



## POLICY REPORT

Report Date: February 26, 2019  
Contact: Karen Hoesé  
Contact No.: 604.871.6403  
RTS No.: 13046  
VanRIMS No.: 08-2000-20  
Meeting Date: March 12, 2019

TO: Vancouver City Council  
FROM: General Manager of Planning, Urban Design and Sustainability  
SUBJECT: Rezoning: 628-682 West 28th Avenue and 4435 Ash Street

### **RECOMMENDATION**

- A. THAT the application by Belford (28th) Nominee Ltd., the registered owner, to rezone 628-682 West 28th Avenue and 4435 Ash Street [*Lots 1 to 7, all of Block 739, District Lot 526, Plan 7115; PIDs: 010-730-401, 010-730-419, 010-730-435, 010-730-451, 010-730-460, 010-730-478 and 010-085-602 respectively*] all from RS-1 (One-Family Dwelling) District to RM-8A (Multiple Dwelling) District, be referred to a Public Hearing, together with the recommendation of the General Manager of Planning, Urban Design and Sustainability to approve the application in principle, subject to the Conditions of Approval contained in Appendix B.

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary amending by-law generally in accordance with Appendix A for consideration at the Public Hearing.

- B. THAT, subject to the enactment of the amending by-law, the Subdivision By-law be amended generally as set out in Appendix C;

FURTHER THAT the Director of Legal Services be instructed to bring forward the amendment to the Subdivision By-law at the time of enactment of the amending By-law.

- C. THAT Recommendations A and B be adopted on the following conditions:
- (i) THAT the passage of the above resolutions creates no legal rights for the applicant or any other person, or obligation on the part of the City and any expenditure of funds or incurring of costs is at the risk of the person making the expenditure or incurring the cost;

- (ii) THAT any approval that may be granted following the public hearing shall not obligate the City to enact a by-law rezoning the property, and any costs incurred in fulfilling requirements imposed as a condition of rezoning are at the risk of the property owner; and
- (iii) THAT the City and all its officials, including the Approving Officer, shall not in any way be limited or directed in the exercise of their authority or discretion, regardless of when they are called upon to exercise such authority or discretion.

## **REPORT SUMMARY**

This report recommends a plan amendment to the Zoning and Development By-Law for the site located at 628-682 West 28th Avenue and 4435 Ash Street. The proposed amendment would rezone the land from RS-1 (One-Family Dwelling) District to RM-8A (Multiple Dwelling) District, to allow for a townhouse development with a floor space ratio (FSR) up to 1.2.

As part of the implementation of the *Cambie Corridor Plan*, sites designated for townhouse uses outside of the first stage of the City's infrastructure upgrades will be considered through privately-initiated rezoning applications, so long as infrastructure upgrades are secured as conditions of rezoning.

Staff have assessed the application and conclude that it meets the intent of the *Cambie Corridor Plan*. Staff recommend that the application be referred to a Public Hearing, with the recommendation of the General Manager of Planning, Urban Design and Sustainability to approve it in principle, subject to the Public Hearing, and conditions contained within Appendix B.

## **COUNCIL AUTHORITY/PREVIOUS DECISIONS**

Relevant Council policies for this site include:

- *Cambie Corridor Plan (2018)*
- *Cambie Corridor Utilities Servicing Plan (2018)*
- *RM-8, RM-8A, RM-8N and RM-8AN Districts Schedule (2018)*
- *RM-8A and RM-8AN Guidelines (2018)*
- *Green Buildings Policy for Rezoning (2010, last amended 2018)*
- *Community Amenity Contributions – Through Rezoning (1999, last amended 2018)*

