



## POLICY REPORT

Report Date: April 9, 2019  
Contact: Karen Hoese  
Contact No.: 604.871.6403  
RTS No.: 13082  
VanRIMS No.: 08-2000-20  
Meeting Date: April 23, 2019

TO: Vancouver City Council  
FROM: General Manager of Planning, Urban Design and Sustainability  
SUBJECT: Rezoning: 847-867 West 28th Avenue

### **RECOMMENDATION**

- A. THAT the application by Schmidt & Associates Development Planning on behalf of Oak and 28<sup>th</sup> Holdings Ltd., the registered owner, to rezone 847-867 West 28th Avenue [*Lots 12, 13 and 14, all of Block 717, District Lot 526, Plan 5377; PIDs: 004-264-738, 011-166-401 and 011-166-428 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 847-867 West 28th Avenue. 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**

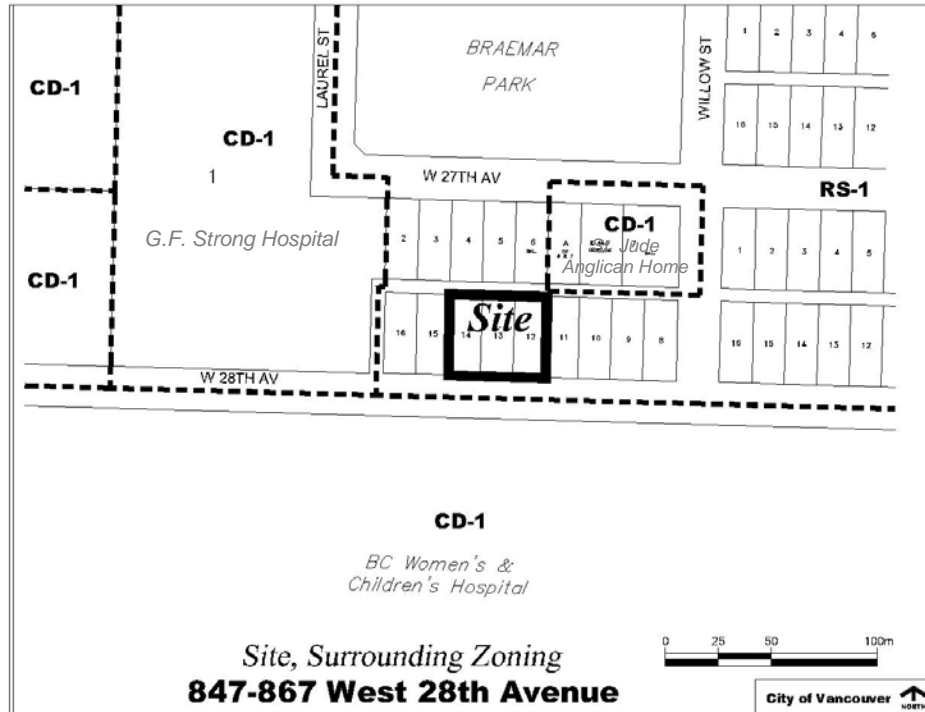
### **Background/Context**

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

The subject site is located mid-block at the north side of West 28th Avenue between Willow Street and a lane (see Figure 1). The site is comprised of three legal parcels fronting West 28th

Avenue. The total site size is 1,739 sq. m (18,726 sq. ft.), with a combined frontage of approximately 45.7 m (150 ft.) along West 28th Avenue and a depth of 38.1 m (125 ft.). The site is currently zoned RS-1 and developed with single-family homes. Across West 28th Avenue is the BC Children's & Women's Hospital, a large teaching hospital that is zoned CD-1 (126). West of the site is G.F. Strong Hospital that is zoned CD-1 (67). Across the lane at the corner of Willow and West 27th Avenue is St. Jude Anglican Home, a community care facility that is zoned CD-1 (39).

**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, which 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. 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 and Utilities Servicing Plan

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 roll-out 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 is on a local street (West 28th Avenue), it will be rezoned to the RM-8N District which has no enhanced noise mitigation measures.

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. The three homes are currently occupied by tenants who are aware of this 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. All tenancies are

protected under the *BC Residential Tenancy Act* that governs how residential properties are rented, and includes specific provisions around ending tenancies. Any disputes would be resolved through the Residential Tenancy Branch.

### **3. Transportation, 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. On- and off-site servicing requirements are being secured through a services agreement. Engineering rezoning conditions are included in Appendix B.

### **4. Environmental Sustainability**

The *Green Buildings Policy for Rezoning*s (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*s – *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 January 23, 2019. Approximately 266 notification letters were distributed within the neighbouring area on or about January 25, 2019. Notification and application information was provided on the City of Vancouver Rezoning Centre webpage ([Vancouver.ca/rezapps](http://Vancouver.ca/rezapps)). No responses have been received.

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 Community Amenity Contributions (CACs). The rezoned site will be subject to a Density Bonus Zone contribution (DBZ) 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 bonus zone contribution, the City-wide DCL, and the City-wide Utilities DCL.

