscaping). Avoid landscape or grading proposals that may cause unnecessary compaction of roots and changes to the existing growing conditions (i.e. water availability and drainage).
- A revised arborist report is attached. Trees #1646 – 1650, and #1678 are retained. Tree #1677 is also proposed to retained. As a result the underground parking has been pulled back from the root protection zone. The children's play area has been modified to maintain the same grades in the root protection zone. The surface of the root zone will be partially pocket planted with native, non toxic plants and partially covered with Fibar (wood chip play surfacing that will be installed on top of the existing grade – ie. no excavation).
12. Design development to grades, retaining walls, walkways and structural design, such as underground parking, to maximize soil volumes (exceed BCLNA Landscape Standard) to accommodate new and existing trees and landscaping:
- Note to Applicant: Wherever possible, take advantage of natural soils and the water table by locating new trees at grade beyond the edge of the underground slab. To avoid raised planters above grade, angle the corner of the underground slab downward (1 m across and 1.2 m) to maximize contiguous soil volumes. Planted landscapes on slab should be designed to maximize soil depths by lowering the slab, wherever possible, or providing tree wells, if necessary.
- The suspended slab under the north amenity garden has been dropped 12"/300mm at the building face and stepped at the north edge. The result is lower planter walls and maximized soil depth (36"/900mm soil and 4"/100mm drain rock) for the proposed trees along the north property line.
13. Design development to location of utilities;
- Note to Applicant: Avoid the awkward placement of utilities (pad mounted transformers, "Vista" junctions, underground venting) visible to

the public realm. Where utilities must be located near a street or sidewalk, a secondary circulation route is the preferred location. Every effort should be made to integrate utility access into structures and behind lockable, decorative gates or screened with landscaping. Currently all electrical infrastructure is planned underground in parkade. If LPT etc. is required in future, it will be coordinated and integrated with Landscape design.

14. Consideration to explore design options that respect the City of Vancouver, Bird Friendly Design Guidelines; Note to Applicant: refer to <http://www.vancouver.ca/commsvcs/guidelines/B021.pdf>

Please see notes on drawing with regards to meeting the bird friendly strategy. Also the planting plan includes many plants that attract birds and insects (bird food source).

15. Provision of a detailed Landscape Plan illustrating soft and hard landscaping.

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

The landscape plans are at 1/8" scale and include a planting plan/list as well as a materials legend, and all new/proposed utilities.

16. Provision of a "Tree Management Plan".

Note to Applicant: Provide a large scale tree plan that is separate from the landscape plan. The plan should clearly illustrate all trees to be removed and retained, including dimensioned tree protection barriers and important construction management directives drawn out of the arborist report(s) such as clearly illustrating the limit of excavation and footing design strategy (i.e. vertical shoring, shotcrete).

A tree management plan has been provided.

17. Provision of detailed architectural and landscape cross sections (minimum 1/4" inch scale) through tree protection zones, all proposed common open spaces and semi-private patio areas.

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

Detailed sections provided. (YAI & DKL)

Application of universal design principles in the outdoor spaces, such as wheelchair accessible walkways and site furniture.

All common outdoor areas have barrier free access from the building.

18. Provision of the necessary infrastructure to support urban agriculture, such as tool storage, hose bibs and potting benches at all common amenity locations.  
All the infrastructure is provided and shown on the landscape plans.
19. Provision of a partial irrigation plan.  
Note to Applicant: Provide high efficiency irrigation for all planted areas, including urban agriculture areas and individual hose bibs for all private patios of 100 square feet (9.29 sq. m). On the plan, illustrate hose bib symbols accurately and provide a highlighted note to verify the irrigation is to be designed and constructed.  
Hose bibs and irrigation connections are indicated on the landscape plans.
20. Provision of an outdoor Lighting Plan.  
Note to Applicant: Consider "CPTED" principles and avoid any lighting that can cause glare to residential uses.  
Outdoor lighting is indicated on the landscape plans.
21. Provision of an updated, detailed arborist report.  
Note to Applicant: The expanded arborist report should inform design. Include any construction limitations such as the location of construction materials, temporary structures, utility conflicts, site access, development phasing and temporary irrigation requirements.  
A revised arborist report is provided.
22. Provision of a registered biologist report, where applicable.  
Note to Applicant: The report is a cautionary measure should tree removals be scheduled from Mar.15-Aug.15, the period generally accepted as the bird nesting window.
23. Provision of a letter of assurance for arborist supervision.  
Note to Applicant: Arborist supervision is typically necessary when any work is required within a minimum root protection zone of a retained tree. The arborist should discuss the details of any supervision requirements within the arborist report, particularly if the plans depict any work that encroaches into a minimum root protection zone. Typically, an assurance letter will outline up to four key construction points where the arborist shall be contacted to attend the site. The letter must be signed by the owner, the contractor and the arborist.  
Attached is a letter of assurance between the owner and the arborist.
24. Submission of a bird friendly strategy for the design of the building and landscape is encouraged in the application for a development permit.  
Note to Applicant: The strategy should identify any particular risks with regard to the Bird Friendly Design Guidelines and propose design features or measures to reduce these risks. For more information, refer to attached Guidelines  
<http://former.vancouver.ca/commsvcs/guidelines/B021.pdf>.  
Please see notes on drawing with regards to meeting the bird friendly strategy.  
Also the planting plan includes many plants that attract birds and insects (bird food source).
25. **Housing**  
That the proposed total rental unit mix of 28 % studio, 34 % one-bedroom and 37 % two and three bedroom units ( which includes 11 three-bedroom units), be

included in the Development Permit drawings.

Note to Applicant: Any changes in unit mix from the proposed rezoning application shall be to the satisfaction of the Chief Housing Officer.

The total number of units have increased to 111 from 110 from rezoning.

The studios and 1 beds got revised to **35%** and **29%** respectively. There is a total of **40** (36%) of family oriented units which includes 26 two beds and 14 three beds.

26. A common outdoor amenity area is to be provided which includes an area suitable for a range of children's play activity.

A children's play area is provided in the common amenity garden.

27. The rental building is to comply with the High Density Housing for Families with Children Guidelines and include a common amenity room with a kitchenette (and an accessible washroom adjacent to this amenity room).

Rental building complies with the guideline.

#### **Sustainability**

28. Confirmation of the building's sustainability performance as required by the Green Buildings Policy for Rezoning, including achieving Gold certification under LEED® For Homes - Multi-family Mid-rise with a minimum of 14 Energy and Atmosphere (EA) points, 1 water efficiency point and 1 storm water point or surface water management point.

Note to Applicant: Submit a LEED® checklist and a sustainable design strategy outlining how the proposed points will be achieved, along with a receipt including registration number from the CaGBC, as a part of the Development Permit application. The checklist and strategy should be incorporated into the drawing set. A letter from an accredited professional confirming that the building has been designed to meet the policy and application for certification of the project will also be required under the policy.

A letter from Kane consulting confirming buildings sustainability performance is attached.

Also attached is the LEED checklist.

#### **Heritage Conservation**

29. Revise the Statement of Significance (SOS) for the building at 3365 Commercial Drive to reflect advice from the Vancouver Heritage Commission SOS Sub-Committee.

Revised SOS Attached.

#### **Engineering**

30. Provision of crossings to the satisfaction of the General Manager of Engineering Services, please show a standard commercial crossing design on site and landscape plans. A crossing application is required.

The landscape plan shows a standard commercial crossing design as per COV Engineering standards.

31. Clarification of the garbage pick-up operations for the heritage building. It appears residents must travel through unsecured portions of the parkade to access the garbage room.

Parkade layout revised to ensure a secured access to the garbage room.

32. Clarify garbage pick-up operations. Please provide written confirmation that a waste hauler can access and pick up from the location shown.

Note to Applicant: pick up operations should not rely on bins being stored on the street or lane for pick up, bins are to be returned to storage areas immediately after emptying.

33. Make arrangements for provision of additional street trees between the property line and back of city sidewalks to the satisfaction of the General Manager of Engineering Services in consultation with the General Manager Vancouver Board of Parks and Recreation.

A double row of street trees is indicated on the landscape plans as well as standard notes in terms of coordination of tree locations with CoV Engineering and tree species with CoV Parks.

34. Update landscape and site plan to reflect the change in sidewalk locations and size sought by this rezoning application. Show front boulevard trees and offset sidewalk along the Commercial Drive frontage of the site.

The revised landscape plans show the proposed public realm.

35. Delete pavers and special sidewalk treatments from public property and show standard concrete treatments. Note to applicant: An interconnected water service will be required for this development. Please contact Water Design branch for details.

The pavers have been deleted.

36. Parking, loading, and bicycle spaces shall be provided and maintained according to the provisions of the Vancouver Parking By-law except that a minimum of 2 Class A loading spaces shall be provided for the site.

2 class A Loading spaces have been provided.

37. Compliance with the Bicycle Parking and Parking and Loading Design Supplement to the satisfaction of the General Manager of Engineering Services.

Note to Applicant: Please refer to the Bicycle Parking and Parking and Loading Design Guideline and Supplements for details.

Bicycles:

- (i) Clearly label the path intended to be used by residents to bring bikes to and from the bicycle rooms to outside the building.  
Bike route has been marked on the parkade layout.
- (ii) Provision of horizontal bicycle spaces not located within a bicycle room to be within a hard shell locker.  
Noted.
- (iii) Provide automatic door openers on the doors along routes providing access to the bicycle room(s).  
ADO's shown on the bike room doors.

Parking Spaces

- (iv) Any column 2' in length must be set back 2' from either end of the parking space.  
Noted
- (v) Dimension all columns encroaching into parking stalls.  
Done.



- (vi) Provide additional parking stall width for stalls adjacent to walls or stalls with columns set back more than 4' from the end of the stall.

Noted

Parking Ramps and Drive Aisles

- (vii) Relocate loading space to a more typical stall configuration, its current location obstructs maneuvering for passenger vehicles.

Relocated

- (viii) Provision of design elevations on both sides of the parking ramp at all breakpoints.

Shown on the drawings

- (ix) Provision of a minimum 20' wide overhead security gate between the visitor parking area and the secured residential parking.

Security gate (20' wide) have been relocated to base of entry ramp making entire parkade secure. For the ease of circulation further screening between visitor and resident parking has been removed.

- (x) Note to Applicant: if it is not possible to provide a 20' opening, then a 12' gate should be provided to prevent the possibility of vehicle conflict when two cars are passing through the gate.

- (xi) Mark hatchings on the floor in the gap between two parking spaces at the southwest corner of the main parkade to identify this as pedestrian space.

Floor hatchings have been shown on the drawings.

**SUMMARY AND RECOMMENDATION  
REVISED (June 21, 2016)**

**1. REZONING: 3365 Commercial Drive and 1695-1775 East 18th Avenue**

**Summary:** To rezone 3365 Commercial Drive and 1695-1775 East 18th Avenue from RS-2 (One-Family Dwelling) to CD-1 (Comprehensive Development) District. The rezoning proposal is to create two sub-areas with a combined floor space ratio (FSR) of 2.27. Sub-Area 1 proposes 110 secured market rental units, with a maximum building height of 18.3 m (60 ft.) and an FSR of 2.55. Sub-Area 2 will contain the heritage house currently located at 3365 Commercial Drive, restored and converted into two units, and a two-unit infill building. The heritage house will be relocated to face East 18th Avenue and be added to the Vancouver Heritage Register. A maximum height of 9.4 m (30 ft.) and an FSR of 0.96 are proposed in Sub-Area 2.

**Applicant:** Cressey 18th Avenue Holdings Ltd. (Inc. No. 0969486)

**Referral:** This item was referred to Public Hearing at the Regular Council Meeting of April 19, 2016.

**Recommended Approval:** By the Acting General Manager of Planning and Development Services, subject to the following conditions as proposed for adoption by resolution of Council:

- A. THAT the application by Cressey 18th Avenue Holdings Ltd. (Inc. No. 0969486), to rezone 3365 Commercial Drive [Lot 4, Blocks A and B, District Lot 753, Plan 8865; PID: 009-908-056], 1695 East 18th Avenue [Lot 5, Blocks A and B, District Lot 753, Plan 8865; PID: 009-649-123], 1707 East 18th Avenue [Lot 3 Except the South 7 feet, Now Road Block A, District Lot 753, Plan 1795; PID: 014-282-810], and 1775 East 18th Avenue [Lot 1, Block A, District Lot 753, Plan 1795; PID: 005-338-115], together with City-owned land at 1733 East 18th Avenue [Lot 2, Block A, District Lot 753, Plan 1795; PID: 009-908-200], from RS-2 (Residential) District to CD-1 (Comprehensive Development) District to among other things, increase the floor space ratio (FSR) to 2.27 to permit the construction of a 3½- to six-storey residential building containing 110 secured for-profit affordable rental units, and to restore, rehabilitate and designate the exterior of a heritage building known as the Myers Residence on the westerly portion of the site into two strata residential units adjacent to a new two-unit strata infill building, generally as presented in Appendix A of the Policy Report dated April 11, 2016, entitled "CD-1 Rezoning - 3365 Commercial Drive and 1695-1775 East 18th Avenue", be approved subject to the following conditions:

**CONDITIONS OF APPROVAL OF THE FORM OF DEVELOPMENT**

- (a) That the proposed form of development be approved by Council in principle, generally as prepared by Yamamoto Architecture Inc. and stamped "Received December 2, 2015", subject to the following conditions, provided that the General Manager of Planning and Development Services may allow minor alterations to this form of development when approving the detailed scheme of development as outlined in (b) below.

- (b) That, prior to approval by Council of the form of development, the applicant shall obtain approval of a development application by the General Manager of Planning and Development Services, who shall have particular regard to the following:

#### **Urban Design**

1. Architectural expression will employ an improved palette of high quality durable materials and a refined detail finish throughout the buildings.

Note to Applicant: Materials and architectural expression at detailed design stage should ensure legibility of the buildings as residential rather than institutional use.

2. Provision of extensive green roof to the 3½-storey rental block to improve sustainability measures.

Note to Applicant: This will also provide visual relief to the occupants of the six-storey rental block.

3. Design development to provide a 2.1 m setback to the north corner of the six-storey building to improve the transition to the neighbouring site.

Note to Applicant: Adjustments to the form should be in-keeping with the overall design, noting that the angled corner should be maintained. Staff do not anticipate a reduction in floor area as a consequence of this condition.

4. Design development to mitigate direct overlook between the infill building and adjacent development to the west.

Note to Applicant: Detailed design development should include reflected elevations of the building at 1665 East 18th Avenue.

5. Design development to substantially enclose the upper level of the infill building within a pitched roof form to improve compatibility with the adjacent development.

6. Design development to mitigate direct overlook from upper levels of the six-storey building to existing adjacent development to the west.

Note to Applicant: This can be accomplished with the use of translucent glazing to a 36 inch height at the balcony guard rail or similar measures.

7. Consideration design development to the bridge component on the rental building to add visual interest and improve lobby entrance legibility.

8. Design development to emphasize townhome scale massing of Levels 1-3 on the 3½-storey rental block fronting East 18th Avenue.

9. Design development to mitigate solar heat gain on the south elevation.

Note to Applicant: This can be accomplished through the provision of external solar shading devices.

#### **Crime Prevention through Environmental Design (CPTED)**

10. Design development to take into consideration the principles of CPTED (Crime Prevention Through Environmental Design) having particular regard to reducing opportunities for:
  - (i) theft in the underground,
  - (ii) break and enter,
  - (iii) mischief and vandalism such as graffiti, and
  - (iv) mitigate possible CPTED concerns in the parking area.

#### **Landscape Design**

11. Design development to retain trees nos. 1646, 1647, 1648, 1649, 1650 and 1678.

Note to Applicant: The analysis will require additional arborist reporting and details of construction work near trees. Explore opportunities to retain additional healthy trees, with special consideration to companion trees. Retention of tree no. 1678 will require modifications to the underground parkade and open space plan including the child's play area. To optimize tree protection, employ special construction methods, such as vertical shoring and setback and limit excavation outside the dripline. The proposal should not rely on canopy encroachments or surface disturbances (such as intensive re-landscaping). Avoid landscape or grading proposals that may cause unnecessary compaction of roots and changes to the existing growing conditions (i.e. water availability and drainage).

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

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

13. Design development to location of utilities.

Note to Applicant: Avoid the awkward placement of utilities (pad mounted transformers, "Vista" junctions, underground venting) visible to the public realm. Where utilities must be located near a street or sidewalk, a secondary circulation route is the preferred location. Every

effort should be made to integrate utility access into structures and behind lockable, decorative gates or screened with landscaping.

14. Consideration to explore design options that respect the City of Vancouver, Bird Friendly Design Guidelines; Note to Applicant: refer to <http://www.vancouver.ca/commsvcs/guidelines/B021.pdf>

15. Provision of a detailed Landscape Plan illustrating soft and hard landscaping.

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

16. Provision of a "Tree Management Plan".

Note to Applicant: Provide a large scale tree plan that is separate from the landscape plan. The plan should clearly illustrate all trees to be removed and retained, including dimensioned tree protection barriers and important construction management directives drawn out of the arborist report(s) such as clearly illustrating the limit of excavation and footing design strategy (i.e. vertical shoring, shotcrete).

17. Provision of detailed architectural and landscape cross sections (minimum 1/4" inch scale) through tree protection zones, all proposed common open spaces and semi-private patio areas.

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

18. Application of universal design principles in the outdoor spaces, such as wheelchair accessible walkways and site furniture.

19. Provision of the necessary infrastructure to support urban agriculture, such as tool storage, hose bibs and potting benches at all common amenity locations.

20. Provision of a partial irrigation plan.

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

21. Provision of an outdoor Lighting Plan.

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

22. Provision of an updated, detailed arborist report.

Note to Applicant: The expanded arborist report should inform design. Include any construction limitations such as the location of construction materials, temporary structures, utility conflicts, site access, development phasing and temporary irrigation requirements.

23. Provision of a registered biologist report, where applicable.

Note to Applicant: The report is a cautionary measure should tree removals be scheduled from Mar.15-Aug.15, the period generally accepted as the bird nesting window.

24. Provision of a letter of assurance for arborist supervision.

Note to Applicant: Arborist supervision is typically necessary when any work is required within a minimum root protection zone of a retained tree. The arborist should discuss the details of any supervision requirements within the arborist report, particularly if the plans depict any work that encroaches into a minimum root protection zone. Typically, an assurance letter will outline up to four key construction points where the arborist shall be contacted to attend the site. The letter must be signed by the owner, the contractor and the arborist.

25. Submission of a bird friendly strategy for the design of the building and landscape is encouraged in the application for a development permit.

Note to Applicant: The strategy should identify any particular risks with regard to the Bird Friendly Design Guidelines and propose design features or measures to reduce these risks. For more information, refer to attached Guidelines  
<http://former.vancouver.ca/commsvcs/guidelines/B021.pdf>.

## **Housing**

26. The proposed unit mix including 30 two-bedroom and 11 three-bedroom units are to be included in the Development Permit drawings, which may be varied under the discretion of the Director of Planning or Development Permit Board provided that it does not go lower than 25% of the dwelling units.
27. Design development to ensure that a minimum of 25 percent of the proposed market strata units are designed to be suitable for families with children, including some three bedroom units.
28. A common outdoor amenity area is to be provided which includes an area suitable for a range of children's play activity.

29. The rental building is to comply with the High Density Housing for Families with Children Guidelines and include a common amenity room with a kitchenette (and an accessible washroom adjacent to this amenity room).

### **Sustainability**

30. Confirmation of the building's sustainability performance as required by the Green Buildings Policy for Rezoning, including achieving Gold certification under LEED® For Homes - Multi-family Mid-rise with a minimum of 14 Energy and Atmosphere (EA) points, 1 water efficiency point and 1 storm water point or surface water management point.

Note to Applicant: Submit a LEED® checklist and a sustainable design strategy outlining how the proposed points will be achieved, along with a receipt including registration number from the CaGBC, as a part of the Development Permit application. The checklist and strategy should be incorporated into the drawing set. A letter from an accredited professional confirming that the building has been designed to meet the policy and application for certification of the project will also be required under the policy.

### **Heritage Conservation**

31. Revise the Statement of Significance (SOS) for the building at 3365 Commercial Drive to reflect advice from the Vancouver Heritage Commission SOS Sub-Committee.

### **Engineering**

32. Provision of crossings to the satisfaction of the General Manager of Engineering Services, please show a standard commercial crossing design on site and landscape plans. A crossing application is required.
33. Clarification of the garbage pick-up operations for the heritage building. It appears residents must travel through unsecured portions of the parkade to access the garbage room.
34. Clarify garbage pick-up operations. Please provide written confirmation that a waste hauler can access and pick up from the location shown.

Note to Applicant: Pick up operations should not rely on bins being stored on the street or lane for pick up, bins are to be returned to storage areas immediately after emptying.

35. Make arrangements for provision of additional street trees between the property line and back of city sidewalks to the satisfaction of the General Manager of Engineering Services in consultation with the General Manager Vancouver Board of Parks and Recreation.
36. Update landscape and site plan to reflect the change in sidewalk locations and size sought by this rezoning application. Show front boulevard trees and offset sidewalk along the Commercial Drive frontage of the site.

37. Delete pavers and special sidewalk treatments from public property and show standard concrete treatments. Note to applicant: An interconnected water service will be required for this development. Please contact Water Design branch for details.
38. Parking, loading, and bicycle spaces shall be provided and maintained according to the provisions of the Vancouver Parking By-law except that a minimum of 2 Class A loading spaces shall be provided for the site.
39. Compliance with the Bicycle Parking and Parking and Loading Design Supplement to the satisfaction of the General Manager of Engineering Services.

Note to Applicant: Please refer to the Bicycle Parking and Parking and Loading Design Guideline and Supplements for details.

Bicycles:

- (i) Clearly label the path intended to be used by residents to bring bikes to and from the bicycle rooms to outside the building.
- (ii) Provision of horizontal bicycle spaces not located within a bicycle room to be within a hard shell locker.
- (iii) Provide automatic door openers on the doors along routes providing access to the bicycle room(s).

Parking Spaces:

- (iv) Any column 2' in length must be set back 2' from either end of the parking space.
- (v) Dimension all columns encroaching into parking stalls.
- (vi) Provide additional parking stall width for stalls adjacent to walls or stalls with columns set back more than 4' from the end of the stall.

Parking Ramps and Drive Aisles:

- (vii) Relocate loading space to a more typical stall configuration, its current location obstructs maneuvering for passenger vehicles.
- (viii) Provision of design elevations on both sides of the parking ramp at all breakpoints.
- (ix) Provision of a minimum 20' wide overhead security gate between the visitor parking area and the secured residential parking.
- (x) Note to Applicant: if it is not possible to provide a 20' opening, then a 12' gate should be provided to prevent the possibility of vehicle conflict when two cars are passing through the gate.



- (xi) Mark hatchings on the floor in the gap between two parking spaces at the southwest corner of the main parkade to identify this as pedestrian space.

## CONDITIONS OF BY-LAW ENACTMENT

- (c) That, prior to enactment of the CD-1 By-law, the registered owner shall on terms and conditions satisfactory to the Director of Legal Services and to the General Manager of Planning and Development Services, the General Manager of Engineering Services, the Chief Housing Officer and the Approving Officer, as necessary, and at the sole cost and expense of the owner/developer, make arrangements for the following:

### Engineering

1. Consolidation of Lots 1, 2, and 3 (Except the South 7 Feet Now Road), Block A, Plan 1795; Lots 4 and 5, Blocks A and B, Plan 8865; All of DL 753 to create a single parcel.
2. Dedication of a 2.1 m x 2.1 m corner-cut at the 18th Avenue and Commercial Drive intersection of the site for road purposes. (The 2.1 m is to be measured along the edge of each of the street frontages).
3. Provision of a natural watercourse agreement. Records indicate a natural watercourse passes through this site, a legal agreement ensuring that should the watercourse be discovered or impact the site during development and beyond that its flow will not be obstructed. On-site management of the watercourse is required.
4. 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.
  - (i) Provision of minimum 1.8 m wide concrete sidewalk broom finish with saw cut joints and a minimum 1.2 m sod front boulevard with street trees on both Commercial Drive and East 18th Avenue adjacent the site. Note; a modified sidewalk design will be required to address a conflict with the existing traffic signal controller kiosk and the new sidewalk location.
  - (ii) Provision of a concrete curb and gutter on East 18th Avenue for the full length of the development including asphalt paving to centerline of the road. Work to include adjustment of all utilities necessary to accommodate the installation of the new curb and pavement.
  - (iii) Provision of improved street lighting on East 18 Avenue. Work to include a review of adequacy of existing lighting and addition of lighting should it be determined and upgrading of the existing

lighting to meet current standards which may include LED lighting.

- (iv) Provision of new curb ramps at the intersection of Commercial Drive and East 18 Avenue to current City standards. Work to include replacement of the curb return at this location to accommodate the new ramps should it be necessary.
  - (v) Provision of audible signals at the intersections of Commercial Drive and East 18 Avenue and at Commercial Street and Victoria Diversion.
  - (vi) Provision of adequate water service to meet the fire flow demands of the project. The current application lacks the details to determine if water main upgrading is required. Please supply project details including projected fire flow demands as determined by the applicant's mechanical consultant to determine if water system upgrading is required. Should upgrading be necessary then arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services will be required to secure payment for the upgrading. The developer is responsible for 100% of any water system upgrading that may be required.
  - (vii) Provision of upgraded storm and sanitary sewer to serve the site. Sub-area 2 (Rental Site) places additional load on the combined system, as a result, approximately 40m of existing combined sewer on Commercial Dr. from the manhole adjacent to 3365 Commercial Dr. to the downstream manhole must be upgraded to a minimum 200 mm sanitary sewer and 250 mm storm sewer at the applicant's cost. The work is currently estimated at \$110,000 (2015 dollars).
5. Provision of all utility services to be underground from the closest existing suitable service point. All electrical services to the site must be primary with all electrical plant, which include but are not limited to, junction boxes, 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. There will be no reliance on secondary voltage from the existing overhead electrical network on the street right-of-way. Any alterations to the existing overhead/underground utility network to accommodate this development will require approval by the Utilities Management Branch. The applicant may be required to show details of how the site will be provided with all services being underground.

#### Housing

6. Make arrangements to the satisfaction of the Chief Housing Officer and the Director of Legal Services to enter into a Housing Agreement securing all residential units as for-profit affordable rental housing units pursuant to Section 3.1A of the Vancouver Development Cost Levy By-

law for the longer of the life of the building or 60 years, subject to the following additional conditions:

- (i) No separate-sales covenant.
- (ii) A non-stratification covenant.
- (iii) None of such units will be rented for less than one month at a time.
- (iv) At least 25% of the units must have two or more bedrooms and be designed to meet the City's "High Density Housing for Families with Children Guidelines".
- (v) A rent roll indicating the proposed initial monthly rents for each rental unit.
- (vi) A covenant from the owner to, prior to issuance of an occupancy permit, submit a finalized rent roll to the satisfaction of the Chief Housing Officer and the Director of Legal Services that reflects the initial monthly rents as of occupancy in accordance with the Housing Agreement on either a per unit or a per square foot basis.
- (vii) Such other terms and conditions as the Chief Housing Officer and the Director of Legal Services may in their sole discretion require.

Note to Applicant: This condition will be secured by a Housing Agreement to be entered into by the City by by-law enacted pursuant to section 565.2 of the Vancouver Charter.

#### **Heritage**

7. The owner enters into a Heritage Restoration Covenant for the rehabilitation, registration and long-term protection of the heritage building. The agreement is to be completed and registered in the Land Title Office to the satisfaction of the Director of Planning and the Director of Legal Services prior to the enactment of the rezoning by-law.

Note to Applicant: The agreement must be signed by the owner and any party with a financial charge on the title to give priority. The purpose of the agreement is to secure the protection of the heritage building during and after construction and ensure its rehabilitation in a timely manner consistent with a conservation plan, in addition to allowing the City to place a commemorative plaque on the building or lands, and related manners. Please contact the heritage planner to receive a copy of the draft agreement for review.

8. Designation of the exterior of the heritage building as a protected heritage property, pursuant to sections 593 and 594 of the Vancouver Charter and enactment of the Heritage Designation By-law by Council.

9. Submit a finalized copy of the Conservation Plan for the heritage building as prepared by the heritage consultant.

#### Soils

10. If applicable:
  - (i) Submit a site profile to the Environmental Planning, Real Estate and Facilities Management (Environmental Contamination Team);
  - (ii) As required by the Manager of Environmental Planning 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
  - (iii) If required by the Manager of Environmental Planning 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 Planning, 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 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 Section 219 of 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.

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.

- B. THAT, subject to approval in principle of the rezoning and the Housing Agreement described in section (c) of Appendix B of the Policy Report dated April 11, 2016, entitled "CD-1 Rezoning - 3365 Commercial Drive and 1695-1775 East 18th Avenue", the Director of Legal Services be instructed to prepare the necessary Housing Agreement By-law for enactment, prior to enactment of the amending by-law contemplated by the same report, subject to such terms and conditions as may be

required at the discretion of the Director of Legal Services and the Managing Director of Social Development.

- C. THAT, subject to approval in principle of the rezoning, the existing building, known as "The Myers Residence" at 3365 Commercial Drive [*Lot 4, Blocks A and B, District Lot 753, Plan 8865; PID: 009-908-056*], be added to the Vancouver Heritage Register in the 'C' evaluation category.
- D. THAT, subject to approval in principle of the rezoning, Council instruct the Director of Legal Services to bring forward for enactment, pursuant to Sections 593 and 594 of the *Vancouver Charter*, a by-law to designate the exterior of the heritage building as protected heritage property.
- 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.

**[RZ - 3365 Commercial Drive and 1695-1775 East 18th Avenue]**

3365 Commercial Drive  
Myers House

Draft for Public Hearing

**BY-LAW NO.**

**A By-law to designate certain real property  
as protected heritage property**

THE COUNCIL OF THE CITY OF VANCOUVER, in public meeting, enacts as follows:

1. Council considers that the real property described as:

Structure and exterior  
envelope and exterior  
building materials of  
heritage building  
(Myers House)

3365 Commercial Drive  
Vancouver, B.C.

PID: 009-908-056  
Lot 4  
Blocks A and B  
District Lot 753  
Plan 8865

PID: 009-649-123  
Lot 5  
Blocks A and B  
District Lot 753  
Plan 8865

PID: 014-282-810  
Lot 3  
Except the South 7 Feet  
Now Road  
Block A  
District Lot 753  
District 1795

PID: 009-908-200  
Lot 2  
Block A  
District Lot 753  
Plan 1795

PID:  
Lot 1  
Block A  
District Lot 753  
Plan 1795

{00487040v1}

has heritage value or heritage character, and that its designation as protected heritage property is necessary or desirable for its conservation.

2. Council designates the real property described in section 1 of this By-law as protected heritage property under Section 593 of the *Vancouver Charter*.

3. This By-law is to come into force and take effect on the date of its enactment.

ENACTED by Council this            day of            , 2016

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
City Clerk

{00487040v1}

## EXPLANATION

### Heritage Designation By-law Re: 3365 Commercial Drive

At a public hearing on \_\_\_\_\_, 201\_\_\_\_, Council approved a recommendation to designate the structure, exterior envelope and exterior building materials of a building at 3365 Commercial Drive as protected heritage property. Enactment of the attached By-law will achieve the designation.

Director of Legal Services  
\_\_\_\_\_, 201\_\_\_\_

{00487040v1}



VanRIMS No.: 08-2000-20  
Public Hearing - June 23, 2016

## MEMORANDUM

June 21, 2016

TO: Mayor Robertson and Councillors

CC: Sadhu Johnston, City Manager  
Paul Mochrie, Deputy City Manager  
Janice MacKenzie, City Clerk  
Lynda Graves, Manager, Administration Services, City Manager's Office  
Rena Kendall-Craden, Director, Communications  
Kevin Quinlan, Chief of Staff, Mayor's Office  
Jane Pickering, Acting General Manager, Planning and Development Services  
Jerry Dobrovolny, General Manager of Engineering Services

FROM: Kent Munro, Assistant Director of Planning, Vancouver Midtown

SUBJECT: CD-1 Rezoning: 3365 Commercial Drive and 1695-1775 East 18th Avenue

This memorandum recommends amendments to the draft CD-1 By-law for 3365 Commercial Drive and 1695-1775 East 18th Avenue, to correct an oversight in the permitted floor space ratio for Sub-area 1 (rental site).

### RECOMMENDATION

THAT sections 5.3, 5.4 and 5.5 of the draft CD-1 By-law posted for 3365 Commercial Drive and 1695-1775 East 18th Avenue be replaced with the following:

“5.3 The floor area and density for all uses in each sub-area must not exceed the maximum permitted floor area and density set out in the following table:

phaea 1 - yellow memo no. 2

City of Vancouver, Planning and Development Services  
Planning Division, Vancouver Midtown  
453 West 12th Avenue  
Vancouver, British Columbia V5Y 1V4 Canada  
tel: 604.873.7611 fax: 604.873.7100  
website: [vancouver.ca/communityplanning](http://vancouver.ca/communityplanning)



Sub-area	Maximum Permitted Floor Area (m <sup>2</sup> )	Maximum Permitted Density (Floor Space Ratio)
1	6,855 m <sup>2</sup>	2.55
2	555 m <sup>2</sup>	0.96

5.4 The maximum permitted floor area for the site is 7,410 m<sup>2</sup>

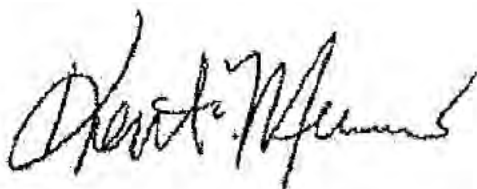
5.5 The maximum permitted floor space ratio for the site is 2.27."

### **DISCUSSION**

The applicant recently confirmed that in-suite storage had been omitted in the proposed building mass and floor area calculations for the rental building. In-suite storage is a requirement for all rental projects. In accordance with City practice, the area must be excluded from computation of floor area, if it meets the provisions of section 5.7(g) of the CD-1 By-law. To ensure the proposed rental building does not increase in size to accommodate an additional 40 square feet per rental unit, staff recommend the above amendment to the draft CD-1 By-law to reduce the permitted floor area by an amount equal to 408 m<sup>2</sup> (4,400 square feet), which equates to 40 square feet of storage area for each of the 110 rental units.

This additional recommendation requires approval by Council to correct the oversight in the applicant's technical data related to storage areas and the subsequent maximum permitted floor area for the rental building proposed in the posted CD-1 By-law.

Sincerely,



Kent Munro, RPP, MCIP  
Assistant Director of Planning, Vancouver Midtown

VanRIMS No.: 08-2000-20  
Refers to Item #3  
Public Hearing of May 24, 2017

## MEMORANDUM

May 17, 2016

TO: Mayor Robertson and Councillors

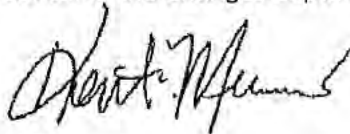
CC: Sadhu Johnston, City Manager  
Paul Mochrie, Deputy City Manager  
Janice MacKenzie, City Clerk  
Lynda Graves, Manager, Administration Services, City Manager's Office  
Rena Kendall-Craden, Director, Communications  
Kevin Quinlan, Chief of Staff, Mayor's Office  
Jane Pickering, Acting General Manager, Planning and Development Services  
Jerry Dobrovolny, General Manager of Engineering Services

FROM: Kent Munro, Assistant Director of Planning, Vancouver Midtown

SUBJECT: CD-1 Rezoning: 3365 Commercial Drive and 1695-1775 East 18th Avenue -  
Public Bike Share Station requirement

This memorandum advises Council that the conditions of approval for the above rezoning application have been revised to remove the condition related to the delivery of a Public Bike Share (PBS) station. Staff have determined there is not an appropriate location on the rezoning site for a PBS station. Staff will seek a PBS station for this area, when viable opportunities present themselves through subsequent rezoning enquires in the area.

No action is required by Council, as the Summary and Recommendation for this item contains the changes explained in this memo.



Kent Munro  
Assistant Director of Planning, Vancouver Midtown

pha 3 - yellow memo



**POLICY REPORT  
DEVELOPMENT AND BUILDING**

Report Date: April 11, 2016  
Contact: Kent Munro  
Contact No.: 604.873.7135  
RTS No.: 11360  
VanRIMS No.: 08-2000-20  
Meeting Date: April 19, 2016

TO: Vancouver City Council  
FROM: Acting General Manager of Planning and Development Services  
SUBJECT: CD-1 Rezoning - 3365 Commercial Drive and 1695-1775 East 18th Avenue

**RECOMMENDATION**

- A. THAT the application by Cressey 18th Avenue Holdings Ltd. (Inc. No. 0969486), to rezone 3365 Commercial Drive [Lot 4, Blocks A and B, District Lot 753, Plan 8865; PID: 009-908-056], 1695 East 18th Avenue [Lot 5, Blocks A and B, District Lot 753, Plan 8865; PID: 009-649-123], 1707 East 18th Avenue [Lot 3 Except the South 7 feet, Now Road Block A, District Lot 753, Plan 1795; PID: 014-282-810], and 1775 East 18th Avenue [Lot 1, Block A, District Lot 753, Plan 1795; PID: 005-338-115], together with City-owned land at 1733 East 18th Avenue [Lot 2, Block A, District Lot 753, Plan 1795; PID: 009-908-200], from RS-2 (Residential) District to CD-1 (Comprehensive Development) District to among other things, increase the floor space ratio (FSR) to 2.40 to permit the construction of a 3½- to six-storey residential building containing 110 secured for profit affordable rental units, and to restore, rehabilitate and designate the exterior of a heritage building known as the Myers Residence on the westerly portion of the site into two strata residential units adjacent to a new two-unit strata infill building, be referred to a Public Hearing together with:
- (i) plans prepared by Yamamoto Architecture Inc., received on March 12, 2015, with amendments received on December 2, 2015;
  - (ii) draft CD-1 By-law generally as presented in Appendix A; and
  - (iii) the recommendation of the Acting General Manager of Planning and Development Services to approve the application, subject to conditions contained in Appendix B;

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

- B. THAT, if after Public Hearing, Council approves in principle this rezoning and the Housing Agreement described in section(c) of Appendix B, the Director of Legal Services be instructed to prepare the necessary Housing Agreement By-law for enactment, after the Housing Agreement has been agreed to and signed by the applicant and its mortgagee(s) and prior to enactment of the CD-1 By-law.
- C. THAT, subject to approval in principle of the rezoning, the existing building, known as "The Myers Residence" (the "heritage building ") at 3365 Commercial Drive [Lot 4, Blocks A and B, District Lot 753, Plan 8865; PID: 009-908-056], be added to the Vancouver Heritage Register in the 'C' evaluation category.
- D. THAT, subject to approval in principle of the rezoning, pursuant to Sections 593 and 594 of the Vancouver Charter, Council approve the designation of the exterior of the heritage building as protected heritage property;
- FURTHER THAT the Director of Legal Services be instructed to prepare a Heritage Designation By-law for consideration at the Public Hearing.
- 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; 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 assesses an application to rezone five lots located at 3365 Commercial Drive and 1695-1775 East 18th Avenue from RS-2 (Residential) District to CD-1 (Comprehensive Development) District. The application proposes a 3½- to six-storey apartment building containing 110 secured for-profit affordable rental housing units fronting Commercial Drive and East 18th Avenue. On the most westerly portion of the site, adjacent to existing lower density residential development, the application proposes to relocate, restore and designate the exterior of the heritage house on site known as the Myers Residence and convert the building into two strata housing units, and construct a new two-unit strata infill building adjacent to the heritage house. The rental building is being considered under the City's Interim Rezoning Policy on Increasing Affordable Housing Choices Across Vancouver's Neighbourhoods policy and, if approved, all rental housing units would be secured for the

longer of the life of the building and 60 years. The rehabilitated heritage building and the infill building have been proposed under the City's Heritage Policies and Guidelines which strive for the long-term protection of the City's heritage resources.

This application responds to the recommendations arising from the Mayor's Task Force on Housing Affordability and the resulting policy. Approval of this application would contribute to Vancouver's Housing and Homelessness Strategy that encourages a range of housing options to meet the needs of diverse households. In addition, the application responds to the City's heritage goals and objectives and will contribute towards the preservation of Vancouver's early history. The site is located at the interface between the Cedar Cottage neighbourhood and a major arterial route including the elevated Skytrain guide-way; as well as a number of significant specimen trees. With continuing dialogue with the community, the proposal has evolved through the application review process. If approved, the proposal will provide affordable rental and family housing in a well-located setting. The overall development concept would preserve a number of existing mature trees and establish an appropriate transition in scale and form along its East 18th Avenue frontage.

Staff support the application, subject to conditions contained in Appendix B, and recommend that the application be referred to a Public Hearing, with the recommendation of the Acting General Manager of Planning and Development Services to approve it, subject to the Public Hearing, along with the conditions of approval outlined in Appendix B.

#### ***COUNCIL AUTHORITY/PREVIOUS DECISIONS***

Relevant City policies for this site include:

- Housing and Homelessness Strategy (2011)
- Final Report from the Mayor's Task Force on Housing Affordability (2012)
- Interim Rezoning Policy on Increasing Affordable Housing Choices Across Vancouver's Neighbourhoods (2012, last amended December 2, 2013)
- Heritage Policies and Guidelines (1986, last amended in 2002)
- High-Density Housing for Families with Children Guidelines (1992)
- Green Buildings Policy for Rezoning (2010, last amended 2014)
- Community Amenity Contributions – Through Rezonings (1999, last amended 2014)
- Vancouver Development Cost Levy By-law (2008, last amended July 21, 2015)
- Kensington Cedar Cottage Community Vision (1988)
- RS-2 and RS-7 Infill and Multiple Dwelling Guidelines (1983, last amended 2005).

