



Attachment 4
Background Information

SUMMARY OF RELATED CITY POLICIES AND REGULATIONS

Official Community Plan

Land Use Designation

The subject properties are designated Residential – Multiple Unit Buildings (RM) in the Official Community Plan (OCP) which is intended to provide for a mix of small to moderate sized multiple unit residential buildings up to six storeys at a medium density. This designation is described, in part, as follows:

Purpose: *To provide a mix of small to moderate sized multiple unit residential buildings.*

Principal Forms and Uses: *Townhouses, rowhouses, stacked townhouses and low rises. Only in circumstances where the Development Permit Area guidelines can be met, a compelling case can be made, and appropriate amenities are provided will a five or six storey low rise building be considered.*

Maximum Density: *Medium density multiple unit residential.*

While there are existing mixed uses on the subject properties, the OCP's vision for Upper Twelfth Street is to encourage commercial spaces to develop in focused nodes along the corridor, with pedestrian-scale residential filling in the gaps, such as on this site.

The adjacent unused City-owned lane right-of-way has a split designation, with the western portion (2.44 m. / 8 ft.) being designated Residential – Multiple Unit Buildings (RM) and the eastern portion (2.44 m. / 8 ft.) being designated Residential – Detached and Semi-Detached Housing (RD). The RD designation is intended to allow low density ground-oriented residential uses, such as single detached dwellings and duplexes. An OCP amendment is required to extend the RM designation over this lane portion.

Development Permit Area

The subject site is located within the Upper Twelfth Street Residential Corridor Development Permit Area (DPA 2.1), which is designated in order to guide the transition of a portion of a commercial corridor to a residential corridor by facilitating new multi-unit residential development, with ground-oriented housing units that activate the public realm.

In relation to five or six storey buildings, the DPA guidelines state these buildings should:

- Provide two-storey, three bedroom, family-friendly, ground-oriented units at the base of the building;
- Exceed the requirements of the family-friendly housing policy;

- Change materials and colour above the third storey to lessen the visual impact of the height of the building;
- Demonstrate that it will not significantly overshadow adjacent residential and public open spaces;
- Provide publicly accessible open space (pocket park, plaza, courtyard, etc.), when appropriate.

A DPA map amendment will also be required to ensure that the unused City lane right-of-way area is added to DPA 2.1.

Zoning Bylaw

The subject properties are currently zoned Community Commercial Districts (Medium Rise) (C-2A), which would permit a four-storey mixed-use building with retail at grade and residential above. The proposal would not be consistent with current zoning, and as such, a rezoning is required to rezone the property to a Comprehensive Development District (CD-107).

Family-Friendly Housing Policy

As per the City's Family-Friendly Housing Policy, the development would be required to provide a minimum of 30% two and three bedroom units, of which at least 10% of the overall number of units would need to contain three or more bedrooms. The application is consistent with the policy.

Community Energy and Emissions Plan

As part of the City's ongoing efforts to reduce its impact on climate change, the City developed a Community Energy and Emissions Plan (CEEP). The CEEP outlines strategies to help conserve energy and reduce GHG emissions in the areas of transportation, buildings, and solid waste. The plan outlines actions and policies that help to diversify our energy supply, create energy efficient buildings, and build a community that maximizes the use of sustainable transportation modes and minimizes waste. The proposed BC Energy Step Code Level 4 standards would be consistent with this policy.

SITE LOCATION MAP



Proximity to Transit Service and Other Sustainable Transportation Options

Twelfth Street is classified as a collector road and a Great Street, while London Street is a local road and designated as part of the London-Dublin Greenway. There are existing sidewalks on both street frontages. The site's proximity to transit service is highlighted in the table below:

Transit Service	Distance
SkyTrain Station (22 nd Street Station)	2.1 km. (1.3 mi.)
Frequent Transit Network (Eighth Street)	660 m. (2,165 ft.)
Bus Stop	
• Northbound (#112 Edmonds Station)	< 20 m. (66 ft.)
• Southbound (#112 New West Station)	< 40 m. (131 ft.)

PROJECT STATISTICS

	Existing Zoning / Requirement	Proposed
Site Area	--	1,216 sq. m. (13,091 sq. ft.)
Site Frontage	--	39.7 m. (130.2 ft.)
Average Lot Depth	--	30.6 m. (100.5 ft.)
Floor Space Ratio	--	2.5
Building Height	4 storeys 12.19 m. (40 ft.)	5 storeys 16.15 m. (53 ft.) (not including elevator overrun and stairwell access)
Unit Mix and Family-Friendly Housing	Minimum 30% two and three bedroom units, of which 10% are three or more bedrooms	Studio: 0 (0%) 1 Bed: 20 (50%) 2 Bed: 13 (32.5%) 3 Bed: 7 (17.5%) Total: 40 units
Off-Street Parking *		
Resident	53 spaces	54 spaces
Visitor	8 spaces	8 spaces
Total	61 spaces	62 spaces
Accessible	3 parking spaces for every 70 parking spaces provided	3 spaces (included as part of the 62 total spaces provided)
Off-Street Loading *	--	1 space
Bicycle Parking *		
Long-Term	50 spaces	54 spaces
Short-Term	6 spaces	6 spaces

** Evaluation of zoning requirements based on 2019 bylaw that was in effect at the time of application submission*