Based on the rates in effect as of September 30, 2018, a density bonus zone contribution of approximately \$463,468 would be expected from the development should it achieve the maximum density of 1.2 FSR.

Based on rates in effect as of September 30, 2018, total DCLs of approximately \$146,961 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 847-867 West 28th Avenue 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.

\* \* \* \* \*

**847-867 West 28th Avenue**

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

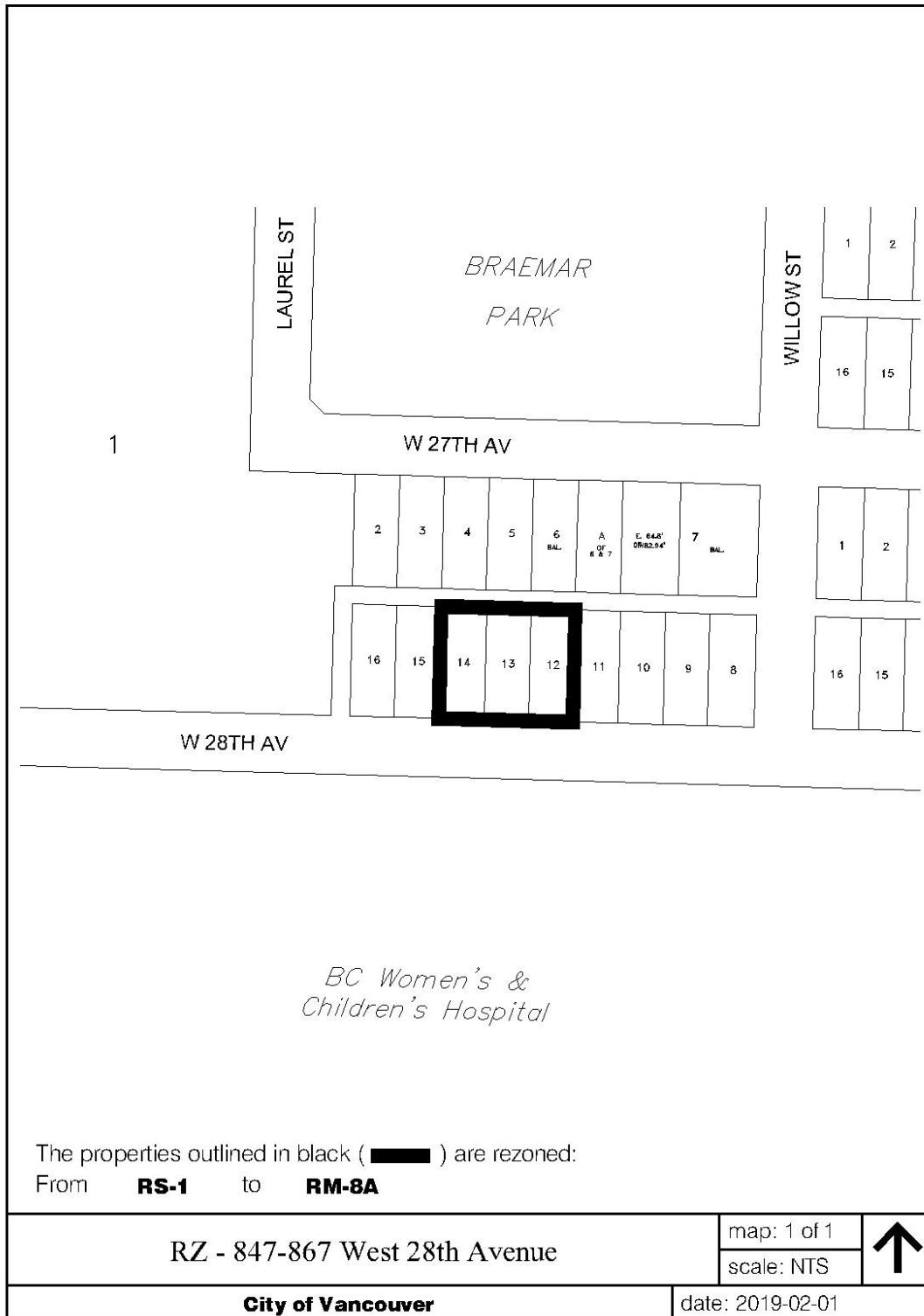
*Note: A By-law will be prepared generally in accordance with the provisions listed below, subject to change and refinement prior to posting.*

**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



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**847-867 West 28th Avenue  
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 DEVELOPMENT APPLICATION**

THAT, in reviewing a development application for the site, the Director of Planning shall have particular regard for 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).

**Green Infrastructure**

2. Staff note that a Rainwater Management Plan has been submitted but are seeking a more detailed response toward the Citywide Integrated Rainwater Management Plan (IRMP) requirements outlined in the “Green Buildings Policy for Rezonings and detailed fully in the [Rainwater Management Bulletin](#).