#### ***REPORT***

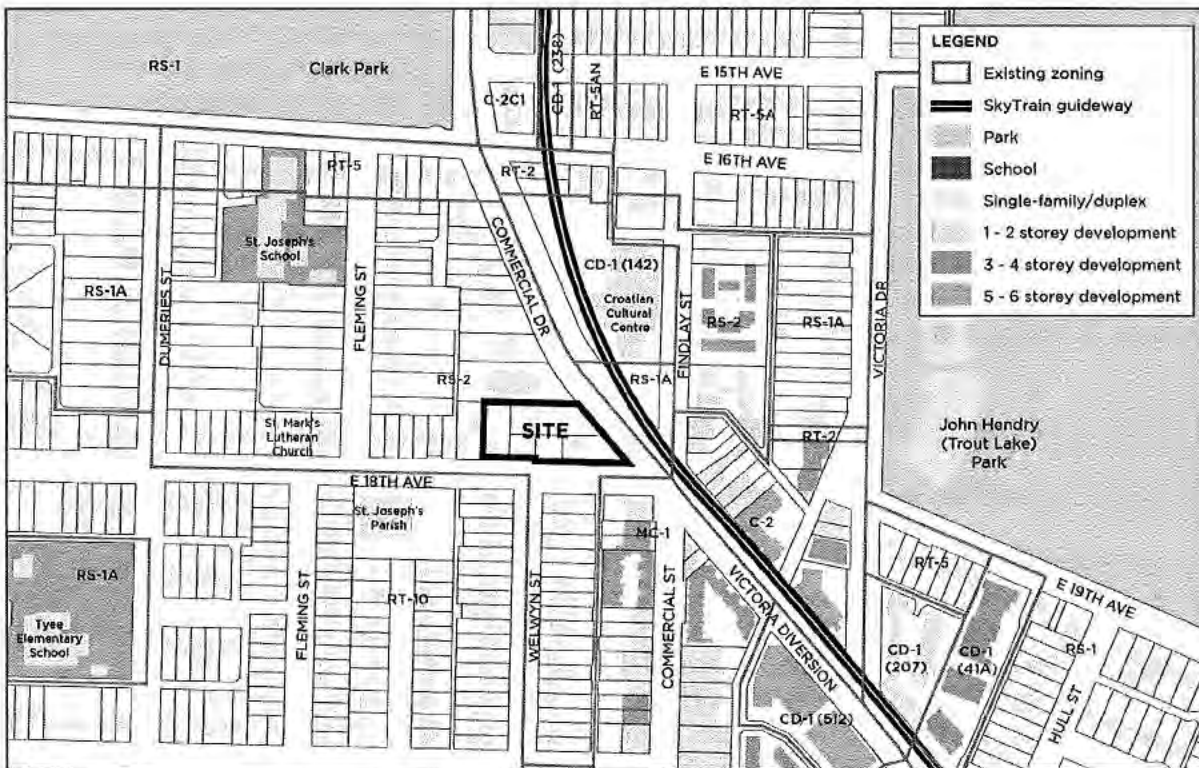
##### ***Background/Context***

The subject site is comprised of five RS-2 zoned lots totaling approximately 0.8 acres (3,261.6 m<sup>2</sup> / 35,106 sq. ft.), one of which is currently owned by the City, and is located on the northwest corner of Commercial Drive and East 18th Avenue within the Kensington Cedar Cottage community (see Figure 1). The site has an overall frontage of 101 m (332 ft.) on East 18th Avenue and 54 m (178 ft.) on Commercial Drive and is within 500 metres of a local shopping area along Commercial Drive. The site is well served by transit, is in close proximity



to the Skytrain station at Broadway and Commercial Drive and is near bikeways on 14th Avenue and Dumfries Street. Two existing churches front onto East 18th Avenue to the west of the subject site -- St. Joseph's Parish on the south side and St. Mark's Lutheran Church on the north side. Two significant parks (Clark Park on East 15th Avenue and John Hendry Park on Victoria Drive) and two community centres (Trout Lake Community Centre on Victoria Drive and the Croatian Cultural Centre on Commercial Drive) are all within a five-minute walk of the site.

**Figure 1: Site and surrounding context**



Immediately to the north of the subject site is a two-storey apartment building developed under RS-2 zoning directly accessed from Commercial Drive. A higher density context extends to the south along the Victoria Diversion where several recent developments under the area's MC-1, CD-1 and C-2 zones have produced four-, five- and six-storey residential buildings. Over the past decade the area has evolved into a successful multi-family node focused around Commercial Street. Commercial Drive is a wide arterial corridor with an elevated Skytrain guide-way that runs past the site at a distance of 80 feet. As a result of its corner location, the subject site sits at the junction of two different built contexts – the arterial frontage with a combination of uses and building heights up to six storeys and the non-arterial East 18th Avenue frontage with a lower-scaled residential character to the west.

The subject site currently contains four older rental houses. One vacant lot at 1733 East 18th Avenue is owned by the City (see Figure 2). The City-owned lot is considered to be surplus land; should this application be approved, it is the City's intent to sell the lot to the applicant, subject to Council approval, so that it can be consolidated with the other four lots.

Several of the lots are large and over-grown with trees and bushes of varying degrees of health. Notable landscape elements include a cluster of large Lawson Cypress trees at the southeast corner of the site and a large Western Hemlock near the north property line. The ground elevation rises to the west and some sections of the site are below the grade level of East 18th Avenue.

All of the lots within the subject site are zoned for RS-2 development. Given their larger lot sizes, developing under the provisions of RS-2 zoning would permit the clearing of all existing buildings and landscaping and the construction of five large single-family homes.

Research has established that the existing character building at 3365 Commercial Drive is a heritage building and one of the early houses built in the area. The building's significance and condition has been reviewed by the Vancouver Heritage Commission and they support the addition of the building to the Vancouver Heritage Register. Redevelopment under the site's current RS-2 zoning would not assure the retention of the heritage building.

**Figure 2: Existing lot configuration showing location of existing houses**



## **POLICY CONTEXT**

**Housing and Homelessness Strategy** — On July 29, 2011, Council endorsed the Housing and Homelessness Strategy 2012-2021 which includes strategic directions to increase the supply of affordable housing and to encourage a housing mix across all neighbourhoods that enhances quality of life. There are priority actions to achieve some of the strategy's goals. The priority actions that are relevant to this application include refining and developing new zoning approaches, development tools and rental incentives to continue the achievement of secure, purpose-built rental housing and to use financial and regulatory tools to encourage a variety of housing types and tenures that meet the needs of diverse households. This application proposes studio, one-, two- and three-bedroom unit types that would be preserved as secured for-profit affordable rental housing through a housing agreement.



**Interim Rezoning Policy on Increasing Affordable Housing Choices Across Vancouver's Neighbourhoods** — On October 3, 2012, Council approved an Interim Rezoning Policy aimed at encouraging innovation and enabling real examples of affordable housing types. These examples will be tested for potential wider application to provide ongoing housing opportunities across the City. This policy is one component of a broad action plan that responds to the recommendations of the Mayor's Task Force on Housing Affordability by delivering a set of actions to address the challenges of housing affordability in the City. Rezoning applications considered under the Affordable Housing Choices policy must meet a number of criteria regarding affordability, location and form of development (see Affordable Housing Choices policy location map in Appendix D).

**Heritage Policies and Guidelines** — Council has instructed the Director of Planning and the Development Permit Board to give special attention to heritage resources on the Vancouver Heritage Register, when approving any conditional use or in an area zoned comprehensive development, so that whenever possible, heritage resources are conserved. Heritage designation will be a prerequisite to accepting certain bonuses and incentives.

**Kensington Cedar Cottage Community Vision** — Approved on July 21, 1988, the Community Vision sets direction for development in the area and supports rezonings for projects involving the retention of buildings on the Vancouver Heritage Register.

**RS-2 and RS-7 Infill and Multiple Dwelling Guidelines** — Intended for use in conjunction with the RS-2 District Schedule, these guidelines set minimum site area requirements, urban design considerations and lot assembly requirements for multiple dwelling applications through the Development Permit process.

## **STRATEGIC ANALYSIS**

### **1. Proposal**

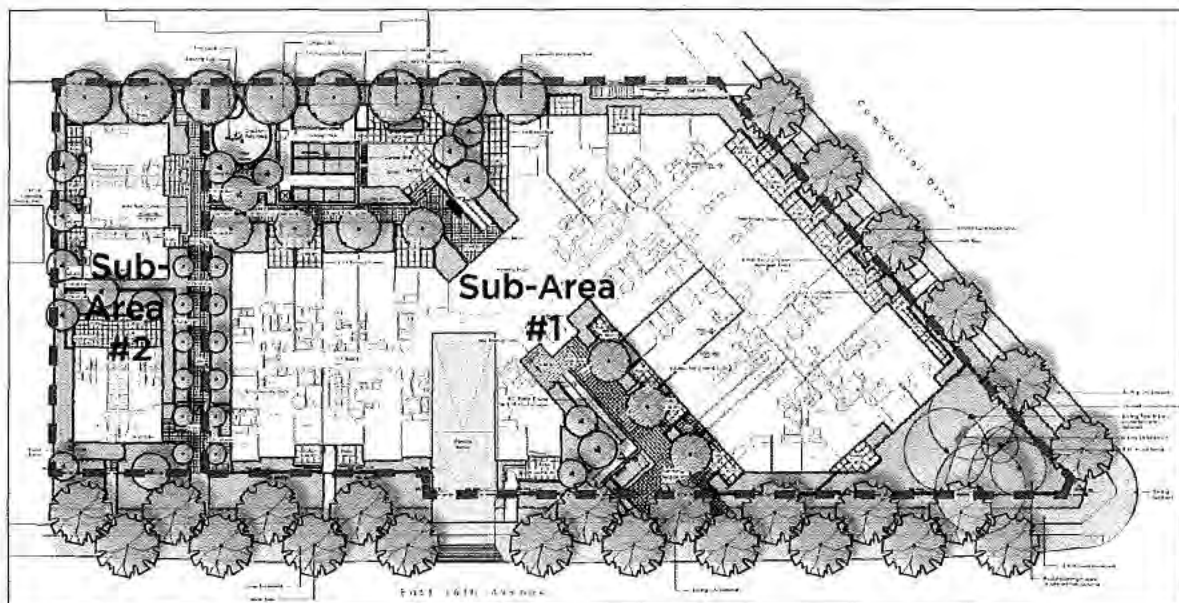
A rezoning application was submitted on March 12, 2015 and revised on December 2, 2015 to consolidate and rezone five lots located at 3365 Commercial Drive and 1695-1775 East 18th Avenue. A comprehensive development containing a market rental housing building, preservation of the historic Myers Residence along with a two-unit infill strata building is proposed (see drawings in Appendix E). The application seeks an overall density of 2.40 FSR. The heritage building would be restored and converted to two strata residential units and the exterior of the building would be designated as protected heritage property which would protect it from future demolition. A legal agreement would also be registered on title to the site to secure the long-term preservation of the heritage building.

The site is proposed to be developed as two sub-areas. Sub-area 1 is advanced under the Interim Rezoning Policy on Increasing Affordable Housing Choices Across Vancouver's Neighbourhoods, otherwise known as the Affordable Housing Choices policy and contains a 3½-to six-storey apartment building with 110 secured for-profit affordable rental housing units (the "rental units") at a density of 2.70 FSR (see Figure 3). The proposed rental building would contain studio, one-, two-, and three bedrooms units. The applicant intends to provide 37% of the units as suitable for families, exceeding the current 25% minimum family housing target in the family housing policy. Further, eleven of the proposed rental units have three-

bedrooms and this addresses the City-wide need for larger units suitable for families. All ground-oriented units have outdoor patios and the main building entrance is off East 18th Avenue. One level of underground parking is proposed for the full site (being for both Sub-areas 1 and 2), accessed from East 18th Avenue.

Sub-area 2 is being advanced under the City's Heritage Policies and Guidelines and contains the heritage building from 3365 Commercial Drive, relocated to face East 18th Avenue and a two-unit strata infill building. The proposed density on Sub-area 2 is 0.96 FSR. The heritage building would be restored and converted into two strata dwelling units, for a total of four strata units in Sub-area 2, all of which would be three-bedroom units, suitable for families. Parking for Sub-area 2 is to be provided from the underground parking area accessed from Sub-area 1. Separate development provisions are applied to each sub-area (see draft CD-1 By-law in Appendix A); this will allow the portion of the site accommodating the heritage building and infill to become a separate strata from the remainder of the development.

**Figure 3: Detailed site plan of the proposal**



Consistent with the criteria outlined in the City's Affordable Housing Choices policy, the site is located on an arterial route and is within 500 m of a local shopping area. The form of development parameters set out in the policy are intended to set out appropriate transitions between higher density housing forms along arterials and lower scale residential neighbourhoods in behind. The proposed siting of the rental building responds to two different contexts: an arterial frontage on Commercial Drive and a non-arterial frontage on East 18th Avenue. These frontages are differentiated under design guidance embedded in the Affordable Housing Choices policy which permits consideration of up to six-storeys in height on the arterial and 3½-storeys along the non-arterial frontage. The application meets the urban design objectives of the policy through transitioning from the lower scaled heritage building and infill building on the western portion of the site and stepping up in building height and scale towards Commercial Drive (see Figure 4 and 5).

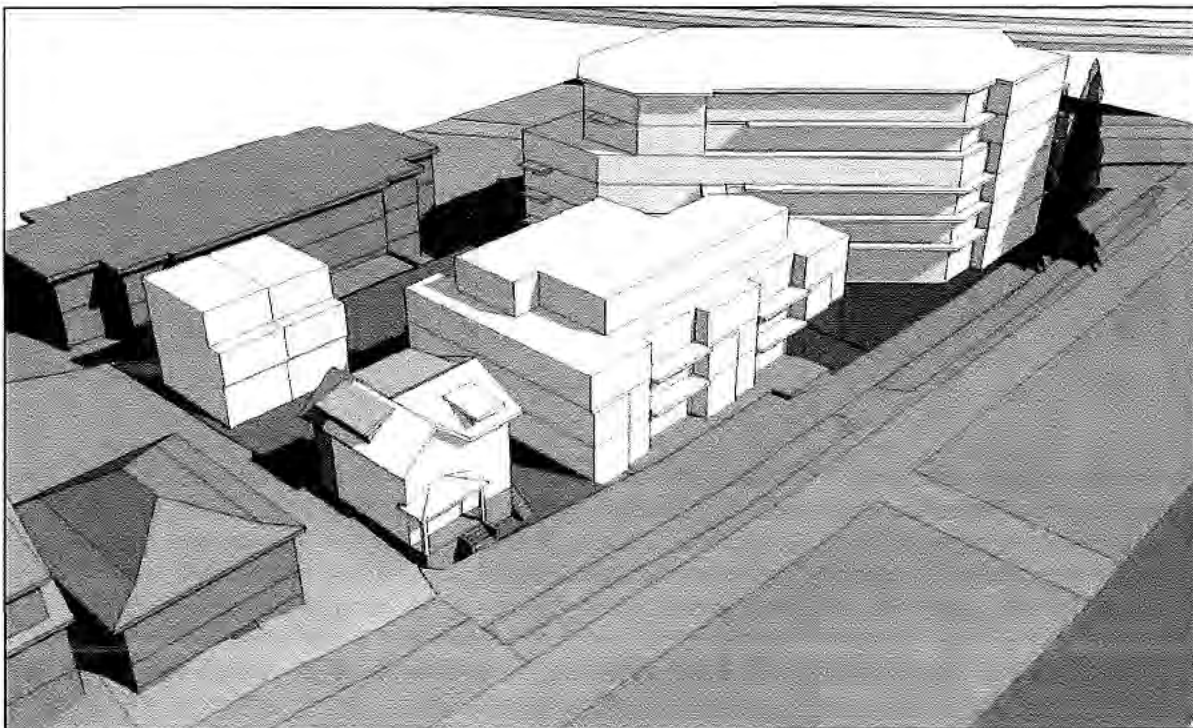
The Kensington Cedar Cottage Community Vision supports consideration of rezonings involving the retention of buildings on the Vancouver Heritage Register (VHR). The house at 3365 Commercial Drive has been reviewed by the Vancouver Heritage Commission who supports the addition of the building to the VHR. Staff recommend that Council resolve to add the heritage building to the VHR. Compensation in return for the heritage designation is proposed in the form of the two-unit strata infill building.

## 2. Form of Development (refer to drawings in Appendix E)

### Sub-area 1: Rental Building

The proposed rental apartment building is comprised of a six-storey block facing Commercial Drive and a 3½-storey block fronting East 18th Avenue, linked by a three-storey glass-enclosed bridge element that contains the lobby on the main floor and corridors above. One level of underground parking is proposed with access from the low point along East 18th Avenue. Retention of a significant stand of five mature Lawson Cypress trees at the corner of the site near Commercial Drive and East 18th Avenue is proposed. If the application is approved along with the proposed conditions of enactment, a significant Western Hemlock tree that exists near the north property line will also be retained. As such, the built form has been sensitively shaped and arranged on the site in order to integrate with the existing mature landscaping.

**Figure 4: Aerial perspective showing the transition of built form across the site fronting East 18th Avenue**

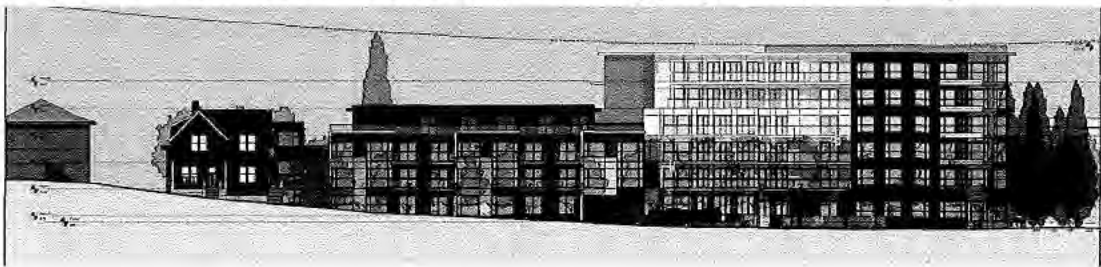


As noted previously, the surrounding context contains buildings of up to six-storeys in height. As such, development of a six-storey building with the fifth and sixth floors setback from the street does not represent a significant change in the scale of development along Commercial Drive and the Victoria Diversion. Viewed from a wider lens of appropriate urban form, the deflection of the street at the intersection where Commercial Drive turns into the Victoria Diversion, coupled with the width of the arterial, suggests that a six-storey massing is appropriate from a place-making point of view and represents a good contextual fit.

Furthermore, the width of the arterial and the proximity of the elevated Skytrain guide-way, coupled with the significant setback from Commercial Drive of the apartment block to the north, means that extended afternoon shadows cast from the six-storey massing fall mostly within the public realm rather than on private spaces. In the Affordable Housing Choices policy, ground oriented units are encouraged in the context of multi-dwelling buildings. In this instance, all main floor units provide direct access to private outdoor patios that are elevated from grade with a landscaped edge, thereby establishing an appropriate human scale and an activated edge along the surrounding streets. Staff support the proposed six-storey form as being consistent with the urban design performance criteria outlined in the Affordable Housing Choices policy.

The distance between the rental building and the closest neighbour to the west is 185 feet. The retention of a significant Western Hemlock tree in the rear of the subject site will provide a screening element, and in conjunction with the oblique views generated by the six-storey block (due to the Commercial Drive alignment), will result in limited over-look onto adjacent properties and an acceptable relationship with the context.

**Figure 5: East 18th Avenue streetscape showing proposed building heights**



The height of the 3½-storey portion of the rental building will be consistent with the height of the relocated heritage building, and given the falling grade along East 18th Avenue, lower than the prevailing rooftops in the neighbourhood to the west (see Figure 5 and building section drawings in Appendix E). In addition, the East 18th Avenue façade of the 3½-storey portion of the rental building will be designed to emulate the rhythm and width of town homes as a way of reducing the scale of the building and to provide a transitional form to the lower scaled neighbourhood to the west (see recommended conditions in Appendix B). The massing as proposed is supportable as the application demonstrates a compatible and transitional streetscape as required under the Affordable Housing Choices policy.

With regard to building setbacks to East 18th Avenue, staff note that the peculiarities of the property lines in the lot assembly, create a wider right-of-way than would typically exist along



East 18th Avenue. Further, the 3½-storey rental block provides a deeper setback from the street than the six-storey rental block to respond to the neighbouring condition to the west. An entry court breezeway between the 3½- and the six-storey rental blocks serves as a spatial break, physically separating the two building masses and reducing the building widths along East 18th Avenue. The open areas around the rental buildings contain a variety of landscape elements, patios and amenity areas including a children's play space. Staff will continue to seek further refinement of the project through the design conditions contained in Appendix B

### Sub-area 2: Heritage Building and Infill Building

In 2013, a rezoning enquiry was submitted for a rental housing project across the full site which if pursued would have resulted in the demolition of all the buildings on the subject site. Staff asked the applicant to have a Statement of Significance (SOS) prepared to assess whether the building at 3365 Commercial Drive had historic value. The Vancouver Heritage Commission reviewed the SOS on April 7, 2014 and subsequently supported the addition of the building to the VHR.

#### *Heritage Building: Value, Character and Condition*

The heritage building is a two storey wood-frame building constructed in 1911 and has been in continuous residential use since that date. The house was constructed for a mariner named Conrad Myer, on land previously purchased from the British Columbia Electric Railway Company in 1898. The site is located near the historic Inter-urban station that had been located at East 18th Avenue and Commercial Drive in the 'Epworth' township, now known as Cedar Cottage. The historic value of the heritage building lies within its contribution to the early development of the Cedar Cottage neighbourhood and the building's simple cross-gable form that is indicative of modest housing types from that time. Over the last one-hundred years, the house has changed little. The landscape around the historic house has been left to grow resulting in the heavily vegetated lot that exists today (see images in Appendix E).

#### *Compatibility of Conservation with Uses of the Site*

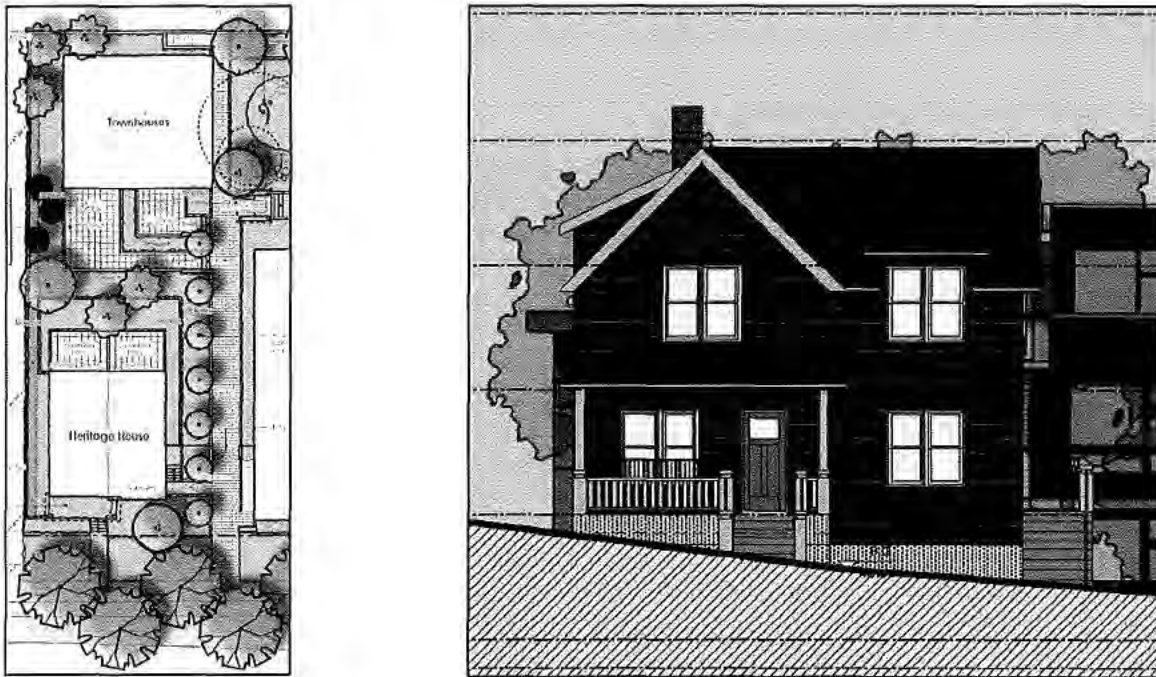
Early discussions on the potential redevelopment of the subject site concluded that keeping the heritage building in its current location would not be a viable retention option given its location and the substantial grade changes on the site. The application proposes to relocate the heritage building to face East 18th Avenue and construct a new two-unit strata infill building sited behind it. As discussed earlier in the report, positioning the heritage building adjacent to the west property line provides a transition in scale and form to the residential properties to the west. Staff concluded that while some historic significance of the heritage building would be compromised through the relocation of the building, sufficient historic value would be retained by the preservation of the building in a residential setting, consistent with similar buildings from that era along East 18th Avenue. The long term protection of the exterior of the heritage building would be secured through heritage designation by By-law enacted by Council pursuant to Sections 593 and 594 of the Vancouver Charter.

The site's current RS-2 zoning otherwise allows for consideration of laneway house development and this rezoning proposes a modest infill building in Sub-area 2 that does not detract from the street-facing heritage house.

On May 4, 2015 the Vancouver Heritage Commission evaluated a revised proposal as reflected in the evolving rezoning application (see Appendix D). Although the Commission did not

proffer its unqualified support for the application at that time, its detailed concerns were articulated and the Commission's motion indicated its desire for the proposal to be further revised to address concerns about the setting of the heritage building and the compatibility of the infill building. Subsequently, plans for Sub-area 2 were revised and staff have concluded that the revised proposal addresses the Commission's concerns and that it effectively balances those with concerns expressed by the community and by the Urban Design Panel.

**Figure 6: Site Plan of Sub-Area 2 showing the proposed siting of the heritage building and infill building and the restored south elevation**



On May 4, 2015 the Vancouver Heritage Commission evaluated a revised proposal as reflected in the evolving rezoning application (see Appendix D). Although the Commission did not proffer its unqualified support for the application at that time, its detailed concerns were articulated and the Commission's motion indicated its desire for the proposal to be further revised to address concerns about the setting of the heritage building and the compatibility of the infill building. Subsequently, plans for Sub-area 2 were revised and staff have concluded that the revised proposal addresses the Commission's concerns and that it effectively balances those with concerns expressed by the community and by the Urban Design Panel.

The size of the infill building was reduced from three strata units to two, and the infill building was re-oriented to a north/south alignment (see Figure 6 and drawings in Appendix E). Although the infill building is proposed at three-storeys, the grades on the north portion of the site fall away so the height of infill building will be lower than the height of the heritage building. Conditions of approval are contained in Appendix B that will require the third floor of the infill building to be contained within a pitched roof to further reduce its scale.

In terms of the relationship of the heritage building to the street, a deep landscaped “front yard” setting is also proposed along East 18th Avenue. This will establish a street to house relationship that is reflective of the house’s original setting and is commensurate with the neighbouring property to the west. Along with the intended double row of street trees, the area between the curb and the heritage building will provide a significant landscaped setting. One could conclude that the siting of the relocated heritage building on East 18th Avenue and the more subordinate scale of the infill building address the Heritage Commission’s concerns and that the application responds well to urban design performance criteria.

The application was reviewed and supported by the Urban Design Panel on June 3, 2015 (see minutes in Appendix D). Staff have noted where UDP commentary influenced either the revised design or the recommended conditions of approval.

### Tree Retention and New Landscaping

As noted, the subject site is significantly vegetated and it contains a number of significant specimen trees. A certified report by a professional Arborist was submitted with the rezoning application. Staff have reviewed the report and confirmed that the subject site contains a total of 39 existing trees that are over 20 cm (about 8 inches) in caliper. Seven trees over 20 cm caliper exist within the City-owned street right-of-way (see Figure 7).

The professional arborist has assessed all of the existing trees and has determined that the majority of these trees are in poor or declining health. Of the total of 46 trees inventoried, only 15 are considered to be healthy and can be expected to have a reasonable likelihood of longer-term survival. Many of the existing trees have suffered from lack of maintenance or neglect, some have been topped or have been improperly pruned and others suffer from infestation or disease. Several have multiple stems and are not considered high-value tree assets suitable for retention. The seven existing trees that are currently located within the public street right-of-way are not considered to be healthy enough to be safely retained and, with future development of sidewalks and curbs will be replaced with a double row of new street trees. Of the trees located within the five lots that comprise the subject site, 15 are deemed to be healthy enough that they could be retained based solely on their existing condition.

**Figure 7: Tree removal, retention and replacement**

Existing	Existing trees (>20 cm caliper)	Healthy trees	Currently existing trees to be retained
Street right-of-way	7	0	0
Subject site	39 *	15	6
Total	46	15	6

Proposed	Retained trees	New trees	Total
Street right-of-way	0	27	27
Subject site	6	54	60 *
Total	6	81	87

The rezoning application proposes to retain six of the 15 existing on-site healthy trees (of the nine not being retained, four have multiple stems and are not considered to be sound candidates for retention, the remaining five are within the proposed building foot print). Those proposed for retention are some of the largest of the existing healthy trees within the subject site and include five of the 15 m (50 foot) tall Lawson Cypress trees that are prominent at the corner of Commercial Drive and East 18th Avenue as well as the 23 m (75 foot) tall Western Hemlock that is situated near the north property line. To retain the Western Hemlock, the underground parking as proposed in the rezoning application will need to be reconfigured (see conditions in Appendix B).

As part of the application, a significant number of new trees would be planted across the subject site. A total of 81 new trees would be planted -- 54 new trees on the private property and 27 new street trees within the public road right-of-way. Along with the six existing mature trees to be retained, the total number of trees will be 87 which is 41 more trees than exist today (see Figure 7).

### 3. Housing

The Affordable Housing Choices policy is one component of a broad set of initiatives that responds to the recommendations of the Mayor's Task Force on Housing Affordability by delivering a set of actions to respond to the challenges of housing affordability in the city. Rezoning applications, considered under the Affordable Housing Choices policy, must meet a number of criteria regarding affordability, location and form of development (see Affordable Housing Choices policy location map in Appendix D).

**Figure 8: Comparable average market rents and homeownership costs**

	3365 Commercial Drive and 1695- 1775 East 18th Avenue Average Proposed Rent (New Bldg.)	Average Market Rent in Newer Buildings - Eastside (CMHC, 2015) <sup>1</sup>	DCL By-Law Maximum Averages Eastside (CMHC, 2015) <sup>2</sup>	Monthly Costs of Ownership for Median- Priced Unit – Eastside (BC Assessment 2015) <sup>3</sup>
Studio	\$1150	\$1184	\$1260	\$1,441
1-bed	\$1500	\$1486	\$1675	\$2,152
2-bed	\$1950	\$1882	\$2084	\$2,942
3-beds	\$2350	-	\$2606	\$4,167

1. Data from the October 2015 CMHC Rental Market Survey for buildings completed in the year 2005 or later on the Eastside of Vancouver
2. For studio, 1 and 2-bedroom units, the maximum DCL rents for the Eastside of Vancouver are the average rents for all residential units built since the year 2005 City-wide as published by CMHC in the fall 2015 Rental Market Report. For 3-bedroom units, the maximum DCL rents for the Eastside of Vancouver are the average rents for all residential units built since the year 2000 City-wide as published in CMHC's website "Housing Market Information Portal" for 2015.
3. Based on the following assumptions in 2015: median of all BC Assessment recent sales prices in Vancouver Eastside in 2015 by unit type, 10% down payment, 5% mortgage rate, 25-year amortization, \$150 - 250 monthly strata fees and monthly property taxes at \$3.54 per \$1,000 of assessed value



As noted earlier, this rezoning application meets the location criteria for consideration of a six-storey secured for-profit affordable rental housing building. The application proposes to meet the affordability criteria of the Affordable Housing Choices policy by securing 100% of the proposed rental units through a housing agreement for 60 years or the life of the building, whichever is longer. Conditions related to securing the rental units are contained in Appendix B. All rental projects under the Affordable Housing Choices policy must meet the requirements of the *Vancouver Development Cost Levy By-law* (the "DCL By-Law") to waive the DCL charges and this application meets these requirements (see the Development Cost Levy Waiver Analysis chart in Appendix F and Figure 8). Affordable Housing Choices rental units are targeted to moderate income households and the program extends throughout all parts of the City, thereby providing options that are more affordable than home ownership (see Figure 8).

The subject site is presently occupied by four single-family dwellings which are rented to a mix of both long-term and recent tenants. Although the Rate of Change policy does not apply to RS zones, the applicant has worked with the tenants on an individualized basis and has submitted a draft Tenant Relocation Plan (TRP) which is consistent with the intent of the tenant care principles as outlined in the Rate of Change Guidelines and is individualized to the unique needs, circumstances and aspirations of these existing tenants (refer to the TRP in Appendix D).

**Figure 9: Rental unit types and numbers**

	Studio	One-Bedroom	Two-Bedroom	Three-Bedroom
Rental Building	31	38	30	11

A mix of studio, one-, two- and three-bedroom rental units are proposed (see Figure 9). The Affordable Housing Choices policy requires that 25 per cent of all units have two bedrooms or more and be suitable for families with children in accordance with the High Density Housing for Families with Children Guidelines. This applicant intends to provide 37 per cent of all rental units as two- and three-bedroom units, suitable for families with children. All four of the market strata units on Sub-area 2 will be three-bedroom units.

**Figure 10: Progress towards the secured market rental housing targets as set in the City's Housing and Homelessness Strategy (2011)\***

TARGETS	CURRENT PROJECTS				GAP
2012	Completed	Under Construction	Approved	Total	Above or Below 2012 Target
5,000	830	1,453	2,048	4,331	798

\*Unit numbers exclude the units proposed at 3365 Commercial Drive and 1695, 1707, 1733, 1775 East 18th Avenue pending Council approval of this rezoning application

Since the establishment of affordable housing targets in the City's Housing and Homelessness Strategy in 2011, a total of 4,331 secured residential rental units have been generated in the City. A long-term goal is to achieve 5,000 new units by 2021. If approved, this application would contribute an additional 110 units towards the City's stated short-term and long-term targets (see Figure 10).

#### **4. Transportation and Parking**

The site is located on Commercial Drive and is well served by bus lines (Commercial Drive/Victoria Diversion), rapid transit (Commercial and Broadway Skytrain) and bicycle routes (East 14th and Woodland Drive/Dumfries). The application complies with the parking bylaw with respect to required vehicle and bicycle spaces. The size of the rental building marginally exceeds the maximum 100 unit threshold that triggers loading bay requirements.

A Transportation Study, prepared by a certified professional, was submitted and it shows traffic volumes taken during weekday peak times between 7:00 am and 9:00 am and 3:00 pm and 6:00 pm. In response to initial community feedback and early staff review of the application, additional transportation data was collected over the period of Saturday June 6 to Friday June 12, 2015. That additional research included vehicle turning counts at Welwyn Street and East 18th Avenue, and at Victoria Diversion and Commercial Street. An Automatic Traffic Counter (ATC) was also placed on East 18th Avenue and recorded three full days of data. An observational vehicle survey was also conducted on a Sunday morning at the local churches on East 18th Avenue (St Joseph's Parish and St Mark's Lutheran Church).

The consultant's transportation analysis concluded that if all the vehicle spaces provided on site were utilized, travel at peak times would generate 22-29 new vehicle movements onto East 18th Avenue, which is equivalent to one additional vehicle every two minutes. Given the proximity of the subject site to a major arterial, 65% of new vehicle movement is expected to turn east towards Commercial Drive, with 35% turning west into the adjacent neighbourhood.

Through the application review process, the community noted concerns about the traffic generated by visitors to and from the existing local churches in the area. The transportation consultant observed the activity generated at the time of a regular Sunday service and noted that the local streets in the area can accommodate the additional vehicle volume which is expected from development of the subject site. The consultant observed that church volunteers guide and direct the traffic before and after church services. This is a laudable initiative, however, it is noted that the effectiveness of these measures is highly dependent on the level of traffic management skills that these volunteers possess.

The study shows that the increase in vehicle movement that could arise from the proposed development of the subject site will not adversely impact traffic flow in the area. Further, given the amount of local amenities and transit service within a five- to ten-minute walk of the site, and the trend towards rental units having a lower demand for on-site parking, the proposed rental component may have a lower take-up of the parking spaces provided than anticipated. City staff monitor parking trends throughout the City and where consistent trends are observed these are factored into future parking standards.

## 5. Environmental Sustainability

The Green Building Rezoning Policy (adopted by Council on July 22, 2010) requires that rezoning applications received after January 2011 achieve a minimum of LEED® Gold rating, including 63 LEED® points, with targeted points for energy performance, water efficiency and stormwater management, along with registration and application for certification of the project. The applicant submitted a preliminary LEED® scorecard, which generally conforms to the Green Building policy, indicating that the project could attain the required LEED® points and, therefore, would be eligible for a LEED® Gold rating.

The preservation and re-use of the heritage house along with the retention of several large specimen trees is generally consistent with sustainability goals of the City. Through the conditions of this report, and in line with advice sought from the UDP regarding sustainability measures, staff are recommending conditions of approval that seek consideration of external shading devices on the south elevation of the rental building to mitigate solar gain. Additionally, the development of an extensive green roof on the 3½-storey rental block is sought in order to improve the sustainability performance of the development.

## 6. City-owned Lot at 1733 East 18th Avenue

One of the five lots that comprise the subject site (the lot located at 1733 East 18th Avenue) has been owned by the City of Vancouver since 1939 and has always been vacant. The lot is 295.4 m<sup>2</sup> (3,180 sq. ft.) in area, measures 18.2 m (60 ft.) x 16.1 m (53 ft.) and is located mid-block west of Commercial Drive (see Figure 2). The City lot represents nine percent of the total subject site area. The City has determined this relatively small lot is not required for infrastructure purposes nor is it suitable for additional community amenities for the area, particularly given the existing supply of park space and services in the area. The City has entered into an agreement with the applicant to sell the lot, but such purchase and sale is conditional on Council's unfettered consideration and approval in principle of the land use matters reflected in this rezoning application.

## Public Input

Engagement with the community began at a very early stage in the conceptual design process. As soon as the proponent produced plans and images of a proposal, these were shared with the community. The applicant then presented a concept with a six-storey rental building that extended across the entire subject site with commercial space at grade at a pre-application open house on October 7, 2013. Following the open house, a local community group - Cedar Cottage Area Neighbours (CCAN) submitted a letter outlining its concerns to the City.

To address community concerns early and directly, a number of issues raised were considered and responses communicated to CCAN, these include:

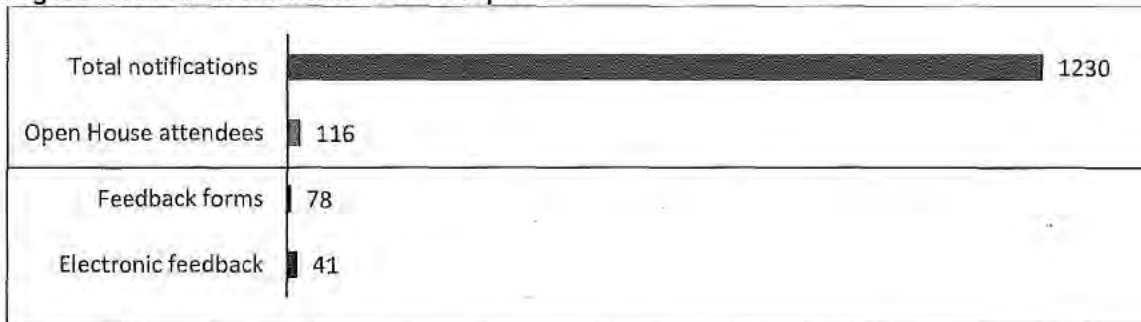
- elimination of retail/commercial uses from the proposal,
- reduction of the overall density of the proposal
- changes to the building form so that it would transition in scale and form to better relate to the existing neighbourhood
- improvements to the building design
- preservation of existing mature trees wherever practical.

The application has been significantly revised through the review process by removing all commercial uses, retaining the heritage house, and transitioning the building forms across the site from six-storeys at the east end to two-storeys (the heritage building) towards the west. Those changes resulted in a smaller rental development and a massing approach that responds to the single family neighbourhood to the west.

An application to rezone the subject site was submitted on March 12, 2015, with amendments received on December 2, 2015.

**Public Notification and Response** – The City of Vancouver Rezoning Centre webpage included notification and application information as well as an online comment form. A rezoning information sign was also posted on the site. An open house was conducted May 21, 2015 with staff and the applicant team present. About 1230 notifications were distributed within the neighbouring area. Approximately 116 people attended the event and a total of 119 responses have been received to date (see Figure 11).

**Figure 11: Public Notification and Input**



The public's response to the application as presented at the Open House highlighted concerns similar to those expressed at the enquiry stage including:

1. amalgamation of five lots into one development parcel,
2. retention of the heritage house and the scale of the infill building,
3. scale and massing of the rental building and proposed density,
4. impacts on currently undeveloped space and existing landscaping,
5. over-look from proposed development,
6. sale of the City lot at 1733 East 18th Avenue,
7. additional traffic on East 18th Avenue and in the surrounding community.

In light of neighbourhood concerns, the applicant made further revisions to the rezoning application and submitted new plans on December 2, 2015 showing a reduction in the size and massing of both the rental building and the infill building with a corresponding reduction in overall density from 2.55 FSR to 2.40 FSR.

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

Through the application review process and as this proposal has evolved, the CCAN group has continued to raise concerns with both the form of development and also with broader issues of the rezoning application. CCAN members have been consulted throughout the application

review process and staff met with representatives of this group on April 8, 2015 to discuss the revised application and to provide clarity on relevant City policies including the Affordable Housing Choices policy. While staff and the applicant have strived to address many of the issues raised, CCAN still has concerns and these were summarized in a position paper submitted to the City on June 21, 2015. Each issue within the CCAN position paper is listed in Appendix C with the corresponding response.

Neighbourhood feedback has assisted the applicant team in refining the application to achieve a more integrated development with the surrounding community. Through their comments, the application has evolved to a proposal which transitions from the single-family neighbourhood to the west to the higher density development along Commercial Drive. Support for the proposal is in line with the provisions of the City's heritage policies and the Affordable Housing Choices policy. Staff are satisfied that the form of development proposed demonstrates an appropriate contextual fit with the adjacent neighbourhood, and subject to conditions contained in Appendix B, recommend approval of the rezoning.

### ***Public Benefits***

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

### **Required Public Benefits**

**Development Cost Levies (DCLs)** — Development Cost Levies collected from development help pay for facilities made necessary by growth, including parks, childcare facilities, replacement housing (social/non-profit housing) and various engineering infrastructure. This site is subject to the Citywide DCL rate, which is currently \$143.27/m<sup>2</sup> (\$13.31/ sq. ft.).

For Sub-area 1, the applicant has requested a waiver of the DCL attributed to the for-profit affordable rental housing, in accordance with *Section 3.1A* of the DCL By-law. The total residential floor area eligible for the waiver is 7264.2 m<sup>2</sup> (78,192 sq. ft.). The total DCL that would be waived is estimated to be approximately \$1,077,792. A review of how the application meets the waiver criteria is provided in Appendix F.

For Sub-area 2, the DCL will be charged on all new floor area. On this basis, a DCL of approximately \$42,885 is anticipated and attributed towards the new residential floor area in the infill building of 299.3 m<sup>2</sup> (3,222 sq. ft.).

DCLs are payable at building permit issuance and are subject to an inflationary adjustment which takes place on September 30 of each year. When a DCL By-law with higher rates is introduced, a number of rezoning, development permit and building permit applications may be at various stages of the approval process. An application may qualify as an in-stream application and therefore may be exempt from DCL rate increases for a period of 12 months from the date of DCL By-law rate adjustment. If a related building permit application is not issued within the 12-month period, the rate protection expires and the new DCL rate will apply. See the City's DCL Bulletin for details on DCL rate protection.

**Public Art Program** — The Public Art Program requires all rezoned developments having a floor area of 9,290 m<sup>2</sup> (100,000 sq. ft.) or greater to commission public art or provide cash in

lieu. As the proposed new floor area is less than the 100,000 sq. ft. threshold, no public art contribution will be required.

### **Offered Public Benefits**

**Rental Housing** — The applicant has proposed 110 new for-profit affordable rental housing units be secured as rental housing (non-stratified). The public benefit accruing from these units would be their contribution to the City's secured market rental housing stock for the longer of 60 years and the life of the building. Covenants would be registered on title to preclude the stratification and/or separate sale of individual units.