## **REPORT**

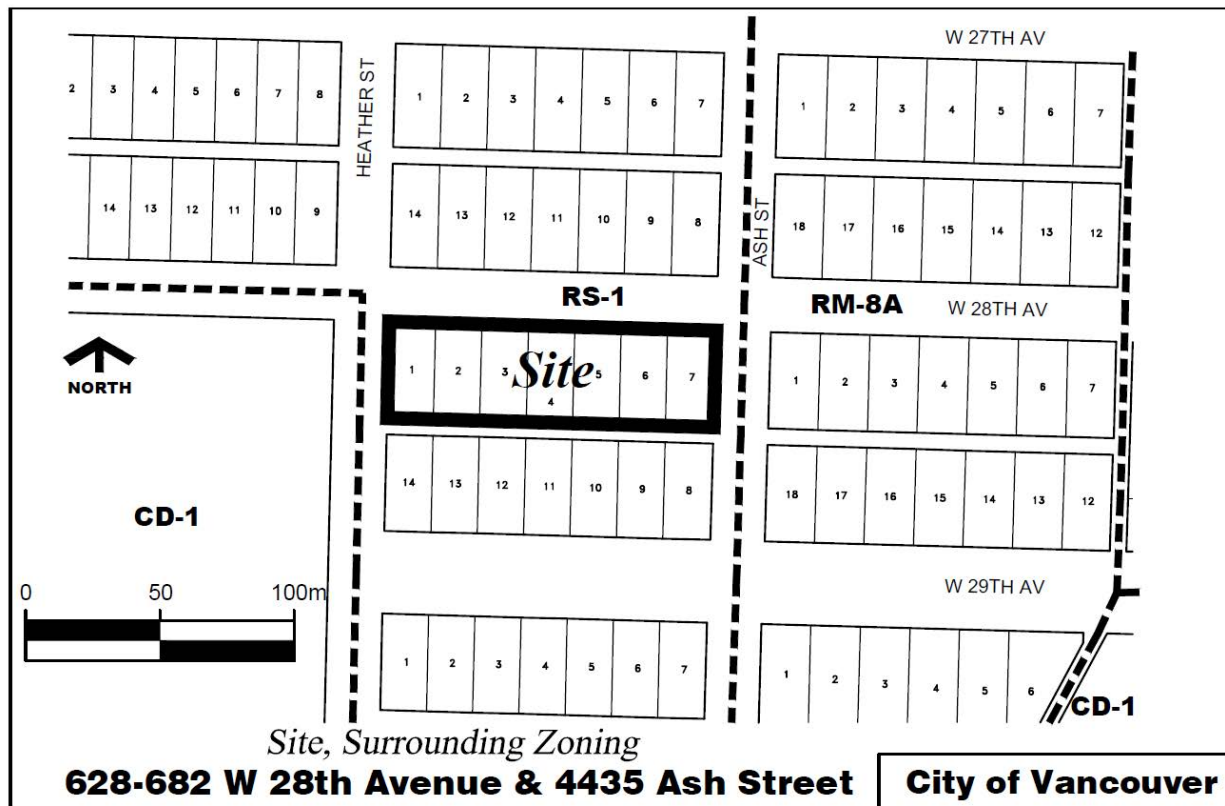
### **Background/Context**

#### **1. Site and Context**

The subject site is located at the south side of West 28th Avenue between Heather Street and Ash Street (see Figure 1). The site is comprised of six legal parcels fronting West 28th Avenue

and one fronting Ash Street. The total site size is 4,274.5 sq. m (45,989 sq. ft.), with a combined frontage of approximately 120 m (395 ft.) along West 28th Avenue and a frontage of 36 m (118 ft.) along Ash and Heather streets. The site is currently zoned RS-1 and developed with single-family homes without secondary suites. A similar single-family neighbourhood context surrounds the site. A lane forms the southern edge of the site and runs between Heather and Ash streets. Across Heather Street and to the South is the BC Children's & Women's Hospital, a large teaching hospital zoned CD-1 (126).

**Figure 1: Location Map - Site and Context**



## 2. Policy Context

In 2018, Council adopted the final *Cambie Corridor Plan* (the "Plan"). The subject site is located within the Queen Elizabeth neighbourhood between Heather and Ash streets. This neighbourhood is characterized by its existing low-density residential character and green park-like setting. The Plan calls for new family-oriented housing opportunities, in the form of townhouses, to be introduced in transition areas surrounding Cambie Street and other large sites. In the future, townhouse uses are anticipated in the surrounding blocks along West 26th and West 33rd between Cambie and Oak streets. The site is guided by Section 4.2.9 of the Plan, which generally supports residential uses in townhouse form up to three storeys in height at the street and a density of up to 1.2 FSR.

### **3. Plan Implementation**

The Plan is a framework to guide change and growth in the area over the next 30 years. By 2041, the Corridor's population is anticipated to more than double, with over 30,000 new homes, making it the biggest growth area outside of Downtown.

The Plan identifies over 1,100 single-family lots for future townhouses, creating opportunities for up to 8,200 units of this much-needed ground-oriented housing type. Due to limitations in infrastructure capacity in the Corridor, City-initiated rezonings for townhouses will be phased to align with scheduled infrastructure upgrades as identified in the Cambie Corridor *Utilities Servicing Plan* (USP), which was endorsed by Council in July 2018. The first phase of City rezonings (in the Stage 1 area) was approved by Council in September 2018. See Appendix D for further details on the USP phasing.

The sequencing of city-delivered utility design and construction will happen between 2019-2022 (Stage 1) and 2023-2026 (Stage 2). The specific timing of Stage 3 upgrades is undetermined at present. Future phases of City-initiated rezoning of townhouse areas will be coordinated with the timing of future infrastructure upgrades. In the meantime, townhouse development outside of Stage 1 can be considered through developer-initiated rezonings (such as this application), which will allow a case-by-case determination of required off-site utility upgrades.

#### ***Strategic Analysis***

##### **1. Simplified Rezoning Process**

To facilitate the delivery of family-friendly townhouse units to the market while the phased rollout of the USP is taking place, the City has implemented a simplified process for privately-initiated rezoning for townhouses. Rather than rezoning townhouse sites to a site-specific Comprehensive Development (CD) District, the recently approved RM-8A/RM-8AN Districts Schedule will be used as the designated zone. This will provide the same certainty on the built form for residents and applicants that the City-initiated rezoning provides, and will also streamline the review process.

