

**TO:** MAYOR & COUNCIL

**FROM:** GENERAL MANAGER PLANNING AND DEVELOPMENT

**SUBJECT:** REZ 18-49 – 6645 TO 6707 DOW AVE – HIGH DENSITY MIXED-USE DEVELOPMENT

**PURPOSE:** To seek Council authorization to forward this application to a future Public Hearing date.

### REFERENCES

**Address:** 6645, 6659, 6675, 6691 and 6707 Dow Avenue

**Legal:** Lot 17 District Lot 153 Group 1 New Westminster District Plan 25187; Lot 4 Block 44 District Lot 153 Group 1 New Westminster District Plan 1212; Lot 5 Block 44 District Lot 153 Group 1 New Westminster District Plan 1212; Lot 6 Block 44 District Lot 153 Group 1 New Westminster District Plan 1212; and Lot 7 Block 44 District Lot 153 Group 1 New Westminster District Plan 1212

**Applicant:** Eric Hughes; Dow Beresford Development Limited Partnership

**Current:** RM3 Multiple Family Residential District

**Proposed:** CD Comprehensive Development District (based on the RM5s, RM5r, RM4s, RM4r Multiple Family Residential Districts, C2 Community Commercial District, C3 General Commercial District and Metrotown Downtown Plan as guidelines, and in accordance with the development plan entitled “6465 Dow Ave” prepared by Boniface Oleksiuk Politano Architects)

### RECOMMENDATIONS

**THAT** a Rezoning Bylaw be prepared and advanced to First Reading and to a Public Hearing at a future date of Council;

**THAT** the introduction of a Housing Agreement Bylaw be authorized according to the terms outlined in Section 3.2 of this report by the General Manager Planning and Development, Rezoning Reference #18-49 dated June 5, 2023, contingent upon the granting by Council of Second Reading of the subject Rezoning Bylaw;

**THAT** an amendment to the Metrotown Downtown Plan as outlined in Section 3.5 of this report by the General Manager Planning and Development, Rezoning Reference #18-49 dated June 5, 2023, be approved to take effect upon the granting by Council of Second Reading of the Rezoning Amendment Bylaw related to the subject site, and

**THAT** the following be established as prerequisites to the completion of the rezoning:

- a) The submission of a suitable plan of development.
- b) The deposit of sufficient monies including a 4% Engineering Administration Fee to cover the costs of all services necessary to serve the site and the completion of a servicing agreement covering all requisite services. All services are to be designed to City standards and constructed in accordance with the Engineering Design. One of the conditions for the release of occupancy permits will be the completion of all requisite services.
- c) The installation of all electrical, telephone and cable servicing, and all other wiring underground throughout the development (as well as underground switching and transformer/service boxes in town centre locations), and to the point of connection to the existing service where sufficient facilities are available to serve the development.
- d) The undergrounding of existing overhead wiring abutting the site.
- e) The consolidation of the net project site into one legal parcel.
- f) The utilization of an amenity bonus through the provision of a cash in-lieu contribution in accordance with Section 3.7 of this report.
- g) The dedication of any rights-of-way deemed requisite.
- h) The granting of any necessary statutory rights-of-way, easements and/or covenants in accordance with Section 3.14 of this report.
- i) The registration of a Housing Agreement and Housing Covenant.
- j) The submission of a suitable on-site stormwater management system, the deposit of sufficient monies for its provision, and the granting of a Section 219 Covenant to guarantee its provision and continuing operation.
- k) The submission of a Phasing and Construction Management Plan.
- l) The submission of an undertaking to remove all improvements on the development site within 12 months of Final Adoption of the Rezoning Bylaw.
- m) Compliance with the City's Groundwater Management for Multi-Family Development guidelines.