This application includes studio, one, two, and three-bedroom apartments. The applicant proposes that the studio units would rent at \$1,150, the one-bedroom units would rent for \$1,500, the two-bedroom units would rent for \$1,950, and the three-bedroom units would rent for \$2,350 per month. Staff have compared the anticipated initial monthly rents in this proposal to the average monthly costs for newer rental units in East Vancouver, as well as to the estimated monthly costs to own similar units in East Vancouver, using 2015 Multiple Listing Service data.

When compared to average rents in newer buildings in East Vancouver (see Figure 8), the proposed rents are slightly higher for the one- and two-bedroom units, but below the maximum average rental rates to qualify for the DCL waiver. Average market rent figures were not available for three-bedroom units. In terms of the comparison to home ownership costs, the application will provide an affordable alternative to homeownership, particularly for the larger units.

Under the terms of the Housing Agreement, a complete rent roll that sets out the initial monthly rents for all units will ensure that those initial rents must meet (or be below) the maximum rent levels established in the DCL By-law (see Figure 8) at the time of the approval in principle by Council following a public hearing. Once a project is approved, the DCL maximum rents can be increased annually during the period of construction (until occupancy) only by the Allowable Rent Increases set out annually by the Provincial Residential Tenancy Office. All subsequent rent increases are subject to the Provincial *Residential Tenancy Act*.

Through the development permit application process, the City will ensure that average unit sizes do not exceed the maximum thresholds set out by the DCL By-law.

**Heritage** — The owner has offered to conserve and rehabilitate the heritage building currently located at 3365 Commercial Drive and to accept the designation of the heritage building's exterior as protected heritage property, which is a highly valued community feature. If approved, the designation will be effected by enactment of a Heritage Designation By-law and the owner will enter into a legal covenant to secure the conservation and rehabilitation of the heritage building in perpetuity.

**Community Amenity Contributions (CACs)** — Within the context of the City's Financing Growth Policy, an offer of a Community Amenity Contribution (CAC) to address the impacts of rezoning can be anticipated from the owner of a rezoning site. CAC offers typically include either the provision of on-site amenities or a cash contribution towards other public benefits and they take into consideration community needs, area deficiencies and the impact of the proposed development on City services.

As the public benefit achieved for this application is for-profit affordable rental housing and heritage conservation and designation, no additional cash CAC is offered in this instance. Real Estate Services staff have reviewed the applicant's development pro forma and have concluded that, after factoring in the costs associated with the provision of for-profit affordable rental housing units for the longer of the life of the building or 60 years, and the rehabilitation and designation costs for the heritage house, no further contribution towards public benefits is necessary in this instance.

See Appendix F for a summary of the public benefits that would be achieved should this application be approved.

### ***Financial Implications***

As noted in the Public Benefits section, there are no cash CACs or public art contributions associated with this rezoning.

The site is subject to the City-wide DCL and it is anticipated that the infill component of Sub-area 2 will generate approximately \$42,885 in DCLs. The 110 for-profit affordable rental housing units in Sub-area 1 qualify for a DCL waiver under Section 3.1A of the DCL By-law and the value of the waiver is estimated to be approximately \$1,077,792.

The for-profit affordable rental housing units, secured by a Housing Agreement for the longer of the life of the building or 60 years, will be privately owned and operated.

### ***CONCLUSION***

Staff have reviewed the application to rezone the site at 3365 Commercial Drive and 1695-1775 East 18th Avenue from RS-2 to CD-1 to increase the allowable density and height and permit development of 110 for-profit affordable rental housing units, and the relocation, restoration and designation of the heritage building at 3365 Commercial Drive along with a two-unit strata infill building. It is concluded that the application is consistent with the Interim Rezoning Policy on Increasing Affordable Housing Choices across Vancouver's Neighbourhoods, the City's Heritage Policies and Guidelines and is consistent with the DCL By-Law definition of "For-Profit Affordable Rental Housing" for which DCLs may be waived.

The application would allow for the addition of 110 rental units and if approved, would make a contribution to the goals of providing a variety of housing options in the City and increasing the amount of rental housing accommodation.

The proposed form of development represents an appropriate urban design response to the site and context and is therefore supportable. The Acting General Manager of Planning and Development Services recommends that the rezoning application be referred to a Public Hearing, together with a draft CD-1 By-law generally as set out in Appendix A, subject to the Public Hearing, the application including the form of development, as shown in the plans in Appendix E, be approved in principle, subject to the applicant fulfilling the conditions of approval in Appendix B.

\* \* \* \* \*



**3365 Commercial Drive and 1695-1775 East 18th Avenue  
DRAFT CD-1 BY-LAW PROVISIONS**

Note: A By-law 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 numbers Z-\_\_\_( ) attached as Schedule A to this By-law, and incorporates Schedule A into Schedule D, to By-law No. 3575.

**Sub-Areas**

2. The rezoning site is to consist of two sub-areas generally as illustrated in Figure 1, for the sole purpose of computation of floor area and allocation of maximum height and conditions of use.

Figure 1



**Uses**

- 3.1 The description of the area shown within the heavy black outline on Schedule A is CD-1 ( ).
- 3.2 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, Multiple Conversion Dwelling, Infill Two Family Dwelling and Principal Dwelling Unit with Lock-off Unit; and
- b) Accessory Uses customarily ancillary to the uses listed in this section 3.2.

#### Conditions of Use

4.1 The design and layout of at least 25 % of dwelling units in sub-area 1 must:

- a. be suitable for family housing;
- b. include two or more bedrooms; and
- c. comply with Council's "High Density Housing for Families with Children Guidelines".

#### Floor Area, Density and Site Area

- 5.1 For the purposes of computing floor space ratio the site area of Sub-area #1 is 2 683.5 m<sup>2</sup>, being the site area at the time of the application for the rezoning, as evidenced by this by-law, prior to any dedications.
- 5.2 For the purposes of computing floor space ratio the site area of Sub-area # 2 is 578.3 m<sup>2</sup>, being the site area at the time of the application for the rezoning as evidenced by this by-law, prior to any dedications.
- 5.3 The floor area and density for all uses in each sub-area must not exceed the maximum permitted floor area and density set out in the following table:

Sub-Area	Maximum Permitted Floor Area (m <sup>2</sup> )	FSR	Site Area
1	7264 m <sup>2</sup>	2.70	2,683.5 m <sup>2</sup>
2	555 m <sup>2</sup>	0.96	578.3 m <sup>2</sup>

- 5.4 The maximum permitted floor area for the site is 7 819 m<sup>2</sup>
- 5.5 The maximum permitted floor space ratio for the site is 2.40.
- 5.6 Computation of floor area must include:
  - (a) all floors, including earthen floors, measured to the extreme outer limits of the buildings; and
  - (b) stairways, fire escapes, elevator shafts, and other features which the Director of Planning considers similar, measured by their gross cross-

sectional areas and included in the measurements for each floor at which they are located.

5.7 Computation of floor area must exclude:

- (a) open residential balconies or sun decks, and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, except that:
  - (i) the total area of all such exclusions must not exceed 12% of the permitted floor area;
  - (ii) the balconies must not be enclosed for the life of the building;
- (b) patios and roof gardens, 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 base surface, except that the maximum exclusion for a parking space must not exceed 7.3 m in length; and
- (d) amenity areas, including recreation facilities and meeting rooms, except that the total excluded area is not to exceed 10 per cent of the permitted floor area.
- (e) areas of undeveloped floors located:
  - (i) above the highest storey or half-storey and to which there is no permanent means of access other than a hatch, or
  - (ii) adjacent to a storey or half-storey with a ceiling height of less than 1.2 m;
- (f) floors located at or below finished grade with a ceiling height of less than 1.2 m;
- (g) all residential storage area above or below base surface, except that if the residential storage area above base surface exceeds 3.7 m<sup>2</sup> for a dwelling unit, there is to be no exclusion for any of the residential storage area above base surface for that unit;
- (h) bicycle storage at or below base surface, except there must be a secured and separate bicycle room equipped with bicycle racks capable of storing at least one bicycle for every four dwelling units; and

- (i) the top landing of any stair that opens on to a rooftop deck and leads to a mechanical, storage or service area, and the mechanical, storage or service area accessed by that stair.

5.8 The use of floor area excluded under section 5.7 must not include any use other than that which justified the exclusion.

### **Building Height**

- 6.1 In sub-area 1 building height, measured from base surface, must not exceed 18.34 m.
- 6.2 In sub-area 2, building height, measured from base surface, must not exceed 9.4 m.
- 6.3 Section 10.11 of the Zoning and Development By-law is to apply to this By-law, except that the Director of Planning may permit a greater height than otherwise permitted for mechanical appurtenances such as elevator machine rooms.

### **Building Setbacks**

- 7.1 In sub-area 1 the setback from Commercial Drive must not be less than 2.13 m.
- 7.2 In sub-area 2 the setback from East 18th Avenue must not be less than 2.74 m.

### **Horizontal angle of daylight**

- 8.1 Each habitable room must have at least one window on an exterior wall of a building.
- 8.2 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.
- 8.3 Measurement of the plane or planes referred to in section 8.2 must be horizontally from the centre of the bottom of each window.
- 8.4 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 the unobstructed view is not less than 3.7 m.
- 8.5 An obstruction referred to in section 8.2 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 (\_\_\_).

8.6 A habitable room referred to in section 8.1 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<sup>2</sup>.

#### Acoustics

9. A development permit application will require evidence in the form of a report and recommendations prepared by a person trained in acoustics and current techniques of noise measurement, demonstrating that the noise levels in those portions of dwelling units listed below do not exceed the noise level set opposite such portions. For the purposes of this section, the noise level is the A-weighted 24-hour equivalent (Leq) sound level and is defined simply as noise level in decibels.

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

\* \* \* \* \*

**3365 Commercial Drive and 1695-1775 East 18th Avenue  
PROPOSED CONDITIONS OF APPROVAL**

Note: Recommended approval conditions will be prepared generally in accordance with the draft conditions listed below, subject to change and refinement prior to finalization of the agenda for the Public Hearing.

**CONDITIONS OF APPROVAL OF THE FORM OF DEVELOPMENT**

- (a) That the proposed form of development be approved by Council in principle, generally as prepared by Yamamoto Architecture Inc. and stamped "Received December 2, 2015", subject to the following conditions, provided that the Acting General Manager of Planning and Development Services may allow minor alterations to this form of development when approving the detailed scheme of development as outlined in (b) below.
- (b) That, prior to approval by Council of the form of development, the applicant shall obtain approval of a development application by the Acting General Manager of Planning and Development Services, who shall have particular regard to the following:

**Urban Design**

- 1. Architectural expression will employ an improved palette of high quality durable materials and a refined detail finish throughout the buildings.  
  
Note to Applicant: Materials and architectural expression at detailed design stage should ensure legibility of the buildings as residential rather than institutional use.
- 2. Provision of extensive green roof to the 3½-storey rental block to improve sustainability measures.  
  
Note to Applicant: This will also provide visual relief to the occupants of the six-storey rental block.
- 3. Design development to provide a 2.1 m setback to the north corner of the six-storey building to improve the transition to the neighbouring site.  
  
Note to Applicant: Adjustments to the form should be in-keeping with the overall design, noting that the angled corner should be maintained. Staff do not anticipate a reduction in floor area as a consequence of this condition.
- 4. Design development to mitigate direct overlook between the infill building and adjacent development to the west.  
  
Note to Applicant: Detailed design development should include reflected elevations of the building at 1665 E18th Avenue.

5. Design development to substantially enclose the upper level of the infill building within a pitched roof form to improve compatibility with the adjacent development.
6. Design development to mitigate direct overlook from upper levels of the six-storey building to existing adjacent development to the west.  
  
Note to Applicant: This can be accomplished with the use of translucent glazing to a 36 inch height at the balcony guard rail or similar measures.
7. Consideration of design development to the bridge component on the rental building to add visual interest and improve lobby entrance legibility.
8. Design development to emphasize townhome scale massing of Levels 1-3 on the 3½-storey rental block fronting East 18th Avenue.
9. Design development to mitigate solar heat gain on the south elevation.

Note to Applicant: This can be accomplished through the provision of external solar shading devices.

#### **Crime Prevention through Environmental Design (CPTED)**

10. Design development to take into consideration the principles of CPTED (Crime Prevention Through Environmental Design) having particular regard to reducing opportunities for:
  - (i) theft in the underground,
  - (ii) break and enter,
  - (iii) mischief and vandalism such as graffiti, and
  - (iv) mitigate possible CPTED concerns in the parking area.

#### **Landscape Design**

11. Design development to retain trees #1646, 1647, 1648, 1649, 1650 and #1678;

Note to Applicant: The analysis will require additional arborist reporting and details of construction work near trees. Explore opportunities to retain additional healthy trees, with special consideration to companion trees. Retention of tree no. 1678 will require modifications to the underground parkade and open space plan including the child's play area. To optimize tree protection, employ special construction methods, such as vertical shoring and setback and limit excavation outside the dripline. The proposal should not rely on canopy encroachments or surface disturbances (such as intensive re-landscaping). Avoid landscape or grading proposals that may cause unnecessary compaction of roots and

changes to the existing growing conditions (i.e. water availability and drainage).

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

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

13. Design development to location of utilities;

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

14. Consideration to explore design options that respect the City of Vancouver, Bird Friendly Design Guidelines; Note to Applicant: refer to <http://www.vancouver.ca/commsvcs/guidelines/B021.pdf>

15. Provision of a detailed Landscape Plan illustrating soft and hard landscaping.

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

16. Provision of a "Tree Management Plan".

Note to Applicant: Provide a large scale tree plan that is separate from the landscape plan. The plan should clearly illustrate all trees to be removed and retained, including dimensioned tree protection barriers and important construction management directives drawn out of the arborist report(s) such as clearly illustrating the limit of excavation and footing design strategy (i.e. vertical shoring, shotcrete).

17. Provision of detailed architectural and landscape cross sections (minimum 1/4" inch scale) through tree protection zones, all proposed common open spaces and semi-private patio areas.

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

18. Application of universal design principles in the outdoor spaces, such as wheelchair accessible walkways and site furniture.
19. Provision of the necessary infrastructure to support urban agriculture, such as tool storage, hose bibs and potting benches at all common amenity locations.
20. Provision of a partial irrigation plan.

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

21. Provision of an outdoor Lighting Plan.

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

22. Provision of an updated, detailed arborist report.

Note to Applicant: The expanded arborist report should inform design. Include any construction limitations such as the location of construction materials, temporary structures, utility conflicts, site access, development phasing and temporary irrigation requirements.

23. Provision of a registered biologist report, where applicable.

Note to Applicant: The report is a cautionary measure should tree removals be scheduled from Mar.15-Aug.15, the period generally accepted as the bird nesting window.

24. Provision of a letter of assurance for arborist supervision.

Note to Applicant: Arborist supervision is typically necessary when any



work is required within a minimum root protection zone of a retained tree. The arborist should discuss the details of any supervision requirements within the arborist report, particularly if the plans depict any work that encroaches into a minimum root protection zone. Typically, an assurance letter will outline up to four key construction points where the arborist shall be contacted to attend the site. The letter must be signed by the owner, the contractor and the arborist.

25. Submission of a bird friendly strategy for the design of the building and landscape is encouraged in the application for a development permit.

Note to Applicant: The strategy should identify any particular risks with regard to the Bird Friendly Design Guidelines and propose design features or measures to reduce these risks. For more information, refer to attached Guidelines  
<http://former.vancouver.ca/commsvcs/guidelines/B021.pdf>.

#### Housing

26. The proposed unit mix including 30 two-bedroom and 11 three-bedroom units are to be included in the Development Permit drawings, which may be varied under the discretion of the Director of Planning or Development Permit Board provided that it does not go lower than 25% of the dwelling units.
27. Design development to ensure that a minimum of 25 percent of the proposed market strata units are designed to be suitable for families with children, including some three bedroom units.
28. A common outdoor amenity area is to be provided which includes an area suitable for a range of children's play activity.
29. The rental building is to comply with the High Density Housing for Families with Children Guidelines and include a common amenity room with a kitchenette (and an accessible washroom adjacent to this amenity room).

#### Sustainability

30. Confirmation of the building's sustainability performance as required by the Green Buildings Policy for Rezoning, including achieving Gold certification under LEED® For Homes - Multi-family Mid-rise with a minimum of 14 Energy and Atmosphere (EA) points, 1 water efficiency point and 1 storm water point or surface water management point.

Note to Applicant: Submit a LEED® checklist and a sustainable design strategy outlining how the proposed points will be achieved, along with a receipt including registration number from the CaGBC, as a part of the Development

Permit application. The checklist and strategy should be incorporated into the drawing set. A letter from an accredited professional confirming that the building has been designed to meet the policy and application for certification of the project will also be required under the policy.

### Heritage Conservation

31. Revise the Statement of Significance (SOS) for the building at 3365 Commercial Drive to reflect advice from the Vancouver Heritage Commission SOS Sub-Committee.

### Engineering

32. Provision of crossings to the satisfaction of the General Manager of Engineering Services, please show a standard commercial crossing design on site and landscape plans. A crossing application is required.
33. Clarification of the garbage pick-up operations for the heritage building. It appears residents must travel through unsecured portions of the parkade to access the garbage room.
34. Clarify garbage pick-up operations. Please provide written confirmation that a waste hauler can access and pick up from the location shown.  
  
Note to Applicant: pick up operations should not rely on bins being stored on the street or lane for pick up, bins are to be returned to storage areas immediately after emptying.
35. Make arrangements for provision of additional street trees between the property line and back of city sidewalks to the satisfaction of the General Manager of Engineering Services in consultation with the General Manager Vancouver Board of Parks and Recreation.
36. Update landscape and site plan to reflect the change in sidewalk locations and size sought by this rezoning application. Show front boulevard trees and offset sidewalk along the Commercial Drive frontage of the site.
37. Delete pavers and special sidewalk treatments from public property and show standard concrete treatments. Note to applicant: An interconnected water service will be required for this development. Please contact Water Design branch for details.
38. Parking, loading, and bicycle spaces shall be provided and maintained according to the provisions of the Vancouver Parking By-law except that a minimum of 2 Class A loading spaces shall be provided for the site.
39. Compliance with the Bicycle Parking and Parking and Loading Design Supplement to the satisfaction of the General Manager of Engineering Services.

Note to Applicant: Please refer to the Bicycle Parking and Parking and Loading Design Guideline and Supplements for details.

Bicycles:

- (i) Clearly label the path intended to be used by residents to bring bikes to and from the bicycle rooms to outside the building.
- (ii) Provision of horizontal bicycle spaces not located within a bicycle room to be within a hard shell locker.
- (iii) Provide automatic door openers on the doors along routes providing access to the bicycle room(s).

Parking Spaces

- (iv) Any column 2' in length must be set back 2' from either end of the parking space.
- (v) Dimension all columns encroaching into parking stalls.
- (vi) Provide additional parking stall width for stalls adjacent to walls or stalls with columns set back more than 4' from the end of the stall.

Parking Ramps and Drive Aisles

- (vii) Relocate loading space to a more typical stall configuration, its current location obstructs maneuvering for passenger vehicles.
- (viii) Provision of design elevations on both sides of the parking ramp at all breakpoints.
- (ix) Provision of a minimum 20' wide overhead security gate between the visitor parking area and the secured residential parking.
- (x) Note to Applicant: if it is not possible to provide a 20' opening, then a 12' gate should be provided to prevent the possibility of vehicle conflict when two cars are passing through the gate.
- (xi) Mark hatchings on the floor in the gap between two parking spaces at the southwest corner of the main parkade to identify this as pedestrian space.

**CONDITIONS OF BY-LAW ENACTMENT**

- (c) That, prior to enactment of the CD-1 By-law, the registered owner shall on terms and conditions satisfactory to the Director of Legal Services and to the Acting General Manager of Planning and Development Services, the General Manager of Engineering

Services, the Chief Housing Officer and the Approving Officer, as necessary, and at the sole cost and expense of the owner/developer, make arrangements for the following:

### Engineering

1. Consolidation of Lots 1, 2, and 3 (Except the South 7 Feet Now Road), Block A, Plan 1795; Lots 4 and 5, Blocks A and B, Plan 8865; All of DL 753 to create a single parcel.
2. Dedication of a 2.1 meter x 2.1 meter corner-cut at the 18th Avenue and Commercial Drive intersection of the site for road purposes. (The 2.1 meters is to be measured along the edge of each of the street frontages).
3. Provision of a natural watercourse agreement. Records indicate a natural watercourse passes through this site, a legal agreement ensuring that should the watercourse be discovered or impact the site during development and beyond that its flow will not be obstructed. On-site management of the watercourse is required.
4. Provision of a Right of Way to accommodate a Public Bike Share (PBS) Station. PBS requirements include:
  - (i) **Size:** At minimum, the smallest sized station at 16 m x 4 m should be accommodated. The physical station with docked bicycles is 2 m wide and has a required bicycle maneuvering zone of 2 m for a total width of 4 m.
  - (ii) **Location:** The station should be located on private property while still clearly visible to the public with 24/7 public access. The preferred location is near the intersection of Commercial Dr. and East 18 Avenue to allow easy access to the street.
  - (iii) **Surface treatment:** A hard surface is required with no utility access points within 150 mm. Acceptable surfaces include CIP concrete (saw cut or broom finished), asphalt and pavers. Other firm, paved materials are subject to approval.
  - (i) **Grades:** The surface must be leveled with a maximum cross slope of 3% and have a consistent grade (i.e. no grade transitions) along the length with a maximum slope of 5%. At minimum, spot elevations at the four corners of the station must be provided.
  - (ii) **Sun exposure:** No vertical obstructions to maximize sun exposure as station operates on solar power. Ideally the station should receive 5 hours of direct sunlight a day.
  - (iii) **Power:** Provision of an electrical service and electrical power is to be available in close proximity to the PBS station.

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 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.
- (i) Provision of minimum 1.8 m wide concrete sidewalk broom finish with saw cut joints and a minimum 1.2 m sod front boulevard with street trees on both Commercial Drive and East 18 Avenue adjacent the site. Note; a modified sidewalk design will be required to address a conflict with the existing traffic signal controller kiosk and the new sidewalk location.
  - (ii) Provision of a concrete curb and gutter on East 18 Avenue. for the full length of the development including asphalt paving to centerline of the road. Work to include adjustment of all utilities necessary to accommodate the installation of the new curb and pavement.
  - (iii) Provision of improved street lighting on East 18 Avenue. Work to include a review of adequacy of existing lighting and addition of lighting should it be determined and upgrading of the existing lighting to meet current standards which may include LED lighting.
  - (iv) Provision of new curb ramps at the intersection of Commercial Drive and East 18 Avenue to current City standards. Work to include replacement of the curb return at this location to accommodate the new ramps should it be necessary.
  - (v) Provision of audible signals at the intersections of Commercial Dive and East 18 Avenue and at Commercial Street and Victoria Diversion.
  - (vi) Provision of adequate water service to meet the fire flow demands of the project. The current application lacks the details to determine if water main upgrading is required. Please supply project details including projected fire flow demands as determined by the applicant’s mechanical consultant to determine if water system upgrading is required. Should upgrading be necessary then arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services will be required to secure payment for the upgrading. The developer is responsible for 100% of any water system upgrading that may be required.
  - (vii) Provision of upgraded storm and sanitary sewer to serve the site. Sub-area #2 (Rental Site) places additional load on the combined system, as a result, approximately 40m of existing combined sewer on Commercial Dr. from the manhole adjacent to 3365 Commercial Dr. to the downstream manhole must be upgraded to a minimum 200mm sanitary

sewer and 250 mm storm sewer at the applicant's cost. The work is currently estimated at \$110,000 (2015 dollars).

6. Provision of all utility services to be underground from the closest existing suitable service point. All electrical services to the site must be primary with all electrical plant, which include but are not limited to, junction boxes, 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. There will be no reliance on secondary voltage from the existing overhead electrical network on the street right-of-way. Any alterations to the existing overhead/underground utility network to accommodate this development will require approval by the Utilities Management Branch. The applicant may be required to show details of how the site will be provided with all services being underground.

### Housing

7. Make arrangements to the satisfaction of the Chief Housing Officer and the Director of Legal Services to enter into a Housing Agreement securing all residential units as for-profit affordable rental housing units pursuant to Section 3.1A of the Vancouver Development Cost Levy By-law for the longer of the life of the building or 60 years, subject to the following additional conditions:
  - (i) No separate-sales covenant.
  - (ii) A non-stratification covenant.
  - (iii) None of such units will be rented for less than one month at a time.
  - (iv) At least 25% of the units must have two or more bedrooms and be designed to meet the City's "High Density Housing for Families with Children Guidelines".
  - (v) A rent roll indicating the proposed initial monthly rents for each rental unit.
  - (vi) A covenant from the owner to, prior to issuance of an occupancy permit, submit a finalized rent roll to the satisfaction of the Chief Housing Officer and the Director of Legal Services that reflects the initial monthly rents as of occupancy in accordance with the Housing Agreement on either a per unit or a per square foot basis.
  - (vii) Such other terms and conditions as the Chief Housing Officer and the Director of Legal Services may in their sole discretion require.

Note to Applicant: This condition will be secured by a Housing Agreement to be entered into by the City by by-law enacted pursuant to section 565.2 of the Vancouver Charter.

## Heritage

8. The owner enters into a Heritage Restoration Covenant for the rehabilitation, registration and long-term protection of the heritage building. The agreement is to be completed and registered in the Land Title Office to the satisfaction of the Director of Planning and the Director of Legal Services prior to the enactment of the rezoning by-law.

Note to Applicant: The agreement must be signed by the owner and any party with a financial charge on the title to give priority. The purpose of the agreement is to secure the protection of the heritage building during and after construction and ensure its rehabilitation in a timely manner consistent with a conservation plan, in addition to allowing the City to place a commemorative plaque on the building or lands, and related matters. Please contact the heritage planner to receive a copy of the draft agreement for review.

9. Designation of the exterior of the heritage building as a protected heritage property, pursuant to sections 593 and 594 of the Vancouver Charter and enactment of the Heritage Designation By-law by Council;
10. Submit a finalized copy of the Conservation Plan for the heritage building as prepared by the heritage consultant.

## Soils

11. If applicable:
  - (i) Submit a site profile to the Environmental Planning, Real Estate and Facilities Management (Environmental Contamination Team);
  - (ii) As required by the Manager of Environmental Planning 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
  - (iii) If required by the Manager of Environmental Planning 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 Planning, 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 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 Section 219 of 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.

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

\* \* \* \* \*



3365 Commercial Drive and 1695-1775 East 18th Avenue  
Public Consultation

**Response to Public Comments**

Through the application review process and as this proposal has evolved, the CCAN group has continued to raise concerns with both the form of development and also with broader issues of the rezoning application. CCAN members were consulted throughout the application review process and staff met with representatives on April 8, 2015 to discuss the revised application and to provide clarity on relevant City policies including the Affordable Housing Choices policy. While staff and the applicant have strived to address many of the issues raised, CCAN continues to have a variety of concerns, as summarized in a position paper submitted on June 21, 2015. Each issue within the CCAN position paper has been listed below along with the corresponding response.

- *Too much rental development in the area:*

The Affordable Housing Choices policy supports development of affordable housing models only on those sites with defined locational parameters. The Affordable Housing Choices policy allows consideration of up to two projects within ten blocks on any specified arterial and local shopping area. Council has approved an Affordable Housing Choices application on Knight Street and the subject rezoning application will be the second that meets the locational criteria as measured from Commercial Drive.

It should also be noted that the City's Secured Market Rental Housing Policy (R-100) applies to other zones in this area and it is a policy intended to address the rental housing shortage in the City. Both the Affordable Housing Choices policy and R-100 policy require proposals to proceed through a rezoning application process which includes a public hearing, by which local community feedback can be considered. A rental housing project under an earlier version of the R-100 policy for a nearby site at 1888 Victoria Diversion ("The Porter") was approved by Council in 2011 and construction was completed in 2013. That project brought 203 rental housing units into the area and it is completely subscribed. The reported turnover rate of units at about one percent is a strong indicator of the demand for rental housing in this area.

- *Amalgamation of five lots into one development parcel:*

Amalgamation of the multiple lots is consistent with development proposals across the City and the underlying RS-2 policy as it relates to multiple dwellings or infill development on irregularly shaped lots which front onto an arterial. Two sub-areas are to be created. The westerly sub-area is proposed to be developed at a scale and density that are similar to the prevailing RS-2 zoning and with what is typical when a heritage resource is being preserved. The easterly sub-area would accommodate the rental building; two of the lots within that sub-area front directly onto Commercial Drive and other two will regularize the parcel into an appropriate development site.

- *Retention of the heritage house:*

The Kensington Cedar Cottage Community Vision supports consideration of rezonings involving the retention of buildings on the Vancouver Heritage Register (VHR). The Vancouver Heritage Commission assessed the building at 3365 Commercial Drive and determined that the building has historic value and is worthy of addition to the

Vancouver Heritage Register (VHR). At the pre-application stage, the neighbourhood expressed concerns that this building was not included in the redevelopment proposal. The retention and relocation of the heritage house is compatible with the City's Heritage Policies, and with the broader aspiration to protect meritorious pre-date dwellings from demolition and to re-use existing housing stock where practical.

The relocation and retention of the heritage house achieves a transition in scale from the rental building to the neighbourhood to the west and demonstrates a streetscape pattern that is consistent with the terms of the Affordable Housing Choices policy and is compatible with the existing built form within the RS-2 zoned area to the west.

- Constructing an infill building behind the heritage house  
Construction of the infill building will off-set the costs to relocate, restore and designate the heritage house. Providing additional density in exchange for retention and designation of a heritage resource is a long-held practice in Vancouver and one which has contributed towards the preservation of Vancouver's early history. Developing an infill building in the rear of a lot or off a lane is an established urban design principle which preserves the streetscape presence of the heritage house.

To address concerns over the length of the infill building adjacent to the shared property line to the west, the infill building length was reduced and the number of units was lowered from three to two. Further, the infill structure has been re-aligned along the north/south axis. These changes result in a smaller infill building, less overlook and a reduced building length as seen from the property to the west.

- 3½-storey rental building on East 18th Avenue:

Developing secured rental accommodation is a significant goal in Vancouver given to the low City-wide rental vacancy rates. The Affordable Housing Choices policy was developed to assist with this goal and, under the policy, a six-storey building facing the arterial can be considered on this site given its location. The policy also states that a 3½ storey transitional building form can be considered between the arterial-fronting building and an existing lower-scaled neighbourhood. Staff assessed the community feedback and the surrounding context and determined that, in order to adhere to the Affordable Housing Choices policy, the rental building fronting East 18th Avenue would have to be reduced from four-storeys to 3½ storeys. As the proposal was revised through the application review process, this revision was made.

The portion of the rental building facing East 18th Avenue is a 3½ storey massing. The proposed architecture does not incorporate pitched roofs which, if they were to be incorporated, would result in a marginally higher overall building height. In terms of the floor space proposed, the form of the proposed 3½ storey building is no different than it would be if it were a "traditional" 3½ storey structure with a pitched roof (see Figure 1). The top partial floor is set back along all frontages and that top level is limited to half the floor area of the third floor below. Figure 1 illustrates how a 3½ storey building can be designed with either a flat roof or contained with a pitched roof form. Both massing options are considered a 3½ storey building and generally present a three storey expression to the street

Figure 1: 3½- Storey Building Roof Line Options

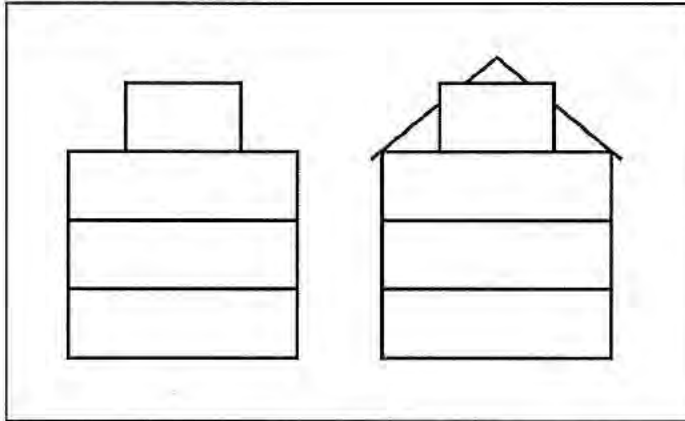
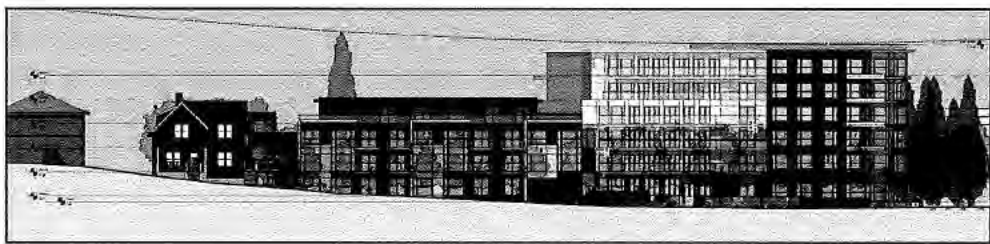


Figure 2: Proposed East 18th Avenue Streetscape



As noted, relocation of the heritage house to the western portion of the site, and the 3½ storey expression for the rental building fronting East 18th Avenue, achieves a transition in scale and a sensitive streetscape response (see Figure 2). Due to the difference in grade between the sites to the west and the proposed development, the ridge-line of the heritage house and parapet height of the 3½-storey rental building, will both be slightly lower than the existing ridge-line of the neighbouring house to the west.

As noted in the Affordable Housing Choices policy, ground oriented units are encouraged in the context of multi-storey residential development. This can be achieved through providing all ground level units with access to grade including unit entries and private out-door patios with a landscaped edge condition. Staff are satisfied that the proposed treatment of the street frontage addresses the Affordable Housing Choices policy goals for street activation and ground orientation.

Further, staff will be seeking additional design changes to achieve a townhome scaled expression for the façade of the 3½-storey portion of the rental building fronting East 18th Avenue. Recommended conditions of approval to emphasise these changes are contained in Appendix B.

- Six-storey rental building on Commercial Drive:  
As noted previously, the Affordable Housing Choices policy allows for consideration of up to six-storeys for projects along an arterial such as Commercial Drive, provided they are within 500 m of a local shopping area. The context along Commercial Drive includes buildings with four-, five- and six-storeys. As such, development of a six-storey building does not represent a significant change in the scale for this area. Viewed from a wider lens of appropriate urban form, the deflection of the street at the intersection where Commercial Drive turns into the Victoria Diversion, coupled with the width of the arterial, suggests that a six-storey massing is appropriate from a place making point of view. Furthermore, the width of the arterial and the proximity of the elevated Skytrain guideway, coupled with the significant setback from Commercial Drive of the apartment block to the north, means that extended afternoon shadows resulting from the taller six-storey massing fall mostly within the public corridor rather than private spaces. As such, the six-storey height is supported in principle by staff as being consistent with the urban design performance criteria of the Affordable Housing Choices policy.
- Setback dimensions to property lines:  
Regarding the six-storey rental block, in response to both neighbourhood concerns, UDP commentary and the staff review, the setback profile of the building has been revised from that presented to the public at the Open House in May 2015. The original rezoning submission proposed a 0.5 foot setback to Commercial Drive at Levels two to five. The revised proposal moves the main floor of the building 10 feet back from the property line and reduces the setback to 7 feet for levels two-five. The sixth floor further set back from Commercial Drive by an additional 10 feet. Noting the width of the arterial corridor, staff support the revised building location relative to Commercial Drive. With regards to the 3½-storey rental block, staff note that the peculiarities of the street edge in the lot assembly creates a condition in which a wider boulevard is developed west along East 18th Avenue and a deeper setback for the western portion of the rental building. As a result, the building line of the 3½-storey rental block maintains that of the existing RS-2 residential development to the west.
- Preference for smaller scaled/less dense development:  
As noted previously, the subject site qualifies for consideration of a six storey rental building through the Affordable Housing Choices policy. Further, the proposal has been designed to respond to two very different neighbourhood scales-- the arterial on Commercial Drive and the non-arterial on East 18th Avenue. The scale of development of the Commercial Drive rental block is consistent with emerging patterns of development in the area. For the non-arterial frontage, the transition in building scales from the heritage house to the 3½-storey rental block to the six-storey rental block creates a transition in scale which is compatible with the RS-2 and RT-10 zones to the west. And, as noted previously, due to the change in grade along the street, proposed building heights for the heritage house, infill building and the 3½-storey rental block will be consistent with existing dwellings to the west.
- Overlook from new taller development:  
As it relates to concerns regarding overlook from the upper levels of the six-storey block to the existing adjacent development west along East 18th Avenue, staff note that these view impacts are over a distance of approximately 185 feet measured

directly from building face to building face. Furthermore, views out of the six-storey block will be oblique given the Commercial Drive road alignment and the prevailing street pattern on East 18th Avenue. Retention of the large specimen tree in the rear courtyard area will further screen views west from the upper floors of the six-storey rental block.

Potential shadow impacts and overlook onto the neighbour to the north will be reduced through the increased setback to the fifth and sixth floors on the northern portion of the rental building. Finally, reorientation of the infill building to a north-south axis will address overlook issues in terms of the adjacency to the property to the west.

- Tree removal versus tree retention:

As noted earlier, of the 39 trees on the site, six will be retained and an additional 54 planted. When combined with new street trees proposed, a total of 87 trees are proposed through the rezoning. The retained trees include five of the of seven large Lawson Cypress trees at the intersection of East 18th and Commercial Drive and the Western Hemlock close to the north property line. Conditions related to tree retention are contained in Appendix B.

With regard to concerns about tree removal as a result of the amalgamation, staff note that the majority of the existing trees are in poor or declining condition and that developing the site under the base RS-2 zoning would permit a similar number of trees to be removed, without the ability to secure the amount of replacement trees proposed in the rezoning application. The application proposes to replant the site with a greater amount of trees than exists on site today.

- Sale of the City owned Lot (1733 East 18th Avenue):

As noted earlier, the City has assessed the value of retaining this site for either transportation improvements or additional community amenities and determined the lot can be sold, given the variety of amenities in the area.

- Parking ramp location:

A desire was expressed to locate the parking ramp off Commercial Drive in order to reduce traffic impact onto East 18th Avenue. Direct parking access from an arterial street is not consistent with City-wide transportation policies, or the underlying RS-2 Guidelines which restrict parking access from an arterial street for irregular lot assemblies for multiple dwelling developments.

- Reduced parking provisions:

The project complies with the Parking By-law standard for secured rental projects. A total of 81 spaces are proposed for the combined 114 dwelling units on the site, along with a total of 148 bicycle spaces. Staff note that the proposal provides vehicle parking in excess of the Bylaw requirements, but that the condition to retain the Western Hemlock in the rear yard will reduce the overall parking numbers while still complying with the Bylaw requirements.

- Comprehensiveness of the traffic study:

A Transportation Study was submitted, showing traffic volumes taken during weekday peak times at 7:00 am to 9:00 am and 3:00 pm to 6:00 pm. The Transportation Study was revised with additional data collected over the period of Saturday June 6 to Friday June 12, 2015 covering vehicle turning counts at Welwyn Street and East 18th Avenue, and Victoria Diversion and Commercial Street along with an Automatic Traffic Counter (ATC) placed on East 18th Avenue covering three full days of data. An observational vehicle survey was also conducted on the Sunday morning at the local churches on East 18th Avenue (St Joseph's and St Mark's).

If every vehicle parking space provided in the proposed development was utilized, then travel at peak times would generate 22-29 new vehicle movements onto East 18th Avenue, which is equivalent to one additional vehicle every two minutes. Given the projects location, 65% of new vehicle movement is expected to turn east towards Commercial Drive, with 35% turning west into the adjacent neighbourhood.

The community noted concerns over additional traffic generated by visitors to and from local churches in the area. The transportation consultant observed the activity generated by a regular Sunday service and noted the local streets in the area can accommodate the additional vehicle volume, however a more experienced traffic guard would alleviate congestion. Similar conditions exist for many schools and churches where the impact of vehicle movement to and from the neighbouring arterial requires skilled traffic management at key activity times.

The study shows that the increase in vehicle movement coming from this site will not adversely impact traffic flow in the area. Further, given the amount of local amenities within a five to ten minute walk of the site, the rental component is expected to have a decreased demand for parking.

- DCL Waiver

The Affordable Housing Choices policy supports a variety of incentives in exchange for developing secured rental housing. One of the incentives is a waiver of the DCL for the area attributed towards secured rental units. The waiver is to assist with the development costs of providing secured rental accommodation and to meet the affordability requirements within the Affordable Housing Choices policy. The DCL By-law permits Council to waive the levy if the rental unit sizes, rental rates and cost of construction meet the requirements of the By-law. Further, DCLs are not payable for the existing floor area within the heritage building, a DCL will be collected on the floor area attributed towards the market infill building.

- Lack of further planning for KCC:

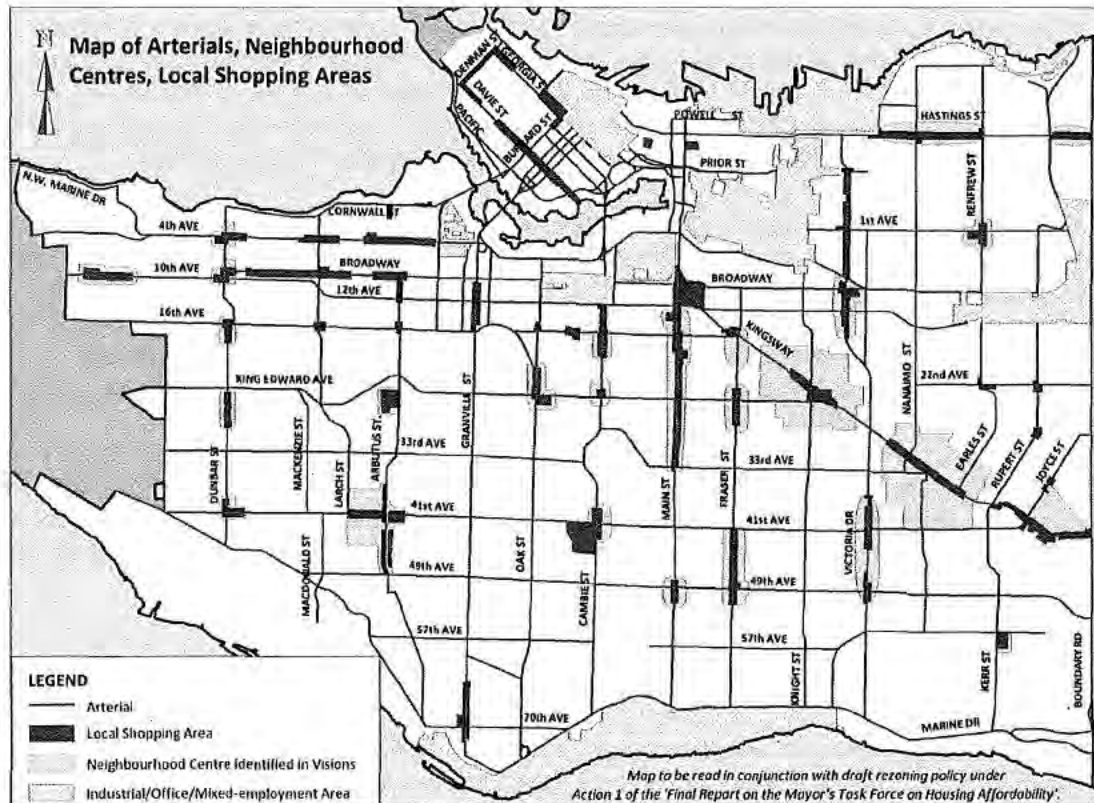
The Kensington Cedar Cottage Community Vision was approved in 1998 and continues to provide direction for development in this area. The Vision supports rezonings which involve the retention of buildings on the Vancouver Heritage Register and the City's Affordable Housing Choices policy supports the City-wide development of secured rental accommodation. These two Council adopted policies support the rezoning without the need for further planning studies.