The RM-8A and RM-8AN Districts were approved by Council in 2018, along with associated design guidelines, and apply specifically to the Cambie Corridor and Grandview-Woodland neighbourhoods. The zone includes a unit size requirement to ensure greater unit size mix with a greater variety of price points of new townhouse units, as well as more flexible development options for smaller lots. The RM-8AN District differs from the RM-8A District because it requires noise mitigation for dwelling units close to arterial streets. As the subject site not on an arterial street, it will be rezoned to the RM-8A district.

Since the intent of the rezoning is primarily to secure servicing upgrades and minor and/or specific transportation upgrades identified in the Plan, no architectural drawings are required at the rezoning stage. The form of development will be reviewed through a subsequent Development Permit process. All proposals will need to meet the intent and regulations of the RM-8A/RM-8AN Districts. No Urban Design Panel review is necessary for this project due to the small scale of the buildings and comprehensive design guidelines developed to accompany the RM-8A and RM-8AN Districts Schedule.

## 2. Tenants

The site is currently zoned RS-1 and developed with single-family homes without secondary suites. Each home is occupied by the former owners on short-term leases who are aware of the rezoning application. The *Tenant Relocation and Protection Policy* does not apply to redevelopment of “secondary” rental stock, including single-family houses, basement suites, duplexes, or individually-rented condos; therefore, a *Tenant Relocation Plan* is not required.

## 3. Transportation and Parking and Servicing

Parking, loading and bicycle spaces must be provided and maintained according to the provisions of the Vancouver Parking By-law and will be reviewed at time of Development Permit application when proposal drawings are submitted. Through the application, conditions of approval include funding for the future construction of protected bike lanes on Heather Street adjacent to the site will be sought. Off-site servicing requirements are also being secured through a services agreement.

Engineering rezoning conditions are included in Appendix B.

## 4. Environmental Sustainability

The *Green Buildings Policy for Rezoning* (amended by Council on May 2, 2018) requires that residential rezoning applications satisfy either the near zero emission buildings or low emissions green buildings conditions within the policy. These new requirements are mandatory for all rezoning applications received on or after May 1, 2017.

For small buildings, such as townhomes and those considered Part 9 under the Building By-law, the requirements of the policy have been adapted to match the building scale. These requirements are prescribed in the *Green Buildings Policy for Rezoning – Process and Requirements* administration bulletin.

As part of the rezoning, the applicant has submitted a letter of commitment to meet the policy, and to provide further documentation at the Development Permit application stage. Conditions have been included in Appendix B to ensure that policy requirements are satisfied.

## ***PUBLIC INPUT***

### **Public Notification**

A rezoning information sign was installed on the site on November 28, 2018. Approximately 657 notification letters were distributed within the neighbouring area on or about December 12, 2018. Notification and application information was provided on the City of Vancouver Rezoning Centre webpage ([Vancouver.ca/rezapps](http://Vancouver.ca/rezapps)).

The requirement for a public open house is waived for these simplified townhouse rezoning applications as extensive public engagement was undertaken during the *Cambie Corridor Plan* process to inform land use changes. Opportunities for public input regarding specific building design for this site will be available at the Development Permit stage in accordance with the standard City notification process.

## **PUBLIC BENEFITS**

The Cambie Corridor Public Benefit Strategy (see Appendix E) identifies public amenities and infrastructure to support growth in the area, including both short-term and long-term priorities, in response to changes in land use and density. This application addresses public benefits as follows:

### **Development Cost Levies (DCLs)**

This site will be subject to both the City-wide DCL and the City-wide Utilities DCL, which are payable at time of building permit issuance.

### **Density Bonus Zone Contributions (DBZ)**

Rezoning to the RM-8A and RM-8AN district schedules such as the subject site, are exempt from paying CACs. The rezoned site will be subject to a Density Bonus Zone (DBZ) contribution on the net additional density, payable at building permit issuance.

Further information on DCLs and DBZs can be found in Appendix D.

## **FINANCIAL IMPLICATIONS**

As noted in the section on Public Benefits the site will be subject to a density bonusing contribution, the City-wide DCL, and the City-wide Utilities DCL.

Based on the rates in effect as of September 30, 2018, a density bonusing contribution of approximately \$1,264,725 would be expected for the development to achieve the maximum density of 1.2 FSR.

Based on the rates in effect as of September 30, 2018, total DCLs of approximately \$360,923 would be expected from this development should it achieve the maximum 1.2 FSR.

Approval and timing of specific projects to be funded from these contributions will be brought forward as part of capital planning budget process.

## **CONCLUSION**

Staff have reviewed the application to rezone the site at 628-682 West 28th Avenue and 4435 Ash Street from RS-1 to RM-8A to facilitate the development complying with the provisions of the RM-8A District Schedule, and conclude that the rezoning application is consistent with the *Cambie Corridor Plan*.

The General Manager of Planning, Urban Design and Sustainability recommends that the rezoning application be referred to a Public Hearing with a recommendation that, subject to the Public Hearing, the rezoning application be approved in principle, subject to the applicant fulfilling the conditions of approval in Appendix B.