- n) The submission of a suitable Solid Waste and Recycling plan.
- o) The review of on-site residential loading facilities.
- p) The provision of car wash stalls and an adequately sized and appropriately located garbage handling and recycling material holding space and a commitment to implement the recycling provisions.
- q) The provision of facilities for cyclists in accordance with this report.
- r) The design and provision of units adaptable to persons with disabilities, the provision of customized hardware and cabinet work being subject to the sale/lease of the unit to a disabled person and with allocated disabled parking spaces.
- s) Compliance with Council-adopted sound criteria.
- t) Compliance with the guidelines for underground parking for visitors.
- u) The submission of a Public Art Plan.
- v) The submission of a Green Building Plan and Energy Benchmarking.
- w) The submission of a detailed Comprehensive Sign Plan.
- x) The deposit of the applicable Parkland Acquisition Charge.
- y) The deposit of the applicable School Site Acquisition Charge.
- z) The deposit of the applicable Water Development Cost Charge.
- aa) The deposit of the applicable Metrotown Public Open Space Charge.
- bb) The deposit of the applicable GVS & DD Sewerage Charge.
- cc) The deposit of the applicable Regional Transportation Development Cost Charge.
- dd) The submission of a written undertaking to distribute area plan notification forms, prepared by the City, with disclosure statements and, to post area plan notification signs, also prepared by the City, on the development site and in the sales office in prominent and visible locations prior to Third

Reading, or at the time marketing for the subject development commences, whichever is first, and remain posted for a period of one year, or until such time that all units are sold, whichever is greater.

## **CHIEF ADMINISTRATIVE OFFICER'S COMMENTS**

I concur with the recommendation of the General Manager Planning and Development.

## **EXECUTIVE SUMMARY**

A rezoning application has been received in order to permit the construction of a high-density mixed-use development above underground parking. The development is comprised of two high-rise residential strata buildings, a nine-storey commercial podium, street-fronting retail, street-oriented townhomes, and a six-storey rental building. The purpose of this report is to provide Council with information on the proposal and to recommend that the rezoning application be forwarded to a future Public Hearing.

### **1.0 POLICY SECTION**

The proposed rezoning application is consistent with the following policies and plans adopted by Council:

- Corporate Strategic Plan (2022),
- Regional Context Statement (2013),
- Official Community Plan (1998),
- Metrotown Downtown Plan (2017),
- Economic Development Strategy (2007),
- Social Sustainability Strategy (2011),
- Environmental Sustainability Strategy (2016),
- Transportation Plan (2021),
- HOME: Housing and Homelessness Strategy (2021), and
- Rental Use Zoning Policy (2020).

### **2.0 BACKGROUND**

2.1 The subject development site is located within the Maywood neighbourhood of the Metrotown Downtown Plan area (see Sketch #2 **attached**). The Council-adopted Plan identifies this neighbourhood as the residential “heart” of Metrotown with high-density pedestrian-oriented multiple-family development that compliments park and open space amenities with mid-block pedestrian and cycling linkages. Development along Beresford Street is intended to include locally-oriented commercial uses which help to generate pedestrian activity and provide opportunities for people to live, gather, socialize, and celebrate. With respect to building form, the Metrotown Plan indicates that mixed-use developments at the northern extent of the neighbourhood are intended to accommodate elegant residential buildings supported by commercial podiums fronting Beresford and wrapping the flanking street. It is the intent that