\* \* \* \* \*



## 3365 Commercial Drive and 1695-1775 East 18th Avenue ADDITIONAL INFORMATION

### 1. Interim Rezoning Policy on Increasing Affordable Housing Choices: Location Map



*Note: The City's Interim Affordable Housing Rezoning Policy allows for consideration of projects that increase affordable housing on or near arterials. These include 100% rental, or at least 20% below market value, amongst others. 1) Affordable housing projects up to 3.5 storeys, such as townhouses, row houses, stacked townhouses, etc., will be considered within approximately 100 metres (i.e. 1.5 blocks) of an arterial street. 2) Affordable housing projects up to 6 storeys will be considered on arterials within 500 metres of a Neighbourhood Centre or Local Shopping Area.*

### 2. Tenant Relocation Plan

The site is presently occupied by four single family dwellings which are rented to a mix of both long term and recent tenants. The applicant has worked with the tenants on an individualized basis and has submitted a draft Tenant Relocation Plan (below) which is consistent with the intent of tenant care as outlined in the Rate of Change Guidelines and is individualized to the unique needs, circumstances and aspirations of these existing tenants.

#### Tenant Relocation Plan

##### 1. Describe the existing conditions compared to the proposed project:

- 4 Single Family houses ranging from 1700 sq. ft. to 2700 sq. ft. vs. a new rental apartment building, 3½ and 6 stories with 110 secured rental units.

- Existing rents are \$ 600, \$ 800, \$800 and \$1000 vs. rent range from studio \$ 1000 - 3 bedroom \$2600.
  - Existing units have three 3 bedroom and one 4 bedroom vs. 31 studio, 38 one bed, 30 two bed and 11 three bed.
2. Two-months free-rent requirement:
- Two long term residents 18+ yrs.', will be given three months' rent. One tenant is \$5000 in arrears and will not be granted 2 months' rent
  - Most recently rented house (January 2015) was told there would be no financial compensation in regards to free rent as the redevelopment process was underway and explained prior to beginning tenancy.
3. Notification:
- A minimum of 2 months' notice will be provided to residents.
  - If timeline certainty allows additional notice will be given.
4. Moving Expenses:
- A flat rate of \$750 will be provided to 3 tenants.
  - The tenant in arrears will not be provided a \$750 flat rate. Moving arrangements and costs will be their responsibility.

### 3. URBAN DESIGN ANALYSIS

The Urban Design Panel reviewed the rezoning application on June 3, 2015 and supported the application (minutes below).

#### EVALUATION: SUPPORT (8-2)

**Introduction:** Yardley McNeill, Rezoning Planner, introduced the proposal for a site located within the Kensington Cedar Cottage (KCC) Neighbourhood and situated along Commercial Drive and East 18 Avenue and described the context for the area. The Croatian Cultural Centre and Trout Lake's John Hendry Park is directly across Commercial Drive. To the north is RS-2 zoning up to Clark Park at East 15 Avenue with mixed commercial areas beyond. To the west and southwest are existing older stock single family dwellings. The zoning in the area is RS-2 to the west and north, C-2, RT-10, RS-2, MC-1 and CD01 zoning to the south and east. There are several new developments along Victoria Diversion to the south in the MC-1 and CD-1 areas with 4-, 5- and 6-storey residential buildings for both market and rental housing. Ms. McNeil noted that MC-1 permits up to 4-storeys (40 feet) for residential development. The existing site area is approximately 33,700 square feet which qualifies under RS-2 zoning for consideration of a multiple dwelling. This site is comprised of five lots, heavily wooded with a variety of specimen trees, most notably a cluster of seven large Lawson Cypress trees at the corner of East 18 Avenue and Commercial Drive and a Western Hemlock along the north property line. The ground elevation raises as heading west and some sections of the site are below the level of East 18 Avenue. Ms. McNeill mentioned that there is evidence of a stream that flowed north on this site. The Vancouver Heritage Commission reviewed the house at 3365 Commercial Drive in 2013 and determined the house warranted retention and addition to the Vancouver Heritage Register. Ms. McNeill noted that this rezoning application is to rezone the lands from RS-2 to a CD-1 under the rezoning provisions of the Kensington Cedar Cottage Community Vision regarding the preservation of heritage sites and the Interim Rezoning Policy for Increasing Affordable Rental Housing Choices Across Vancouver.



Ms. McNeill mentioned that the rezoning would create two separate and distinct sub-areas: Sub-area #1 is the heritage site, where the existing building at 3365 Commercial Drive will be relocated to East 18 Avenue, restored and converted to two units with the addition of three townhouse units in the rear of the site. The predate dwelling will be designated as legally protected heritage property and all five units will be market strata-titled units. Parking is provided underground and accessed from East 18th Avenue via the ramp on sub- area 2.

Sub-area # 2 will contain a 4-6 storey building with 112 secured rental units under the Affordable Housing Choices policy program and 64 underground parking stalls accessed off East 18th Avenue.

Ms. McNeill mentioned that the City's Affordable Housing Choices policy allows for consideration of projects that create affordable housing on or near arterials. Affordable housing projects up to 6-storeys can be considered on arterials within 500 meters of a neighbourhood centre or local shopping district. Projects are evaluated based on three criteria: Affordability, Location and Form of Development. Form of Development criteria includes a review of the urban design performance (including consideration of shadow analysis, view impacts, frontage length, building massing, setbacks, etc.)

Colin King, Development Planner, further described the proposal and mentioned that the proposal qualified for consideration under two separate rezoning policies: Affordable Housing Choices policy for the rental site and the KCC Vision regarding heritage retention for the heritage site. He noted that the Affordable Housing Choices policy does not have zoning matrix, so urban design performance criteria to assess the 6- storey proposal includes contextual fit as it relates to shadow analysis, view impacts, frontage length, building massing and setbacks. The Affordable Housing Choices policy also expects ground orientation where the development does not directly front the arterial. The proposal is an assembly of five lots including one City-owned lot. Mr. King mentioned that the existing condition includes the pre-date dwelling (identified as worthy of addition to the register by the Vancouver Heritage Commission). The site includes significant mature trees, including but not limited to the prominent stand at the corner of the site and two to the rear providing screening to adjacent 2-storey development. He also noted that the Topography is complex with a significant localized depression in the area of the dried creek-bed. He added that the creek-bed does not have any standing like Brewery Creek that would require for day lighting. He also noted that the existing adjacent development pattern is complex with a variety of heights up to 6-storeys south along Victoria Diversion falling to 2-storey walk-up apartment immediately adjacent to north. The arterial frontage is across from the SkyTrain elevated rail and the Croatian Cultural Centre.

Mr. King described the heritage proposal noting that the project went to the Vancouver Heritage Commission for review and was rejected but included conditions for support. Staff are currently evaluating the proposal in light of the Vancouver Heritage Commission's comments. The proposal includes relocation of the dwelling from its current location to a south-east quadrant of the site in line with existing and similarly scaled development along East 18 Avenue. The new infill containing three units is proposed for the rear of the site.

Mr. King mentioned that the secured market rental component is comprised of a 6-storey block with frontage to Commercial Drive and a 4-storey block fronting East 18 Avenue.

They are linked by a 4-storey element containing an indoor amenity space at grade with apartments above. It is also over a parkade shared between both parcels and accessed from

the low point of the site on East 18 Avenue. He noted that there is a shared outdoor amenity space attached to the indoor amenity space. The two trees in the courtyard area could be retained with minimal interruption of the current landscape proposal and deletion of five parking spaces since the current proposed application exceeds required parking. As well these trees have high visibility from the north along Commercial Drive.

Mr. King mentioned that both blocks include an entry to the ground floor apartments to help activate the ground plane. The 4-storey East 18 Avenue frontage is articulated to reflect a 3-storey townhouse massing with the fourth floor set back five feet from the building face. He noted that the 6-storey block steps back at street level along Commercial Drive to provide private entries. From the second to fifth floor, the setback is less than two feet and then steps back an additional four feet at the 6 floor level. Setbacks to the north edge of the block are increased at the 4 floor level to the rear, but along the streetscape it is essentially a 6-storey to 2-storey transition to the north.

The massing at the corner is a direct expression of the 6-storey height and has been pulled back to retain a stand of five mature trees. Mr. King mentioned that staff are exploring retention of two additional trees in the stand which would reduce density.

Mr. King noted that LEED™ Gold is required and a checklist was provided in the presentation materials.

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

- Comments on the proposed relocation of the pre-date dwelling as it relates to streetscape compatibility along East 18 Avenue and generation of transitional heights across the development lot.
- Comments on the relationship between the infill development and; Existing adjacent development to the west along East 18 Avenue, specifically as it relates to neighbourliness and direct overlook to the rear yard given the nine foot
- Setback proposed along the shared side yard;
- The relocated dwelling, specifically as it relates to subordination of the infill component in heights and footprint on the lot.
- With regard to the 6-storey block, comments on the appropriateness of the 6-storey
- height to Commercial Drive in terms of contextual fit, with particular regard to the following:
- Setback profile at the upper levels along the north edge as it relates to compatibility with the adjacent development to the north;
- Apparent height and massing along the Commercial Drive frontage as it relates to
- Building setbacks at all levels;
- Proposed building expression, noting that this is at rezoning stage only and a fully resolved expression is not expected, as it relates to the expectation of ground
- Orientation in Affordable Housing Choices policy proposals.
- Comments on the bridging element as it relates to streetscape compatibility and

frontage length to the predominantly lower scale East 18 Avenue, and also in terms of visual permeability through the site to the landscaped area to the rear.

- Regarding sustainability measures, comments on the desirability or otherwise green roof to the rental component, noting the visibility of the 4-storey roof from the 6-storey block and also provide commentary on solar heat gain to the southern exposure.

Ms. McNeill and Mr. King took questions from the Panel.

**Applicant's Introductory Comments:** Taizo Yamamoto, Architect, further described the proposal and mentioned that they are trying to continue the street scale that has been established by the buildings along the street. That is why they have the 6-storey element

boundary to keep the western part of the site as low as possible. Another important factor is that the site slopes to the west and the height of the ridge is not much lower than the height of the 6-storey building. By relocating the predate dwelling it allowed them to create a very sympathetic stepping onto the 4-storey building. Also with respect to the infill, it is only 2-storeys relative to the rear yard because again of the slope. The main living spaces for those units are on the ground floor. Mr. Yamamoto said they are trying to pick up the smaller scale in the projecting bays of the 4-storey element which gives it a smaller rhythm that relates to the houses on the street. As well they are trying to create a break with the courtyard between the two wings. He noted that the single family homes across the street fronts the relocated predate dwelling. The ramp entrances has been shifted as far as they can towards the west before the site starts going uphill which would require a longer ramp and larger travel into the building. For the 4-storey element they tried to shift it to the front to pick up the streetwall and to allow for a large rear courtyard.

Jennifer Stamp, Landscape Architect, further described the landscaping plans and mentioned that the existing trees currently land in the children's play area which she feels can be easily incorporated as a play element. The existing stand on the corner will have a pathway for the public and some seating on the corner. The ground oriented units along Commercial Drive will have patios along the street edge. The main entry to the building will have a water feature to pay homage to a stream that was on the site pre 1910. Due to weight issues they are not planning green roofs in the proposal.

The applicant team took questions from the Panel.

Panel's Consensus on Key Aspects Needing Improvement:

- Design development to improve the grade conditions around the predate dwelling and existing adjacent development;
- Design development to better integrate the infill building with the predate dwelling and give more space to predate dwelling;
- Design development to improve the massing and expression of the 6-storey block;
- Design development of Commercial Streetscape to be more pedestrian friendly and to buffer vehicular traffic;
- Design development to improve the bridging element by radically reducing its mass;
- Consider an accessible roof on the 4-storey block;
- Re-examine site circulation to minimize paving;

- Consider revising 4-storey ground floor units to 2-storey townhouses on bottom.

**Related Commentary:** The Panel supported the proposal noting that it was a complication project.

The Panel supported the location of the predate dwelling but thought it created a challenging grade change between the existing property to the west. They suggested the applicant consider raising the height of the heritage house or look at moving the retaining wall. They wanted to see more space around the building. They noted that the setbacks on East 18 Avenue should align with the current condition.

Although the Panel supported the addition of the infill townhouses, they suggested the applicant might consider the Laneway House Guidelines in terms of scale and character as well as the sloping roof line. They thought they it was too large and too close to the predate dwelling

Regarding the 6-storey block massing, the Panel noted that in the absence of a policy context, the applicant might consider drawing on the Cambie Corridor Plan where there is some precedent. As well they thought a shoulder setback at the 4 and 5 floors would give some relief to the façade.

In terms of expression, the Panel thought more work could be done on the decks and suggested either breaking up the expression or treating the decks differently.

Regarding the street edge along Commercial Drive, the Panel thought the street trees should be adjacent to the street with the typical boulevard condition. As well they thought the 6-storey block's relationship to the street could be improved with a 10 or 12 foot setback since it feels a little tight to the street.

The Panel thought the landscape treatment of the townhouses needed improvement. As well they thought the walkway didn't feel connected and in fact felt rather narrow.

The Panel thought the bridging element needed some work. They suggested that it should be more transparent. One Panel member suggested removing the bridge at the ground floor allowing for more unit space and activation of the courtyard.

Regarding sustainability, some Panel members thought an accessible roof on the 4-storey block was worth exploring which would create a visual amenity for the residents in the 6-storey block. As well they thought there should be solar shading on the south façade although they noted that the existing trees would help somewhat in mitigating the solar gain.

**Applicant's Response:** Mr. Yamamoto thanked the Panel for their comments. He explained that there are still lots of things to work out noting that the entry and the infill will be the focus

#### 4. Vancouver Heritage Commission

The Vancouver Heritage Commission reviewed the rezoning application for 3365 Commercial Drive and 1695-1775 East 18th Avenue on May 4, 2015, as it relates to the heritage building at

3365 Commercial Drive, and passed the following motion:

Conservation Review: 3365 Commercial Drive - 1695 to 1775 East 18th Avenue - 'Myers Residence' VHR 'C' Rezoning Application (CD-1)

**Issues**

- (i) Relocation of heritage building and infill development, and transitional massing;
- (ii) Conservation Plan

Applicants: Nathan Gurvich, Cressey Development Group  
Christin Doeinghaus, Donald Luxton &  
Associates Donald Luxton, Donald Luxton &  
Associates

Staff: James Boldt, Heritage Group  
Yardley McNeill, Planner, Vancouver - Midtown Division

Staff reviewed the application and, along with the applicants, responded to questions.

MOVED by Commissioner Kluckner

SECONDED by Commissioner Maust

THAT the Vancouver Heritage Commission does not support the application to relocate and rehabilitate 3365 Commercial Drive due to the relocation of the house, its new siting and its condition;

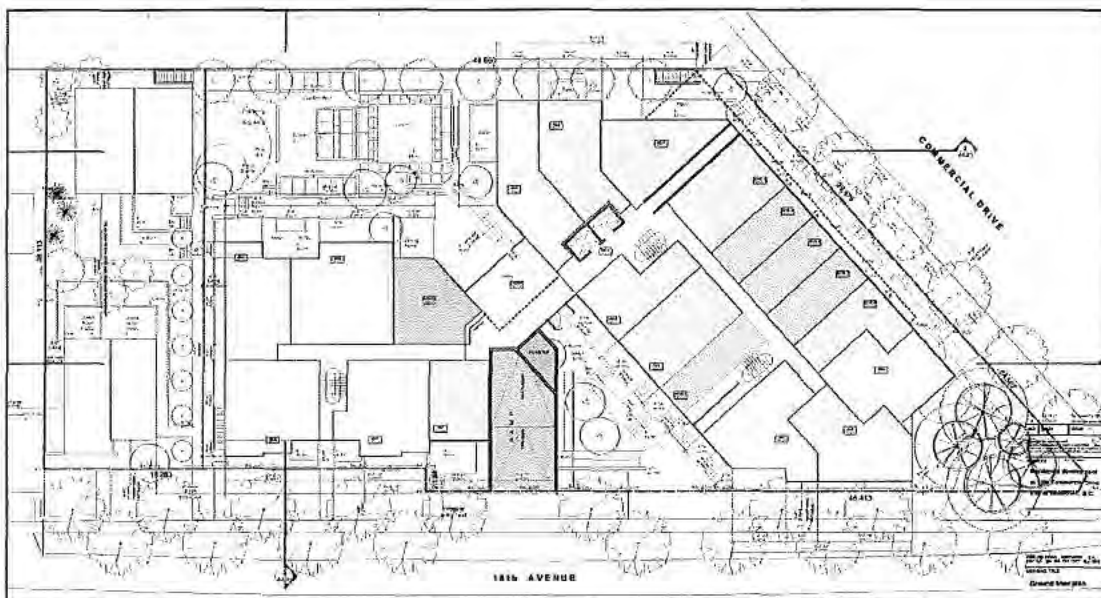
FURTHER THAT the Commission is willing to consider a revised application that would address the position of the heritage house on the site with a reduced, more compatible infill project adjacent.

CARRIED UNANIMOUSLY

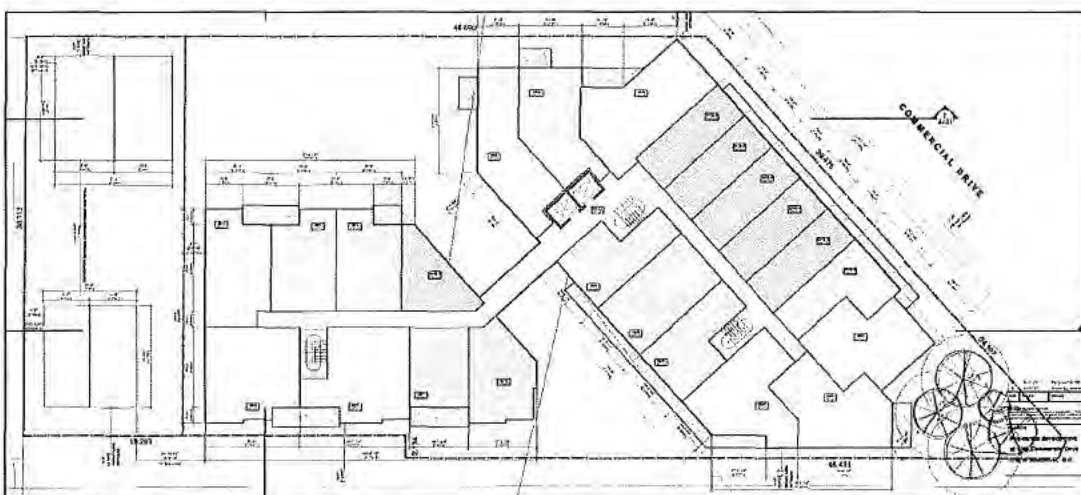
\*\*\*\*\*

3365 Commercial Drive & 1695, 1707, 1733, 1775 East 18th Avenue  
Form of Development

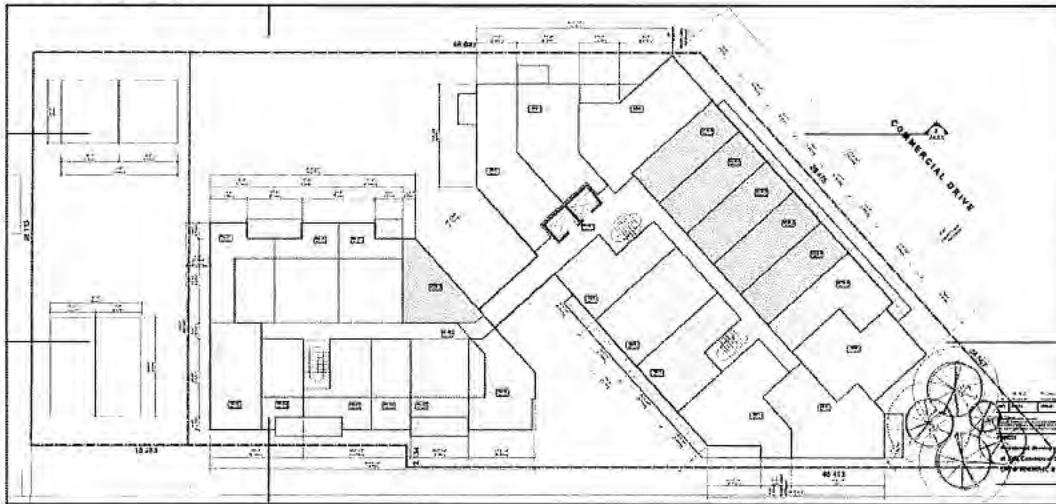
Main Floor Plan



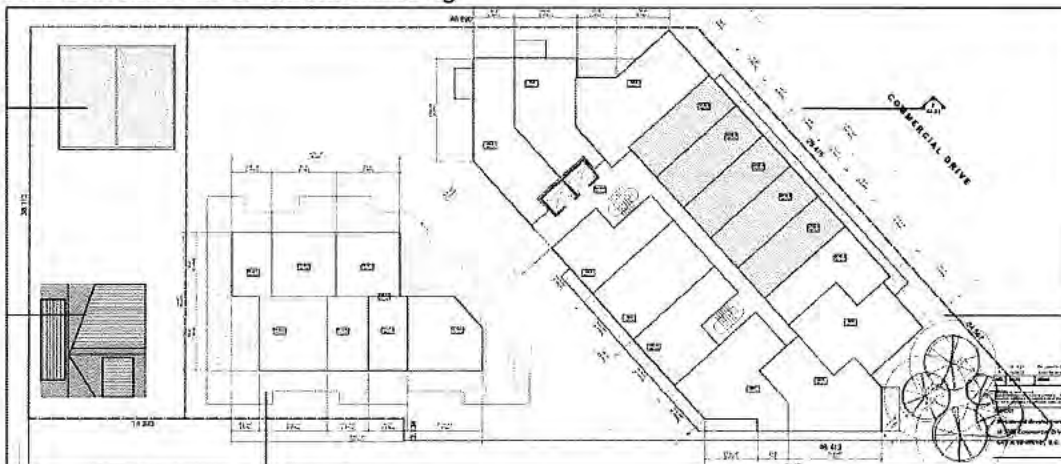
Second Floor Plan



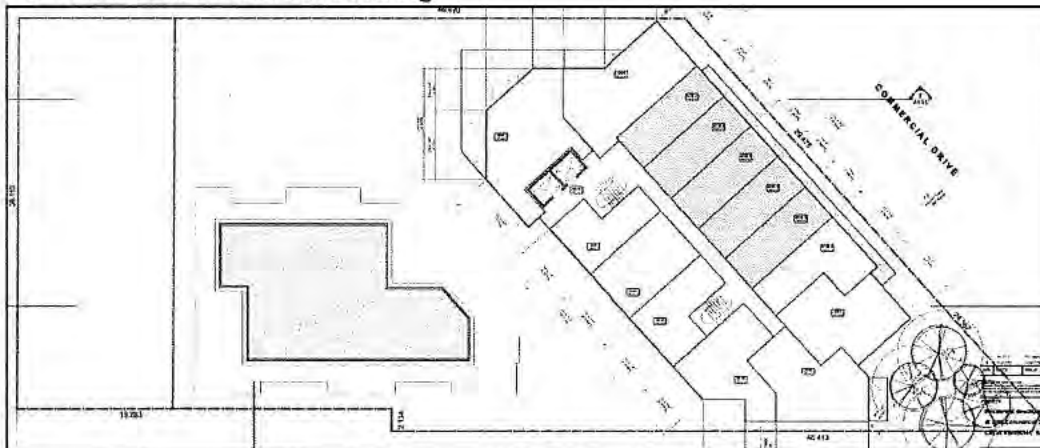
Third Floor Plan



Fourth Floor Plan of Rental Building

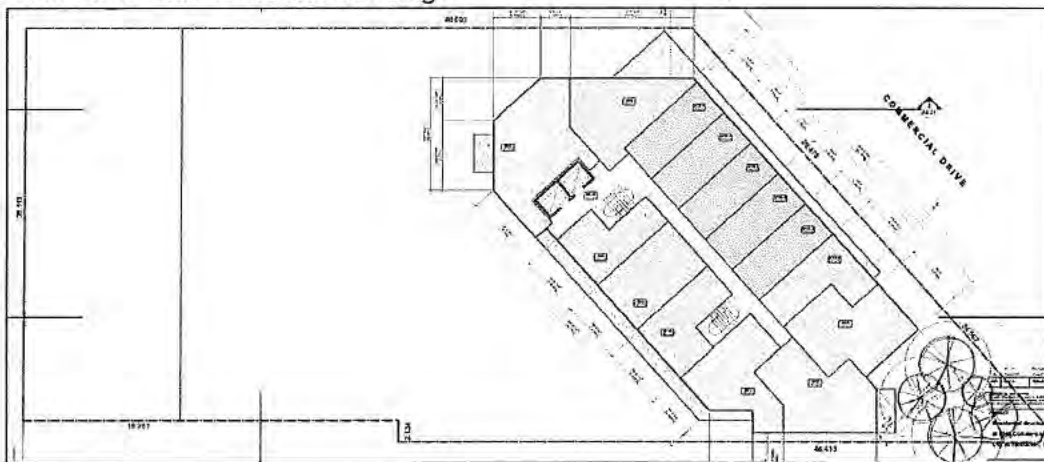


Fifth Floor Plan of Rental Building

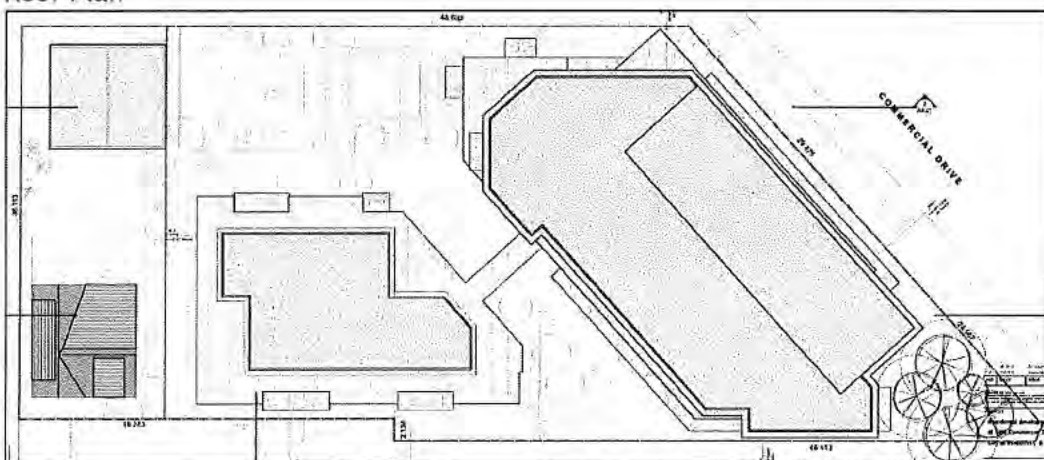




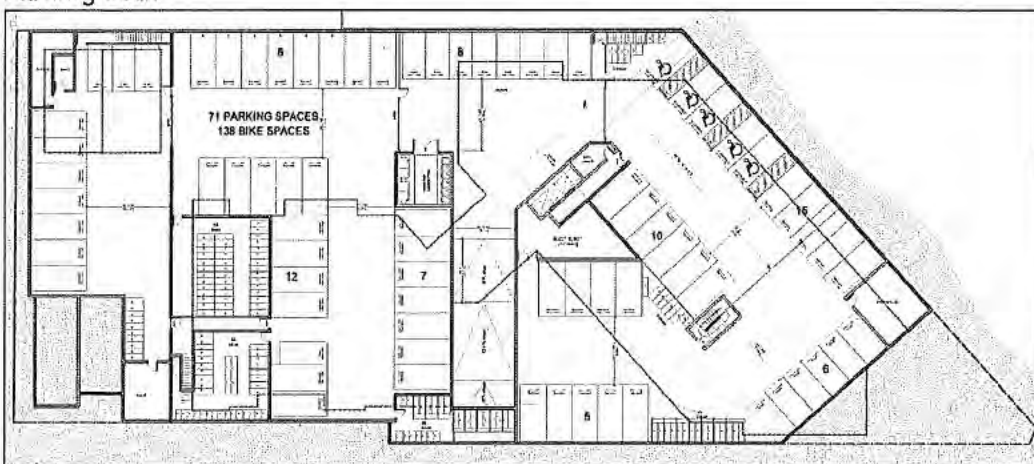
Sixth Floor Plan of Rental Building



Roof Plan

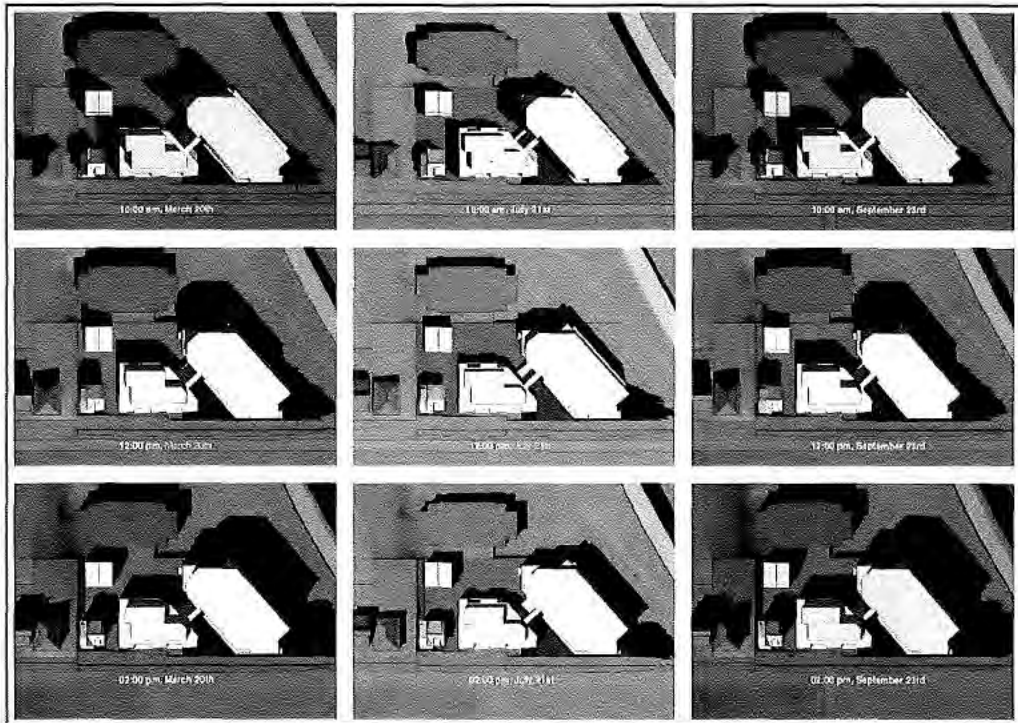


Parking Plan

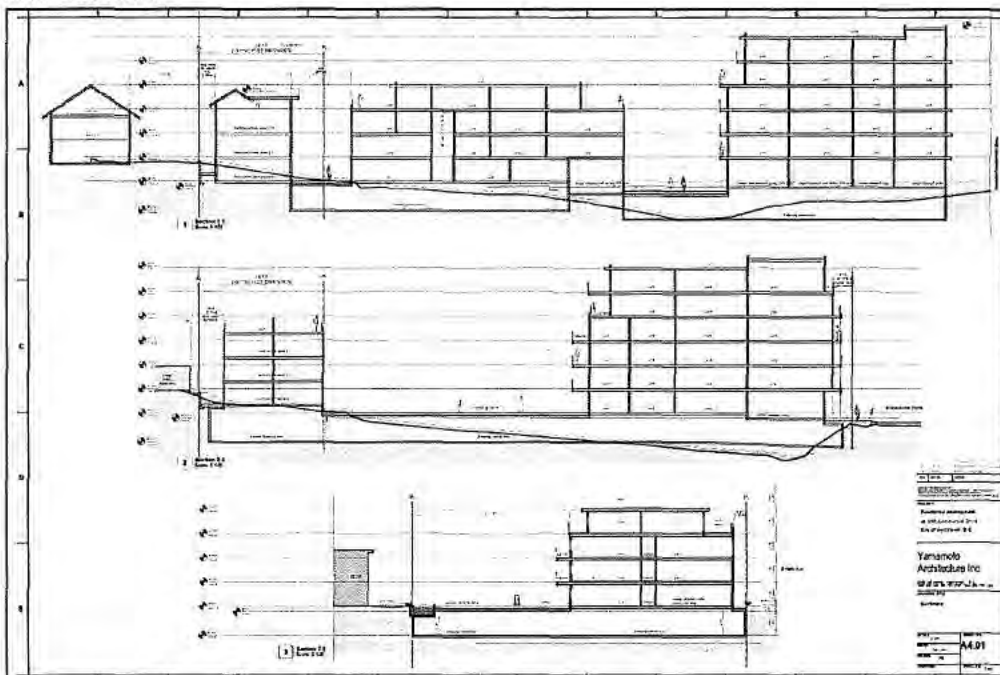




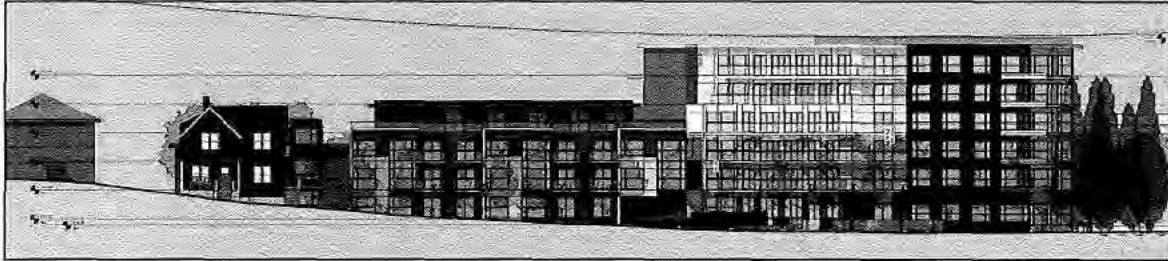
Shadow Studies: March 20, July 21, September 23  
(10:00 am, noon, 2:00 pm)



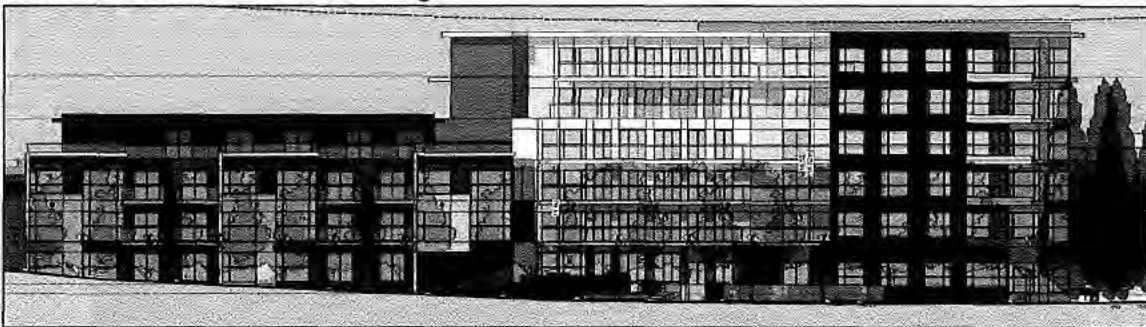
Site Sections



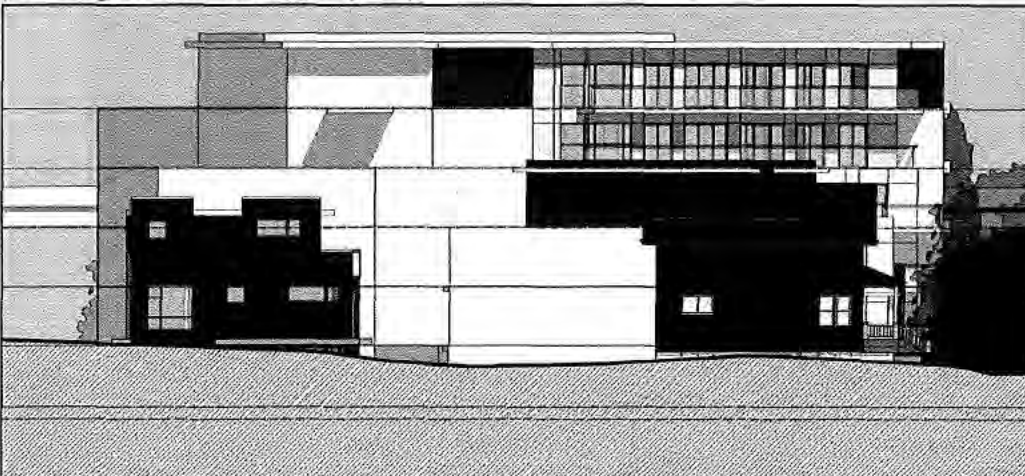
Proposed East 18th Avenue Streetscape  
(showing relocated/restored heritage house)



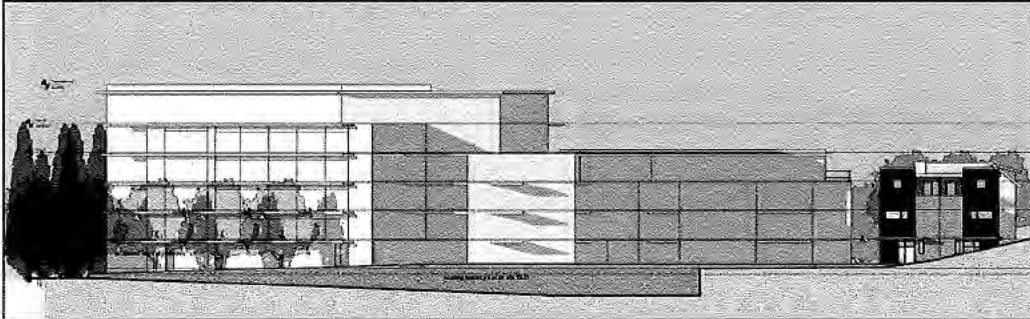
South Elevation of Rental Building



West Elevation of Relocated Heritage House and Infill Building  
(showing rental building beyond)



North Elevation of Rental Building(massing only)  
*(showing Infill building to the right)*



Aerial view of the site showing the lot at 3365 Commercial Drive circled in red



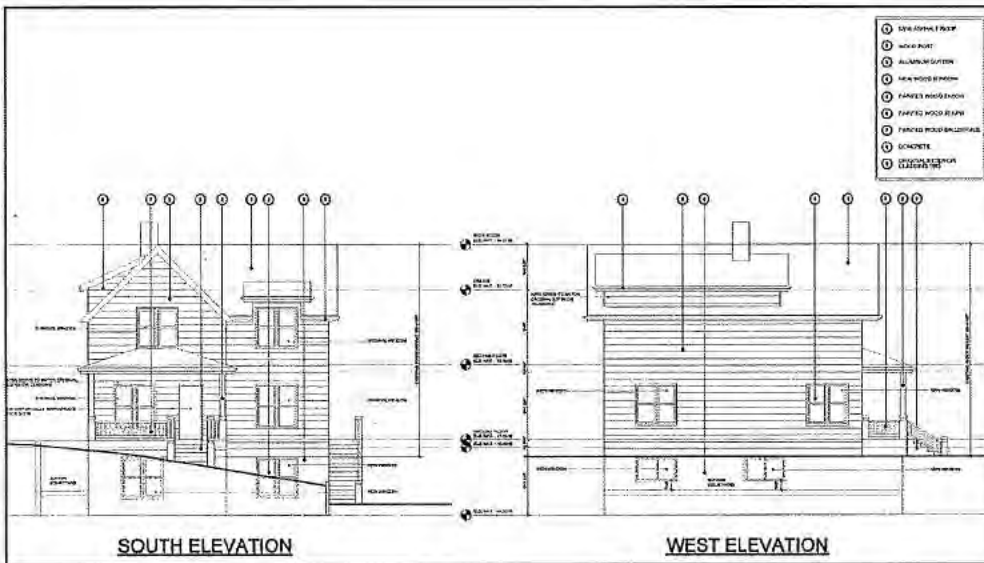
Heritage House: 3365 Commercial Drive ( existing location/condition)



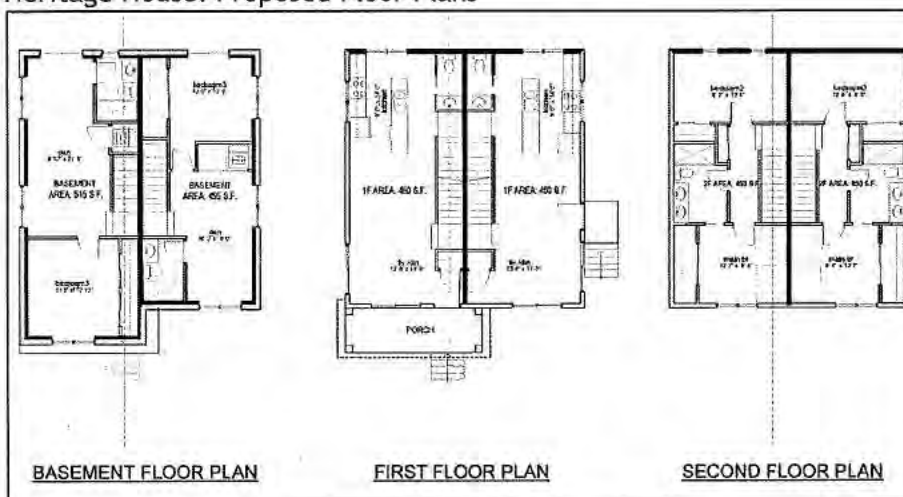
Proposed Relocated/Restored Heritage House- South Elevation  
(showing infill building beyond)



Heritage House: Proposed South and West Elevation  
(showing proposed materials)



## Heritage House: Proposed Floor Plans



**3365 Commercial Drive & 1695, 1707, 1733, 1775 East 18th Avenue  
DEVELOPMENT COST LEVY WAIVER ANALYSIS**

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

- (a) All dwelling units proposed in the building will be secured as rental through the Housing Agreement called for under rezoning condition section(c) # 8 in Appendix B.
- (b) None of the proposed dwelling units will be strata units, as required through the Housing Agreement.
- (c) The average size of the proposed dwelling units will not be greater than specified in the DCL By-law.

Unit Type	Number of Units Proposed	DCL By-law Maximum Average Unit Size	Proposed Average Unit Size
Studio	31	42 m <sup>2</sup> (452 sq. ft.)	40.4 m <sup>2</sup> (435 sf.)
One-Bedroom	38	56 m <sup>2</sup> (600 sq. ft.)	53.9 m <sup>2</sup> (580 sf.)
Two-Bedroom	30	77 m <sup>2</sup> (830 sq. ft.)	70.4 m <sup>2</sup> (758 sf.)
Three-Bedroom	11	97 m <sup>2</sup> (1,044 sq. ft.)	86.4 m <sup>2</sup> (930 sf.)

- (d) The average initial rents for the proposed dwelling units do not exceed rents specified in the DCL By-law.