\* \* \* \* \*

**628-682 West 28th Avenue and 4435 Ash Street**

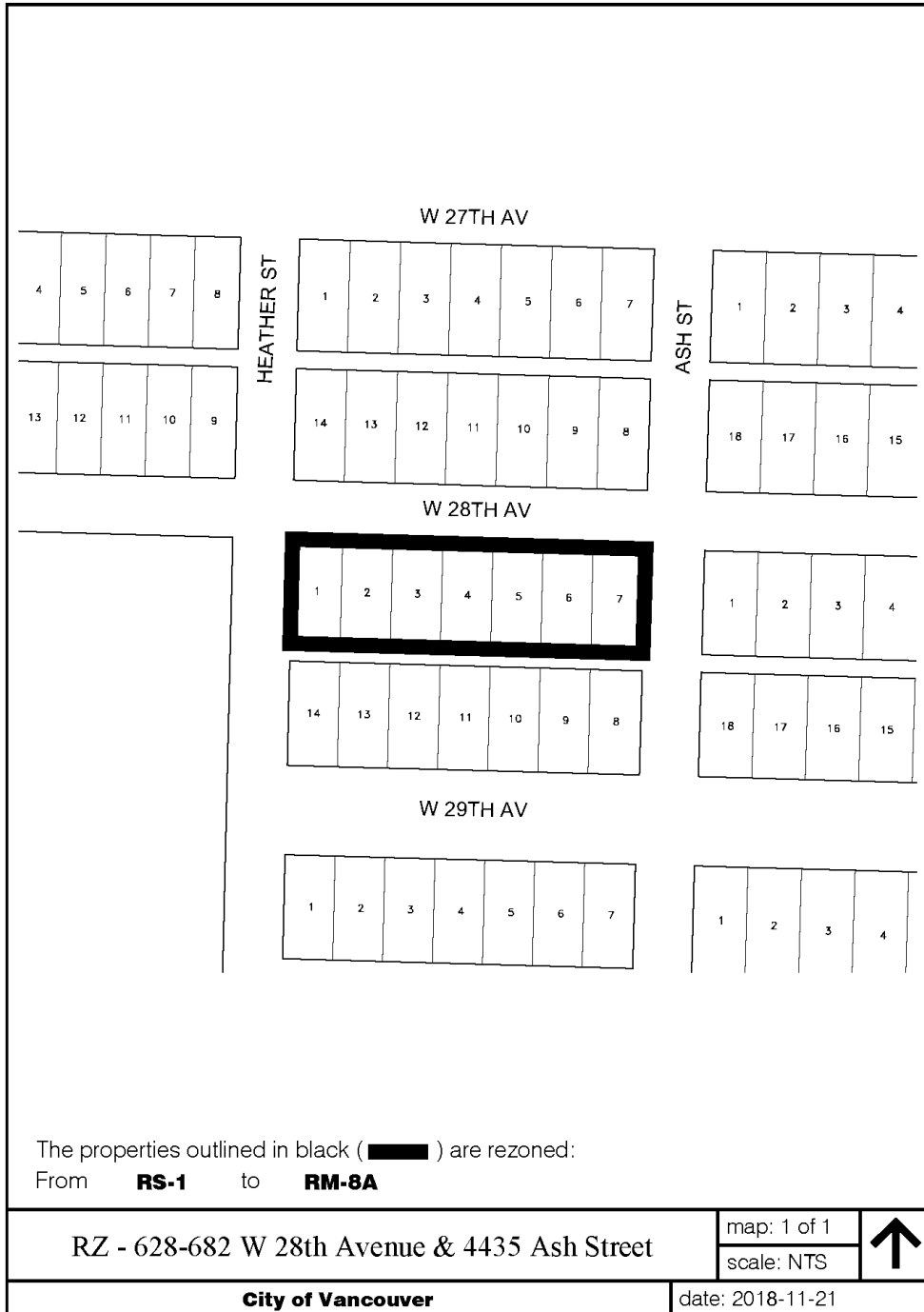
**DRAFT By-law to Amend  
Zoning and Development By-law No. 3575  
to rezone an area from RS-1 to RM-8A**

*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 numbered [ ] attached as Schedule A to this By-law, and incorporates Schedule A into Schedule D to By-law No. 3575.
2. The area shown within the heavy black outline on Schedule A is rezoned and moved from the RS-1 District Schedule to the RM-8A District Schedule.

Schedule A





**628-682 West 28th Avenue and 4435 Ash Street  
CONDITIONS OF APPROVAL**

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

**PART 1: CONDITIONS OF APPROVAL OF THE FORM OF DEVELOPMENT**

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

**Sustainability**

1. All new buildings in the development will meet the requirements of the *Green Buildings Policy for Rezoning*s (amended May 2, 2018), including all requirements for Near Zero Emissions Buildings (i.e. Passive House certified or alternate near zero emissions standard approved by the Director of Sustainability), or Low Emissions Green Buildings. The requirements for Low Emissions Green Buildings are summarized at <http://guidelines.vancouver.ca/G015.pdf>.

Note to Applicant: The applicant will be required to demonstrate that the development is on track to achieve the above requirements at each stage of permit. For more detail on the above requirements and what must be submitted at each stage, refer to the most recent bulletin *Green Buildings Policy for Rezoning*s – *Process and Requirements* (amended April 28, 2017 or later).