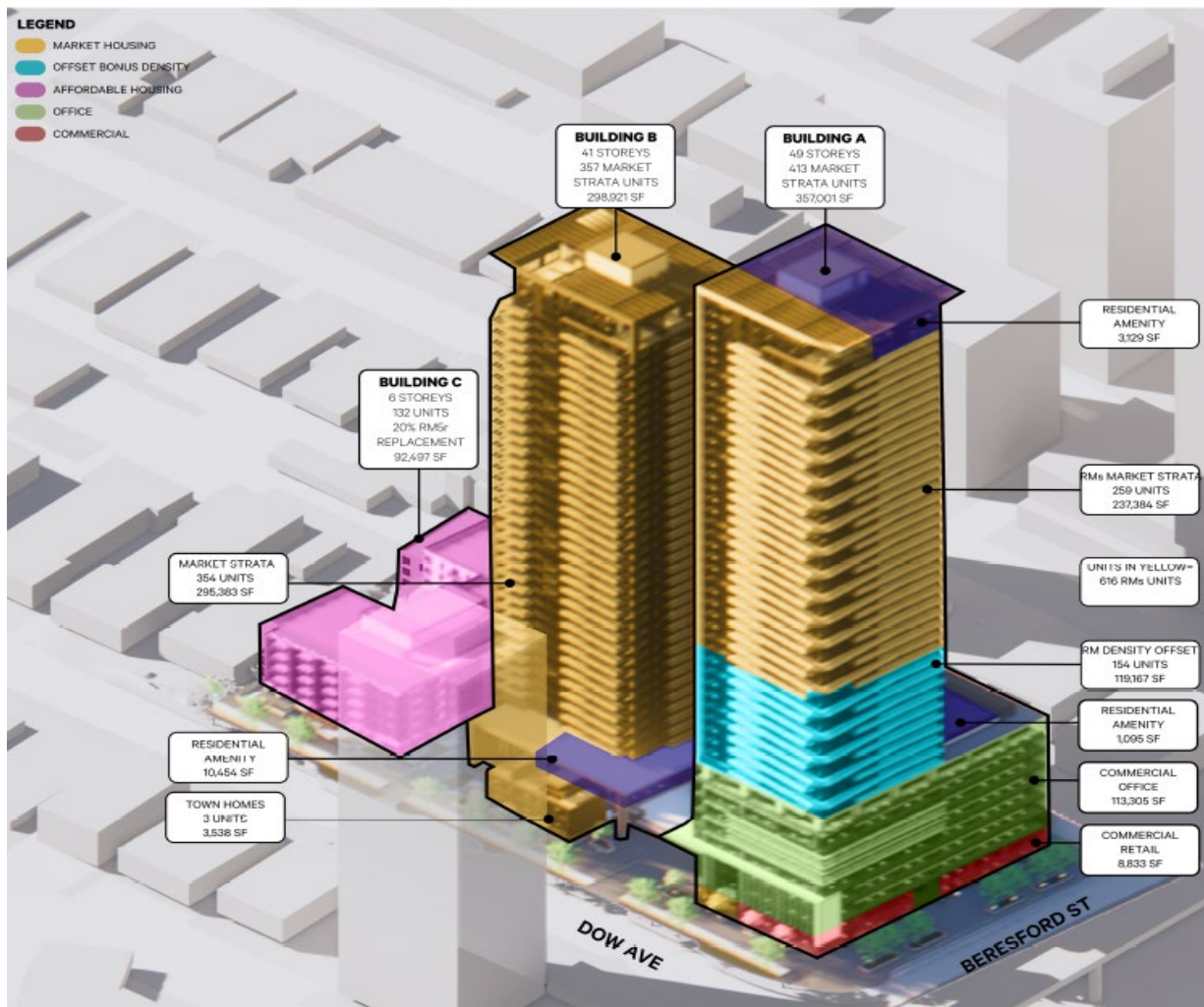
residentially-oriented flanking streets, such as Dow Avenue, be framed by low-rise apartments and townhouses.

- 2.2 The adopted Metrotown Downtown Plan designates four of the five subject properties (6645, 6659, 6675, and 6691 Dow Avenue) for high-density mixed-use development under the Comprehensive Development District, utilizing the RM5s and RM5r Multiple Family Residential Districts, and the C2 Community Commercial District as guidelines. Although the development proposal remains consistent with permitted C2 commercial densities, the rationale for the subject site to include the C3 General Commercial District as guidelines is outlined in Section 3.5 of this report.
- 2.3 On April 27, 2020, Council received an initial rezoning report which proposed to rezone these four properties (6645, 6659, 6675, and 6691 Dow Avenue) in line with the adopted Plan. Council authorized staff to work with the applicant to create a suitable plan of development.
- 2.4 On October 25, 2021, Staff forwarded an expanded site report to Council and informed Council of the applicant's intent to revise their original proposal to include the site at 6707 Dow Avenue, which is located directly to the south of the four aforementioned properties. The adopted Metrotown Downtown Plan designates this property for high-density multiple family residential development, utilizing the RM4s and RM4r Multiple Family Residential District. Given that the revised consolidation provides a more sufficient site area for the provision of replacement rental and inclusionary rental units, Council authorized staff to continue working with the applicant towards a suitable plan of development which encompasses this additional property at 6707 Dow Avenue.
- 2.5 The proposed five-lot development site results in a blended residential density based on the RM5s, RM5r, RM4s, and RM4r Districts as guidelines. As outlined in the Metrotown Downtown Plan, consolidated sites with multiple residential designations have their densities calculated in a manner that is consistent with the relative proportions (areas) of the land use designations that comprise the consolidated site. As such, the maximum permitted density for the redevelopment of the subject site, as described in Section 3.6, is calculated in this manner.
- 2.6 The subject properties are each improved with an older two to three storey rental apartment building which were constructed between the years of 1955 and 1964. In total, there are 112 existing rental units across the five sites proposed for redevelopment. Vehicular access to 6645 Dow Avenue is currently provided from a rear lane. Access to the other four properties is provided from Dow Avenue. In accordance with Council-adopted policy regarding rental use zoning, the inclusion of the RM5r and RM4r Multiple Family Residential Districts in the proposed CD Comprehensive Development District zoning is required to support the replacement of the existing rental units and also to support the inclusionary zoning requirements of the City's Rental Use Zoning Policy.