Unit Type	Number of Units Proposed	East Area DCL By-law Maximum Average Unit Rent*	Proposed Average Unit Rent
Studio	31	\$1,260	\$1,150
One-Bedroom	38	\$1,675	\$1,500
Two-Bedroom	30	\$2,084	\$1,950
Three-Bedroom	11	\$2,606	\$2,350

\*Both the maximum and proposed rents are subject to annual adjustment as per the DCL By-law.

- (e) The proposed construction cost for the residential floor area does not exceed the maximum specified in the DCL By-law.

DCL By-law Maximum Construction Cost	Proposed Construction Cost
\$2,691 per m <sup>2</sup> (\$250 per sq. ft.)	\$2,235 per m <sup>2</sup> (\$208 per sq. ft.)

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



**3365 Commercial Drive & 1695, 1707, 1733, 1775 East 18th Avenue  
PUBLIC BENEFITS SUMMARY**

**Project Summary:**

Residential rental building with 110 secured market rental units, and the preservation and designation of a heritage house into two market residential units plus the construction of a two-unit infill market residential building.

**Public Benefit Summary:**

110 secured market rental housing units for 60 years or life of building, and, the restoration and designation of a heritage house.

	Current Zoning	Proposed Zoning
Zoning District	RS-2	CD-1
FSR (site area = 3261.8 m <sup>2</sup> )	.75	2.40
Floor Area ( m <sup>2</sup> )	2,446 m <sup>2</sup>	7822.1 m <sup>2</sup>
Land Use	Residential	Residential

Public Benefit Statistics		Value if built under Current Zoning (\$)	Value if built under Proposed Zoning (\$)
Required*	DCL (Citywide) ( On new market floor area only)	\$350,438	\$42,885 **
	Public Art	N/A	N/A
	20% Social Housing		
Offered (Community Amenity Contribution)	Childcare Facilities		
	Cultural Facilities		
	Green Transportation/Public Realm		
	Heritage		
	Affordable Housing		
	Parks and Public Spaces		
	Social/Community Facilities		
	Unallocated		
	Other		
<b>TOTAL VALUE OF PUBLIC BENEFITS</b>		<b>\$350,438</b>	<b>\$42,885</b>

\*\*DCL charged on new strata floor area only (299.3 m<sup>2</sup>).

**Other Public Benefits:**

110 secured market rental housing units and the preservation and designation of a heritage house.

\* DCLs, Public Art and Social Housing may have exemptions and/or minimum thresholds for qualification.

**3365 Commercial Drive & 1695,1707,1733,1775 East 18th Avenue  
APPLICANT AND PROPERTY INFORMATION**

**Applicant and Property Information**

Address	3365 Commercial Drive & 1695,1707,1733,1775 East 18th Avenue
Legal Descriptions	<i>Lot 4, Blocks A and B, District Lot 753, Plan 8865, Lot 5, Blocks A and B, District Lot 753, Plan 8865, Lot 3 Except the South 7 feet, Now Road Block A, District Lot 753, Plan 1795, Lot 2, Block A, District Lot 753, Plan 1795, Lot 1, Block A, District Lot 753, Plan 1795.</i>
Developer	Cressey 18th Avenue Holdings Ltd., Inc. No. 0969486,
Architect	Yamamoto Architecture Inc.
Property Owner	Cressey 18th Avenue Holdings Ltd., Inc. No. 0969486, City of Vancouver

**Development Statistics**

	Development Permitted Under Existing Zoning	Proposed Development
ZONING	RS-2	CD-1
SITE AREA	3261.8 m <sup>2</sup>	same
USES	Residential	Residential
FLOOR AREA (m <sup>2</sup> )	2,446 m <sup>2</sup>	7822.1m <sup>2</sup>
Floor Space Ratio (FSR)	.75	2.40
HEIGHT (m)	10.7 m	18.1 m
PARKING, LOADING AND BICYCLE SPACES	As per Parking By-law	As per Parking By-law



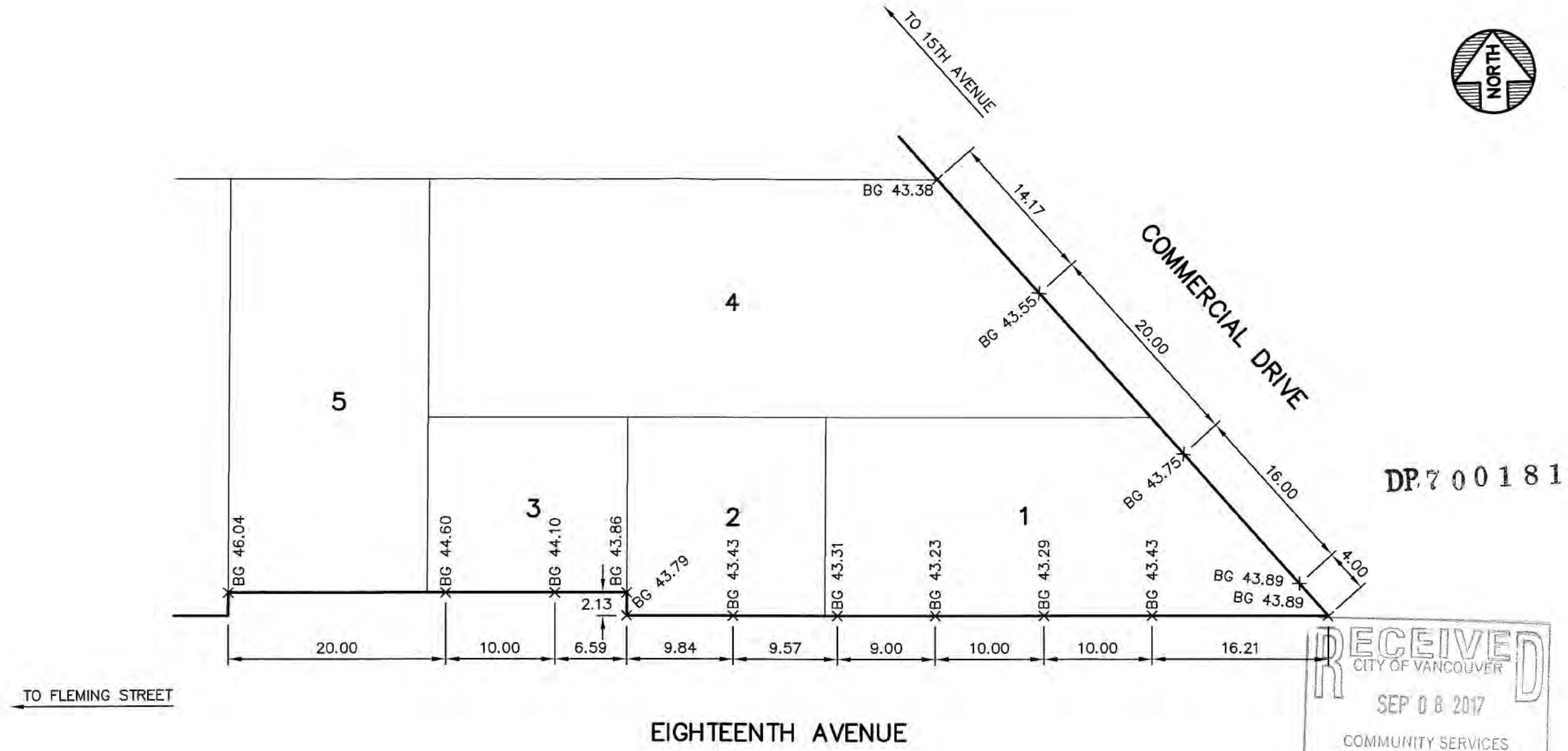






## VanMap Pictometry Viewer

Year: ☐ 2007 ☐ 2009 ☐ 2011 ☐ 2013 ☒ 2015 ☐ 2015-25



BENCH MARK: ELEVATION: 51.436 DESCRIPTION: SURVEY MONUMENT MARKED V-1756 AT THE SOUTH EAST CORNER OF EIGHTEENTH AVENUE AND FLEMING STREET.  
THE CITY OF VANCOUVER ASSUMES NO RESPONSIBILITY FOR PROPERTY DIMENSIONS ON THIS PLAN.

RECEIVED  
CITY OF VANCOUVER  
SEP 08 2017  
COMMUNITY SERVICES  
DEVELOPMENT SERVICES

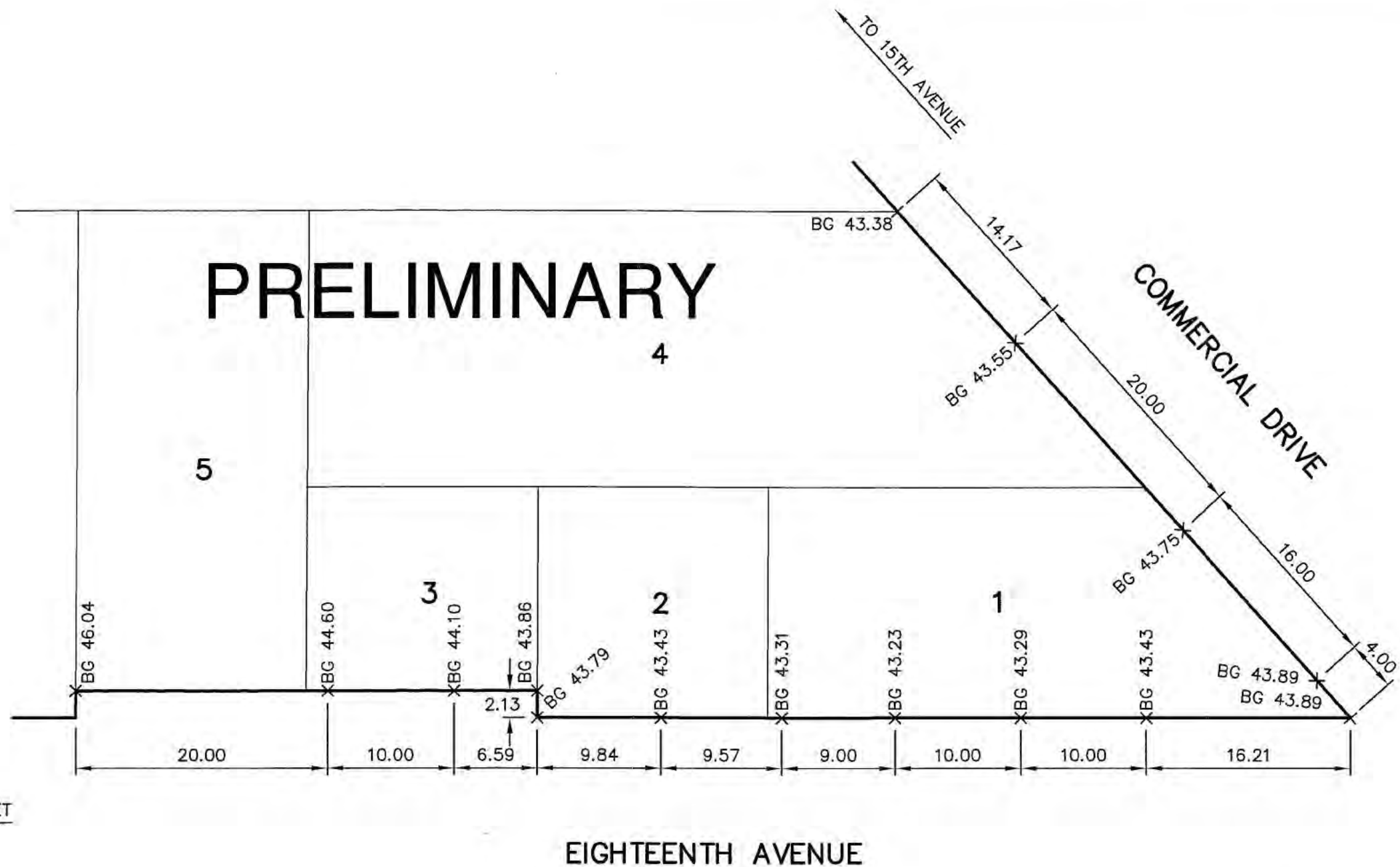
ATTENTION  
ELEVATIONS SHOWN ON THIS PLAN  
ARE IN METRES BASED ON GVRD  
DATUM (ISSUED MARCH 31, 2005).  
DIMENSIONS ARE ALSO IN METRES.

NO.		DATE	REVISION	BY	CHK	CITY OF VANCOUVER ENGINEERING SERVICES		
						BUILDING GRADE ELEVATIONS FOR LOTS 1,2,3,4 & 5, BLKS. A & B ,D.L. 753, PLANS 1795 & 8865.		
						DATE: 2014-01-13	DESIGN: F.G.	SCALE: 1:400
						DWG: M.K.	CHK: D.P.	DWG. NO. <b>BG 130192</b>
						REF: FILE 130192		SHEET / OF REVISION: X






DP 7 00181



BENCH MARK: ELEVATION: 51.436 DESCRIPTION: SURVEY MONUMENT MARKED V-1756 AT THE SOUTH EAST CORNER OF EIGHTEENTH AVENUE AND FLEMING STREET.  
THE CITY OF VANCOUVER ASSUMES NO RESPONSIBILITY FOR PROPERTY DIMENSIONS ON THIS PLAN.

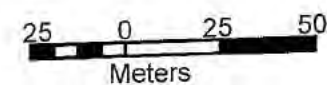
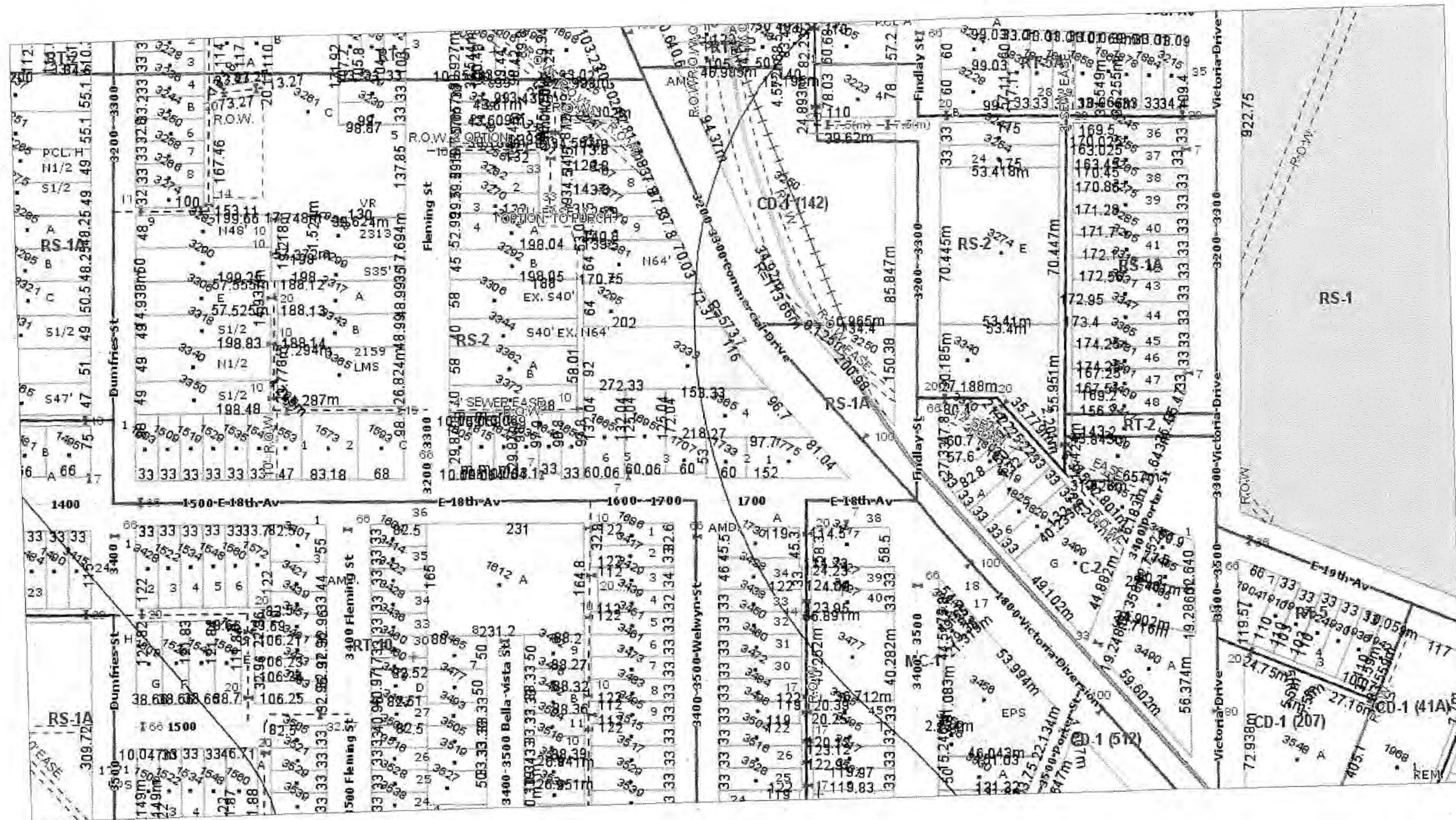
ATTENTION  
ELEVATIONS SHOWN ON THIS PLAN  
ARE IN METRES BASED ON GVRD  
DATUM (ISSUED MARCH 31, 2005).  
DIMENSIONS ARE ALSO IN METRES.

NO.	DATE	REVISION	BY	CHK	CITY OF VANCOUVER ENGINEERING SERVICES				
						BUILDING GRADE ELEVATIONS FOR LOTS 1,2,3,4 & 5, BLKS. A & B ,D.L. 753, PLANS 1795 & 8865			
							DATE: 2014-01-13	DESIGN: F.G.	SCALE: 1:400
							DWG: M.K.	CHK: D.P.	DWG. NO. <b>BG 130192</b>
							REF: FILE 130192		SHEET / OF REVISION: X
					For 2020-335 & 2020-337 - Package 1 of 2 - Page 293 of 384				



8.5X11

Staff VanMap



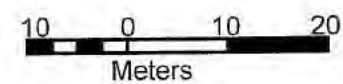
Scale 1: 2496

Sep 01, 2016 14:09



8.5X11

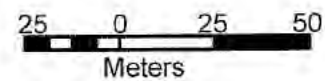
Staff VanMap



Scale 1: 945

Sep 01, 2016 14:09





Scale 1: 2496

Sep 01, 2016 14:09



RECORD	1
PID	009908056
FOLIO NUMBER	250687830000
FROM ADDRESS NUMBER	
TO ADDRESS NUMBER	3365
STREET NAME	COMMERCIAL DR
PROPERTY POSTAL CODE	V5N 4E5
OWNER LINE 1	CRESSEY 18TH AVENUE HOLDINGS LTD
OWNER LINE 2	
OWNER ADDRESS LINE 1	200-555 8TH AVE W
OWNER ADDRESS LINE 2	VANCOUVER BC
OWNER ADDRESS LINE 3	
OWNER POSTAL CODE	V5Z 1C6
YEAR BUILT	1909
BIG IMPROVEMENT YEAR	1930
LOT	4
BLOCK	A
DISTRICT LOT	753
PLAN	VAP8865
BCAA LEGAL DESCRIPTION	LOT 4 BLOCK A PLAN VAP8865 DISTRICT LOT 753 NWD GROUP 1, & BLK B.
PREVIOUS YEAR LAND VALUE(\$)	1814000
PREVIOUS YEAR IMPROVEMENT VALUE(\$)	42500
CURRENT YEAR LAND VALUE(\$)	2260000
CURRENT YEAR IMPROVEMENT VALUE(\$)	53600
ASSESSMENT YEAR	2016

## 3365 COMMERCIAL DRIVE

Print Date: Sep-1-2016 14:24:07

## Tax Attribute Report

For internal staff use only

**Disclaimer** The information contained in this report is from Tempest and the BC Assessment Authority - it is not a Land Title Office search. Please consult BC Online if you want to conduct a Land Title Office search.

Source: from Tempest Tax System.(See **About Data** for latest update.)

RECORD	1
PID	009649123
FOLIO NUMBER	692237750000
FROM ADDRESS NUMBER	
TO ADDRESS NUMBER	1695
STREET NAME	18TH AVE E
PROPERTY POSTAL CODE	V5N 2H7
OWNER LINE 1	CRESSEY 18TH AVENUE HOLDINGS LTD
OWNER LINE 2	
OWNER ADDRESS LINE 1	200-555 8TH AVE W
OWNER ADDRESS LINE 2	VANCOUVER BC
OWNER ADDRESS LINE 3	
OWNER POSTAL CODE	V5Z 1C6
YEAR BUILT	1949
BIG IMPROVEMENT YEAR	1949
LOT	5
BLOCK	A
DISTRICT LOT	753
PLAN	VAP8865
BCAA LEGAL DESCRIPTION	LOT 5 BLOCK A PLAN VAP8865 DISTRICT LOT 753 NWD GROUP 1, & BLK B.
PREVIOUS YEAR LAND VALUE(\$)	1150000
PREVIOUS YEAR IMPROVEMENT VALUE(\$)	19600
CURRENT YEAR LAND VALUE(\$)	1435000
CURRENT YEAR IMPROVEMENT VALUE(\$)	27800
ASSESSMENT YEAR	2016

1695 E 18TH AV

Print Date: Sep-1-2016 14:24:36

## Tax Attribute Report

For internal staff use only

**Disclaimer** The information contained in this report is from Tempest and the BC Assessment Authority - it is not a Land Title Office search. Please consult BC Online if you want to conduct a Land Title Office search.

Source: from Tempest Tax System.(See **About Data** for latest update.)

<b>RECORD</b>	1
<b>PID</b>	014282810
<b>FOLIO NUMBER</b>	692237850000
<b>FROM ADDRESS NUMBER</b>	
<b>TO ADDRESS NUMBER</b>	1707
<b>STREET NAME</b>	18TH AVE E
<b>PROPERTY POSTAL CODE</b>	V5N 2H7
<b>OWNER LINE 1</b>	CRESSEY 18TH AVENUE HOLDINGS LTD
<b>OWNER LINE 2</b>	
<b>OWNER ADDRESS LINE 1</b>	200-555 8TH AVE W
<b>OWNER ADDRESS LINE 2</b>	VANCOUVER BC
<b>OWNER ADDRESS LINE 3</b>	
<b>OWNER POSTAL CODE</b>	V5Z 1C6
<b>YEAR BUILT</b>	1945
<b>BIG IMPROVEMENT YEAR</b>	1960
<b>LOT</b>	3
<b>BLOCK</b>	A
<b>DISTRICT LOT.</b>	753
<b>PLAN</b>	VAP1795
<b>BCAA LEGAL DESCRIPTION</b>	LOT 3 BLOCK A PLAN VAP1795 DISTR ICT LOT 753 NEW WESTMINSTER
<b>PREVIOUS YEAR LAND VALUE(\$)</b>	724000
<b>PREVIOUS YEAR IMPROVEMENT VALUE(\$)</b>	18700
<b>CURRENT YEAR LAND VALUE(\$)</b>	873000
<b>CURRENT YEAR IMPROVEMENT VALUE(\$)</b>	16200
<b>ASSESSMENT YEAR</b>	2016

1707 E 18TH AV

Print Date: Sep-1-2016 14:24:51

## Tax Attribute Report

For internal staff use only

**Disclaimer** The information contained in this report is from Tempest and the BC Assessment Authority - it is not a Land Title Office search. Please consult BC Online if you want to conduct a Land Title Office search.

Source: from Tempest Tax System.(See **About Data** for latest update.)

RECORD	1
PID	009908200
FOLIO NUMBER	692242250000
FROM ADDRESS NUMBER	
TO ADDRESS NUMBER	
STREET NAME	VACANT
PROPERTY POSTAL CODE	V5N 2H7
OWNER LINE 1	VANCOUVER (CITY)
OWNER LINE 2	
OWNER ADDRESS LINE 1	PROPERTY TAX OFFICE
OWNER ADDRESS LINE 2	PO BOX 7747
OWNER ADDRESS LINE 3	VANCOUVER BC
OWNER POSTAL CODE	V6B 8R1
YEAR BUILT	N/A
BIG IMPROVEMENT YEAR	N/A
LOT	2
BLOCK	A
DISTRICT LOT	753
PLAN	VAP1795
BCAA LEGAL DESCRIPTION	LOT 2 BLOCK A PLAN VAP1795 DISTR ICT LOT 753 NEW WESTMINSTER
PREVIOUS YEAR LAND VALUE(\$)	800000
PREVIOUS YEAR IMPROVEMENT VALUE(\$)	N/A
CURRENT YEAR LAND VALUE(\$)	998000
CURRENT YEAR IMPROVEMENT VALUE(\$)	N/A
ASSESSMENT YEAR	2016

1733 E 18TH AV

Print Date: Sep-1-2016 14:25:10

## Tax Attribute Report

For internal staff use only

**Disclaimer** The information contained in this report is from Tempest and the BC Assessment Authority - it is not a Land Title Office search. Please consult BC Online if you want to conduct a Land Title Office search.

Source: from Tempest Tax System.(See **About Data** for latest update.)



RECORD	1
PID	005338115
FOLIO NUMBER	250687950000
FROM ADDRESS NUMBER	
TO ADDRESS NUMBER	1775
STREET NAME	18TH AVE E
PROPERTY POSTAL CODE	V5N 2H7
OWNER LINE 1	CRESSEY 18TH AVENUE HOLDINGS LTD
OWNER LINE 2	
OWNER ADDRESS LINE 1	200-555 8TH AVE W
OWNER ADDRESS LINE 2	VANCOUVER BC
OWNER ADDRESS LINE 3	
OWNER POSTAL CODE	V5Z 1C6
YEAR BUILT	1955
BIG IMPROVEMENT YEAR	1955
LOT	1
BLOCK	A
DISTRICT LOT	753
PLAN	VAP1795
BCAA LEGAL DESCRIPTION	LOT 1 BLOCK A PLAN VAP1795 DISTRICT LOT 753 NEW WESTMINSTER
PREVIOUS YEAR LAND VALUE(\$)	1088000
PREVIOUS YEAR IMPROVEMENT VALUE(\$)	20000
CURRENT YEAR LAND VALUE(\$)	1357000
CURRENT YEAR IMPROVEMENT VALUE(\$)	27100
ASSESSMENT YEAR	2016

1775 E 18TH AV

Print Date: Sep-1-2016 14:25:33

## Tax Attribute Report

For internal staff use only

**Disclaimer** The information contained in this report is from Tempest and the BC Assessment Authority - it is not a Land Title Office search. Please consult BC Online if you want to conduct a Land Title Office search.

Source: from Tempest Tax System.(See **About Data** for latest update.)

-----  
Address: 3365 COMMERCIAL DRIVE      Type: MAIN      Status: ACTIVE  
-----

Related addresses: NONE

Districts/zones:

AB 02	ANIMAL CONTROL BEATS	**EXPIRED**	*EXPIRED*	
AN 03	ANALYSIS AREA	KENSINGTON/CEDAR COT	C. SINASAC	6321
BI 08	BUILDING INSPECTION	ED LONEY      7074	8:30-9:30AM	
DE 11	DEVELOPMENT COST LEVY	CENTRAL/NORTHEAST	*NOW VANCOUVER DCL*	
EI 14	ELECTRICAL INSPECTION	ANDREW TULLY      7572	3:00-4:00PM	
EN 81	ENERGY UTILIZATION	**EXPIRED**	*EXPIRED*	
EP 03	ENVIRONMENTAL PROTECTION	DOUGLAS ELFORD      7124		
FI 01	FIRE INSPECTION (OCC)	OFFICE CAPTAIN      7593		
GI 01	GRAFFITI INSPECTION	**EXPIRED**	*EXPIRED*	
GO 90	GROW OPERATIONS	GROW OPERATIONS		
GV 01	GVRD/DEV COST CHARGE	VANCOUVER SEWERAGE		
HI 11	HEALTH INSPECTION	KEITH HERLE	TBA	MON
LI 01	LANDSCAPE INSPECTION	HEATH CZYPIONKA      7234		
LO 15	LOCAL AREA/NEIGHBOURHOOD	KENSINGTON-CEDAR COT		
NI 01	NIGHT INSPECTION	PROPERTY USE		
PI 05	PLUMBING/GAS INSPECTION	ED BAUMANN      7012	8:30-9:30AM	
PU 15	PROPERTY USE INSPECTION	MARK REED      7867	DARREN MUESKE	
SE 01	SEWER CITY SIDE - ENG	ROB FELDER      7581		
SI 01	SEWER INSPECTION	VACANT	REF DIST PI /POSSE	
SS 75	SECONDARY SUITE PROGRAM	SECONDARY SUITE PROG		
ZO 04	ZONE	RS-2	ONE FAMILY DWELLING	

Items:

0056 CONVSN CO-ORDINATE      CONVSN CO-ORDINATE      25068783 NO.

Notes:

170 ENQUIRY CTR OFFICER/ECO

001 Entered by: R ADAIR

Date: 06JUN28

Told Brian Ross (720 7134) this lot (approx 13 000 sf) would qualify for new MD under RS-2 zoning. Max .75 FSR, 35 ft, 2.5 storeys. No unit density regs in RS-2, but RS-7 has 62 du/ha max, so we would expect similar. Hard to recommend form of development without site analysis. He needs to hire architect to explore options. Townhouse form may be an option.

We would also likely consider a larger MD development consolidating this lot with 1707, 1733, & 1775 E18th as per 'irregular pattern' example in RS-2 MD Guidelines. In that case, townhouse forms would likely be encouraged at least along 18th Ave. Inexperienced applicant - stressed importance of good architect and review of schematic designs with City at prelim stage. Bob Adair 060628

002 Entered by: D MORADI

Date: 07JUL10

-----  
Address: 3365 COMMERCIAL DRIVE      (cont'd)      Type: MAIN      Status: ACTIVE  
-----

Rejected an application for F/R for fire repair to this existing LFD on this site. They don't have any dwg and we don't have any dwg on file. However the file shows that this is a one family dwelling where scope of their fire repair shows 2FD/ or one family dwelling with secondary suite so they have to either remove the secondary suite or to apply to legalize it.

444 LANDSCAPING

001 Entered by: W MASKALL      Date: 14JAN16  
SEE LANDSCAPE NOTES UNDER 1775 E 18!!!

002 Entered by: K ROURKE.      Date: 15JUL13  
email from Park Board re trees on the back (inner) blvd at 1733-1775 E 18/ 3365 Commercial  
Hello Lee,  
The Park Board has no interest in the trees at this address.

Thanks,

Bob Fraser, Tree Inspector  
Urban Forestry

752 SPECIAL ADDRESSING

001 Entered by: B LEE      Date: 15APR17  
April 17, 2015  
Proposed rezoning of site for a new 3 building residential development which will include access to buildings from E 18th Av & Commercial Drive.

No addressing issues foreseen.

See rezoning plans in addressing area for layout & address ranges. b1

(includes 1695,1707,1733,1775 E 18th Av)

2016/09/01 14.16.03  
PSA600.00 PSR600

<= Permits PRISM Properties =>  
Address Profile  
SEP 01, 2016

City of Vancouver  
for PNBAB2  
Page 3

-----  
Address: 3365 COMMERCIAL DRIVE (cont'd) Type: MAIN Status: ACTIVE  
-----

Tax information:

Address	: 3365 COMMERCIAL DR	Co-ordinate	: 250-687-83-0000
Lot code	: 0 STANDARD DIMENSIONS	Neighbourhood code:	
Width	: 72.04 FT	Postal code	: V5N4E5
Length	: 185.80 FT	Zone code	:
Area	: 13,385.03 SF	Record status	: ACTIVE
Land value:	\$2,260,000 (2016)	Plan number	: VAP8865
Impr value:	\$53,600 (2016)	Homeowner grant	: No

Number of owners: 1

CRESSEY 18TH AVENUE HOLDINGS LTD

Legal description:

Lot	Block	Sect	Town	Ra	Plan	DL	LD
-----	-------	------	------	----	------	----	----

200-555 8TH AVE W  
VANCOUVER BC V5Z 1C6

LT 4 BLK A PL VAP8865 DL 753 NWD  
GROUP 1, & BLK B.

End of address

End of report

-----  
 Address: 1695 E 18TH AV      Type: MAIN      Status: ACTIVE  
 -----

Related addresses: NONE

Districts/zones:

AB 02	ANIMAL CONTROL BEATS	**EXPIRED**	*EXPIRED*	
AN 03	ANALYSIS AREA	KENSINGTON/CEDAR COT	C. SINASAC	6321
BI 08	BUILDING INSPECTION	ED LONEY      7074	8:30-9:30AM	
DE 11	DEVELOPMENT COST LEVY	CENTRAL/NORTHEAST	*NOW VANCOUVER DCL*	
EI 14	ELECTRICAL INSPECTION	ANDREW TULLY      7572	3:00-4:00PM	
EN 81	ENERGY UTILIZATION	**EXPIRED**	*EXPIRED*	
EP 03	ENVIRONMENTAL PROTECTION	DOUGLAS ELFORD      7124		
FI 01	FIRE INSPECTION (OCC)	OFFICE CAPTAIN      7593		
GI 01	GRAFFITI INSPECTION	**EXPIRED**	*EXPIRED*	
GO 90	GROW OPERATIONS	GROW OPERATIONS		
GV 01	GVRD/DEV COST CHARGE	VANCOUVER SEWERAGE		
HI 11	HEALTH INSPECTION	KEITH HERLE	TBA	MON
LI 01	LANDSCAPE INSPECTION	HEATH CZYPIONKA 7234		
LO 15	LOCAL AREA/NEIGHBOURHOOD	KENSINGTON-CEDAR COT		
NI 01	NIGHT INSPECTION	PROPERTY USE		
PI 05	PLUMBING/GAS INSPECTION	ED BAUMANN      7012	8:30-9:30AM	
PU 15	PROPERTY USE INSPECTION	MARK REED      7867	DARREN MUESKE	
SE 01	SEWER CITY SIDE - ENG	ROB FELDER      7581		
SI 01	SEWER INSPECTION	VACANT	REF DIST PI /POSSE	
SS 75	SECONDARY SUITE PROGRAM	SECONDARY SUITE PROG		
ZO 04	ZONE	RS-2	ONE FAMILY DWELLING	

Items:

0056 CONVSN CO-ORDINATE      CONVSN CO-ORDINATE      69223775 NO.

Notes:

444 LANDSCAPING

001 Entered by: W MASKALL      Date: 14JAN16  
 SEE LANDSCAPE NOTES UNDER 1775 E 18!!!

752 SPECIAL ADDRESSING

001 Entered by: B LEE      Date: 15APR17  
 April 17, 2015

Proposed rezoning of site for a new 3 building residential development which will include access to buildings from E 18th Av & Commercial Drive.

No addressing issues foreseen.

See rezoning plans in addressing area for layout & address ranges. bl

2016/09/01 14.16.51  
PSA600.00 PSR600

<= Permits PRISM Properties =>  
Address Profile  
SEP 01, 2016

City of Vancouver  
for PNBAB2  
Page 2

-----  
Address: 1695 E 18TH AV (cont'd) Type: MAIN Status: ACTIVE  
-----

(includes 3365 Commercial Drive & 1707,1733,1775 E 18th Av)

Tax information:

Address	: 1695 E 18TH AVE	Co-ordinate	: 692-237-75-0000
Lot code	: 0 STANDARD DIMENSIONS	Neighbourhood code:	
Width	: 60.06 FT	Postal code	: V5N2H7
Length	: 125.04 FT	Zone code	:
Area	: 7,509.90 SF	Record status	: ACTIVE
Land value:	\$1,435,000 (2016)	Plan number	: VAP8865
Impr value:	\$27,800 (2016)	Homeowner grant	: No

Number of owners: 1	Legal description:		
CRESSEY 18TH AVENUE HOLDINGS LTD	Lot	Block	Sect Town Ra Plan DL LD

200-555 8TH AVE W  
VANCOUVER BC V5Z 1C6

LT 5 BLK A PL VAP8865 DL 753 NWD  
GROUP 1, & BLK B.

End of address

End of report

2016/09/01 14.17.31  
PSA600.00 PSR600

<= Permits PRISM Properties =>  
Address Profile  
SEP 01, 2016

City of Vancouver  
for PNBAB2  
Page 1

-----  
Address: 1707 E 18TH AV

Type: MAIN

Status: ACTIVE  
-----

Related addresses: NONE

Districts/zones:

AB 02	ANIMAL CONTROL BEATS	**EXPIRED**	*EXPIRED*
AN 03	ANALYSIS AREA	KENSINGTON/CEDAR COT	C. SINASAC 6321
BI 08	BUILDING INSPECTION	ED LONEY 7074	8:30-9:30AM
DE 11	DEVELOPMENT COST LEVY	CENTRAL/NORTHEAST	*NOW VANCOUVER DCL*
EI 14	ELECTRICAL INSPECTION	ANDREW TULLY 7572	3:00-4:00PM
EN 81	ENERGY UTILIZATION	**EXPIRED**	*EXPIRED*
EP 03	ENVIRONMENTAL PROTECTION	DOUGLAS ELFORD 7124	
FI 01	FIRE INSPECTION (OCC)	OFFICE CAPTAIN 7593	
GI 01	GRAFFITI INSPECTION	**EXPIRED**	*EXPIRED*
GO 90	GROW OPERATIONS	GROW OPERATIONS	
GV 01	GVRD/DEV COST CHARGE	VANCOUVER SEWERAGE	
HI 11	HEALTH INSPECTION	KEITH HERLE	TBA MON
LI 01	LANDSCAPE INSPECTION	HEATH CZYPIONKA 7234	
LO 15	LOCAL AREA/NEIGHBOURHOOD	KENSINGTON-CEDAR COT	
NI 01	NIGHT INSPECTION	PROPERTY USE	
PI 05	PLUMBING/GAS INSPECTION	ED BAUMANN 7012	8:30-9:30AM
PU 15	PROPERTY USE INSPECTION	MARK REED 7867	DARREN MUESKE
SE 01	SEWER CITY SIDE - ENG	ROB FELDER 7581	
SI 01	SEWER INSPECTION	VACANT	REF DIST PI /POSSE
SS 75	SECONDARY SUITE PROGRAM	SECONDARY SUITE PROG	
ZO 04	ZONE	RS-2	ONE FAMILY DWELLING

Items:

0056 CONVSN CO-ORDINATE CONVSN CO-ORDINATE 69223785 NO.

Notes:

170 ENQUIRY CTR OFFICER/ECO

001 Entered by: R ADAIR

Date: 06JUN28

See note under 3365 Commercial Dr for possible dev potential on consolidated site. Bob Adair 060628

444 LANDSCAPING

001 Entered by: W MASKALL

Date: 14JAN16

SEE LANDSCAPE NOTES UNDER 1775 E 18!!!

752 SPECIAL ADDRESSING

001 Entered by: B LEE

Date: 15APR17

April 17, 2015

Proposed rezoning of site for a new 3 building residential development which will include access to buildings from E 18th Av & Commercial



-----  
 Address: 1707 E 18TH AV      (cont'd)      Type: MAIN      Status: ACTIVE  
 -----

Drive.

No addressing issues foreseen.

See rezoning plans in addressing area for layout & address ranges. bl

(includes 3365 Commercial Drive & 1695,1733,1775 E 18th Av)

Tax information:

Address	: 1707 E 18TH AVE	Co-ordinate	: 692-237-85-0000
Lot code	: 0 STANDARD DIMENSIONS	Neighbourhood code:	
Width	: 60.00 FT	Postal code	: V5N2H7
Length	: 53.00 FT	Zone code	:
Area	: 3,180.00 SF	Record status	: ACTIVE
Land value:	\$873,000 (2016)	Plan number	:
Impr value:	\$16,200 (2016)	Homeowner grant	: No

Number of owners: 1

CRESSEY 18TH AVENUE HOLDINGS LTD

Legal description:

Lot	Block	Sect	Town	Ra	Plan	DL	LD
3	A				VAP1795	753	NW

200-555 8TH AVE W  
 VANCOUVER BC V5Z 1C6

End of address

End of report

-----  
 Address: 1733 E 18TH AV      Type: MAIN      Status: ACTIVE  
 -----

Related addresses: NONE

Districts/zones:

AB 02	ANIMAL CONTROL BEATS	**EXPIRED**	*EXPIRED*	
AN 03	ANALYSIS AREA	KENSINGTON/CEDAR COT	C. SINASAC	6321
BI 08	BUILDING INSPECTION	ED LONEY      7074	8:30-9:30AM	
DE 11	DEVELOPMENT COST LEVY	CENTRAL/NORTHEAST	*NOW VANCOUVER DCL*	
EI 14	ELECTRICAL INSPECTION	ANDREW TULLY      7572	3:00-4:00PM	
EN 81	ENERGY UTILIZATION	**EXPIRED**	*EXPIRED*	
EP 03	ENVIRONMENTAL PROTECTION	DOUGLAS ELFORD      7124		
FI 01	FIRE INSPECTION (OCC)	OFFICE CAPTAIN      7593		
GI 01	GRAFFITI INSPECTION	**EXPIRED**	*EXPIRED*	
GO 90	GROW OPERATIONS	GROW OPERATIONS		
GV 01	GVRD/DEV COST CHARGE	VANCOUVER SEWERAGE		
HI 11	HEALTH INSPECTION	KEITH HERLE	TBA	MON
LI 01	LANDSCAPE INSPECTION	HEATH CZYPIONKA      7234		
LO 15	LOCAL AREA/NEIGHBOURHOOD	KENSINGTON-CEDAR COT		
NI 01	NIGHT INSPECTION	PROPERTY USE		
PI 05	PLUMBING/GAS INSPECTION	ED BAUMANN      7012	8:30-9:30AM	
PU 15	PROPERTY USE INSPECTION	MARK REED      7867	DARREN MUESKE	
SE 01	SEWER CITY SIDE - ENG	ROB FELDER      7581		
SI 01	SEWER INSPECTION	VACANT	REF DIST PI /POSSE	
SS 75	SECONDARY SUITE PROGRAM	SECONDARY SUITE PROG		
ZO 04	ZONE	RS-2	ONE FAMILY DWELLING	

Items:

0002 BUILDING TYPE      006 VACANT LAND  
 0055 MANUAL CO-ORDINATE      LOT 2      69224225 NO.

Notes:

170 ENQUIRY CTR OFFICER/ECO  
 001 Entered by: R ADAIR      Date: 06JUN28  
 See note under 3365 Commercial Dr for possible dev potential on consolidated site. Bob Adair 060628

444 LANDSCAPING

001 Entered by: K ROURKE.      Date: 15JUL13  
 Email from Park Board regarding back (inner) blvd trees  
 Hello Lee,

The Park Board has no interest in the trees at this address.

Thanks,

-----  
Address: 1733 E 18TH AV      (cont'd)      Type: MAIN      Status: ACTIVE  
-----

Bob Fraser, Tree Inspector  
Urban Forestry

email from Park Board re trees on the back (inner) blvd at 1733-1775  
E 18/ 3365 Commercial

752 SPECIAL ADDRESSING

001 Entered by: R FOSTER.      Date: 95NOV15

This address has been assigned to this vacant site as per letter on file  
dated November 15/95.

April 17, 2015

Proposed rezoning of site for a new 3 building residential development  
which will include access to buildings from E 18th Av & Commercial  
Drive.

No addressing issues foreseen.