**PART 2: CONDITIONS OF BY-LAW ENACTMENT**

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

**Engineering**

1. Consolidation of Lots 1 to 7, all of Block 739, District Lot 526, Plan 7115 to create a single parcel.
2. Provision of a Services Agreement to detail the on 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 is provided.

- (a) Provision of adequate water service to meet the fire flow demands of the project. The water system is inadequate to service the development. The development would trigger the following upgrade:
- (i) Upgrade approximately 100 m of water main on Ash St, from W 29th Ave to W 28th Ave.
- Note to Applicant: The above noted upgrade is part of the Utilities DCL Project List. The required upgrade shall be funded by the DCL.
- Occupancy of the development shall not be granted until the water main upgrade is completed.
- (b) Provision of adequate sewer (storm and sanitary) service to meet the demands of the project.
- (i) Implementation of development(s) at 628-682 W 28th and 4435 Ash St require the following in order to improve sewer flow conditions:
- Separate and upsize approximately 78 m of existing combined sewer on W 28th Ave to 600 mm storm sewer and 200 mm sanitary sewer from the manhole west of Heather St to the manhole east of Heather St.
- The lengths and diameters of these improvements are approximate and subject to detailed design by Developer's Engineer.
- The Sewer servicing plan for Stage 3 of the Cambie Corridor Plan has not yet been completed. Developer to contact City Engineer prior to commencing design or analysis of sewer system as the upgrade requirement may be modified based on servicing plan (requirement will be approximately equivalent to the above condition).
- The post-development 5-year flow rate discharged to the storm sewer shall be no greater than the 5-year pre-development flow rate. The pre-development estimate shall utilize the 2014 IDF curves, whereas the post-development estimate shall utilize the 2100 IDF curves to account for climate change.
- Developer's Engineer to submit design brief, calculations and/or model, and design drawings to the City. All submittals including upgrade design drawings (90% design stage or better) are required to be reviewed and accepted by the City Engineer prior to development permit issuance.
- Development to be serviced to the proposed storm and sanitary mains on W 28th Avenue.
- (c) Developer to submit a Hydrogeological Study to be reviewed and accepted by a City Engineer. The Study shall include a Groundwater Management Plan and an Impact Assessment, respectively, to demonstrate that no groundwater is to be discharged to the City's sewer network post construction, and that groundwater

extraction/diversion shall have no significant negative impacts. The final Hydrogeological Study is required prior to rezoning enactment.

- (d) Provision of a new minimum 1.83 m (6 ft.) light broom finish saw cut concrete sidewalk on all site frontages.
- (e) Removal of the existing driveway crossing on Ash St and provision of new curb and gutter, front boulevard, and sidewalk.
- (f) Provision of a standard concrete lane crossing at the entrances to the lane from both Ash St and Heather St including new curb returns and curb ramps on both sides of the lane entry as per City standard.
- (g) Provision of new curb ramps on the southwest corner at the intersection of W 28th Ave and Ash St and the southeast corner at the intersection of W 28th Ave and Heather St, as per City standard.
- (h) Provision of upgraded street lighting adjacent to the site to current standards including a review of the existing lighting to determine its adequacy and a lighting design as required.
- (i) Provision of funding for the installation of parking regulatory signage on streets adjacent to the site to the satisfaction of the General Manager of Engineering Services.
- (j) Provision of new or replacement duct banks adjacent the development site that meet current City standards. Duct banks are to consist of electrical and communication ducts sized to meet City needs in a configuration acceptable by the General Manager of Engineering Services and in conformance with applicable electrical codes and regulations. A detailed design will be required prior to the start of any associated street work.

Note to applicant: as-constructed documentation will be required that includes photographic and measured evidence of the installed number of conduits, their final locations and depths.

3. 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 not limited to System Vista, Vista switchgear, pad mounted transformers, LPT 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.

In addition, 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.

Note to Applicant: Please ensure that in your consultation with B.C. Hydro that an area has been defined within the development footprint to accommodate such electrical plant.

Please confirm that this space has been allocated and agreement between both parties has been met.

### Sustainability

4. For buildings containing 20 units or more, the applicant will enter into an agreement with the City, on terms and conditions acceptable to the Director of Sustainability and the Director of Legal Services, that requires the future owner of the building to report energy use data, on an aggregated basis, for the building as a whole and certain common areas and building systems. Such an agreement will further provide for the hiring of a qualified service provider to assist the building owner for a minimum of three years in collecting and submitting energy use data to the City.

### Environmental Contamination

5. If applicable:
  - (a) Submit a site profile to Environmental Services (Environmental Protection);
  - (b) As required by the Manager of Environmental Services and the Director of Legal Services in their discretion, do all things and/or enter into such agreements deemed necessary to fulfill the requirements of Section 571(B) of the Vancouver Charter; and
  - (c) If required by the Manager of Environmental Services and the Director of Legal Services in their discretion, enter into a remediation agreement for the remediation of the site and any contaminants which have migrated from the site on terms and conditions satisfactory to the Manager of Environmental Services, the General Manager of Engineering Services and Director of Legal Services, including a Section 219 Covenant that there will be no occupancy of any buildings or improvements on the site constructed pursuant to this rezoning until separate Certificates of Compliance satisfactory to the City for the on-site and off-site contamination, issued by the Ministry of Environment, have 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 registerable charges pursuant to the Land Title Act.