2.7 Under the 's' zoning category, there is an expectation that new developments provide significant community benefits, a sustainable redevelopment approach, exceptional public realm improvements including public art, high quality urban design, and superior architectural expression. Applying these standards, the applicant has now submitted a plan of development suitable for presentation to a Public Hearing.

### 3.0 GENERAL INFORMATION

3.1 The proposed development plan, as shown in Figure #1, is for two high-rise residential strata buildings, a commercial office podium with ground-oriented retail uses, a mid-rise non-market rental building, and market strata townhome units.



The development is proposed to be constructed over two phases, and atop a single shared underground parkade. The first phase will front Dow Avenue and is proposed to include a six-storey rental building (Building C) at the southern

extent of the site, a 41-storey market strata residential building (Building B), and three market strata ground-oriented townhome units. The second phase will front Beresford Street and is proposed to include a 49-storey market strata residential building (Building A) above a commercial podium composed of ground-oriented retail units and seven (7) levels of office space. In the project's ultimate condition, the two high-rise buildings will be connected by a shared outdoor amenity deck on level three (3).

- 3.2 A total of 902 residential dwelling units are proposed, comprised of 770 market strata units (620 RM5s + 150 Offset), four (4) Canada Mortgage Housing Corporation (CMHC) median market rental unit, four (4) market rental units, 12 Inclusionary Rental units rented at 20% below CMHC market median, and 112 replacement rental units. The development includes a diversity of housing forms and tenures in order to accommodate a range of incomes and age cohorts, as well as a generous amenity package including a variety of leisure and recreation spaces for each residential tenure.
- 3.3 The subject proposal exemplifies exceptional urban design and architectural expression related to building massing, siting, pedestrian orientation, and materiality; meeting the standard expected for development in the Maywood neighbourhood, and along the Beresford Art Walk. To complement the built form, a progressive landscape treatment is proposed on-site with broad separated sidewalks on both frontages, and an 8 m wide publicly accessible linkage providing mid-block east-west connectivity through the neighbourhood.
- 3.4 The lobby entrances for all three residential buildings are provided via Dow Avenue. The primary location for vehicular access to the underground parkade is taken from the rear lane, which will be upgraded and extended to the southern extent of the site as a requirement of this rezoning. Loading and solid waste collection will also occur from the rear lane, and tipping areas will be screened to mitigate noise and maintain the pedestrian-oriented nature of the development. A secondary access to the parkade can be accessed from Dow Avenue, where a porte cochere is proposed and intended for short-term drop off.
- 3.5 It is noted that due to uncertain market conditions, the applicant is proposing to maintain the flexibility to convert the proposed commercial office space in Building A to a hotel use at a later date. Alternate floor plans which envision the proposed office component of Building A for a future hotel use have been included in the architectural drawings and labelled as 'Appendix: Secondary Commercial Use - Hotel'. As hotel use is not a permitted use within the C2 Community Commercial District, the applicant is proposing to rezone to the C3 General Commercial District to allow for a hotel use on the subject site. Due to the site's immediate proximity to the Metro Downtown neighbourhood and SkyTrain, this department is supportive of the proposed hotel use as a secondary option to the commercial office use. However, while staff are supportive of the C3 District on site to allow for the potential hotel use, the maximum commercial

density for the portion of the subject site that is designated for High Density Mixed Use in the Metrotown Downtown Plan will continue to be in line with the C2 Community Commercial District. Based on this approach, and the area of the subject site that is designated for commercial uses, the maximum permitted commercial density for the subject site is 1.09 FAR. To accommodate the hotel use under the C3 District, a minor amendment to the Metrotown Downtown Plan is required, and would take effect upon the granting of Second Reading by Council. Due to the minor nature of the proposed amendment, additional community consultation, beyond the future Public Hearing required for the rezoning, was not deemed to be necessary.