See rezoning plans in addressing area for layout & address ranges. b1

(includes 3365 Commercial Drive & 1695,1707,1775 E 18th Av)

Tax information:

No tax records for this address

End of address

End of report

2016/09/01 14.18.20  
PSA600.00 PSR600

<= Permits PRISM Properties =>  
Address Profile  
SEP 01, 2016

City of Vancouver  
for PNBAB2  
Page 1

-----  
Address: 1775 E 18TH AV

Type: MAIN

Status: ACTIVE  
-----

Related addresses: NONE

Districts/zones:

AB 02	ANIMAL CONTROL BEATS	**EXPIRED**	*EXPIRED*
AN 03	ANALYSIS AREA	KENSINGTON/CEDAR COT	C. SINASAC 6321
BI 08	BUILDING INSPECTION	ED LONEY 7074	8:30-9:30AM
DE 11	DEVELOPMENT COST LEVY	CENTRAL/NORTHEAST	*NOW VANCOUVER DCL*
EI 14	ELECTRICAL INSPECTION	ANDREW TULLY 7572	3:00-4:00PM
EN 81	ENERGY UTILIZATION	**EXPIRED**	*EXPIRED*
EP 03	ENVIRONMENTAL PROTECTION	DOUGLAS ELFORD 7124	
FI 01	FIRE INSPECTION (OCC)	OFFICE CAPTAIN 7593	
GI 01	GRAFFITI INSPECTION	**EXPIRED**	*EXPIRED*
GO 90	GROW OPERATIONS	GROW OPERATIONS	
GV 01	GVRD/DEV COST CHARGE	VANCOUVER SEWERAGE	
HI 11	HEALTH INSPECTION	KEITH HERLE	TBA MON
LI 01	LANDSCAPE INSPECTION	HEATH CZYPIONKA 7234	
LO 15	LOCAL AREA/NEIGHBOURHOOD	KENSINGTON-CEDAR COT	
NI 01	NIGHT INSPECTION	PROPERTY USE	
PI 05	PLUMBING/GAS INSPECTION	ED BAUMANN 7012	8:30-9:30AM
PU 15	PROPERTY USE INSPECTION	MARK REED 7867	DARREN MUESKE
SE 01	SEWER CITY SIDE - ENG	ROB FELDER 7581	
SI 01	SEWER INSPECTION	VACANT	REF DIST PI /POSSE
SS 75	SECONDARY SUITE PROGRAM	SECONDARY SUITE PROG	
ZO 04	ZONE	RS-2	ONE FAMILY DWELLING

Items:

0056 CONVSN CO-ORDINATE CONVSN CO-ORDINATE 25068795 NO.

Notes:

170 ENQUIRY CTR OFFICER/ECO

001 Entered by: R ADAIR

Date: 06JUN28

See note under 3365 Commercial Dr for possible dev potential on consolidated site. Bob Adair 060628

002 Entered by: A CHINFEN.

Date: 06OCT20

Inquiry from owner on what he can build on this site. RS2, told him outright is SFD, everything else is conditional depending on min site area, presently he can go two family conditional, he asked about buying the city lot(60x60)next to his and consolidating into 1, gave him Real Estate address and # for him to contact. If consolidated, he can go multiple dwelling conditional.

444 LANDSCAPING

001 Entered by: U ARAJS.

Date: 02JAN30

-----  
Address: 1775 E 18TH AV      (cont'd)      Type: MAIN      Status: ACTIVE  
-----

2001JA30:BC Hydro will remove three Acacia and two Chestnut growing under or next to powerlines as part of a hazard tree removal contract to be carried out in February 2002. (contact Richard Maingot, BC Hydro Vegetation, ph:604 528-3297 for details)

002 Entered by: W MASKALL      Date: 14JAN16  
Site insp to review arb report by DiamonHead dated June 10, 2013.  
Consolidation of 5 lots.  
I concur with findings in report. Only 9 trees throughout entire parcel are worthy of retention. These are as follows: 1677 - DFir, 1678 - Hemlk and the cluster of Cypress trees at the corner of E 17 and Commercial. These trees are listed as 1646-1653 in the report. This cluster MUST BE retained as a cluster to be viable. The cluster provides a valuable amenity to the site, as both a screen from overhead Skytrain, and busy road, plus to the neighborhood. It is a "landmark" green space. All attempts should be made to retain this Cypress Cluster.

1677 and 1678 should also be retained together. Very nice specimens. Also provide amenity to site and could easily design around them, --->> creating a striking landscape feature on the lot. Trees are both worthy of all significant attempts to retain through re-design.

Tree survey/aerial photo provided with report is completely inaccurate. Have asked consultant to revise and resubmit.

Will return info to UA for follow up.

003 Entered by: K ROURKE.      Date: 15JUL13  
email from Park Board re trees on the back (inner) blvd at 1733-1775 E 18/ 3365 Commercial  
Hello Lee,  
The Park Board has no interest in the trees at this address.

Thanks,

Bob Fraser, Tree Inspector  
Urban Forestry

752 SPECIAL ADDRESSING

001 Entered by: B LEE      Date: 15APR17  
April 17, 2015  
Proposed rezoning of site for a new 3 building residential development which will include access to buildings from E 18th Av & Commercial Drive.

2016/09/01 14.18.20  
PSA600.00 PSR600

<= Permits PRISM Properties =>  
Address Profile  
SEP 01, 2016

City of Vancouver  
for PNBAB2  
Page 3

-----  
Address: 1775 E 18TH AV (cont'd) Type: MAIN Status: ACTIVE  
-----

No addressing issues foreseen.

See rezoning plans in addressing area for layout & address ranges. b1

(includes 3365 Commercial Drive & 1695,1707,1733 E 18th Av)

Tax information:

Address	: 1775 E 18TH AVE	Co-ordinate	: 250-687-95-0000
Lot code	: 0 STANDARD DIMENSIONS	Neighbourhood code:	
Width	: 60.00 FT	Postal code	: V5N2H7
Length	: 124.85 FT	Zone code	:
Area	: 7,491.00 SF	Record status	: ACTIVE
Land value:	\$1,357,000 (2016)	Plan number	:
Impr value:	\$27,100 (2016)	Homeowner grant	: No

Number of owners: 1

CRESSEY 18TH AVENUE HOLDINGS LTD

Legal description:

Lot	Block	Sect	Town	Ra	Plan	DL	LD
1	A				VAP1795	753	NW

200-555 8TH AVE W  
VANCOUVER BC V5Z 1C6

End of address

End of report

VanRIMS No.: 08-2000-20  
**Public Hearing - June 23, 2016**

## MEMORANDUM

June 21, 2016

TO: Mayor Robertson and Councillors

CC: Sadhu Johnston, City Manager  
Paul Mochrie, Deputy City Manager  
Janice MacKenzie, City Clerk  
Lynda Graves, Manager, Administration Services, City Manager's Office  
Rena Kendall-Craden, Director, Communications  
Kevin Quinlan, Chief of Staff, Mayor's Office  
Jane Pickering, Acting General Manager, Planning and Development Services  
Jerry Dobrovolsky, General Manager of Engineering Services

FROM: Kent Munro, Assistant Director of Planning, Vancouver Midtown

SUBJECT: CD-1 Rezoning: 3365 Commercial Drive and 1695-1775 East 18th Avenue

This memorandum recommends amendments to the draft CD-1 By-law for 3365 Commercial Drive and 1695-1775 East 18th Avenue, to correct an oversight in the permitted floor space ratio for Sub-area 1 (rental site).

### **RECOMMENDATION**

THAT sections 5.3, 5.4 and 5.5 of the draft CD-1 By-law posted for 3365 Commercial Drive and 1695-1775 East 18th Avenue be replaced with the following:

“5.3 The floor area and density for all uses in each sub-area must not exceed the maximum permitted floor area and density set out in the following table:

pha 1 - yellow memo no. 2

City of Vancouver, Planning and Development Services  
Planning Division, Vancouver Midtown  
453 West 12th Avenue  
Vancouver, British Columbia V5Y 1V4 Canada  
tel: 604.873.7611 fax: 604.873.7100  
website: [vancouver.ca/communityplanning](http://vancouver.ca/communityplanning)



Sub-area	Maximum Permitted Floor Area (m <sup>2</sup> )	Maximum Permitted Density (Floor Space Ratio)
1	6,855 m <sup>2</sup>	2.55
2	555 m <sup>2</sup>	0.96

- 5.4 The maximum permitted floor area for the site is 7,410 m<sup>2</sup>
- 5.5 The maximum permitted floor space ratio for the site is 2.27.”

### **DISCUSSION**

The applicant recently confirmed that in-suite storage had been omitted in the proposed building mass and floor area calculations for the rental building. In-suite storage is a requirement for all rental projects. In accordance with City practice, the area must be excluded from computation of floor area, if it meets the provisions of section 5.7(g) of the CD-1 By-law. To ensure the proposed rental building does not increase in size to accommodate an additional 40 square feet per rental unit, staff recommend the above amendment to the draft CD-1 By-law to reduce the permitted floor area by an amount equal to 408 m<sup>2</sup> (4,400 square feet), which equates to 40 square feet of storage area for each of the 110 rental units.

This additional recommendation requires approval by Council to correct the oversight in the applicant's technical data related to storage areas and the subsequent maximum permitted floor area for the rental building proposed in the posted CD-1 By-law.

Sincerely,



Kent Munro, RPP, MCIP  
Assistant Director of Planning, Vancouver Midtown



## Balantzyan, Berg

---

**From:** Lade, Camilla  
**Sent:** Wednesday, April 19, 2017 8:27 PM  
**To:** Autiero, David; Balantzyan, Berg; Bell, Scott; Borsa, Jonathan; Drobot, Dwayne; Freeman, John; Greer, John; Haid, Susan; Hill, Zane; Jung, David; King, Lisa (DBL); LeBreton, Wendy; Munro, Kent; Neil LaMontagne; Paterson, David; PDS PLN Rezoning Centre - DL; PDS PLN Urban Development - DL; So, Mandy; Tenney, Troy; Wroblewski, Andrew  
**Subject:** UDP Results

58 W Hastings Street (RZ) - RESUBMIT  
3701-3743 West Broadway (RZ)- SUPPORT  
8795-8803 Granville Street (RZ)- RESUBMIT  
619-675 W Hastings Street(RZ)-SUPPORT  
3365 Commercial Drive (DP)- SUPPORT WITH RECOMMENDATIONS

## PTR Distribution Memo

PTR Received: 08<sup>th</sup> September, 2017

**Project Address:** 3365 Commercial Drive

**Permit No:** DP-2017-00181

**Comments Due:** 06<sup>th</sup> December 2017

Group	Name	Remarks
Project Coordinator	Berg Balantzian	1 set+ FSR set
Development Planner	Marie Linehan	1 set
Landscape	Alina Maness	1 set
Engineering	Kevin Cavell	2 sets
Heritage	James Boldt	1 set
Urban Design		
Building Review Branch	Calvin Wang	1 set
Environmental Protection		
Housing	Daniel Naundorf	Memo only
Social Policy		
REFM		
Parks Board		
Addressing		
Childcare Licencing Officer		
DTES		

### Project Description:

This is the prior to response for the project DP-2017-00181 to develop a site at 3365 Commercial Drive ( now Zoned CD-1) with a 6 storey and 3.5 storey rental building consisting of 111 new secured market rental units and to restore the Class C heritage house while creating 2 new strata titled units. a new infill duplex (strata titled) unit will be created behind the heritage house. Posse now includes:

- PTR- FSR Overlays
- PTR- Architectural & Landscape Plans
- PTR- Supporting Documents & Reports
- PTR- Building Grades

All related documents and drawings are available in POSSE under the permit number. Please review and send your comments and conditions to the PC with a copy to me on or before the comments due date as noted above.  
Sincerely,

**Carl Stanford | Project Facilitator**  
604-8716-796

City of Vancouver, Development, Buildings and Licensing  
Development Services Division - Project Facilitation  
453 West 12th Avenue  
Vancouver, British Columbia V5Y 1V4 Canada  
tel: 604.873.7611 fax: 604.873.7060  
website: vancouver.ca



## MEMORANDUM

February 20, 2017

TO: Berg Balantzyan, Project Coordinator - Development Services  
Marie Linehan, Development Planner  
Alina Maness, Landscape  
Kevin Cavell, Engineering (2 sets)  
James Boldt, Heritage  
Daniel Naundorf, Housing (*memo only*)  
Matthew Lam, Building Review Branch (*for assignment*)  
Linda Kwan, Environmental Protection (*memo only*)  
Katy Amon, Parks Board (*memo only*)

FROM: Wendy LeBreton, Project Facilitator

SUBJECT: 3365 Commercial Drive - DP-2017-00181

To develop the site with a 6 storey and 3.5 storey rental building consisting of 111 new secured market rental units. Also, to restore the Class C heritage house at 3365 Commercial and to create 2 new strata titled units. Also, to construct a new infill duplex (strata titled) behind the heritage house. This project was rezoned to **CD-1 (644)**.

The plans and all supporting documentation are saved in VANDocs (& Posse), and can be retrieved by searching **DP-2017-00181**.

- FSR Overlays
- Architectural & Landscape Plans
- Title Searches & Charge Summaries
- Site Profile
- SOS, Conservation Plan
- RZ Conditions of Approval Response
- Building Grades
- Site Survey
- Draft Tenant Relocation Plan
- LEED / Sustainability Materials

### Project Schedule:

NAP	March 2
UDP	May ?
DoP Decision	June 9

Please send your comments and conditions to PC Berg Balantzyan with a copy to me, on or before **June 1**.

Sincerely,  
Wendy LeBreton 8-6796



# DE Checklist - Major Applications (Complete) Updated May 2016

## PLANNING & DEVELOPMENT SERVICES

This checklist **MUST** be completed and submitted with your Development Permit Application. This list is not limited in its content. Upon review of each submitted application, additional plans or documents may be required to continue the review process. If you have any questions regarding the information requested on this form, please call the Enquiry Centre at 604-873-7611.

Project Address: 5365 Commercial Development Application:

Forms, Fees, Technical Reports and Drawings				Staff Use Only	
Document	Copies Required	Details	Notes	Copies Attached	Accepted
Application Form	1	A Development Application form must be completed and signed at time of submission.			
Application Fee		An application fee, typically calculated based on floor area, is due at time of submission.			
Building Grades Fee		Engineering Building Grades fee must be paid at time of submission.			
Title Search	1	Copy of current title search from the Land Title Office, for each parcel involved in the proposal.			
Charge Summary	1	Written summary by a solicitor, on their company letterhead, describing each charge on title (except financial charges) and advising whether they are affected by the proposal.			
Letter 'A'	1	A Letter 'A' must be submitted when a transfer of heritage density is being proposed as part of the development.	N/A.		
Acoustical Report	1	An acoustical report must be submitted where required by the Zoning and Development By-law.			
Traffic Analysis	1	A traffic analysis must be submitted where required by the Zoning and Development By-law.	+ addendum		
View Analysis	1	A view analysis must be submitted where required by the Zoning and Development By-law.	N/A.		
Site Profile	1	Site Profile must be completed for all applications. See the link to the right for more information.	<a href="http://www2.gov.bc.ca/gov/content/environment/air-land-water/site-remediation/site-profiles">http://www2.gov.bc.ca/gov/content/environment/air-land-water/site-remediation/site-profiles</a>		
Building Envelope Letter	1	Letter from a Building Envelope Consultant regarding FSR wall exclusions, if applicable.	May be included in statistics sheet of plan set or submitted separately.		
Reduced Drawings	1	A complete set of reduced drawings, including landscape plans, on 11" x 17" paper.	+ FSR + landscape		
Electronic Copy of Plans	1 USB	A complete set of drawings + all other application materials in .pdf format.			
Design Rationale & Request for Relaxations	1	1 to 2 pages (if applicable, include responses to rezoning conditions) If applicable, clearly outline what relaxation(s) is being requested	You may be asked to complete a separate technical table.		

DOC/2014/358008

Page 1 of 6

DP 700181

## DE Checklist - Major Applications cont'd.

Project Address: Development Application:

Forms, Fees, Technical Reports and Drawings				Staff Use Only	
Document	Copies Required	Details	Notes	Copies Attached	Accepted
Building Grades Plan	2	Building grades at all four corners of the site will be required. Submission for Development Application will not be accepted without Building Grades Plan; may be included in plan set or submitted separately.	Contact City Engineering Services at 604-873-7316 for application. <a href="http://vancouver.ca/home-property-development/building-grades-for-sidewalk-and-street-elevation.aspx">http://vancouver.ca/home-property-development/building-grades-for-sidewalk-and-street-elevation.aspx</a>		
Drawings Required - Required scale 1/4" = 10' (1:50) unless otherwise specified in Notes, or if plans exceed standard A2 paper (2x3') at the above-noted scale, then plans at 1/8" = 10' (1:100) scale may be acceptable.					
Survey Plan	2 originals + 6 copies	Scale NOT less than 1/16" = 1' 0" (1:200) See Last Page for details	2 original surveys and 6 copies are acceptable. May be included in plan set or submitted separately.		
Cover Sheet with Project Statistics (Data Sheet)	13	Total Site Area Total Floor Space - Permitted and Proposed Site Coverage - Permitted and Proposed Building Height(s) - Permitted and Proposed Front Yard - Permitted and Proposed Rear Yard - Permitted and Proposed Side Yard - Permitted and Proposed FSR statement including accessory uses and amenities - Permitted and Proposed Parking, loading and bicycle parking statement - Required and Proposed Statement of dwelling uses (units/types) Statement of balconies (where applicable) Statement of Proposed Variances and/or Relaxations			
Site Plan	13	Address and Street name(s) Legal description (found on tax notice) North arrow Dimensions of site and site area Location and dimensions of all buildings Required yards, setbacks and building lines Size and location of all off street parking and loading Access to parking and loading Size of manoeuvring aisles Location of existing trees, as noted on the Survey Sewer, water and gas lines on the property Existing and finished grade levels Treatment of open areas, courtyards, pedestrian areas, etc. Subdivision plan Location of garbage facilities Location of fire hydrants and their distance from the subject site Fire access routes or lanes Location of existing BC Hydro infrastructure (e.g. power poles, transformers, etc.) and location of proposed Pad Mounted Transformer (PMT)	This includes principal and accessory buildings. Including paving material.  Where applicable, Including curbs and paving materials.		

DOC/2014/358008

Page 2 of 6



DE Checklist - Major Applications cont'd.

Project Address:		Development Application:			
Forms, Fees, Technical Reports and Drawings				Staff Use Only	
Document	Copies Required	Details	Notes	Copies Attached	Accepted
Context Plan	13	<ul style="list-style-type: none"> <li>Drawings showing the relationship of the proposed buildings to surrounding development at front, rear and sides (in plan and elevation)</li> <li>Windows, uses and private open space in adjacent buildings, including secondary buildings and significant features must be indicated</li> <li>Room uses of adjacent residential /mixed use buildings</li> </ul>	To ensure that residential privacy issues are dealt with.		
Streetscape Drawings	13	<ul style="list-style-type: none"> <li>Graphic and written analysis of the streetscape noting the existing architectural and landscape design patterns and elements</li> </ul>			
Shadow Analysis	13	<ul style="list-style-type: none"> <li>An analysis of the impact of the development on any existing view corridors or any view impacts on adjacent properties or nearby public open spaces and an analysis of any skyline impacts, as seen from afar, as they impact sea or mountain views or the crest of any hill</li> </ul>	Refer to the City of Vancouver View Protection Guidelines. <a href="http://vancouver.ca/home-property-development/design-policies-guidelines.aspx">http://vancouver.ca/home-property-development/design-policies-guidelines.aspx</a>		
Parking, Loading and Bicycle Parking Plans	13	<p>Proposed development to comply with Parking By-law and Parking and Loading Design Guidelines for the following:</p> <ul style="list-style-type: none"> <li>Access to parking and loading (including elevations to verify)</li> <li>Ingress/egress ramp(s), width(s) (including elevations to verify)</li> <li>Ingress/egress ramp(s) grade(s), i.e., not more than 10% slope for the first 20' and 12.5% subsequently</li> <li>Interior ramp(s) grade(s) and width(s)</li> <li>The crossfall and slopes of parking areas and loading bays not to exceed 5% maximum</li> <li>Vertical clearance height for underground parking area (minimum 2 m) and for loading bays (minimum 3.5m)</li> <li>Length and width of parking stalls</li> <li>Length, width and throat width (where applicable) for loading bays</li> <li>Width of manoeuvring aisles for parking stalls</li> <li>Disability spaces to be clearly designated</li> <li>Curbs having cross-sectional dimensions above the pavement of at least 15 cm (6"), located at least 60 cm (23.6") distant from interior or exterior fences, walls, landscaped areas and buildings</li> <li>Bicycle parking requirements to be complied with in accordance with section 6 of the Parking Bylaw parking</li> </ul>	<p>Off-street passenger spaces are required to be provided in accordance with the Off-Street Passenger Space Regulations for:</p> <ul style="list-style-type: none"> <li>Community Care Facilities</li> <li>Health Care Office</li> </ul>		
F.S.R. Compliance	1	<ul style="list-style-type: none"> <li>Proof of compliance with F.S.R.</li> </ul> <p>Not required at time of application submission. May be submitted directly to the Project Coordinator, when assigned.</p> <p>Refer to bulletin at: <a href="http://former.vancouver.ca/commwvcs/BYLAWS/bulletin/0008.pdf">http://former.vancouver.ca/commwvcs/BYLAWS/bulletin/0008.pdf</a></p>	Proof of compliance can take the form of colour-coded floor plans cross-referenced to data sheets. Verification using computer generated illustrations or other means acceptable to the Project Coordinator.		

DE Checklist - Major Applications cont'd.

Project Address:		Development Application:			
Forms, Fees, Technical Reports and Drawings				Staff Use Only	
Document	Copies Required	Details	Notes	Copies Attached	Accepted
F.S.R. Exclusion	1	<ul style="list-style-type: none"> <li>Floor Space Exclusion for additional wall thickness to control Building Envelope Leaks</li> </ul> <p>Refer to bulletin at: <a href="http://former.vancouver.ca/commwvcs/bylaws/BULLETIN/0009.pdf">http://former.vancouver.ca/commwvcs/bylaws/BULLETIN/0009.pdf</a></p>	In order to assist staff in the processing of this exclusion, this information will be required for the review of the development application.		
Floor Plans	13	<ul style="list-style-type: none"> <li>All storeys including all levels of underground parking with all outside dimensions of each floor</li> <li>Indicate all room uses/dimensions, including finished/unfinished areas</li> <li>All door, window and skylight locations</li> <li>For floors that have sloped ceiling, see notes under cross section</li> <li>Location of vents, bay or box windows, air conditioning units and/or condensing units</li> <li>Floor space ratio permitted and proposed for new buildings and additions</li> <li>Number of dwelling units - existing and/or proposed</li> <li>Compliance with horizontal angle of daylight regulations for the particular zone in which the building site is located</li> <li>Clearly indicate proposed work if adding to an building (highlight)</li> </ul>			
Roof Plan	13	<ul style="list-style-type: none"> <li>Dimensions</li> <li>Elevations of roof, parapet and mechanical rooms</li> </ul>			
Elevations	13	<ul style="list-style-type: none"> <li>Four elevations, front, rear and two sides</li> <li>Floor levels and height above and below finished grades</li> <li>Finish details and materials of exterior</li> <li>Elevation on each floor level, peak of pitched roof or parapet wall of flat roof</li> <li>Chimney details</li> <li>Door and window details and sizes</li> <li>Weather protection</li> <li>Fencing and accessory building details</li> <li>Layout of heating, ventilation, air conditioning, mechanical structures or equipment</li> <li>Detailed elevations of screening</li> </ul>	<p>Elevations of all sides of the building if new building or if adding to an existing building, sufficient elevations to clearly represent the proposal.</p> <p>Cellar and basement heights.</p> <p>Existing and proposed.</p>		
Sections	13	<p>Longitudinal and cross sections should include:</p> <ul style="list-style-type: none"> <li>Details of vaulted areas and adjacent attic spaces</li> <li>Envelope or height protrusions</li> <li>Bay window, window seats and window well details</li> </ul>			

DE Checklist - Major Applications cont'd.

Project Address:		Development Application:	
Forms, Fees, Technical Reports and Drawings			
Document	Copies Required	Details	Notes
Landscape Drawings	13	<ul style="list-style-type: none"> <li>Provide a full Landscape Plan illustrating both common and botanical names, sizes and quantity of all proposed plant material.</li> <li>Proposed plant material, paved surfaces, other landscape elements and existing trees must be clearly shown on the Landscape Plan.</li> <li>Existing site contours, landscaping and material to be removed, include size, common name and placement.</li> <li>All landscape elements and details, including new/existing surfaces to be retained, enclosures, site furniture and structures.</li> <li>Location of sewer, water and gas lines.</li> </ul>	<p>Refer to Section 7 and 8 of the applicable zoning guidelines. <a href="http://vancouver.ca/home-property-development/land-use-and-development-policies-and-guidelines.aspx">http://vancouver.ca/home-property-development/land-use-and-development-policies-and-guidelines.aspx</a></p> <p>All landscaping details shown on the survey are to be transferred to the Landscape Plan. The applicant is responsible for the confirmation of all landscape information.</p>
Arborist Report	1	<ul style="list-style-type: none"> <li>Prepared by an ISA Certified Arborist.</li> <li>Report to include details of existing site trees and adjacent trees (as noted on the survey) and relevant comments as noted in the Protection of Trees By-law, Section 7.2.</li> </ul>	<p>Not required for applications without site or adjacent trees, or for applications that meet Section 7.3 of the Protection of Trees By-law.</p> <p><i>revised per zoning</i></p>
Clearances from Existing BC Hydro Infrastructure	1	<ul style="list-style-type: none"> <li>Checklist for Clearances from Existing BC Hydro Overhead Electric Liquefied Transformers and High Voltage Conductors to Buildings (to be completed by Electrical consultant).</li> <li>Contact BC Hydro (see right) for confirmation of this requirement.</li> </ul>	<p><a href="http://vancouver.ca/files/cov/hv-conductor-olt-filled-transformer-clearance-checklist-bulletin-2015-002-elt.pdf">http://vancouver.ca/files/cov/hv-conductor-olt-filled-transformer-clearance-checklist-bulletin-2015-002-elt.pdf</a></p> <p>For more information, contact: Jake Almonidoval, Sr. Design Mgr, Customer Projects and Design 604-528-3171 <a href="mailto:jake.almonidoval@bchydro.com">jake.almonidoval@bchydro.com</a></p>
Neighbourhood Energy Utility Branch Group Consultation		<ul style="list-style-type: none"> <li>For all Cambie Corridor projects, provide confirmation that Engineering's Neighbourhood Energy Utility Branch has been notified of the proposed project.</li> </ul>	<p>To be completed by Mechanical consultant.</p> <p>Sabrina Footat, Renewable Energy Planner, Neighbourhood Energy Utility Branch ☎ 604 893 7926 <a href="mailto:sabrina.footat@vancouver.ca">sabrina.footat@vancouver.ca</a></p> <p><i>N/A</i></p>
Tenant Relocation Guidelines		<ul style="list-style-type: none"> <li>For projects involving tenant relocation, consult with Housing Policy &amp; Projects staff ahead of DP submission. Review, and complete this checklist: <a href="http://vancouver.ca/files/cov/applicant-checklist-rezoning-projects-involving-tenant-relocation.pdf">http://vancouver.ca/files/cov/applicant-checklist-rezoning-projects-involving-tenant-relocation.pdf</a></li> </ul>	<p>Contact: Dan Garrison, Senior Planner, Housing Policy &amp; Projects 604-871-6003 <a href="mailto:Dan.Garrison@vancouver.ca">Dan.Garrison@vancouver.ca</a></p>
Urban Design/Graphic Materials (Additional Materials Required prior to UDP; see separate list)			
Urban Design Booklet	15	<ul style="list-style-type: none"> <li>11 x 17 coloured booklet as reviewed and endorsed by the UDP.</li> </ul>	<p>Submission is required after UDP and before DP Board.</p>
Heritage Applications - Require Additional Submission Materials; see separate checklist			

+ tree management plan  
+ Heritage Conservation Plan + SOS  
+ Sustainability LEED Checklist  
+ Waste Services Confirmation Letter

DE Checklist - Major Applications cont'd.

Survey Plan (by BC Registered Surveyor) Requirements:

<ul style="list-style-type: none"> <li>The PID (Property Identifier Number);</li> <li>Legal description (found on tax notice);</li> <li>Street address, street name(s) and location, as well as location and width of any lane(s);</li> <li>Dimensions of site and site area, including north arrow;</li> <li>Location of lead plugs, iron pins and show corner angles, datum;</li> <li>Location and dimensions of all existing buildings on the site for proposed additions;</li> <li>Front yard setback, main ridge height, and door sill heights of the two adjacent site on each side of the proposed building(s);</li> <li>Front, side and rear yard setbacks to each corner of the permitted building envelope, based on Zoning and Development By-law requirements;</li> <li>Setbacks must be taken from the established building line (where applicable);</li> <li>Ultimate property line;</li> <li>Lane dedications, registered easements, encroachments and right-of-ways must be indicated on the surveys. Where lane dedications are required, setbacks must be measured from dedication line;</li> <li>Location of existing street crossings;</li> <li>Existing grades at each of the four corners of the site;</li> <li>Existing grades at each corner of the existing and/or proposed principal building envelope (based on Zoning and Development By-law requirements);</li> <li>Existing grade on the adjacent property, parallel to side property lines at regular intervals approximately 3 m (10'0") into the neighbouring sites;</li> <li>Existing grade levels at the four corners of the proposed accessory building envelope;</li> <li>Elevations along the centre line of the lane opposite to the centre line of the accessory building envelope (if lane paved, elevations must also be shown along the centre-line of the gutter);</li> <li>Location and elevations at the top and bottom of any existing retaining walls at regular intervals of approximately every 3 m (9.84');;</li> <li>Location, height and diameter of all stumps 20 cm (8") caliper or greater;</li> <li>Location of all existing trees (including adjacent property trees within 2 m (6.56') of the property line and trees on any City street or lane allowance adjacent to the site) that are 20 cm (8") in diameter or greater (and all multi-branching trees where the combined diameters of the three largest stems equal 20 cm (8") caliper or greater) when measured 1.4 m (4.60') above the ground;</li> <li>Tree grades (existing tree base elevations) for those trees exceeding 20 cm (8") in diameter that are affected by development;</li> <li>The drip line (crown of trees or extent of tree branches) and species or type of trees (for all trees exceeding 20 cm (8") in diameter when measured 1.4 m (4.60') above the ground);</li> <li>Along the road and lane frontages including registered right-of-ways and extending to the opposite side of the street, lane and registered right-of-ways, to a point 3 m (9.84') beyond either side of the property lines, right-of-ways, locate the following: all utility manhole covers and their elevations, fire hydrants, street lights, utility kiosks, utility poles and their anchor rod &amp;/or guy wire locations, existing transformers, catch basins, any other street furniture, street(s), lane(s) and/or registered right-of-ways, as well as sidewalk(s), curb(s) and gutter(s);</li> <li>For 3 m (9.84') adjacent to the property and extending to the opposite side of the street(s) or lane(s) and or registered right-of-ways at 3 m (9.84') increments, provide the centre line elevation of all street(s), lane(s) and/or registered right-of-ways, as well as sidewalk(s), curb(s) and gutter(s) at 3 m (9.84') increments.</li> </ul>
--

**Note:** For proposed driveways from a street, contact the Development and Building Services Centre at 604.873.7511 for Zoning and Development By-law requirements (a Streetscape Plan and/or Building Grades Plan may be required).

PRIOR TO  
RESP. PRIOR TO

## Balantzyan, Berg

---

**From:** Stanford, Carl  
**Sent:** Monday, January 15, 2018 12:16 PM  
**To:** Nathan Gurvich  
**Subject:** 3365 Commercial Drive, DP-2017-00181: PTR Progress Comments  
**Attachments:** PTR Review\_Interim Staff Comments\_180112.pdf

Hi Nathan,

Further to your enquiry, concerning the status of reviews pertaining to your Prior-to Response Drawings (distributed September 08th 2017), we attach comments from the completed review groups. We had hoped to issue a consolidated response however due to backlog and the Christmas period the technical, and landscape review groups are still outstanding. They will be completed as soon as possible and issued to you later.

We hope that by issuing these initial comments we will allow you to move forward and continue progress your application. If you should have any questions or require anything further please feel free to contact us.

Regards,

Carl Stanford | Project Facilitator

**CITY OF VANCOUVER** | Development, Buildings & Licensing  
515 W 10th Ave, Vancouver, BC V5Z 4A8  
Tel | 604-871-6796  
Email | [carl.stanford@vancouver.ca](mailto:carl.stanford@vancouver.ca)

*WARNING: This e-mail transmission, and any documents, files or previous e-mails attached to it, may contain confidential and/or proprietary information. If you are not the intended recipient or the person responsible for delivering it to the intended recipient, you are hereby notified that any disclosure, copying, distribution or use of any of the information contained in or attached to this transmission is STRICTLY PROHIBITED. If you have received this transmission in error, please immediately notify the sender by telephone at 604.871-6796 and destroy the original transmission and its attachments without reading them.*



## MEMORANDUM

12<sup>th</sup> January, 2018

**To:** Applicant

**From:** Carl Stanford | Project Facilitator, City of Vancouver

**Subject:** 3365 Commercial Drive, DP-2017-00181  
'In-Progress' Comments on Prior To Response Drawings

---

Dear Nathan,

Further to your enquiry to the project facilitation group, concerning the status of reviews pertaining to your Prior-to Response Drawings distributed September 08<sup>th</sup> 2017 we attach below the completed review groups comments. Please note technical, and landscape reviews are still outstanding and will be completed as soon as possible.

---

### Planning Review Comments:

PTR is cleared for urban design conditions subject to:

The elevations have material tags but are missing a material legend, and are very dark and difficult to read. They should add a legend and print a clearer set of set of elevation drawings – they could print a set with lighter or no tones to improve legibility

The landscape sections and the site sections don't seem match in terms of the planter details at site edges. They should match. Provide architectural section details to match landscape for:

- North PL adjacent amenity space.
- Commercial Drive patios.
- E 18th at patios at 3.5-storey building.
- E 18th at the raised planter at the SE corner of 6-storey building.

Provide a note that in all cases that the planter height varies relative to adjacent grade but in no case exceeds 2 feet above adjacent grade.

Engineering will need to clear the 8 street trees at the inside boulevard at 18th in order to clarify their concern about maintenance. Planning wants these trees in order to offset tree removal on this site which has been an issue.

**Housing Review Comments:**

Housing conditions 1.36: Design development to the common amenity meeting room to add a door(s) to provide a direct connection to the outdoor common amenity area, so that activity from this room can move outdoors and vice versa;

The design development condition has been met. Ok to clear.

**Engineering Review Comments:**

See the engineering letter attached to the end of this memo.

**Engineering NPT Review Comments:**

See the engineering letter attached to the end of this memo.

*Provision a saw cut concrete sidewalk within the corner cut dedication parallel to the new property line and offset by 5 feet to allow a 6 foot concrete sidewalk between the signal control kiosk and the back boulevard grass and landscape. Note that the applicant has provided 4 foot sidewalk instead of 6.*

*The following are the Engineering Services "holds" for this application*

- *Delete parking space 58. Parking space V6 does not have the required maneuvering width if parking space 58 is retained.*

**Note for Technical Review (PC):**

- *As per Section 4 (4.13.5) of the Parking By-law, internal security doors are required separating the visitor parking and residential parking.*
- *The applicant is showing on the tech table that two Class B loading spaces are provided. These are Class A Loading spaces.*
- *Confirm that the access aisle to the storage lockers adjacent parking space 54 has the required aisle width.*

**Engineering Landscape Review Comments:**

Provide root barriers at the front and back of walk as required for all new street trees.

**Heritage Review Comments:**

See the heritage letter attached to the end of this memo.

---

If you should have any questions or require anything further please feel free to contact us.

Yours Sincerely,

**Carl Stanford | Project Facilitator**

City of Vancouver | Development, Buildings & Licensing  
515 W 10th Ave, Vancouver, BC V5Z 4A8

December 14, 2017

**RE: 3365 COMMERCIAL DRIVE, Vancouver, BC**  
**Development Application Number DP-2017-00181**

**Plans stamped received <SEP 08 2017>**

The following are the Engineering Services "holds" for this application

**1.0 Prior to the issuance of the Development Permit, drawings shall be submitted clearly indicating:**

Engineering Services Conditions:

1.38 - Not met. Submission of a crossing application is required.

**Note to Applicant:** Show standard City crossing as per Streets Restoration Manual drawing MF137-AF.

[http://vancouver.ca/files/cov/vancouver\\_street\\_restoration\\_manual.pdf](http://vancouver.ca/files/cov/vancouver_street_restoration_manual.pdf)

1.40 - Not met. Delete parking space 58. Parking space V6 does not have the required maneuvering width if parking space 58 is retained.

**Note to PC:** The applicant is showing on the tech table that two Class B loading spaces are provided. These are Class A Loading spaces.

**2.0 Condition(s) to be met prior to the issuance of the Development Permit:**

Engineering Services Conditions:

- Provision of a Sewer design to the satisfaction of the GMES prior-to issuance of the DP. A Letter of Credit in the amount of \$198,000.00 is required.
- Delivery of the Letter of Credit as per Services Agreement is required prior-to issuance of the DP. The amount required is \$472,800.00.

Yours truly,

Terry Wilson

TW/tw

December 11, 2017

**RE: 3365 COMMERCIAL DRIVE, Vancouver, BC**  
**Development Application Number DP-2017-00181**

**Plans stamped received <Sept 08, 2017>**

The following are the Engineering Services "holds" for this application

- Delete parking space 58. Parking space V6 does not have the required maneuvering width if parking space 58 is retained.

Note to PC: As per Section 4 (4.13.5) of the Parking By-law, internal security doors are required separating the visitor parking and residential parking.

Note to PC: The applicant is showing on the tech table that two Class B loading spaces are provided. These are Class A Loading spaces.

Note to PC: Confirm that the access aisle to the storage lockers adjacent parking space 54 has the required aisle width.

RZ

MEMO TO: Dave Kim / Jennifer White / Randy Zeegers / Rosemarie Draskovic  
FROM: Douglas Scott - Transportation Planning Branch  
Reviewed With: N/A  
Review Date: October 6, 2017

ENGINEERING TRANSPORTATION PLANNING BRANCH REVIEW  
PLANS DATED: September 8, 2017  
**ADDRESS: 3365 Commercial Dr**  
**DP Number: DP-2017-00181**

TRANSPORTATION PLANNING DEVELOPMENT PERMIT REQUIREMENTS:

1. Provision a saw cut concrete sidewalk within the corner cut dedication parallel to the new property line and offset by 5 feet to allow a 6 foot concrete sidewalk between the signal control kiosk and the back boulevard grass and landscape. Note that the applicant has provided 4 foot sidewalk instead of 6.

June 27, 2017

Mr. Nathan Gurvich  
Cressey 18th Avenue Holdings Ltd.  
200 - 555 West 8th Avenue  
Vancouver, BC  
V5Z 1C6



Dear Mr. Gurvich:

RE: 3365 COMMERCIAL DRIVE  
Development Application Number DP-2017-00181

**DP-700181**

On behalf of the Director of Planning, your application has been approved to develop on this site a 6-storey Multiple Dwelling building on the east portion containing 111 secured market rental dwelling units and a 3-storey market Infill Two Family Dwelling at the northwest side, and restore, retain, designate as Heritage "C", and relocate the existing 3-storey house at 3365 Commercial Drive to the southwest side of the site to convert to a Multiple Conversion Dwelling containing 2 market dwelling units, all above one level of underground parking accessed from East 18<sup>th</sup> Avenue, thereby providing a total of 115 dwelling units on this site.

A permit may be issued upon the completion of the revisions and conditions noted below under items 1.0 to 2.8 of this "prior-to permit issuance" letter.

**IMPORTANT!!! HOW TO SUBMIT YOUR REVISIONS**

Arrange a meeting by calling at least two days in advance of your drawings being ready for submission. **Partial submissions will not be accepted.** You may contact Wendy LeBreton at (604) 871-6796, 8:30 a.m. to 5:00 p.m., Monday to Friday. Please do not mail, drop-off or courier your response because this will delay the processing of your application. The purpose of the meeting will be to complete a preliminary review of your submission which must include your revised drawings and a written explanation describing how you have addressed each of the conditions.

- 1.0 Prior to the issuance of the Development Permit, eight (8) complete sets of revised drawings shall be submitted, to the satisfaction of the Director of Planning, clearly indicating:

Urban Design conditions:

- 1.1 design development to improve the main entry canopy expression;

**Note to Applicant:** A more distinctive architectural expression should be provided for the entry canopy to add prominence and visual interest to the main residential entry.

Design of entry canopy has been revised to add visual interest to the main residential entry. (See A5.01)

- 1.2 design development to the bridging element to mitigate overlook to adjacent dwelling units;

**Note to Applicant:** The bridging element should continue to read as a lighter architectural element, with further consideration of the treatment of the glazing to mitigate overlook to adjacent dwelling units. A planter border may be provided at the edges of the roof to screen and reduce overlook from the bridge.

Bridging element is developed to have glass walls on either side to make it visually light.

Gradual frosting of the glass provides privacy from direct overlook while maintaining the lightness of the design. (See A5.01)

- 1.3 design development to reduce the path width and extent of hard surface paving, and provide additional planting, between the retained heritage house and the new rental building;

**Note to Applicant:** Explore the potential for a single narrower path if the sites are consolidated.

The path has been reduced to 2m/6.5' wide as the site will not be subdivided. (See A2.01 and L1.1)

- 1.4 design development to provide the primary child's play space in a central location at the rear yard with closer proximity to the indoor amenity room;

**Note to Applicant:** The central location is preferred to the location adjacent the retained trees in order to allow for a larger unobstructed play area with overlook from the indoor amenity room. Proposed creative play structures should be incorporated into the design of the central play space.

The play area remains in the same location adjacent to the stand of existing retained trees. The smaller of the two trees (tree #1677) has a large boulder attached to its roots that will be retained and will contribute to a naturalistic play area. We feel this naturalistic location, with better sun light (as it is out of the shade of the building) supports the City's desire for more naturalistic play. (See L1.1)

- 1.5 provision of large scale details for the entry canopy, bridging element, balconies and guardrails, parapets and fin walls;

**Note to Applicant:** A high quality material should be provided for the projecting balcony soffits, in keeping with the overall design.

Large scale details for the Entry Canopy, Bridging element, Balconies, Guard rails, Parapet and fin walls added to the set. (See A5.01 and A5.02)

**Development Review Branch conditions:**

- 1.6 clarification of building heights, noting the following:

- i. roof height of the Heritage building does not match on roof plans and elevation/section drawings;

Annotation discrepancy addressed and roof height standardised across the set.

- ii. second floor level and roof height of the Infill building do not match on the plans and elevation/section drawings;

Annotation discrepancy addressed and floor height standardised across the set.

- iii. roof level of the 3.5-storey rental building does not match on the roof plan and elevation/section drawings;

Annotation discrepancy has been addressed and roof height standardised across the set.

- iv. detailed roof elevations for each roof level in the 3.5-storey and 6-storey rental building should be shown on the roof plan, matching elevation/section drawings;

Roof elevations shown for each roof level elevation match elevation and section drawings.