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

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

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**628-682 West 28th Avenue and 4435 Ash Street**  
**DRAFT CONSEQUENTIAL AMENDMENTS**

**DRAFT AMENDMENT TO THE SUBDIVISION BY-LAW NO. 5208**

Council amends Schedule A of the Subdivision By-law in accordance with the plan labelled Schedule A and attached to and forming part of this By-law, by deleting the following properties from the RS-1, RS-3, RS-3A, RS-5 and RS-6 maps forming part of Schedule A of the Subdivision By-law:

- (a) PID 010-730-401; Lot 1, Block 739, District Lot 526, Plan 7115;
- (b) PID 010-730-419; Lot 2, Block 739, District Lot 526, Plan 7115;
- (c) PID 010-730-435; Lot 3, Block 739, District Lot 526, Plan 7115;
- (d) PID 010-730-451; Lot 4, Block 739, District Lot 526, Plan 7115;
- (e) PID 010-730-460; Lot 5, Block 739, District Lot 526, Plan 7115;
- (f) PID 010-730-478; Lot 6, Block 739, District Lot 526, Plan 7115; and
- (g) PID 010-085-602; Lot 7, Block 739, District Lot 526, Plan 7115.

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628-682 West 28th Avenue and 4435 Ash Street  
ADDITIONAL INFORMATION

1. Public Utility Infrastructure Upgrades: Staging of Upgrades



**NOTE:** Stage 1 blocks were rezoned by the City in September 2018.

Properties located within Stage 2 and 3 areas can apply for site-specific rezoning applications (see '3. Plan Implementation and Utilities Servicing Plan').



## 2. Public Benefits Information

### Development Cost Levies (DCLs)

Development Cost Levies (DCLs) collected from development help pay for facilities made necessary by growth, including parks, childcare facilities, replacement housing (social/non-profit housing) and engineering infrastructure.

DCL rates are subject to future adjustment by Council including annual inflationary adjustments. DCLs are payable at building permit issuance based on rates in effect at that time. A development may qualify for 12 months of in-stream rate protection from DCL rate increases, provided that an application has been received prior to the rate adjustment. See the City's [DCL Bulletin](#) for details on DCL rate protection.

### Community Amenity Contributions (CACs)

On December 19, 2018, City Council approved a CAC exemption for any sites being rezoned to the RM-8A and RM-8AN district schedules. The 'Cambie Corridor: Townhouse CAC Target' of \$55.00 per sq. ft. was removed concurrently with this policy amendment, effectively replaced with an equivalent density bonus contribution under the new districts schedule.

The amendment was initiated to align City processes and to prevent the unintentional over-contribution from townhouse rezonings in the Cambie Corridor. This approach is consistent with townhouse developments in areas that have been already been pre-zoned by the City and can be considered directly through a development permit process.

### Density Bonus Zone Contributions (DBZ)

Density bonusing is a zoning tool that permits developers to build additional floor space in exchange for affordable housing or other amenities such as community centres, libraries, parks, childcare centres.

DBZ rates are subject to future adjustment by Council, including annual inflationary adjustments. DBZs are payable at building permit issuance based on rates in effect at that time. A development may qualify for in-stream rate protection from DBZ rate increases, provided that an application has been received prior to a rate adjustment. See the City's [DBZ Bulletin](#) for additional information on DCZs.

## 3. Cambie Corridor Public Benefits Strategy (PBS)

The Cambie Corridor PBS (See Appendix E), approved on May 1, 2018 identifies public amenities and infrastructure to support growth in the area, including both short-term and long-term priorities in and around the plan area. Priorities for the first 10 years include:

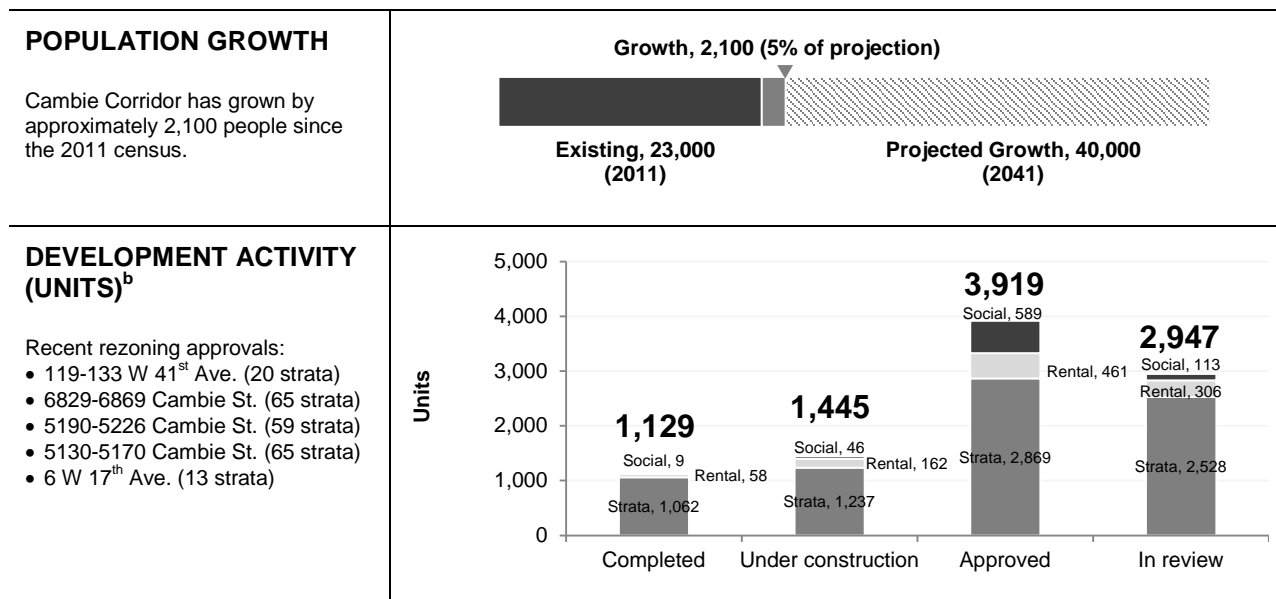
- *Increasing the supply of affordable housing* – 550 social housing, 190 below market rental and 1,500 secured market rental units.
- *New childcare facilities* – Up to 360 additional spaces for 0-4 year olds, and 195 out-of-school care spaces.
- *New and upgraded community and civic facilities* – New Oakridge civic centre, Hillcrest Community Centre fitness centre expansion, youth hub, land acquisition for new fire hall.
- *New and upgraded parks and open spaces* – New Fraser River Park and parks on major project sites, upgrades to existing parks, six new plazas or open spaces.

- *Transportation improvements* – Complete Street designs on Cambie Street and other arterials, “car-light” Heather Street between 37th Avenue and 41st Avenue.  
*Heritage* – Allocate 5% of cash CAC revenues to support funding for the conservation of heritage resources City-wide, and Cambie Corridor on-site conservation.

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**PUBLIC BENEFITS IMPLEMENTATION TRACKING  
CAMBIE CORRIDOR PLAN (2018) – North of 57<sup>th</sup> Ave<sup>a</sup>**  
Updated Year-End 2018



**PUBLIC BENEFITS ACHIEVED – North of 57<sup>th</sup> Ave<sup>a</sup>**

Category	Anticipated Public Benefits (+) <sup>c</sup>	Completed (●) or In Progress (○)	% <sup>d</sup>
Housing <sup>b</sup>	+ 2,250 additional social housing units + 4,700 secured market rental units + 400 below-market rental units	<ul style="list-style-type: none"> <li>• 9 social housing units</li> <li>• 58 secured market rental units</li> <li>○ 46 social housing units</li> <li>○ 162 secured market rental units</li> </ul>	5%
Childcare	+ 1,080 spaces for all age groups	<ul style="list-style-type: none"> <li>• Restoration of outdoor play area at 8 Oaks Acorn childcare</li> </ul>	0%
Transportation/ Public Realm	+ Upgrade/expand walking and cycling networks + Complete Street design on Cambie St. and major streets + "Car-light" greenway on Heather St.	<ul style="list-style-type: none"> <li>• Traffic calming</li> <li>• 45th Avenue Bikeway</li> </ul>	10%
Culture	+ 5 new artist studios	<ul style="list-style-type: none"> <li>• Public art from rezonings</li> </ul>	N/A
Civic/Community	+ Oakridge Civic Centre (includes renewal and expansion of Seniors' Centre) + Oakridge Library renewal and expansion + Additional library branch + Hillcrest Community Centre – Fitness centre expansion + Fire Hall #23 + Community Policing Centre		0%
Heritage	+ 5% allocation from cash community amenity contributions in Cambie Corridor	<ul style="list-style-type: none"> <li>• Heritage conservation (James Residence and Wong Residence)</li> <li>○ 5% allocation from cash community amenity contributions in Cambie Corridor</li> </ul>	5%
Social Facilities	+ Additional Seniors' Centre + Youth Hub + Non-profit organization centre		0%
Parks	+ New parks on large sites + Queen Elizabeth Park Master Plan and Phase 1 upgrades + 6 plazas and enhanced open spaces + Neighbourhood park improvements	<ul style="list-style-type: none"> <li>• Upgrades to Riley Park and Hillcrest Park</li> <li>• Lillian To Park</li> </ul>	5%

## EXPLANATORY NOTES

The Public Benefits Implementation Tracker assists in monitoring progress toward the delivery of public benefits anticipated from the community plans. Data in this tracker reflects activity within the plan boundaries since Plan approval.

### Population Growth

Base population is determined by the latest census year available when the Plan was approved. Projected growth numbers are determined by the numbers quoted in the Plan (if available). Growth is calculated by taking the difference between the latest census year and the base population and adding an estimate based on floor area completed between the latest census and the present quarter.