- 3.6 The subject site allows for a blend of density based on the RM5s/RM5r/C2/C3 Districts being applied to the 6645-6691 Dow Avenue, and the RM4s/RM4r District being applied to 6707 Dow Avenue. As a result, the maximum potential density for the subject site is 9.05 FAR, which is comprised of: 2.12 FAR base, 0.38 FAR base bonus, 1.14 FAR supplementary base, and 1.14 FAR supplementary bonus density, 1.06 FAR offset, 2.12 FAR RMr density, and 1.09 FAR commercial density. The proposed total density for the subject site is 7.74 FAR, as outlined in Table 1 below:

**Zoning: CD (RM5s, RM5r, RM4s, RM4r, C2, C3)**

**Site Size: 10,444.5 m<sup>2</sup>**

	Permitted (m <sup>2</sup> )	Proposed (m <sup>2</sup> )	Proposed Units
RM4s/RM5s Base Density	2.12	2.12	
GFA	22,141.88	22,141.88	290
RM4s/RM5s Bonus Density	0.38	0.38	
GFA	4,010.59	4,010.59	52
RM4s/RM5s Suppl. Base Density	1.14	1.135	
GFA	11,864.57	11,856.85	137
RM4s/RM5s Suppl. Bonus Density	1.14	1.135	
GFA	11,864.57	11,856.85	137
RM4r/RM5r Density	2.12	0.82	
GFA	22,141.88	8,593.29	132
RM4s/RM5s Density Offset	1.06	1.06	
GFA	11,070.94	11,070.94	154
C2 Commercial Density	1.09	1.09	
GFA	11,404.08	11,347.01	
TOTAL Density	9.05	7.74	
TOTAL GFA	94,498.50	80,877.50	902



- 3.7 As noted above in Table 1, the applicant is proposing to use the amenity density provisions indicated within the Zoning Bylaw. In so doing, the applicant would achieve an additional 1.52 FAR in amenity density bonus, which translates into 15,867.44. m<sup>2</sup> (170,795.70 sq. ft.) of bonused gross floor area (GFA) included in the development proposal. The Realty and Lands Division of the Department of Lands and Facilities will initiate discussions with the applicant on the amenity bonus value. A separate report detailing the value of the density bonus will be forwarded to Council for consideration and approval prior to the subject amendment bylaw receiving Third Reading. Council approval of the density bonus value is a prerequisite condition of the rezoning. In accordance with Council's adopted policy, 80% of the cash-in-lieu contributions are applied toward the City-Wide Community Benefit Bonus Reserve and 20% to the Community Benefit Bonus Affordable Housing Reserve.
- 3.8 With respect to the rental component of the project, this application is proposed to be processed in accordance with the City's Rental Use Zoning Policy, utilizing Stream 1 – Rental Replacement and Stream 2 – Inclusionary Rental. The applicant is proposing to utilize 0.82 FAR of blended RM4r/RM5r density to provide a total of 132 rental dwelling units, of which 112 units will be provided at Rental Replacement rates for returning tenants or 20% below CMHC median market rates for new tenants, twelve (12) Inclusionary Rental units rented at 20% below CMHC median market rates, four (4) market rental units and four (4) units at CMHC median market rates. It is noted that the proposal meets the requirements of the Rental Use Zoning Policy.
- 3.9 The developer is providing 181 adaptable units and a total of 115 accessible parking stalls including both residential and commercial requirements, which is in line with the 20% minimum requirement of the Council-adopted Adaptable Housing policy. The accessible parking stalls will be protected by a Section 219 Covenant as common property to be administered by the Strata Corporation and rental housing operator.
- 3.10 It is intended that the overall project would accommodate a broader spectrum of housing needs. To support this, a portion of the market strata one bedroom unit sizes are generally based on the Zoning Bylaw minimum rental unit sizes, which requires a minimum area of 50 m<sup>2</sup> (538.21 sq. ft.). Smaller one bedroom units are intended to provide a level of affordability for new home ownership, providing access to the market for first time home buyers. To offset the number of smaller one bedroom units, a commensurate number of larger two bedroom and den, and three bedroom units are proposed.
- 3.11 Parking ratios of 1.22 spaces per market strata unit and 0.35 spaces per rental unit are proposed for the development, including 0.05 spaces per unit for residential visitor parking. Consistent with Zoning Bylaw requirements, an additional 248 commercial stalls will be provided to support the office and retail