**Note to Applicant:** Submission of a revised Sheet No. A0.BH - Building Heights Drawing, showing incorporation of the above-noted items, is required.

Sheet A0.BH revised to show building heights of above noted items.

- 1.7 clarification of all proposed alterations and additions on the floor plans and elevations of the existing building that is to be relocated and retained;

**Note to Applicant:** A clear indication of what is retained as existing and the extent of additions is required. FSR documents should also indicate existing and added floor areas.

New sheets added to clarify proposed alterations and additions. FSR Documents revised to indicate existing and added floor areas. (See A2.08 to A2.12)

- 1.8 compliance with Section 8 - Horizontal angle of daylight, of the CD-1 (644) By-law, noting the following:



- i. the following rooms do not comply:
  - a. Bedroom in Unit Type B1 on the ground and 2<sup>nd</sup> floors;
  - b. Den in Unit Type B3 on the ground and 2<sup>nd</sup> floors;

Unit layouts of both the unit types revised to be in compliance with Section 8.

- ii. broken lines, indicating possible partitioning and obstruction of direct light into sleep areas, are to be removed in the following units:
  - a. Studio Type A1 units on the ground floor;
  - b. Studio Type A2 units on the 2<sup>nd</sup> through 5<sup>th</sup> floors;
  - c. Studio Type A3 units on the 6<sup>th</sup> floor;

Broken lines removed as requested.

1.9 clarification of dwelling unit size, noting the following:

- i. the measurement of dwelling unit size shall be calculated using the inside dimension of the walls. Interior partition walls, within the dwelling unit, are to be included in the measurement.

Further, any bulk storage EXCLUDED FROM FSR CALCULATIONS shall NOT be included in the measurement of the dwelling unit floor area;

- ii. average size of dwelling units of each unit type is to be computed by using unit size determined per item (i) above;

**Note to Applicant:** Submission of a revised Sheet No. A1.04 - Key Plans, showing average area of each unit type, is required.

Measurement of individual unit sizes revised to comply with 1.9.i above. Sheet A1.04-Key plans revised to show average area of each unit type based on this. (See A1.04)

1.10 provision of a minimum of 5.7 m<sup>3</sup> (200.0 ft.<sup>3</sup>) of useable storage space for each dwelling unit for the storage of bulky items, e.g., winter tires, ski and barbecue equipment, excess furniture, etc., in compliance with Planning - By-law Administration Bulletin entitled, "Bulk Storage and In-suite Storage - Multiple Family Residential Developments", noting the following:

- i. the storage area(s) may be below grade with individual lockers in a common space or may be provided en suite;
- ii. bulk storage area must be minimum 25.0 ft.<sup>2</sup> when minimum ceiling height provided is 8.0 ft. in order to achieve minimum required storage space of 200.0 ft.<sup>3</sup> (5.7 m<sup>3</sup>);

**Note to Applicant:** The following storage rooms in the rental component of the proposed development do not comply

- a. St-06 on the first floor;
  - b. St-08 on the 2<sup>nd</sup> and 3<sup>rd</sup> floors;
  - c. St-01 on the 3<sup>rd</sup> and 4<sup>th</sup> floors;
  - d. St-07 on the 4<sup>th</sup> floor;
  - e. St-04 on the 5<sup>th</sup> and 6<sup>th</sup> floors;
- iii. laundry area and access to the laundry area within a storage space, such as in Unit Type D4 on the 6<sup>th</sup> floor, cannot be included as part of the floor area exclusion for storage;
  - iv. layout of storage lockers in the storage room at the northwest corner of the underground parking level should be shown;

**Note to Applicant:** Each storage unit in the underground parking level must accommodate minimum 200.0 ft.<sup>3</sup> of storage space, have a minimum clear horizontal dimension of 4.0 ft. in all directions, and a full floor-to-ceiling height of minimum 6'-10". Storage units should be dimensioned to demonstrate compliance.

All storage rooms have been revised to comply with the above mentioned guidelines. Dimensioned plan of a typical storage unit added on parking layout sheet. (See A2.00)

- 1.11 provision of drawings at a more standard or typical scale;

**Note to Applicant:** Proposed scale of 1/18"=1'-0" is not acceptable.

This was a typographical error. Has been corrected to to show standard Architectural scale.

- 1.12 notation/clarification of the uses of all rooms/spaces in the entire proposed development, including but not limited to the following:

- i. all open balconies and roof decks, noting the following:
  - a. all balconies and roof decks should be illustrated on the floor plans, matching FSR overlays;
  - b. balconies of Unit Type C5 on the 2<sup>nd</sup> through 5<sup>th</sup> floors, and Unit Type D2 on the 6<sup>th</sup> floor of the 6-storey building do not match on the floor plans and FSR documents;
  - c. open roof decks, i.e., decks directly above spaces included in floor area, may be excluded from balcony area, but portions of roof decks located above balconies or open space must be included in the computation of balcony area;

**Note to Applicant:** Submission of revised overlays indicating all spaces included or excluded from balcony area calculations will be required.

All floor plans updated to show balconies where planned and FSR overlays sheets revised to match.

- ii. clarification of the use of the "Main Room" on the 3<sup>rd</sup> floor level of the Infill building is required;

3<sup>rd</sup> floor of infill building revised to show correct room label- 'Master Bed'.

- 1.13 details of proposed roof-top treatment, location of all roof-top mechanical units and roof-top equipment, including size, specifications and/or venting, and details of screening;

Details of Mechanical equipment on the roof top incorporated on the roof plan. Proposed roof treatment clarified. (See A2.07)

- 1.14 compliance with Sections 4.8.1. and 4.8.2 - Size of Parking Spaces and Size of Small Car Spaces, of the Parking By-law, to the satisfaction of the General Manager of Engineering Services;

**Note to Applicant:** Provision of scaled diagrams of parking stalls showing typical dimensions for standard and small car spaces located adjacent to a wall, fence, or similar structure, is required to be shown on the Parkade Plan.

Added scaled diagrams of parking stalls to sheet A2.00, as requested. (See A2.00)

- 1.15 compliance with Section 4.1.7 - Number of Small Car Spaces, of the Parking By-Law, to the satisfaction of the General Manager of Engineering Services, noting the following:

- i. the number of small car parking spaces on a site may not exceed 25% of the total parking spaces required for the site for all uses combined;
- ii. based on submitted information, total number of required parking spaces for the residential market component has been computed to be 5 (a minimum of 3 spaces for the infill and 2 for the heritage building), of which a maximum of 25% (one space) may be a small car space;

**Note to Applicant:** Proposed number of small car spaces is 4.

Revised parkade layout has a proper ratio of small cars. (See A2.00)

- 1.16 compliance with Sections 4.8.1 and 4.8.4 - Disability Spaces, of the Parking By-law, to the satisfaction of the General Manager of Engineering Services;

**Note to Applicant:** A minimum of 2.3 m (7.5 ft.) unobstructed vertical clearance is required for a disability parking space and all entry points,

manoeuvring aisles, and access ramps leading to the disability parking space. Compliance with required vertical clearances should be clearly demonstrated on the submitted plans (see also condition 1.40).

Parkade layout revised to ensure 2.3M vertical clearance to disability parking is provided. (See A2.00 and A3.02)

1.17 correction of proposed number of parking spaces, noting the following:

- i. where proposed number of parking spaces equals or exceeds the minimum required, disability parking spaces are not to be double-counted on the plans;
- ii. required disability parking spaces may count as two parking spaces only for the purpose of satisfying the minimum required number of parking spaces, per Section 4.1.15 - Calculation of Disability Parking Spaces, of the Parking By-Law;

**Note to Applicant:** As minimum required parking for the residential rental component has been computed to be 55 parking spaces, based on submitted information, only two of the required disability parking spaces may be double-counted to satisfy required parking. Similarly, the disability parking space in the residential market component should not be double-counted as proposed number of parking spaces is sufficient without it.

Parkade layout and stats have been revised to account for the above. (See A2.00 )

1.18 provision of curbs, in accordance with with Section 4.8.9 - Curbs, of the Parking By-law, to the satisfaction of the General Manager of Engineering Services, for Parking Stall Nos. 10 and 11;

**Note to Applicant:** Curbs should be dimensioned and identified with notation on the floor plans.

Revised parking layout includes Curbs, where required. A detailed diagram showing dimensions has also been added on the Sheet A2.00. (See A2.00)

1.19 confirmation that at least 20 percent of all off-street residential parking spaces will be available for charging of electric vehicles;

**Note to Applicant:** Although this is a Building By-law requirement under Part 10 of the Vancouver Building By-law, the Director of Planning is seeking acknowledgement that this condition can be met during the Building review of this development. For more information, refer to the website link:

<http://vancouver.ca/home-property-development/electric-vehicle-charging-requirements.aspx>

We confirm that this condition will be met at the time of Building Permit application.

- 1.20 provision of loading facilities in accordance with the Parking By-law, to the satisfaction of the General Manager of Engineering Services;

**Note to Applicant:** Parking Stall Nos. L1 and L2, intended as Class A loading spaces, require a minimum width of 2.7 m [8'-10"], and a minimum height of 2.3 m [7'-6"].

Revised Parking layout incorporates the sizes mentioned above. (See A2.00)

- 1.21 provision of bicycle parking, in accordance with Section 6 of the Parking By-law, noting the following:

- i. at least 20 percent of the total number of Class A bicycle spaces must be bicycle lockers, in accordance with Section 6.3.13A - Minimum Number of Bicycle Lockers, of the Parking By-law;

**Note to Applicant:** The minimum 20 percent applies to bicycle spaces on each of the sub-areas.

- ii. proposed number and location of Class B bicycle spaces is to be clarified, and should match on the Architectural and Landscape Plans;

**Note to Applicant:** Proposed number of Class B bicycle spaces should be noted on submitted plans.

For one legal lot, the total requirement of bike spaces works out to 144. We have provided a total of 160 bike stalls with 30 (20%) being located in bike lockers. (See A2.00)

- 1.22 design development to locate, integrate and fully screen any emergency generator, exhaust or intake ventilation, electrical substation and gas meters in a manner that minimizes their visual and acoustic impacts on the building's open space and the Public Realm;

**Note to Applicant:** In order to prevent contaminated air from being drawn into the building, all fresh-air intake portals must be located away from driveways, and parking or loading areas.

Fresh air intake portals will be located away from driveways as the design is developed further.

The mechanical shafts have been relocated to minimize their impact on the public realm. There is a shaft located between the heritage house and townhouse infill (adjacent to the west PL) that is buffered by a landscape wall with a trellis and vines above and a seat under. The second shaft is located at the southwest corner of the angled Commercial Drive fronting building. This shaft is located in a planter raised above the public realm, with planting in front of it. (See A2.01 and L1.1)

- 1.23 provision of the following notations on the submitted plans:



- i. "The acoustical measures will be incorporated into the final design, based on the consultant's recommendations;"
- ii. "The design of the parking structure regarding safety and security measures shall be in accordance with Section 4.13 of the Parking By-law";
- iii. "A minimum of one electrical receptacle shall be provided for each two Class A bicycle spaces";
- iv. "The design of the bicycle spaces (including bicycle rooms, compounds, lockers and/or racks) regarding safety and security measures shall be in accordance with the relevant provisions of Section 6 of the Parking By-law";
- v. "Mechanical equipment (ventilators, generators, compactors and exhaust systems) will be designed and located to minimize noise impacts on the neighbourhood and comply with Noise By-law No. 6555".

The required Notations have been added as requested. (See A2.00)

#### **Landscape Review conditions:**

- 1.24 design development to set back the underground parking structure an additional distance of approximately one standard parking space width to the east of tree #1678 to increase the root protection zone and canopy clearance;

**Note to Applicant:** This will require modifications to the underground parking plan. The expanded setback will provide additional space for maximized root protection, future tree growth and construction phase clearance. To optimize tree protection, employ special construction methods, such as vertical shoring and setback the limit of excavation outside the dripline. The scheme should not rely on canopy pruning or surface disturbances (such as intensive re-landscaping). Avoid landscape or grading proposals and that may cause unnecessary compaction of roots and changes to the existing growing conditions (water availability and drainage).

The underground parking structure has been set back an additional distance of 3'-8" to the east to increase the root protection zone and canopy clearance. Any further set back will increase the travel distance from the locker room to the exit stair beyond 45m. The recommended root protection zone is 4.1m east and west. We are providing 5.22m east set back and 4.87m west set back. (See A2.00 and A3.05)

Further set back was investigated to the west; however due to construction clearances required at west property line to avoid any encroachment on neighbouring property this proved not feasible.

- 1.25 design development to relocate the proposed mechanical shaft at the south east corner of the site further away from trees #1646 and 1649;

The mechanical shaft has been moved further west so as to not conflict with the stand of retained trees. (A2.01 and L1.1)

- 1.26 clarification on the architectural and landscape plans/ sections and the arborist report of efforts to minimize disturbance of the tree root protection zone and canopy clearance;

**Note to Applicant:** applicable to trees # 1646 -1650, 1677 and 1678. The tree protection plans and sections provided in the submission should be expanded. Employ vertical excavation and special concrete forming methods. The revised architectural and landscape plans/ sections should be highly detailed, with accurate dimensions through all tree protection zones, the excavation profile and the built structure. Key construction methods, tree protection barriers and any special arborist services drawn out of the arborist report should be noted. The methods of construction and tree protection strategy should be clear and 'stand alone' on the plans/ sections without having to defer to the arborist report. Further commentary may be necessary.

The sections provided in the submission have been expanded to clearly show tree protection dimensions, excavation profile, tree protection fencing and built structure. Notes have been pulled from the Tree Management Plan and the Arborsit report such that the methods of construction and tree protection strategy are clear and 'stand alone' on the sections. (See A3.03 to A3.05)

- 1.27 provision of three (3) large sections through the west property line to illustrate final grading and landscape treatment;

Three large scale 1/4" sections have been provided as part of the revised landscape drawings. (See L2.2)

- 1.28 incorporation of the principles of the City of Vancouver, 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:** this can be demonstrated on the landscape plan, plant list and a written rationale. Refer to:

<http://council.vancouver.ca/20150120/documents/rr1attachmentB.pdf>

<http://council.vancouver.ca/20150120/documents/rr1attachmentC.pdf>

The planting plan identifies bird friendly species with an asterisk (\*). Please refer to Sheet L1.0 for the plant list and bird friendly planting strategy. (See L1.0)

- 1.29 deletion of the artificial turf in the outdoor amenity area;

**Note to Applicant:** Soft landscape and permeable paving (i.e. Aqua-pave) is preferred. Alternate materials may be considered for high use/ high impact pedestrian areas.

The proposed lawn area will be in shade (on the north side of the building) for a significant portion of the day. Given our experience with north facing lawns

failing, and the desire to reduce maintenance costs for a rental property an artificial turf area is proposed.

- 1.30 provision of a large scale Tree Management Plan;

**Note to Applicant:** provide a large scale tree plan that is separate from, but at the same scale as the landscape plan. The plan should clearly illustrate all trees to be removed and retained, including dimensioned tree protection barriers and important construction management directives drawn out of the arborist report(s) such as clearly illustrating the limit of excavation and footing design strategy (i.e. vertical shoring, shotcrete).

The Tree Management Plan has been updated.

- 1.31 provision of (five) 5 color copies of the arborist report (printed on 8.5"x11" sheets), and five (5) sets of the tree management plan (printed on 11"x17" sheets);

Requested documents and number of copies are part of the submission.

- 1.32 provision of a partial irrigation plan;

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

Irrigation stub up locations and hose bib locations are indicated on the revised plans. (See L1.1)

- 1.33 provision of an outdoor Lighting Plan;

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

Landscape lighting is shown on the revised ground floor landscape plan. (See L1.1)

- 1.34 provision of an updated arborist report responding specifically to the final design;

**Note to Applicant:** the expanded report should inform design. Include any construction limitations such as the location of construction materials, temporary structures, utility conflicts, site access, clearance pruning requirements, development phasing and temporary irrigation requirements. If necessary, an accurate section should be submitted to illustrate pruning extents. The impacts of the proposed crushed gravel walkway proposed through Cypress trees at the south east corner should be discussed in detail. Every effort should be made to increase building facade setbacks to avoid tree canopy pruning.



Arborist report has been expanded. The impacts of proposed crushed gravel pathway through the Cypress grove is discussed in detail.

- 1.35 provision of a letter of assurance for arborist supervision;

**Note to Applicant:** Arborist supervision is typically necessary when any work is required within a minimum root protection zone of a retained tree. The arborist should discuss the details of any supervision requirements within the arborist report, particularly if the plans depict any work that encroaches into a minimum root protection zone. Typically, an assurance letter will outline up to four key construction points where the arborist shall be contacted to attend the site. The letter must be signed by the owner, the contractor and the arborist.

Letter of Assurance is included in the submission.

#### **Housing Policy and Projects conditions:**

- 1.36 design development to the common amenity meeting room to add a door(s) to provide a direct connection to the outdoor common amenity area, so that activity from this room can move outdoors and vice versa;

Door has been added to the amenity meeting room as suggested. (See A2.01)

#### **Engineering Services conditions:**

- 1.37 submission of updated Landscape Plans and Site Plan to reflect off-site improvements sought by the rezoning, including the following:

- i. provision of a minimum of 1.8 m wide concrete sidewalk, broom finish with saw cut joints and a minimum 1.2 metre sod front boulevard with street trees on both Commercial Drive and East 18<sup>th</sup> Avenue adjacent to the site;

**Note to Applicant:** A modified sidewalk design will be required to address a conflict with the existing traffic signal controller kiosk and the new sidewalk location.

- ii. provision of a concrete curb and gutter on East 18<sup>th</sup> Avenue for the full length of the development including asphalt paving to centerline of the road;
- iii. provision of improved street lighting on East 18<sup>th</sup> Avenue;
- iv. provision of new curb ramps at the intersection of Commercial Drive and East 18<sup>th</sup> Avenue to current City standards;
- v. provision of audible signals at the intersections of Commercial Drive and East 18<sup>th</sup> Avenue, and at Commercial Street and Victoria Diversion;
- vi. deletion of pavers from City property;

- vii. notation on Landscape Plans, "Installation of parking regulatory signage on Commercial Drive and East 18<sup>th</sup> Avenue adjacent to the site, to the satisfaction of the General Manager of Engineering Services";

The updated Landscape and Site plan includes the above offsite improvements and notations. (See A1.01 and L1.1)

- 1.38 design and location of all crossings, to the satisfaction of the General Manager of Engineering Services;

**Note to Applicant:** A separate application to Engineering Services will be required.

Noted.

- 1.39 deletion of proposed garbage pick-up area from City property, and clarification of garbage pick-up operations;

**Note to Applicant:** Pick-up operations should not rely on bins being stored on the street or lane for pick up. Bins are to be returned to storage areas immediately after emptying.

During development permit pre application meeting on January 24<sup>th</sup> 2017, garbage pick-up was discussed with Kevin Cavell and the location shown on the drawings for same day garbage staging was agreed upon as an acceptable location due to the jogging/irregular nature of the 18<sup>th</sup> Avenue property line. Waste Control Service will collect garbage from the compactor below grade and pull other bins to the staging area for City collection upon which time they will be brought back below grade immediately into garbage room. Letter from Waste Control Services attached to this submission.

- 1.40 compliance with the Parking and Loading Design Supplement, to the satisfaction of the General Manager of Engineering Services, as follows:

- i. confirmation that design elevations shown at the top of the ramp are correct, and provision of additional design elevations at all entrances;

**Note to Applicant:** Design elevations must meet interpolated building grades.

Design Elevations shown on top of the ramp are interpolated grade elevations from the Building grades given by the city. We have clarified the slope profile at the point of entry. (See A1.01 A2.00 and A3.02)

- ii. provision of a 6.6 m (21'-8") manoeuvring aisle width, or 2.74 m (9'-0") stall widths;

**Note to Applicant:** Parking Stall Nos. V1, V2, V7, V8, 1, L1, and L2 are affected.

6.6 m drive aisle is provided in the revised layout. (See A2.00)

- iii. provision of automatic door openers on the doors providing access to the bicycle room(s);

**Note to Applicant:** Automatic door opener is required for the man-door next to the overhead gate at the bottom of the ramp. Confirm "ADO" refers to "automatic door openers", and is shown in the drawing notes.

Automatic Door Openers have been provided on all the doors in direct bike path. These have been noted as ADO. (See A2.00)

- iv. provision of a minimum 12.0 ft. wide overhead gate by Disability Parking Stall 9/10, as only 9.0 ft. width (to scale) is shown and no dimensions are provided;

Under one legal lot scenario, the separation between the 2 lots has been removed including the said overhead gate. (See A2.00)

- v. provision of the minimum vertical clearance for the main ramp and security gates, noting the following:
  - a. a section drawing is required showing elevations, and vertical clearances;

**Note to Applicant:** A minimum of 2.3 m [7'-6"] vertical clearance is required for access and maneuvering to all disability spaces and must be noted on plans.

2.3 meter vertical clearance is provided at the entry ramp and to all disability spaces. We have added section clarifying on sheet A3.02. (See A2.00 and A3.02)

- b. area where 2.3 m vertical clearance is being provided should be illustrated with hatching on Sheet No. A2.00;

**Note to Applicant:** Vertical clearance of 2.3 m is required for a minimum of 5.5 m [18'-0"] beyond the last disability parking space.

Area with 2.3 vertical clearance is highlighted on sheet A2.00. (See A2.00 and A3.02)

- vi. provision of additional design elevations within the parking area to calculate the slope and crossfall;

**Note to Applicant:** : Design elevations should be provided at the far end of the parking spaces to confirm slopes and crossfalls shown.

Additional grade elevation have been added. (See A2.00)

- vii. modification of door swing for the Mechanical Room to be clear of Parking Stall No. 36;

**Note to Applicant:** Widening the access aisle to the door edge, or modification of the door swing should be considered.

Door swing has been revised to be completely off the adjoining parking stall.  
(See A2.00)

- viii. provision of a minimum of 1.2 m (4'-0") wide independently accessible aisle for all Class A bicycle spaces;

**Note to Applicant:** The Class A bicycle spaces beside Parking Stall 31 require the use of the maneuvering aisle for access. Provision of an expanded metal mesh compound adjacent to Parking Stall No. 41 should be considered. A manoeuvring aisle of minimum 17'-0" should be maintained between the bicycle compound and Exit B for access to Parking Stall Nos. 32 and 41.

The parking layout has been revised to incorporate suggestions mentioned above. We have allowed for a 17'-0" manoeuvring aisle around Exit B.  
(See A2.00)

- ix. provision of the column length dimension for typical column encroachments shown on the diagrams on Sheet No. A2.00;

**Note to Applicant:** Currently, only the width and offset of the column are shown.

Column length dimension has been added on sheet A2.00. (See A2.00)

**Note to Applicant:** Please contact Randy Zeegers of the Parking Management Branch at 604-871-6153 for more information, or refer to the Parking and Loading Design Guidelines at the following link:

<http://vancouver.ca/home-property-development/parking-policies-guidelines.aspx>

## 2.0 Conditions to be met prior to the issuance of the Development Permit:

### Heritage condition:

- 2.1 An "Assurance of Retention of Existing Portions of Buildings" letter (copy attached) and colour-coded detailed elevation drawings from a Registered Architect or Engineer are to be submitted, in triplicate, verifying that the portions of the existing structure shown as being retained can in fact be retained, and that he/she will supervise the construction to ensure the retention occurs.

Notes are to appear on the retention drawings indicating the following:

- i. that all parts of the building shown as being retained will be retained in place, and not removed from their original location within the building at any time;

- ii. that 'retained wall' means the retention of the existing studs and sheathing;
- iii. that 'retained floor' means the retention of the existing floor joists and sub-floor; and
- iv. that 'retained roof' means the retention of the existing roof rafters and sheathing.

The drawings should also indicate, in detail, the proposed strategies for the retention and/or replacement of all exterior doors, windows, trim, and cladding materials.

In addition, three copies of a letter signed by the Registered Architect or Engineer, indicating the sequence of construction, are to be submitted, in order to ensure that the construction is carried out in a manner that retains the building on the site at all times.

**Note to Applicant:** Retention of the heritage building is required. The above information is, therefore, required to ensure that the proposed work is viable. If significant structural change is proposed, then a full set of drawings, including plans and sections, will be required. With regard to structural members, a general approach of supplementing what exists in order to meet current Building By-law standards should be applied [sistering of joists, rafters, and studs, if required, etc.], rather than the replacement of the original material. A copy of the approved retention drawings and the sequence of construction letters will form part of any approved Building Permit drawings. Please contact the Development Planner if you have any questions about these issues.

Drawings details added as suggested and Letters of 'Assurance of Retention of Existing Portions of Buildings' and Sequence of Construction' submitted. (See A2.08 to A2.12)

#### **Development Review Branch conditions:**

- 2.2 Arrangements shall be made for subdivision of the site, to the satisfaction of the General Manager of Engineering Services, the Director of Planning, and the Subdivision Approving Officer, if intention is to subdivide the site into two separate lots corresponding to Sub-area 1 and Sub-area 2, as shown in Figure 1 of the CD-1 (644) By-law.

As per letter of intent submitted to Wendy LeBreton on July 04, 2017 and included in this submission we DO NOT intend to subdivide the site either by 2D subdivision or by air space subdivision.

- 2.3 Arrangements shall be made, to the satisfaction of the Director of Planning, Director of Legal Services, and the General Manager of Engineering Services, for a cross-boundary agreement between sites if two new lots are created as described in Condition 2.3 above.

2.4 Compliance with Section 10.12.2 - Demolition of a Building, of the Zoning and Development By-law which states that:

“Except as set out in Section 10.12.3, where development necessitates the demolition of existing residential rental accommodation, no development permit shall be issued for the demolition unless and until a development permit for the new development has been issued.

The development permit for the new development shall not be issued unless and until all building permits for the new development and a building permit for the demolition are issuable.”

We acknowledge Section 10.12.2 as described above; however considering the unique circumstances presented by this project we make this request to be excused from compliance to Section 10.12.2.

As this project consists of a Heritage house that will need to be relocated onsite; the relocation of which requires 2 of the other 3 existing houses to be demolished and a temporary road built, following the timeline set out in Section 10.12.2 will delay the start of construction by the time required to complete this relocation. We request to be granted demolition permits ahead of development and building permits, to begin the relocation of the heritage home advancing the start of construction by the amount of time the relocation takes. Allowing the completion of the 111 secured rental homes months sooner that compliance to Section 10.12.2 will dictate.

2.5 Submission of a DCL Waiver Request Form (copy attached) is required, to the satisfaction of the Director of Planning, the Director of Housing Policy and Projects, and the General Manager of Planning, Urban Design & Sustainability, confirming compliance of proposed Average Maximum Rents, Average Maximum Unit Sizes, and Proposed Construction Costs of this application with Appendix C of Planning - By-law Administration Bulletin entitled, “Rental Incentive Guidelines”.

**Note to Applicant:** Average Maximum Unit Sizes shall be clearly identified on the Architectural drawings and accompanied with FSR overlays. They are to be measured from the inside of all outer walls, as outlined in Section 10.21.2 of the Zoning and Development Bylaw, and shall be considered to be the net area after all permitted exclusions.

DCL Waiver Request Form with unit sizes per condition 1.9 above forms part of this submission.

2.6 An up-to-date copy of the City building grades plan is to be submitted.

City Building Grades have been shown on sheet #A1.02.

2.7 An acoustical consultant’s report is to be submitted which assesses noise impacts on the site and recommends noise mitigation measures to achieve noise criteria, to the satisfaction of the Director of Planning.

Acoustic report forms part of this submission.

- 2.8 The proposed form of development can and does become approved by City Council.

**3.0 Conditions of the Development Permit:**

- 3.1 In the event that retention of portions of the heritage building, which are to be retained, cannot occur as shown on the approved plans, all construction work must cease. Construction must stop as the work is no longer in compliance with the approved permit and the permit would now be considered to be invalid. Replication or replacement of existing portions of the building that were to be retained does not comply where retention is a condition of the permit. Planning staff must be contacted to discuss options including the possibility of new permits in the event the building cannot be retained as shown on the approved plans.
- 3.2 All windows for the heritage building are as approved on the drawings and any substitutions or changes require the approval of the Director of Planning before the replacement windows are installed. Regarding the heritage building, unless noted otherwise, "existing" means the existing window retained and refurbished in place or removed and refurbished and re-installed.
- 3.3 Regarding the heritage building, all new trims and wood elements are to be sanded and painted fir or cedar (textured or combed products are not approved) unless specifically approved otherwise on the drawings.
- 3.4 All work is to be consistent with the approved Conservation Plan, or equivalent documentation, which forms a part of the development permit.
- 3.5 All services, including telephone, television cables and electricity, shall be completely underground.
- 3.6 No exposed ductwork shall be permitted on the roof or on the exterior face of the building without first receiving approval of the Director of Planning.
- 3.7 Amenity areas of 948.0 ft.<sup>2</sup> (meeting and fitness rooms) on the ground floor, excluded from the computation of floor space ratio, shall not be put to any other use, except as described in the approved application for the exclusion. Access and availability of the use of all amenity facilities located in this project shall be made to all residents, occupants and/or tenants of the building;

AND

Further, the amenity spaces and facilities approved as part of this Development Permit shall be provided and thereafter be permanently maintained for use by residents/users/tenants of this building complex.

- 3.8 No enclosure of balconies is permissible for the life of the building.
- 3.9 If the development is phased and construction is interrupted, the project will require an amendment, to the satisfaction of the Director of Planning, to address how the incomplete portions of the development will be treated.

- 3.10 All approved street trees shall be planted in accordance with the approved drawings within six (6) months of the date of issuance of any required occupancy permit, or any use of occupancy of the proposed development not requiring an occupancy permit, and thereafter permanently maintained in good condition.
- 3.11 In accordance with Protection of Trees By-law Number 9958, the removal and replacement of trees is permitted only as indicated on the approved Development Permit drawings.
- 3.12 All landscaping and treatment of the open portions of the site shall be completed in accordance with the approved drawings prior to the issuance of any required occupancy permit, or any use of occupancy of the proposed development not requiring an occupancy permit, and thereafter permanently maintained in good condition.

(Note to Applicant: In cases where it is not practical, due to adverse weather conditions or other mitigating factors, to complete the landscaping prior to occupancy of a building, the City will accept an Irrevocable Letter of Credit [amount to be determined by the City] as a guarantee for completion of the work by an agreed upon date.)

- 3.13 In accordance with Protection of Trees By-law Number 9958, all trees are to be planted prior to issuance of any required occupancy permit, or use of occupancy of the proposed development not requiring an occupancy permit, and thereafter permanently maintained in good condition.
- 3.14 All approved off-street vehicle parking, loading and unloading spaces, and bicycle parking spaces shall be provided in accordance with the relevant requirements of the Parking By-law prior to the issuance of any required occupancy permit, or any use of occupancy of the proposed development not requiring an occupancy permit, and thereafter permanently maintained in good condition.
- 3.15 The issuance of this permit does not warrant compliance with the relevant provisions of the Provincial Health & Community Care and Assisted Living Acts. The owner is responsible for obtaining any approvals required under the Health Acts. For more information on required approvals and how to obtain these, please contact Vancouver Coastal Health at 604-675-3800 or visit their offices located on the 12th floor of 601 West Broadway. Should compliance with the Health Acts necessitate changes to this permit and/or approved plans the owner is responsible for obtaining approval for the changes prior to commencement of any work under this permit. Additional fees may be required to change the plans.

#### 4.0 Notes to Applicant:

- 4.1 It should be noted that your Development Permit will be issued when you have complied with all the above conditions. However, if these conditions have not been complied with on, or before December 22, 2017, this Development Application may stand refused.



- 4.2 A new Development Application will be required for any significant changes. This approval is subject to any change in the Zoning and Development By-law or other regulations affecting the development that occurs before the permit is issuable. No permit that contravenes the by-law or regulations can be issued.
- 4.3 The applicant is advised to note the comments of the Building Review Branch noted below. Further, written confirmation that these comments have been acknowledged and understood, is required to be submitted as part of the "prior-to" response.

The following comments have been made by the Building Review Branch and are based on the architectural drawings submitted for the development application. This is a preliminary review in order to identify issues which do not comply with Vancouver Building By-law No. 10908 as amended (VBBL).

The following information should be included at Building Permit Application stage:

- i. **This project requires the services of a registered architect. Architectural Schedule B and sealed drawings should be submitted.**
- \*ii. The building is required to meet Enhanced Accessibility provisions as per Article 3.8.2.27. and Adaptable Housing requirements as per Subsection 3.8.5. of the VBBL.
- \*iii. Egress from dwelling units shall conform to Article 3.3.4.4. of the VBBL.
- \*iv. Building construction shall conform to Subsection 3.2.2 of the VBBL.
- \*v. Exit lobby shall conform to Article 3.4.4.2. of the VBBL.
- \*vi. Location of access routes and paths of travel shall conform to Article 3.2.5.5. of the VBBL.
- vii. Building safety facilities such as annunciator, fire fighter's elevator, and stairwells equipped with standpipe connections shall be coordinated with the location of the firefighters' entrance.
- viii. All entrances, exits, drive aisles and other access to offstreet disability parking spaces, and egress therefrom must have a minimum vertical clearance of 2.3 m, as required by the Parking By-law.
- ix. Storage garage security shall conform to Article 3.3.6.7. of the VBBL.
- x. Exit exposure protection shall conform to Subsection 3.2.3. of the VBBL.
- xi. Door swing shall conform to Article 3.3.1.11. of the VBBL.
- xii. Combustible projection shall conform to Article 3.2.3.16. of the VBBL.
- xiii. Exit exposure protection shall conform to Article 3.2.3.13. of the VBBL.

- xiv. All new architectural, mechanical and electrical components are required to comply with the Energy Utilization requirements of the Vancouver Building By-law No.10908 and ASHRAE standard 90.1-2010. Please add to your drawings the Energy Statements per the "Energy Statements on Drawings" requirements found within the City of Vancouver energy webpage:  
<http://vancouver.ca/building-energy-requirements>

**Note:** Items marked with an asterisk (\*) have been identified as serious non-conforming Building By-law issues.

The applicant may wish to retain the services of a qualified Building Code consultant in case of difficulty in comprehending the comments and their potential impact on the proposal. Failure to address these issues may jeopardize the ability to obtain a Building Permit or delay the issuance of a Building Permit for the proposal.

The comments contained in prior to condition 4.3 are acknowledged and understood by the applicant.

- 4.4 The Addressing Coordinator advises that additional addresses may be required prior to issuance of the Building Permit. Unit numbers are to be assigned, for example 1<sup>st</sup> storey (100 series), 2<sup>nd</sup> storey (200 series) etc. A floor layout plan including addressing and unit numbers is to be submitted prior to Building Permit issuance and shown on drawings submitted with the Building Permit application. For information please contact the City of Vancouver Addressing Coordinator.
- 4.5 If this Development Application included a written notification of neighbouring property owners or other interested parties, a copy of this letter will be sent to all respondents advising them of the decision.
- 4.6 The Canadian Electrical Code regulates high voltage overhead conductor clearances from structures and dielectric liquid-filled transformer clearances from combustible building surfaces, doors, windows and ventilation openings. All structures must have a horizontal distance of at least 3 m from existing BC Hydro high voltage overhead conductors. Combustible building surfaces, windows, doors and ventilation openings must be located at least 6 m from dielectric liquid-filled, pole-mounted BC Hydro transformers, unless an acceptable non-combustible barrier is constructed between these transformers and combustible building surfaces, doors, windows or ventilation openings.
- If the building design cannot meet these requirements, modifications must be made. If you wish to discuss design options, please contact Electrical Inspections at 604.871.6401.
- 4.7 This site will be affected by a Development Cost Levy By-law. Levies will be required to be paid prior to issuance of Building Permits. For more information, please refer to the Development Cost Levies Information Bulletin, available online at [vancouver.ca/financegrowth](http://vancouver.ca/financegrowth).

- 4.8 All Building permit applications submitted on or after January 2, 2015, will be reviewed for compliance to the new Vancouver Building By-law #10908 (2014). Please see the following link to purchase online version of VBBL 2014 or to view the PDF files with changes in VBBL 2014 in comparison with BCBC 2012 and amendments to VBBL:  
<http://www.bccodes.ca/vancouver-bylaws.aspx>

Submission of most Building Permit applications now requires an appointment. When your Building Permit application is ready, please phone 604.873.7611 to book an appointment for an application intake with the Project Coordinator who will manage your application. Only full and complete applications will be accepted. If you need advice in preparing your application, you may book an enquiry appointment (604.873.7611), or walk into our Development and Building Services Centre (1st Floor, 515 West 10th Avenue).

Yours truly,

Berg Balantzyan

cc: Marie Linehan, Development Planner  
James Boldt, Heritage Planner  
Lee Beaulieu, Landscape Development Specialist  
David Murphy, Subdivision and Strata Title Co-ordinator  
Kevin Cavell, Engineering Services  
Wendy LeBreton, Project Facilitator

Yamamoto Architecture Inc.  
202 - 33 East 8<sup>th</sup> Avenue  
Vancouver, BC  
V5T 1R5

CONFIRMATION OF PROFESSIONAL ASSURANCE

ASSURANCE OF RETENTION OF EXISTING PORTIONS OF BUILDINGS

*To be submitted at the  
time of application for  
a Development Permit  
where portions of  
existing building(s)  
is/are to be retained.*

The Director of Planning  
City of Vancouver  
453 West 12<sup>th</sup> Avenue  
Vancouver, BC V5Y 1V4

Date: \_\_\_\_\_

Development Permit Application Number: \_\_\_\_\_

Address: \_\_\_\_\_

The undersigned hereby gives assurance that the portions of the existing structure(s) that are to be retained, according to the drawings submitted for approval, can structurally be retained and will not be demolished without prior approval of the Director of Planning or his representative.

Further, the undersigned has been retained to do "field reviews" of the above-mentioned building(s).

As used herein, "field review" shall mean such reviews at the project site as are necessary to ensure that the portions of the building(s) are retained as shown on the approved plans and conditions forming part of the above-noted development permit.

The undersigned also undertakes to notify the Director of Planning as soon as practical if the contract for "field review" is cancelled or suspended at any time during construction.

If Engineer / Architect is a company:

Company Name: \_\_\_\_\_

Address: \_\_\_\_\_ Phone: \_\_\_\_\_

Architect/Engineer's Name: \_\_\_\_\_

Signed \_\_\_\_\_ Date: \_\_\_\_\_

(or PROFESSIONAL SEAL)

If Engineer/Architect is an individual:

Name: \_\_\_\_\_

Signed \_\_\_\_\_ Date: \_\_\_\_\_

Address: \_\_\_\_\_ Phone: \_\_\_\_\_

*The above letter must be signed by a Professional Engineer or Architect registered in the Province of British Columbia as a member in good standing in the Association of Professional Engineers or Architectural Institute of British Columbia.*



## DCL Waiver Request Form

### Instructions

Projects requesting a DCL waiver are required to provide a rent roll and the proposed construction cost (hard costs only) for the residential rental portion of the development. Staff will evaluate the rent roll and proposed construction cost to ensure the proposed project meets the requirements under the DCL By-laws. This information will be summarized in the rezoning Council Report and included in the Housing Agreement.

Applicants are asked to update and confirm their rent roll and proposed construction cost during Building Permit (when DCLs are waived) and prior to issuance of occupancy permit. Once a project is approved (e.g. at public hearing for rezonings) the proposed starting rents can be increased during the period of construction by the allowable increases under the Residential Tenancy Act until occupancy. For more information, please refer to:

[www2.gov.bc.ca/gov/topic.pagePid=539D67CD1FE548858B3732CFC299C406](http://www2.gov.bc.ca/gov/topic.pagePid=539D67CD1FE548858B3732CFC299C406)

<b>Project Address:</b>	
<b>Date:</b>	<b>Submitted by:</b>

(YYYY/MM/DD)

<b>PROJECT TYPE</b>	(Check applicable boxes)
<input type="checkbox"/> Rezoning	<input type="checkbox"/> No rezoning

<b>DWELLING UNITS</b>	(Check applicable boxes)
<input type="checkbox"/> All dwelling units in the building are rental units	
<input type="checkbox"/> No dwelling units in the building are strata units	

<b>STAGE IN PROCESS</b>	(Check applicable boxes)	
<input type="checkbox"/> Housing Agreement	<input type="checkbox"/> Prior-to Approval	<input type="checkbox"/> Building Permit
<input type="checkbox"/> Application Submission	<input type="checkbox"/> Public Hearing	<input type="checkbox"/> Occupancy Permit
<input type="checkbox"/> Development Application		

### RENT ROLL

Unit #	Bedroom Type	Starting Monthly Rental Rate	Size of Unit (Net area)	

[Click to Insert New Row](#)

### Project Summary

	Total #	Average Starting Monthly Rent	Average Unit Size	
Studio	0			
1-bed	0			
2-bed	0			
3-bed	0			
Project Total	0	N/A	N/A	



## Cost Summary

	Residential rental hard costs only	
Proposed construction cost	\$	

## Internal Use ONLY

### RENT ROLL & COVENANT

	DCL BY-LAW MAX RENT AT PH	*DCL BY-LAW MAX RENT AT BP	"DCL BYLAW MAX RENT AT OCCUPANCY
DATE:	YYYY/MM/DD	YYYY/MM/DD	YYYY/MM/DD
Studio			
1-bed			
2-bed			
3-bed			
Project Total			

<input type="checkbox"/>	A) Signed housing agreement and rental covenant comply with DCL by-law.
<input type="checkbox"/>	B) All dwelling units in the building are rental units.
<input type="checkbox"/>	C) No dwelling units are strata units.
<input type="checkbox"/>	D) Average rents per unit type comply with the DCL by-law.

Reviewed By:	
	Director, Housing Policy & Projects (Signature)
Date:	YYYY/MM/DD

### UNIT SIZES & PROPOSED CONSTRUCTION COST

<input type="checkbox"/>	A) Proposed construction cost complies with the DCL by-law.
<input type="checkbox"/>	B) The average unit sizes comply with the DCL by-law.

Reviewed By:	
	Director of Planning (Signature)
Date:	YYYY/MM/DD

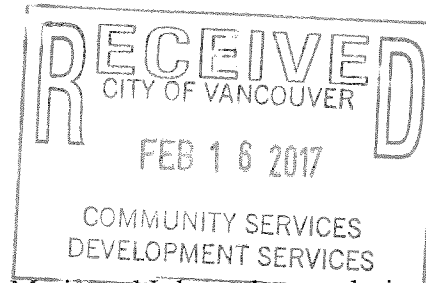
### GENERAL MANAGER APPROVAL

Reviewed By:	
	General Manager, Planning, Design & Sustainability (Signature)
Date:	YYYY/MM/DD

Note to Staff: Please add the Maximum Allowable Rent Increases applicable under the RTA.

DP 7 0 0 1 8 1

From: Piyush Sanghadia psanghadia@yamamotoarchitecture.com  
Subject: Re: 3365 Commercial  
Date: January 24, 2017 at 12:15 PM  
To: Taizo Yamamoto taizo@yamamotoarchitecture.com  
Cc: m.adam@yamamotoarchitecture.com



Dear Piyush and Taizo,

It was nice to meet you last week. Thank you for walking Marie and I through your design development. Marie presented your drawings to senior staff yesterday and has the following comments for your consideration as you prepare for your DE submission.