### Development Activity

The Development Activity Chart tracks projects with 3 or more housing units and includes Development Permits, Building Permits, rezoning applications and enquiries:

- “Completed” projects have achieved Building Permit completion.
- “Under Construction” projects have achieved Building Permit issuance, but have yet to be completed.
- “Approved” projects include rezoning applications approved by Council and Development Permits that have been approved by the City. Any rezoning applications approved by Council that advance into the Development Permit stage are still counted as “Approved” projects until it achieves Building Permit issuance.
- “In review” projects include any rezoning applications, enquiries, or Development Permits that are under review by the City.

Recent rezoning approvals listed in this section reflect the last five rezonings (excluding minor text amendments) approved by Council within the last five years in the plan area.

### Public Benefits Achieved

Public benefits that have either been completed or are under construction are included in this section. In addition, this tracker provides some insight on the progression of Major Projects or other City programs.

### Other Notes

<sup>a</sup> The Cambie Corridor Plan was a three-phase plan with its final phase approved in 2018. Phase 2 of the Cambie Corridor Plan was approved in 2011 and included land use policies for key sites and arterials. Monies collected between Phase 2 and Phase 3 were allocated/spent corridor-wide through the interim public benefits strategy. Benefits delivered south of 57<sup>th</sup> Ave include: affordable housing site; 2 childcare locations; new Family Place; 2 artist studios; and land acquisition toward Marpole Civic Centre.

<sup>b</sup> Gross numbers of units reported. In some instances, existing units may be demolished and replaced with new units. These numbers represent units that have been replaced and any additional units included as a part of new developments.

<sup>c</sup> See chapter 13 of the [Cambie Corridor Plan](#) for detailed information about the City’s commitments to deliver public benefits along the Cambie Corridor.

<sup>d</sup> Percentages reflect estimated progress toward overall Public Benefits Strategy targets outlined in chapter 13 of the [Cambie Corridor Plan](#).

628-682 West 28th Avenue and 4435 Ash Street  
PUBLIC BENEFITS SUMMARY

Project Summary

Rezoning to RM-8A District to facilitate a townhouse development.

	Current Zoning	Proposed Zoning
Zoning District	RS-1	RM-8A
FSR (site area = 4,274.5 sq. m / 45,989 sq. ft.)	0.7	1.2
Floor Area (sq. ft.)	32,192 sq. ft.	55,187 sq. ft.
Land Use	One-Family Dwelling Residential	Multiple Dwelling Residential

Summary of development contributions expected under proposed zoning<sup>1</sup>

City-wide DCL	\$232,889
City-Wide Utilities DCL	\$128,034
Density Bonusing Contribution	\$1,264,725
<b>TOTAL VALUE OF PUBLIC BENEFITS</b>	<b>\$1,625,648</b>

<sup>1</sup> Assumes development maximizes allowable density. Based on rates in effect as at September 30, 2018, rates are subject to future adjustment by Council, including annual inflationary adjustments.

**628-682 West 28th Avenue and 4435 Ash Street**  
**APPLICANT, PROPERTY, AND DEVELOPMENT PROPOSAL INFORMATION**

**Property Information**

<b>Address</b>	<b>Property Identifier (PID)</b>	<b>Legal Description</b>
682 West 28 Avenue	010-730-401	Lot 1, Block 739, District Lot 526, Plan 7115
678 West 28 Avenue	010-730-419	Lot 2, Block 739, District Lot 526, Plan 7115
664 West 28 Avenue	010-730-435	Lot 3, Block 739, District Lot 526, Plan 7115
648 West 28 Avenue	010-730-451	Lot 4, Block 739, District Lot 526, Plan 7115
636 West 28 Avenue	010-730-460	Lot 5, Block 739, District Lot 526, Plan 7115
628 West 28 Avenue	010-730-478	Lot 6, Block 739, District Lot 526, Plan 7115
4435 Ash Street	010-085-602	Lot 7, Block 739, District Lot 526, Plan 7115

**Applicant Information**

Architect	SIMCIC UHRICH Architects
Property Owner	Belford (28th) Nominee Ltd.

**Site Statistics**

Site Area	4,274.5 sq. m (45,989 sq. ft.); Site Dimensions 120 m (395 ft.) x 36 m (118 ft.)
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**Development Statistics**

	<b>Permitted Under Existing Zoning</b>	<b>Development Permitted Under Proposed Zoning</b>
Zoning	RS-1	RM-8A
Uses	One-Family Dwelling (Residential)	Multiple Dwelling (Residential)
Max. Density	0.70 FSR	Up to 1.2 FSR
Floor Space	2,990.7 sq. m (32,192 sq. ft.)	Up to 5,127.0 sq. m (55,187 sq. ft.)
Height	10.7 m (35 ft.)	Up to 3 storeys (at the street): 11.5 m (37.7 ft.)
Unit Mix	n/a	as per RM-8A District
Parking, Loading And Bicycle Spaces	as per Parking By-law	as per Parking By-law