uses on site. To determine the optimal level of parking required for this centrally-located, pedestrian-oriented site immediately adjacent to a SkyTrain Station and bus exchange, the applicant has provided a parking demand study to support the proposed ratios. All residential spaces will be equipped with an individually metered energized outlet capable of providing a Level 2 or higher charging level for an electric vehicle, in accordance with the Burnaby Zoning Bylaw. In addition, the applicant is voluntarily providing Level 2 electric charging capabilities for 20% of the commercial stalls as well. To encourage sustainable forms of transportation, the applicant is required to provide a comprehensive transportation demand management (TDM) strategy including:

- a transit pass subsidy equivalent to a two-zone monthly pass for 100% of the rental units and 15% of the strata units for two years;
- two secured bike parking spaces for each residential unit (strata and rental);
- a bike wash and repair station on P1 for residents of the rental building;
- a bike repair room with multiple stations for strata residents on L2 of Building B;
- a shared bike elevator to provide convenient access from parkade to ground level for all residents;
- high-quality end-of-trip facilities (showers, lockers, washrooms etc.) for commercial employees; and,
- a communications strategy that provides the owners, strata, renters, rental management company and strata management company an understanding of how to best use each of the alternative transportation options.

A Section 219 Covenant and sufficient financial securities will be required to guarantee the provision of these measures.

3.12 The Engineering Department will assess the need for any further required services to the site, including, but not necessarily limited to:

- construction of Dow Avenue to final Town Centre standard (Local Collector) with concrete curb and gutter, separated pedestrian and cycling facilities, street trees, enhanced boulevards, and street and pedestrian lighting;
- construction of Beresford Street to the final Town Centre standard (Beresford Art Walk) with separated sidewalks, street trees, rain gardens, street and pedestrian lighting, and related public amenities;
- construct the full length of the rear lane along the site frontage (including reconstruction of existing section of laneway to current standard), with potential to barricade the unused southern portion until required;
- provision of a pedestrian and cycling linkage connecting Dow Avenue and the rear lane;
- undergrounding of overhead lines across the development frontage;

- widening of the laneway to an allowance of 6.1m; and,
- storm, sanitary sewer and water main upgrades as required.

3.13 To support the foregoing servicing requirements, the following road dedications are required:

- approximate 10.06 m dedication along Beresford Street to accommodate the Town Centre standard and Beresford Art Walk;
- 6.1 m dedication to establish the rear laneway;
- 1.8 m dedication along Dow Avenue frontage to accommodate the town centre local collector standard; and,
- two 3 m x 3 m corner truncations at Beresford Street and Dow Avenue, and Beresford Street at the laneway.

3.14 Any necessary easements and covenants and statutory rights-of-way for the site are to be provided, including, but not limited to:

- Section 219 Covenant restricting enclosure of balconies;
- Section 219 Covenant indicating that project surface driveway access will not be restricted by gates;
- Section 219 Covenant ensuring compliance with the approved acoustical study;
- Section 219 Covenant guaranteeing the provision and ongoing maintenance of stormwater management facilities;
- Section 219 Covenant ensuring that accessible parking stalls are held in common property to be administered by the Strata Corporation and rental housing operator;
- Section 219 Covenant ensuring that the density of development of air space parcels and strata lots comply with the approved CD zoning for the site and to ensure that the overall site continues to function as a single, integrated development;
- Section 219 Covenant guaranteeing the provision and ongoing maintenance of public art;
- Section 219 Covenant ensuring compliance with the Green Building Plan for the site (Step 2 of Step Code, Low Carbon Energy System, and Energy/GHG Model) as well as a commitment for the property owner/representative to submit the necessary information to NRCAN;
- Section 219 Covenant to ensure alternative transportation provisions for the development;