Staff were supportive of how the design is developing for the 3.5 storey building and for the courtyard elevation of the 6 storey building.

Noted.

With regards the overall form/expression for the 6 storey building, it was noted that the design is less resolved, in particular:

- The brick fin extensions at either end of the building were not supported as it was felt they are too prominent and artificially add to the perceived mass and weight of the building. Brick as a material is highly supported, but fin walls should not extend beyond the main building form to the balcony edges as shown.

Brick extensions have been limited to 1'-0" beyond the building face and stop well short of the balcony projections.

- The brick wall at the front elevation should also be lowered in height with glass guardrail extension at the upper deck setback to reduce its' apparent mass. This will also improve views from units.

Brick parapet wall is lowered to 24" with (inside) face mounted glass guardrail on top to improve views and reduce apparent mass from Commercial drive.

- The over-size piers along the front elevation read as too heavy relative to the brick façade they are supporting. Their size also may negatively impact the units behind, by obstructing views and patio space.

Piers removed altogether.

- The exterior corner may be squared off, rather than angled, but there should be further design development to simplify the overall form.

Overall form of the 6 storey building has been simplified with brick walls acting as main organizing elements. Building depth is layered upon these brick walls in layers of increasing heights stepping back as they get taller.

- Provide a response to Rezoning Condition 9. to mitigate solar heat gain at the south elevation, noting that the provision of external shading devices is recommended.

The form of 3 1/2 storey building has been further refined to have deep overhangs and balcony projections to shade large expanse of glass. 6 Storey building has been oriented away from true south with extensive overhangs in form of balconies acting as external shading devices.

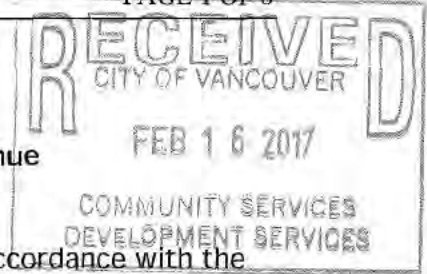
And lastly, staff confirmed that the DP Application will be referred to the Urban Design Panel.

Please let me know when you have completed your design and are ready to submit your DE application. I will schedule a pre-app meeting with all review staff.

Cheers,  
Wendy



DP.7 00181



3365 Commercial Drive and 1695-1775 East 18th Avenue  
**PROPOSED CONDITIONS OF APPROVAL**

Note: Recommended approval conditions will be prepared generally in accordance with the draft conditions listed below, subject to change and refinement prior to finalization of the agenda for the Public Hearing.

**CONDITIONS OF APPROVAL OF THE FORM OF DEVELOPMENT**

- (a) That the proposed form of development be approved by Council in principle, generally as prepared by Yamamoto Architecture Inc. and stamped "Received December 2, 2015", subject to the following conditions, provided that the Acting General Manager of Planning and Development Services may allow minor alterations to this form of development when approving the detailed scheme of development as outlined in (b) below.
- (b) That, prior to approval by Council of the form of development, the applicant shall obtain approval of a development application by the Acting General Manager of Planning and Development Services, who shall have particular regard to the following:

**Urban Design**

- 1. Architectural expression will employ an improved palette of high quality durable materials and a refined detail finish throughout the buildings.  
Note to Applicant: Materials and architectural expression at detailed design stage should ensure legibility of the buildings as residential rather than institutional use.  
Architectural expression has been developed keeping high quality durable materials like brick and fibre cement panels to bring out the residential character of the buildings.
- 2. Provision of extensive green roof to the 3½-storey rental block to improve sustainability measures.  
Note to Applicant: This will also provide visual relief to the occupants of the 6-storey rental block.  
We have incorporated a low profile green roof over the 3 ½ storey rental block to improve sustainability and to provide visual relief to the residents of 6 storey rental block.
- 3. Design development to provide a 2.1 m setback to the north corner of the 6-storey building to improve the transition to the neighbouring site.  
Note to Applicant: Adjustments to the form should be in-keeping with the overall design, noting that the angled corner should be maintained. Staff do not anticipate a reduction in floor area as a consequence of this condition.  
The building massing has been revised to achieve 2.1m setback from the north corner of the 6 storey building while retaining angled corner.
- 4. Design development to mitigate direct overlook between the infill



building and adjacent development to the west.

Note to Applicant: Detailed design development should include reflected elevations of the building at 1665 E18th Avenue.

Special care has been taken in planning of the infill unit adjacent to the west lot line to eliminate windows looking towards neighboring lot to the west. Planting along the PL further enhances privacy of the existing development to the west.

5. Design development to substantially enclose the upper level of the infill building within a pitched roof form to improve compatibility with the adjacent development.

In keeping with discussions with Planning at CoV the form of infill development has been revised to have upper level substantially enclosed within a pitched roof form.

6. Design development to mitigate direct overlook from upper levels of the 6-storey building to existing adjacent development to the west.

Note to Applicant: This can be accomplished with the use of translucent glazing to a 36 inch height at the balcony guard rail or similar measures.

As seen in the section #1 on sheet A3.01 the building form of 3.5 storey and the relocated heritage building to the west of the 6 storey block prevents Direct overlook from the upper levels of this 6 storey building to the existing adjacent development to the west.

7. Consideration of design development to the bridge component on the rental building to add visual interest and improve lobby entrance legibility.

All the massing behind the bridge connector has been removed and as a result this connection now works as a true bridge connecting the 6 storey building and the ground oriented 3.5 storey.

As a way of enhancing the entry experience, we have pulled the lobby out by ~20'. This makes the lobby more legible and more a part of the landscaped plaza in the front.

8. Design development to emphasize townhome scale massing of Levels 1-3 on the 3½-storey rental block fronting East 18th Avenue.

With the ramp to the parkade moved to the right, massing of the 3 ½ storey was grouped into 3 blocks relatable in size and form of 3 storey town house.

Through design resolution we have further broken the 3 storey volume into a 2-storey frame element on top and a brick clad ground floor which integrates with the surrounding landscape as a way of grounding the built form to the site.

9. Design development to mitigate solar heat gain on the south elevation.

Note to Applicant: This can be accomplished through the provision of external solar shading devices.

The frame element with balconies shading the large glazed portions mitigate the heat gain on the 3.5 storey building.

On the 6 storey block solar heat gain is reduced by increasing shadowing using deeper balcony projections and faceted facade.

#### **Crime Prevention through Environmental Design (CPTED)**

10. Design development to take into consideration the principles of CPTED

(Crime Prevention Through Environmental Design) having particular regard to reducing opportunities for:

- (i) theft in the underground,
- (ii) break and enter,
- (iii) mischief and vandalism such as graffiti, and
- (iv) mitigate possible CPTED concerns in the parking area.

### Landscape Design

11. #1678; Design development to retain trees #1646, 1647, 1648, 1649, 1650 and #1678;
- Note to Applicant: The analysis will require additional arborist reporting and details of construction work near trees. Explore opportunities to retain additional healthy trees, with special consideration to companion trees. Retention of tree no. 1678 will require modifications to the underground parkade and open space plan including the child's play area. To optimize tree protection, employ special construction methods, such as vertical shoring and setback and limit excavation outside the dripline. The proposal should not rely on canopy encroachments or surface disturbances (such as intensive re-landscaping). Avoid landscape or grading proposals that may cause unnecessary compaction of roots and changes to the existing growing conditions (i.e. water availability and drainage).
- A revised arborist report is attached. Trees #1646 – 1650, and #1678 are retained. Tree #1677 is also proposed to be retained. As a result the underground parking has been pulled back from the root protection zone. The children's play area has been modified to maintain the same grades in the root protection zone. The surface of the root zone will be partially pocket planted with native, non toxic plants and partially covered with Fibar (wood chip play surfacing that will be installed on top of the existing grade – ie. no excavation).
12. Design development to grades, retaining walls, walkways and structural design, such as underground parking, to maximize soil volumes (exceed BCLNA Landscape Standard) to accommodate new and existing trees and landscaping:
- Note to Applicant: Wherever possible, take advantage of natural soils and the water table by locating new trees at grade beyond the edge of the underground slab. To avoid raised planters above grade, angle the corner of the underground slab downward (1 m across and 1.2 m) to maximize contiguous soil volumes. Planted landscapes on slab should be designed to maximize soil depths by lowering the slab, wherever possible, or providing tree wells, if necessary.
- The suspended slab under the north amenity garden has been dropped 12"/300mm at the building face and stepped at the north edge. The result is lower planter walls and maximized soil depth (36"/900mm soil and 4"/100mm drain rock) for the proposed trees along the north property line.
13. Design development to location of utilities;
- Note to Applicant: Avoid the awkward placement of utilities (pad mounted transformers, "Vista" junctions, underground venting) visible to

the public realm. Where utilities must be located near a street or sidewalk, a secondary circulation route is the preferred location. Every effort should be made to integrate utility access into structures and behind lockable, decorative gates or screened with landscaping. Currently all electrical infrastructure is planned underground in parkade. If LPT etc. is required in future, it will be coordinated and integrated with Landscape design.

14. Consideration to explore design options that respect the City of Vancouver, Bird Friendly Design Guidelines; Note to Applicant: refer to <http://www.vancouver.ca/commsvcs/guidelines/B021.pdf>

Please see notes on drawing with regards to meeting the bird friendly strategy.

Also the planting plan includes many plants that attract birds and insects (bird food source).

15. Provision of a detailed Landscape Plan illustrating soft and hard landscaping.

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

The landscape plans are at 1/8" scale and include a planting plan/list as well as a materials legend, and all new/proposed utilities.

16. Provision of a "Tree Management Plan".

Note to Applicant: Provide a large scale tree plan that is separate from the landscape plan. The plan should clearly illustrate all trees to be removed and retained, including dimensioned tree protection barriers and important construction management directives drawn out of the arborist report(s) such as clearly illustrating the limit of excavation and footing design strategy (i.e. vertical shoring, shotcrete).

A tree management plan has been provided.

17. Provision of detailed architectural and landscape cross sections (minimum 1/4" inch scale) through tree protection zones, all proposed common open spaces and semi-private patio areas.

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

Detailed sections provided. (YAI & DKL)

Application of universal design principles in the outdoor spaces, such as wheelchair accessible walkways and site furniture.

All common outdoor areas have barrier free access from the building.

18. Provision of the necessary infrastructure to support urban agriculture, such as tool storage, hose bibs and potting benches at all common amenity locations.  
All the infrastructure is provided and shown on the landscape plans.
19. Provision of a partial irrigation plan.  
Note to Applicant: Provide high efficiency irrigation for all planted areas, including urban agriculture areas and individual hose bibs for all private patios of 100 square feet (9.29 sq. m). On the plan, illustrate hose bib symbols accurately and provide a highlighted note to verify the irrigation is to be designed and constructed.  
Hose bibs and irrigation connections are indicated on the landscape plans.
20. Provision of an outdoor Lighting Plan.  
Note to Applicant: Consider "CPTED" principles and avoid any lighting that can cause glare to residential uses.  
Outdoor lighting is indicated on the landscape plans.
21. Provision of an updated, detailed arborist report.  
Note to Applicant: The expanded arborist report should inform design. Include any construction limitations such as the location of construction materials, temporary structures, utility conflicts, site access, development phasing and temporary irrigation requirements.  
A revised arborist report is provided.
22. Provision of a registered biologist report, where applicable.  
Note to Applicant: The report is a cautionary measure should tree removals be scheduled from Mar.15-Aug.15, the period generally accepted as the bird nesting window.
23. Provision of a letter of assurance for arborist supervision.  
Note to Applicant: Arborist supervision is typically necessary when any work is required within a minimum root protection zone of a retained tree. The arborist should discuss the details of any supervision requirements within the arborist report, particularly if the plans depict any work that encroaches into a minimum root protection zone. Typically, an assurance letter will outline up to four key construction points where the arborist shall be contacted to attend the site. The letter must be signed by the owner, the contractor and the arborist.  
Attached is a letter of assurance between the owner and the arborist.
24. Submission of a bird friendly strategy for the design of the building and landscape is encouraged in the application for a development permit.  
Note to Applicant: The strategy should identify any particular risks with regard to the Bird Friendly Design Guidelines and propose design features or measures to reduce these risks. For more information, refer to attached Guidelines  
<http://former.vancouver.ca/commsvcs/guidelines/B021.pdf>.  
Please see notes on drawing with regards to meeting the bird friendly strategy.  
Also the planting plan includes many plants that attract birds and insects (bird food source).
- Housing**
25. That the proposed total rental unit mix of 28 % studio, 34 % one-bedroom and 37 % two and three bedroom units ( which includes 11 three-bedroom units), be

included in the Development Permit drawings.

Note to Applicant: Any changes in unit mix from the proposed rezoning application shall be to the satisfaction of the Chief Housing Officer.

The total number of units have increased to 111 from 110 from rezoning.

The studios and 1 beds got revised to 35% and 29% respectively. There is a total of 40 (36%) of family oriented units which includes 26 two beds and 14 three beds.

26. A common outdoor amenity area is to be provided which includes an area suitable for a range of children's play activity.

A children's play area is provided in the common amenity garden.

27. The rental building is to comply with the High Density Housing for Families with Children Guidelines and include a common amenity room with a kitchenette (and an accessible washroom adjacent to this amenity room).

Rental building complies with the guideline.

#### **Sustainability**

28. Confirmation of the building's sustainability performance as required by the Green Buildings Policy for Rezoning, including achieving Gold certification under LEED® For Homes - Multi-family Mid-rise with a minimum of 14 Energy and Atmosphere (EA) points, 1 water efficiency point and 1 storm water point or surface water management point.

Note to Applicant: Submit a LEED® checklist and a sustainable design strategy outlining how the proposed points will be achieved, along with a receipt including registration number from the CaGBC, as a part of the Development Permit application. The checklist and strategy should be incorporated into the drawing set. A letter from an accredited professional confirming that the building has been designed to meet the policy and application for certification of the project will also be required under the policy.

A letter from Kane consulting confirming buildings sustainability performance is attached. Also attached is the LEED checklist.

#### **Heritage Conservation**

29. Revise the Statement of Significance (SOS) for the building at 3365 Commercial Drive to reflect advice from the Vancouver Heritage Commission SOS Sub-Committee.

Revised SOS Attached.

#### **Engineering**

30. Provision of crossings to the satisfaction of the General Manager of Engineering Services, please show a standard commercial crossing design on site and landscape plans. A crossing application is required.

The landscape plan shows a standard commercial crossing design as per COV Engineering standards.

31. Clarification of the garbage pick-up operations for the heritage building. It appears residents must travel through unsecured portions of the parkade to access the garbage room.

Parkade layout revised to ensure a secured access to the garbage room.

32. Clarify garbage pick-up operations. Please provide written confirmation that a waste hauler can access and pick up from the location shown.

Note to Applicant: pick up operations should not rely on bins being stored on the street or lane for pick up, bins are to be returned to storage areas immediately after emptying.

33. Make arrangements for provision of additional street trees between the property line and back of city sidewalks to the satisfaction of the General Manager of Engineering Services in consultation with the General Manager Vancouver Board of Parks and Recreation.

A double row of street trees is indicated on the landscape plans as well as standard notes in terms of coordination of tree locations with CoV Engineering and tree species with CoV Parks.

34. Update landscape and site plan to reflect the change in sidewalk locations and size sought by this rezoning application. Show front boulevard trees and offset sidewalk along the Commercial Drive frontage of the site.

The revised landscape plans show the proposed public realm.

35. Delete pavers and special sidewalk treatments from public property and show standard concrete treatments. Note to applicant: An interconnected water service will be required for this development. Please contact Water Design branch for details.

The pavers have been deleted.

36. Parking, loading, and bicycle spaces shall be provided and maintained according to the provisions of the Vancouver Parking By-law except that a minimum of 2 Class A loading spaces shall be provided for the site.

2 class A Loading spaces have been provided.

37. Compliance with the Bicycle Parking and Parking and Loading Design Supplement to the satisfaction of the General Manager of Engineering Services.

Note to Applicant: Please refer to the Bicycle Parking and Parking and Loading Design Guideline and Supplements for details.

Bicycles:

- (i) Clearly label the path intended to be used by residents to bring bikes to and from the bicycle rooms to outside the building.  
Bike route has been marked on the parkade layout.
- (ii) Provision of horizontal bicycle spaces not located within a bicycle room to be within a hard shell locker.  
Noted.
- (iii) Provide automatic door openers on the doors along routes providing access to the bicycle room(s).  
ADO's shown on the bike room doors.

Parking Spaces

- (iv) Any column 2' in length must be set back 2' from either end of the parking space.  
Noted
- (v) Dimension all columns encroaching into parking stalls.  
Done.

- (vi) Provide additional parking stall width for stalls adjacent to walls or stalls with columns set back more than 4' from the end of the stall.

Noted

Parking Ramps and Drive Aisles

- (vii) Relocate loading space to a more typical stall configuration, its current location obstructs maneuvering for passenger vehicles.

Relocated

- (viii) Provision of design elevations on both sides of the parking ramp at all breakpoints.

Shown on the drawings

- (ix) Provision of a minimum 20' wide overhead security gate between the visitor parking area and the secured residential parking.

Security gate (20' wide) have been relocated to base of entry ramp making entire parkade secure. For the ease of circulation further screening between visitor and resident parking has been removed.

- (x) Note to Applicant: if it is not possible to provide a 20' opening, then a 12' gate should be provided to prevent the possibility of vehicle conflict when two cars are passing through the gate.

- (xi) Mark hatchings on the floor in the gap between two parking spaces at the southwest corner of the main parkade to identify this as pedestrian space.

Floor hatchings have been shown on the drawings.

## PTR Distribution Memo

PTR Received: 08<sup>th</sup> September, 2017

Project Address: 3365 Commercial Drive

Permit No:

DP-2017-00181

Comments Due:

06<sup>th</sup> December 2017

Group	Name	Remarks
Project Coordinator <i>To:</i>	Berg Balantzyan	1 set+ FSR set
Development Planner	Marie Linehan	1 set
Landscape	Alina Maness	1 set
Engineering	Kevin Cavell <i>From:</i>	2 sets
Heritage	James Boldt	1 set
Urban Design		
Building Review Branch	Calvin Wang	1 set
Environmental Protection		
Housing	Daniel Naundorf	Memo only
Social Policy		
REFM		
Parks Board		
Addressing		
Childcare Licencing Officer		
DTES		

### Project Description:

This is the prior to response for the project DP-2017-00181 to develop a site at 3365 Commercial Drive ( now Zoned CD-1) with a 6 storey and 3.5 storey rental building consisting of 111 new secured market rental units and to restore the Class C heritage house while creating 2 new strata titled units. a new infill duplex (strata titled) unit will be created behind the heritage house. Posse now includes:

- PTR- FSR Overlays
- PTR- Architectural & Landscape Plans
- PTR- Supporting Documents & Reports
- PTR- Building Grades

All related documents and drawings are available in POSSE under the permit number. Please review and send your comments and conditions to the PC with a copy to me on or before the comments due date as noted above.

Sincerely,

*To:* Carl Stanford | Project Facilitator  
604-8716-796

City of Vancouver, Development, Buildings and Licensing  
Development Services Division - Project Facilitation  
453 West 12th Avenue  
Vancouver, British Columbia V5Y 1V4 Canada  
tel: 604.873.7611 fax: 604.873.7060  
website: vancouver.ca





## PTR Distribution Memo

PTR Received: 08<sup>th</sup> September, 2017

Project Address: 3365 Commercial Drive

Permit No:

DP-2017-00181

Comments Due:

06<sup>th</sup> December 2017

Group	Name	Remarks
Project Coordinator <i>To:</i>	Berg Balantzyan	1 set+ FSR set
Development Planner	Marie Linehan	1 set
Landscape	Alina Maness	1 set
Engineering	Kevin Cavell <i>From:</i>	2 sets
Heritage	James Boldt	1 set
Urban Design		
Building Review Branch	Calvin Wang	1 set
Environmental Protection		
Housing	Daniel Naundorf	Memo only
Social Policy		
REFM		
Parks Board		
Addressing		
Childcare Licensing Officer		
DTES		

### Project Description:

This is the prior to response for the project DP-2017-00181 to develop a site at 3365 Commercial Drive ( now Zoned CD-1) with a 6 storey and 3.5 storey rental building consisting of 111 new secured market rental units and to restore the Class C heritage house while creating 2 new strata titled units. a new infill duplex (strata titled) unit will be created behind the heritage house. Posse now includes:

- PTR- FSR Overlays
- PTR- Architectural & Landscape Plans
- PTR- Supporting Documents & Reports
- PTR- Building Grades

All related documents and drawings are available in POSSE under the permit number. Please review and send your comments and conditions to the PC with a copy to me on or before the comments due date as noted above.

Sincerely,

*To:*

Carl Stanford | Project Facilitator

604-8716-796

May 24, 2017

**RE: 3365 COMMERCIAL DRIVE, Vancouver, BC**  
**Development Application Number DP-2017-00181**

**Plans stamped received FEB 16 2017**

The following are the Engineering Services "holds" for this application

**1.0 Prior to the issuance of the Development Permit, drawings shall be submitted clearly indicating:**

Engineering Services Conditions:

- Update the landscape and site plan to reflect the off-site improvements sought by the Rezoning including the following;
  - Provision of minimum 1.8m wide concrete sidewalk broom finish with saw cut joints and a minimum 1.2 metre sod front boulevard with street trees on both Commercial Drive and 18<sup>th</sup> Av. adjacent the site. Note; a modified sidewalk design will be required to address a conflict with the existing traffic signal controller kiosk and the new sidewalk location.
  - Provision of a concrete curb and gutter on 18<sup>th</sup> Av. for the full length of the development including asphalt paving to centerline of the road
  - Provision of improved street lighting on 18<sup>th</sup> Av.
  - Provision of new curb ramps at the intersection of Commercial Drive and 18<sup>th</sup> Avenue to current City standards.
  - Provision of audible signals at the intersections of Commercial Dr. & E 18<sup>th</sup> Ave. and at Commercial St & Victoria Diversion.
  - Delete pavers from City property.

- Add note to landscape plans "Installation of parking regulatory signage on Commercial Drive and East 18<sup>th</sup> Ave adjacent the site to the satisfaction of the General Manager of Engineering Services"
- Provision of crossings to the satisfaction of the General Manager of Engineering Services.  
**Note to Applicant:** A crossing application is required.
- Delete proposed garbage pick-up area from City property. Clarify garbage pick-up operations. Note; pick up operations should not rely on bins being stored on the street or lane for pick up, bins are to be returned to storage areas immediately after emptying.
- Compliance with the Parking and Loading Design Supplement to the satisfaction of the General Manager of Engineering Services as follows:
  - Confirm design elevations shown at the top of the ramp are correct. Additional design elevations are required at all entrances.  
  
**Note to Applicant:** Design elevations must meet interpolated building grades.
  - Provision of a 2.7m stall width for Class A Loading spaces as 2.5m is currently shown on drawing A2.00 at stalls L1 and L2.
  - Provide a 6.6m (21.66') maneuvering aisle width or provide 2.74m (9') stall widths.  
  
**Note to Applicant:** Stalls V1, V2, V7, V8, stall 1, and class A Loading spaces along the north wall require additional width.
  - Provision of grid lines for drawing A2.00 to be added to the drawing.
  - Provide automatic door openers on the doors providing access to the bicycle room(s).  
  
**Note to Applicant:** Automatic door opener is required for the mandoor next to the overhead gate at the bottom of the ramp. Confirm ADO refers to automatic door openers and is shown in the drawing notes.
  - Provide minimum 12' wide overhead gate by the disability space 9/10 as a 9' width is shown and no dimensions are provided.
  - Provision of the minimum vertical clearance for the main ramp and security gates.  
  
**Note to Applicant:** A section drawing is required showing elevations, and vertical clearances. 2.3m of vertical clearance is required for access and maneuvering to all disability spaces and must be noted on plans.
  - Provide hatching on drawing A2.00 where 2.3m vertical clearance is being provided.

**Note to Applicant:** 2.3m vertical clearance is required for a minimum of 5.5m beyond the last disability space.

- Provision of additional design elevations within the parking area to calculate the slope and crossfall.

**Note to Applicant:** Provide design elevations at the far end of the parking spaces to confirm slopes and crossfalls shown.

- Modify door swing for the Mechanical room to be clear of stall 36.

**Note to Applicant:** Consider widening the access aisle to the door edge or modify the door swing.

- Provision of a 1.2m wide independently accessible aisle for all class A bicycle spaces.

**Note to Applicant:** The class A bicycle spaces beside stall 31 require the use of the maneuvering aisle for access. Consider providing an expanded metal mesh compound adjacent to stall 41. Maintain a minimum 17' maneuvering aisle between the bicycle compound and Exit B for access to stalls 32 to 41.

- Dimension the column length for the standard column encroachment shown on drawing A2.00. Currently the width and offset are shown.

Please contact Randy Zeegers of the Parking Management Branch at 604-871-6153 for more information or refer to the Parking and Loading Design Guidelines at the following link: (<http://vancouver.ca/home-property-development/parking-policies-guidelines.aspx>)

## **2.0 Condition(s) to be met prior to the issuance of the Development Permit:**

Engineering Services Conditions:

- Enactment of the CD-1 By-law.

Yours truly,

Terry Wilson

**MEMORANDUM**

May 29, 2017

TO: Wendy LeBreton, Project Coordinator

FROM: Calvin Wang

SUBJECT: 3365 Commercial Dr : DP-2017-00181

The following comments are based on the preliminary drawings prepared by Yamamoto Architecture received on February 16, 2017 for the proposed development permit application. This is a preliminary review in order to identify major issues which do not comply with Vancouver Building Bylaw #10908 as amended (VBBL).

**\* Please note that building permit applications submitted on or after January 1, 2015 must conform to the new Vancouver Building Bylaw #10908 (2014). Please see the following page to purchase online version of VBBL 2014 or to view the PDF files with changes in VBBL 2014 in comparison with BCBC 2012 and amendments to VBBL:**  
**<http://www.bccodes.ca/vancouver-bylaws.aspx>**

The following information should be included at Building Permit Application Stage:

1. **This project requires the services of a registered architect. Architectural Schedule B and sealed drawings should be submitted.**
2. Building safety facilities such as annunciator, fire fighter's elevator, and stairwells equipped with standpipe connections shall be coordinated with the location of the firefighters' entrance.
3. All entrances, exits, drive aisles and other access to offstreet disability parking spaces, and egress therefrom must have a minimum vertical clearance of 2.3 m, as required by the Parking By-law.
4. \* The building is required to meet Enhanced Accessibility provisions as per 3.8.2.27. and Adaptable Housing requirements as per 3.8.5.
5. Storage garage security shall conform to 3.3.6.7.
6. \* Egress from dwelling units shall conform to 3.3.4.4.
7. \* Building construction shall conform to 3.2.2
8. Exit exposure protection shall conform to 3.2.3.
9. \* Exit lobby shall conform to 3.4.4.2.
10. Door swing shall conform to 3.3.1.11.

11. Combustible projection shall conform to 3.2.3.16
12. Exit exposure protection shall conform to 3.2.3.13
13. \* Location of access routes and paths of travel shall conform to 3.2.5.5.
14. All new architectural, mechanical and electrical components are required to comply with the Energy Utilization requirements of the Vancouver Building By-law No.10908 and ASHRAE standard 90.1-2010. Please add to your drawings the Energy Statements per the "Energy Statements on Drawings" requirements found within the City of Vancouver energy webpage (<http://vancouver.ca/building-energy-requirements>).

\*Items marked with an asterisk have been identified as serious non-conforming Building By-law issues.

Written confirmation that the applicant has read and has understood the implications of the above noted comments is required and shall be submitted as part of the "prior to" response. If a "prior to" letter is not being sent, the above comments should be sent directly to the applicant.

The applicant may wish to retain the services of a qualified Building Code consultant in case of difficulty in comprehending the comments and their potential impact on the proposal. Failure to address these issues may jeopardize the ability to obtain a Building Permit or delay the issuance of a Building Permit for the proposal.

Calvin Wang, Architect AIBC, CP  
Building Code Specialist, Building Review Branch  
Development, Buildings & Licensing, City of Vancouver  
P. 604.873.7605  
E. [calvin.wang@vancouver.ca](mailto:calvin.wang@vancouver.ca)

## Balantzyan, Berg

---

**From:** Greer, John  
**Sent:** Friday, June 23, 2017 1:31 PM  
**To:** Beaulieu, Lee  
**Cc:** LeBreton, Wendy; Balantzyan, Berg  
**Subject:** Re: Commercial drive decision yesterday - one more landscape condition

I am comfortable with this condition

Sent from my iPhone

On Jun 23, 2017, at 11:22 AM, Beaulieu, Lee <[lee.beaulieu@vancouver.ca](mailto:lee.beaulieu@vancouver.ca)> wrote:

Thanks for your consideration.

We talked about this with Marie L. as well and the thinking was that it is reasonable.

The revised Rezoning schemes presented to the public at Open House with Yardley M. contemplated retention of these 2 conifer trees within the amenity courtyard.

Trees were a major topic of discussion at the Council meetings.

The trees are tall prominent conifers, and appear quite pinched on three sides by excavation.

They could use very bit of extra root and canopy setback as possible.

Thanks

Lee

---

**From:** LeBreton, Wendy  
**Sent:** Friday, June 23, 2017 10:17 AM  
**To:** Greer, John  
**Cc:** Balantzyan, Berg; Beaulieu, Lee  
**Subject:** Commercial drive decision yesterday - one more landscape condition

Hi John

Lee wanted me to highlight for you this condition he has written:

- 1.1 design development to set back the underground parking structure an additional distance of approximately one standard parking space width to the east of tree #1678 to increase the root protection zone and canopy clearance;

**Note to Applicant:** This will require modifications to the underground parking plan. The expanded setback will provide additional space for maximized root protection, future tree growth and construction phase clearance. To optimize tree protection, employ special construction methods, such as vertical shoring and setback the limit of excavation outside the dripline. The scheme should not rely on canopy pruning or surface disturbances (such as intensive re-landscaping). Avoid landscape or grading proposals and that may cause unnecessary compaction of roots and changes to the existing growing conditions (water availability and drainage).

I can come by to discuss if you like (dwgs attached) – but as I mentioned yesterday, they are over parked, so this should be something that can be accommodated.

Cheers,  
Wendy

---

Wendy LeBreton MES, MCIP, RPP | Project Facilitator II | Development, Buildings & Licensing | City of Vancouver  
t | 604.871.6796 e | [wendy.lebreton@vancouver.ca](mailto:wendy.lebreton@vancouver.ca)



## Balantzyan, Berg

---

**From:** Beaulieu, Lee  
**Sent:** Thursday, June 22, 2017 3:05 PM  
**To:** Linehan, Marie; LeBreton, Wendy  
**Cc:** Balantzyan, Berg  
**Subject:** landscape comments – 3365 Commercial  
**Attachments:** 3365 Commercial Dr.docx

Hi, thanks for covering me in DR.

Could you have a quick look at the condition seeking to re-design the parking by “the width of one car space”....

Lee Beaulieu  
Planner - Planning Policy  
Green Infrastructure Implementation  
City of Vancouver

---

**From:** Linehan, Marie  
**Sent:** Thursday, June 22, 2017 9:40 AM  
**To:** LeBreton, Wendy  
**Cc:** Balantzyan, Berg; Beaulieu, Lee  
**Subject:** FW: 3365 Commercial

Hi Wendy

Here are design conditions.

Thanks  
Marie

x.xx design development to improve the main entry canopy expression;

Note to Applicant: A more distinctive architectural expression should be provided for the entry canopy to add prominence and visual interest to the main residential entry.

x.xx design development to the bridging element to mitigate overlook to adjacent dwelling units;

Note to Applicant: The bridging element should continue to read as a lighter architectural element, with further consideration of the treatment of the glazing to mitigate overlook to adjacent dwelling units. A planter border may be provided at the edges of the roof to screen and reduce overlook from the bridge.

x.xx design development to reduce the path width and extent of hard surface paving, and provide additional planting, between the retained heritage house and the new rental building;

Note to Applicant: Explore the potential for a single narrower path if the sites are consolidated.

x.xx design development to provide the primary child's play space in a central location at the rear yard with closer proximity to the indoor amenity room;

Note to Applicant: The central location is preferred to the location adjacent the retained trees in order to allow for a larger unobstructed play area with overlook from the indoor amenity room. Proposed creative play structures should be incorporated into the design of the central play space.

- X.x) design development to setback the underground parking structure an additional distance of approximately one standard parking space width to the east of tree #1678 to increase the root protection zone and canopy clearance;  
**Note to Applicant:** This will require modifications to the underground parking plan. The expanded setback will provide additional space for maximized root protection, future tree growth and construction phase clearance. To optimize tree protection, employ special construction methods, such as vertical shoring and setback the limit of excavation outside the dripline. The scheme should not rely on canopy pruning or surface disturbances (such as intensive re-landscaping). Avoid landscape or grading proposals and that may cause unnecessary compaction of roots and changes to the existing growing conditions (water availability and drainage).
- X.x) design development to relocate the proposed mechanical shaft at the south east corner of the site further away from trees #1646 and 1649;
- X.x) clarification on the architectural and landscape plans/ sections and the arborist report of efforts to minimize disturbance of the tree root protection zone and canopy clearance;  
**Note to Applicant:** applicable to trees # 1646 -1650, 1677 and 1678. The tree protection plans and sections provided in the submission should be expanded. Employ vertical excavation and special concrete forming methods. The revised architectural and landscape plans/ sections should be highly detailed, with accurate dimensions through all tree protection zones, the excavation profile and the built structure. Key construction methods, tree protection barriers and any special arborist services drawn out of the arborist report should be noted. The methods of construction and tree protection strategy should be clear and 'stand alone' on the plans/ sections without having to defer to the arborist report. Further commentary may be necessary.
- X.x) provision of three (3) large sections through the west property line to illustrate final grading and landscape treatment;
- X.x) incorporation of the principles of the City of Vancouver, 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:** this can be demonstrated on the landscape plan, plant list and a written rationale. Refer <http://council.vancouver.ca/20150120/documents/rr1attachmentB.pdf>  
<http://council.vancouver.ca/20150120/documents/rr1attachmentC.pdf>
- X.x) deletion of the artificial turf in the outdoor amenity area;  
**Note to Applicant:** Soft landscape and permeable paving (i.e. Aqua-pave) is preferred. Alternate materials may be considered for high use/ high impact pedestrian areas.
- X.x) provision of a large scale ***Tree Management Plan***;  
**Note to Applicant:** provide a large scale tree plan that is separate from, but at the same scale as the landscape plan. The plan should clearly illustrate all trees to be removed and retained, including dimensioned tree protection barriers and important construction management directives drawn out of the arborist report(s) such as clearly illustrating the limit of excavation and footing design strategy (i.e. vertical shoring, shotcrete).

- X.x) provision of (five) 5 color copies of the arborist report (printed on 8.5"x11" sheets), and five (5) sets of the tree management plan (printed on 11"x17" sheets);
- X.x) provision of a partial irrigation plan;  
**Note to Applicant:** provide high efficiency irrigation for all planted areas, including urban agriculture areas and individual hose bibs for all private patios of 100 square feet (9.29 sq. m). On the plan, illustrate hose bib symbols accurately and provide a highlighted note to verify the irrigation is to be designed and constructed.
- X.x) provision of an outdoor Lighting Plan;  
**Note to Applicant:** consider "CPTED" principles and avoid any lighting that can cause glare to residential uses.
- X.x) provision of an updated, arborist report responding specifically to the final design;  
**Note to Applicant:** the expanded report should inform design. Include any construction limitations such as the location of construction materials, temporary structures, utility conflicts, site access, clearance pruning requirements, development phasing and temporary irrigation requirements. If necessary, an accurate section should be submitted to illustrate pruning extents. The impacts of the proposed crushed gravel walkway proposed through Cypress trees at the south east corner should be discussed in detail. Every effort should be made to increase building facade setbacks to avoid tree canopy pruning.
- X.x) provision of a letter of assurance for arborist supervision;  
**Note to Applicant:** arborist supervision is typically necessary when any work is required within a minimum root protection zone of a retained tree. The arborist should discuss the details of any supervision requirements within the arborist report, particularly if the plans depict any work that encroaches into a minimum root protection zone. Typically, an assurance letter will outline up to four key construction points where the arborist shall be contacted to attend the site. The letter must be signed by the owner, the contractor and the arborist.

## Balantzyan, Berg

---

**From:** Amon, Katy  
**Sent:** Friday, May 26, 2017 11:03 AM  
**To:** LeBreton, Wendy  
**Cc:** Balantzyan, Berg  
**Subject:** DP -2017-00181 (3365 Commercial Dr)

Hi Berg,

Park Board staff do not have any comments on this file.

Thanks,  
Katy

Katy Amon | Planner | Planning and Research



Vancouver Board of Parks and Recreation | 2099 Beach Avenue  
t. 604.257-8529 c.604.679.3747  
[katy.amon@vancouver.ca](mailto:katy.amon@vancouver.ca)



## Balantzyan, Berg

---

**From:** Linehan, Marie  
**Sent:** Wednesday, January 10, 2018 10:22 AM  
**To:** Stanford, Carl; Boldt, James; Balantzyan, Berg; Beaulieu, Lee  
**Subject:** RE: 3365 Commercial Drive\_DP-2017-00181

Hi Carl

In general I am ok to clear the PTR for urban design conditions, but have some issues with the drawings:

The elevations have material tags but are missing a material legend, and are very dark and difficult to read. They should add a legend and print a clearer set of set of elevation drawings – they could print a set with lighter or no tones to improve legibility

The landscape sections and the site sections don't seem match in terms of the planter details at site edges. They should match. Provide architectural section details to match landscape for:

- north PL adjacent amenity space
- Commercial Drive patios
- E 18<sup>th</sup> at patios at 3.5-storey building
- E 18<sup>th</sup> at the raised planter at the SE corner of 6-storey building.

Provide a note that in all cases that the planter height varies relative to adjacent grade but in no case exceeds 2 feet above adjacent grade

Also, I just want to confirm with you if Engineering has cleared the 8 street trees at the inside boulevard at 18<sup>th</sup> – I remember they had some concern about maintenance but we/Planning wanted those trees in order offset tree removal on this site which has been an issue. Looks like it is ok because there is no condition to remove, but just want to make sure.

Thanks  
Marie

---

**From:** Stanford, Carl  
**Sent:** Tuesday, January 09, 2018 9:46 AM  
**To:** Boldt, James; Balantzyan, Berg; Linehan, Marie; Beaulieu, Lee  
**Subject:** 3365 Commercial Drive\_DP-2017-00181

### RE: Outstanding Reviews

Hi All,

Just to make you all aware that I have a received complaints from the developer Cressey that their initial reviews are due (they contacted 311 to enquire what was left open) but still open. They're quite a vocal applicant and unhappy that it has been nearly 16 weeks. I would be grateful therefore if you could focus on this one to get it moving or put the onus back on them. Please feel free to give me a call to let me know if you need anything or if your require clarification on any items.

Thanks & hope everyone enjoyed the Christmas break.

Carl Stanford | Project Facilitator

CITY OF VANCOUVER | Development, Buildings & Licensing

515 W 10th Ave, Vancouver, BC V5Z 4A8

Tel | 604-871-6796

Email | carl.stanford@vancouver.ca

## Balantzyan, Berg

---

**From:** Linehan, Marie  
**Sent:** Thursday, June 22, 2017 9:40 AM  
**To:** LeBreton, Wendy  
**Cc:** Balantzyan, Berg; Beaulieu, Lee  
**Subject:** FW: 3365 Commercial

Hi Wendy

Here are design conditions.

Thanks  
Marie

x.xx design development to improve the main entry canopy expression;

Note to Applicant: A more distinctive architectural expression should be provided for the entry canopy to add prominence and visual interest to the main residential entry.

x.xx design development to the bridging element to mitigate overlook to adjacent dwelling units;

Note to Applicant: The bridging element should continue to read as a lighter architectural element, with further consideration of the treatment of the glazing to mitigate overlook to adjacent dwelling units. A planter border may be provided at the edges of the roof to screen and reduce overlook from the bridge.

x.xx design development to reduce the path width and extent of hard surface paving, and provide additional planting, between the retained heritage house and the new rental building;

Note to Applicant: Explore the potential for a single narrower path if the sites are consolidated.

x.xx design development to provide the primary child's play space in a central location at the rear yard with closer proximity to the indoor amenity room;

Note to Applicant: The central location is preferred to the location adjacent the retained trees in order to allow for a larger unobstructed play area with overlook from the indoor amenity room. Proposed creative play structures should be incorporated into the design of the central play space.

x.xx provision of large scale details for the entry canopy, bridging element, balconies and guardrails, parapets and fin walls;

Note to Applicant: A high quality material should be provided for the projecting balcony soffits, in keeping with the overall design.

---

**From:** Linehan, Marie  
**Sent:** Wednesday, June 21, 2017 11:08 AM  
**To:** LeBreton, Wendy  
**Cc:** Beaulieu, Lee; Wilson, Terry  
**Subject:** RE: 3365 Commercial

Hi

For Commercial Drive they are proposing 3' front boulevard, 6' sidewalk, and 7' back boulevard with street trees at the back boulevard due to conflict with hydro wires along the street edge as per their UDP booklet attached. I am cc'ing Terry to confirm if that is ok.

Thanks  
Marie

---

**From:** LeBreton, Wendy  
**Sent:** Tuesday, June 20, 2017 2:55 PM  
**To:** Linehan, Marie  
**Cc:** Beaulieu, Lee  
**Subject:** FW: 3365 Commercial

Does that clarify things??

Wendy LeBreton MES, MCIP, RPP | Project Facilitator II | Development, Buildings & Licensing | City of Vancouver  
t | 604.871.6796 e | wendy.lebreton@vancouver.ca

---

**From:** Wilson, Terry  
**Sent:** Tuesday, June 20, 2017 2:54 PM  
**To:** LeBreton, Wendy  
**Cc:** Curran, Eileen  
**Subject:** RE: 3365 Commercial

Hi Wendy,

The walk on Commercial will be relocated (normalized) to have a 1m sod front boulevard with trees.

Thanks, Terry

---

**From:** LeBreton, Wendy  
**Sent:** Tuesday, June 20, 2017 2:43 PM  
**To:** Wilson, Terry  
**Cc:** Curran, Eileen  
**Subject:** 3365 Commercial

Hi again Terry,

Just need clarification on the following ENG condition for this DP:

1.23 submission of updated Landscape Plans and Site Plan to reflect off-site improvements sought by the rezoning, including the following:

- i. provision of a minimum of 1.8 m wide concrete sidewalk, broom finish with saw cut joints and a minimum 1.2 metre sod front boulevard with street trees on both Commercial Drive and East 18<sup>th</sup> Avenue adjacent to the site;

(Note to Applicant: A modified sidewalk design will be required to address a conflict with the existing traffic signal controller kiosk and the new sidewalk location.)

The reference to the "sod front boulevard" is confusing, as the Commercial side only offers a sod boulevard on the inside of the sidewalk (see landscape plan attached)

Is ENG accepting the Commercial Drive condition, as proposed?

Cheers,

Wendy

---

Wendy LeBreton MES, MCIP, RPP | Project Facilitator II | Development, Buildings & Licensing | City of Vancouver

t | 604.871.6796 e | [wendy.lebreton@vancouver.ca](mailto:wendy.lebreton@vancouver.ca)