- Statutory right-of-way for 8.0 m neighbourhood linkage across the development site; and,
  - Statutory right-of-way for 1.5 m sidewalk adjacent the rear lane, and connecting to Beresford Street.
- 3.15 The registration of a Housing Covenant and a Housing Agreement will be required to protect and regulate affordability measures and tenure of the non-market rental units. Terms of the Housing Agreement are outlined in Section 3.2 of this Report.
- 3.16 Due to the proximity of the subject site to the Expo SkyTrain Line, the applicant is required to provide an acoustical study showing that the proposed development would meet the Council-adopted noise criteria.
- 3.17 As the site will be fully excavated for development, a tree survey will be required prior to Final Adoption identifying trees to be removed from the site. The applicant will be required to obtain a tree removal permit for all trees over 20 cm (8 inches) in diameter.
- 3.18 Provision of nine (9) car wash stalls is required for the residential development.
- 3.19 The submission of a groundwater and stormwater management plan is required. As well, a suitable engineered design will be required for the on-site stormwater management system, as well as a Section 219 Covenant to guarantee its provision and continuing operation. The deposit of sufficient monies to guarantee the provision of the stormwater drainage and landscape features will be required.
- 3.20 The submission of a suitable Solid Waste and Recycling Plan is required.
- 3.21 The submission of a detailed Residential Loading Management Plan is required.
- 3.22 The submission of a Public Art Plan detailing the concept, character, and location of public art on site as well as details of the budget, terms, and the artist selection process is required.
- 3.23 The submission of a Green Building Plan and energy benchmarking is required.
- 3.24 The submission of a Communication Strategy Plan that provides the owners, strata, renters, rental management company and strata management company with an understanding and recommendations as to how best utilize the on-site amenities and alternative transportation provisions proposed for the development site is required.

3.25 Development Cost Charges applicable to this rezoning include:

- Parkland Acquisition Charge;
- GVS&DD Sewerage Charge;
- Water Development Cost Charge;
- Metrotown Public Open Space Charge;
- School Site Acquisition Charge; and,
- Regional Transportation Development Cost Charge.

3.26 **Development Statistics:**

Site Area (subject to detailed survey)     **10,444.5 m<sup>2</sup> (112,424 sq. ft.)**

Site Coverage     51%

Density     7.74 FAR

Blended RM4s/RM5s District

Base     2.12 FAR

Bonus     0.38

Supplemental base     1.135

Supplemental bonus     1.135

Subtotal     4.77 FAR

Blended Density Offset     1.06 FAR

Blended RM4r/RM5r District     0.82

Blended C2 Commercial District     1.09 FAR

\*Use based on C3 District

Gross Floor Area     **80, 877.50 m<sup>2</sup> (870,558 sq. ft.)**

Residential Component     69,530.49 m<sup>2</sup> (748,419 sq. ft.)

Office Component     10,526.41 m<sup>2</sup> (113,305 sq. ft.)

Retail Component     820.60 m<sup>2</sup> (8,833 sq. ft.)

Residential Unit Mix

**Market Strata**

138 – Studio     37.00 – 51.00 m<sup>2</sup> (398 - 550 sq. ft.)

109 – One Bedroom (rental size)     50.00 – 51.00 m<sup>2</sup> (538 - 546 sq. ft.)

130 – One Bedroom + Den     56.00- 64.00 m<sup>2</sup> (603 - 684 sq. ft.)

45 – One Bedroom + Den (adapt.)     64.00 – 64.00 m<sup>2</sup> (684 sq. ft.)

61 – Two Bedroom     70.00 – 110.00 m<sup>2</sup> (753 – 1182 sq. ft.)

38 – Two Bedroom (adapt.)     96.47- 97.20 m<sup>2</sup> (860- 907 sq. ft.)

156 – Two Bedroom + Den	81.00 – 107.00 m <sup>2</sup> (871 - 1151 sq. ft.)
72 – Two Bedroom + Den (adapt.)	85.00 – 105.44 m <sup>2</sup> (916- 1135 sq. ft.)
21 – Three Bedroom	100.00 – 145.00 m <sup>2</sup> (1079- 1562 sq. ft.)
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770 units	

**CMHC Market Median Rates**

2 – One Bedroom	50.00 – 53.00 m <sup>2</sup> (539 - 566 sq. ft.)
1 – Two Bedroom	65.00 – 75.00 m <sup>2</sup> (700 – 810 sq. ft.)
<u>1 – Three Bedroom</u>	81.00 – 83.00 m <sup>2</sup> (872 – 893 sq. ft.)
4 Units	

**Market Rental Rates**

4 – Three Bedroom	81.00 – 83.00 m <sup>2</sup> (872 - 893 sq. ft.)
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**Inclusionary Non-Market Rental  
(20% Below CMHC Market  
Median Rates)**

11 – Studio	36.00 – 37.00 m <sup>2</sup> (385 - 397 sq. ft.)
<u>1 – One Bedroom (adapt.)</u>	53.00 - 53.00 m <sup>2</sup> (566 sq. ft.)
12 Units	

**Non-Market Rental (Rental  
Replacement)**

1 – Studio	36.00 – 37.00 m <sup>2</sup> (385 - 397 sq. ft.)
55 – One Bedroom	50.00 – 53.00 m <sup>2</sup> (539 - 566 sq. ft.)
4 – One Bedroom (adapt.)	53.00 - 53.00 m <sup>2</sup> (566 sq. ft.)
29 – Two Bedroom	65.00 – 75.00 m <sup>2</sup> (700 – 810 sq. ft.)
21 – Two Bedroom (adapt.)	68.00 – 70.00 m <sup>2</sup> (731 – 749 sq. ft.)
2 – Three Bedroom	81.00 – 83.00 m <sup>2</sup> (872 – 893 sq. ft.)
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112 units	

**TOTAL NUMBER OF UNITS: 902 units**

Vehicle Parking

**Total Required and Provided:**

Strata residential (1.22 spaces per unit)	946 spaces (including 39 visitor spaces and 93 accessible spaces)
Rental residential (0.35 spaces per unit)	47 spaces (including 7 visitor spaces and 16 accessible spaces)
Commercial (1 space per 46 m <sup>2</sup> GFA)	248 spaces (including 6 accessible spaces)
Car Wash	9 spaces

Bicycle Parking

**Total Required and Provided:**

Secured Residential (2 spaces per unit)	2,070 spaces (in double lockers)
Visitor (0.2 spaces per unit)	180 spaces (bike racks)
Commercial Office (Class A = 1 per 500 m <sup>2</sup> ) (Class B = 1 per 1000 m <sup>2</sup> )	22 secured lockers 11 racks
Commercial Retail (Class A = 1 per 500 m <sup>2</sup> ) (Class B = 1 per 500 m <sup>2</sup> )	3 secured spaces 3 racks

Loading

Total Required and Provided	10 spaces
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Communal Facilities

The amenity offering has been designed to support each user group and provides all residents with both indoor and outdoor programming. Communal facilities for strata residents include an expansive outdoor amenity deck at Level 3 which connects Building A and Building B. This outdoor space contains seating and lounging space, as well as children’s play equipment. On Level 3, Building B contains indoor amenities for strata residents such as a pool, fitness space, sauna, children’s play area, and lounge. Level 10 and Level 49 provide access to an outdoor amenity deck and sky lounge. The rental building contains a package room, a fitness room, and a lounge space connecting to a large outdoor courtyard with seating, garden plots, and a covered barbecue area for the exclusive use of renters. Building A contains indoor amenity spaces for commercial office employees on Level 3 and Level 9, including a fitness room and an outdoor terrace with seating. These facilities are kept separate from residential amenities for security purposes.

The internal amenity area amounts to 1,740.90 m<sup>2</sup> (18,739 sq.ft.), which is less than the permitted 5% or 4,043.86 m<sup>2</sup> (43,527.85 sq.ft.) permitted to be excluded from Gross Floor Area (GFA) under the Zoning Bylaw. The applicant will also provide one or more public art installations, to be selected and installed prior to occupancy of the development.

**4.0 COMMUNICATION AND COMMUNITY ENGAGEMENT**

A Public Hearing will be held at a future date. In advance of that, the City will send a notice, at least 10 days before a Public Hearing, to those properties that are within a 30 m (100 ft.) radius of the property. A notice will also be published in two consecutive issues of the local newspaper, and a sign regarding the proposal will be posted on the site.

**5.0 FINANCIAL CONSIDERATIONS**

There are no financial considerations related to this proposal.

Respectfully submitted,

Lee-Ann Garnett, for E. W. Kozak, General Manager Planning and Development

**ATTACHMENTS**

- Attachment 1 – Sketch # 1
- Attachment 2 – Sketch # 2

**REPORT CONTRIBUTORS**

This report was prepared by Michael Phillips, Development Planner, and reviewed by Jesse Dill, Senior Development and Urban Design Planner and Johannes Schumann, Director Development and Urban Design and Lee-Ann Garnett, Deputy General Manager Planning and Development.