The applicant should take into account the following:

- (a) As per the *Rainwater Management Bulletin*, Runoff from the first 24 mm of rainfall from all areas, including rooftops, paved areas, and landscape must be retained or reused on site. The method of capture must be prioritized according to three Tiers outlined in the Bulletin and justification must be provided for using Tier 2 and 3.
  - (i) Clarify where and how the first 24 mm of rainwater will be managed by providing a site map detailing each area and surface type and what rainwater management method will be used in each.

Provide detailed drawings on how the proposed infiltration bed will manage runoff

- (ii) The calculations provided contain unusual runoff coefficients – conventional roofs are not assumed to generate 100 % runoff while Green Roofs and Landscaping will not capture all rainfall.
- (b) The rainwater management system for the building(s) and site shall be designed such that the peak flow rate discharged to the sewer under post-development conditions is not greater than the peak pre-development flow rate for the return period specified in the City of Vancouver’s Intensity-Duration-Frequency curve (IDF curve). The City of Vancouver’s 2014 IDF curve shall be utilized for pre-development design flow calculations, and the City’s 2100 IDF curve, which takes into account the effects of climate change, shall be utilized for post-development design flow calculations.
  - (i) An infiltration bed is proposed for this site with storage capacity to retain the 24 mm rainfall event and as such the peak flow rate from the site is listed as 0 l/sec. Clarify if any water will be released into the sewer network and if so, provide a the peak flow rate to be used.
- (c) As per the Water quality requirements, the volume of water (24 mm for low pollutant generating surfaces like roofs and 48 mm for high pollutant generating surfaces like driveways) that leaves the site must be treated to a standard of 80% TSS removal by mass by using either individual BMPs that meet the standard or treatment trains of BMPs that, when combined, meet the standard.
  - (i) Vegetated practices or absorbent landscapes that filter the appropriate water quality volume through a minimum of 450 mm of growing medium are assumed to meet this requirement. Provide detailed drawings on how the impermeable areas will be directed onto the top of these landscapes and provide their expected storage capacities.
  - (ii) For any proposed proprietary treatment devices:  
  
Provide product information for all treatment practices.  
  
Products need to meet the ISO 14034 ETV certification. The applicant may propose other technologies but must provide supporting information that shows the technology meets the standard.

## 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 12, 13 and 14, Block 717, District Lot 526, Plan 5377 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:
    - (i) Based on the confirmed Fire Underwriter’s Survey Required Fire Flows and domestic flows submitted by MPT Engineering Co. Ltd. dated November 22, 2018, no water main upgrades are required to service the development.
    - (ii) 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.
  - (b) Provision of adequate sewer (storm and sanitary) service requires to meet the demands of the project:

Implementation of development(s) at 847-867 W 28th Ave requires the following in order to improve combined sewer flow conditions:

- (i) Construct 120 m of 300 mm diameter storm and 200 mm diameter sewer in the lane north of W 28th Ave, directing flow to Willow St (Willow St to west side of property frontage).

Note to Applicant: The Willow St trunk requires upgrading to support the growth in the catchment area. The City is targeting delivery of the upgraded trunk for Year 2-3 of the DCL program (approximately 2020-2021) to align with expected development occupancies. The applicant is to regularly inform the Integrated Water Management (IWM) Branch (Utilities.Servicing@Vancouver.ca) of their updated construction and occupancy schedule as the development progresses. This will assist the IWM Branch in scheduling the trunk delivery. If the IWM Branch is not kept informed of the developer’s schedule, the occupancy permit approval may not meet the developer’s schedule.

The lengths and diameters of these improvements are approximate and subject to detailed design by the applicant’s engineer.

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.

The applicant's engineer is 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.

The development is to be serviced to the proposed 300 mm storm and 200 mm sanitary sewers in the lane north of W 28th Ave.

- (c) The applicant is 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 zoning enactment.
- (d) 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.

- (e) Provision for the installation of parking regulatory signage on streets adjacent to the site to the satisfaction of the General Manager of Engineering Services.
  - (f) Provision for speed humps in the east-west lane north of W 28th Ave between Willow St and the north-south lane.
  - (g) Provision for improvements at the intersection of Willow St and W 28th Ave, including:
    - (i) curb ramps to current City standards (north-west corner); and
    - (ii) a curb bulge (northwest corner, along W 28th Ave)
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 are not limited to, System Vista, Vista switchgear, pad mounted transformers, LPT and kiosks (including non-BC Hydro kiosks), and 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 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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**847-867 West 28th Avenue**  
**DRAFT CONSEQUENTIAL AMENDMENT**

**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 004-264-738; Lot 12, Block 717, District Lot 526, Plan 5377;
- (b) PID 011-166-401; Lot 13, Block 717, District Lot 526, Plan 5377; and
- (c) PID 011-166-428; Lot 14, Block 717, District Lot 526, Plan 5377.

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847-867 West 28th Avenue  
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 additional information on DCLs.

### Community Amenity Contributions (CACs)

On December 18, 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 per sq. ft. was removed concurrently with this policy amendment, effectively replaced with an equivalent density bonus contribution under the new district 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)

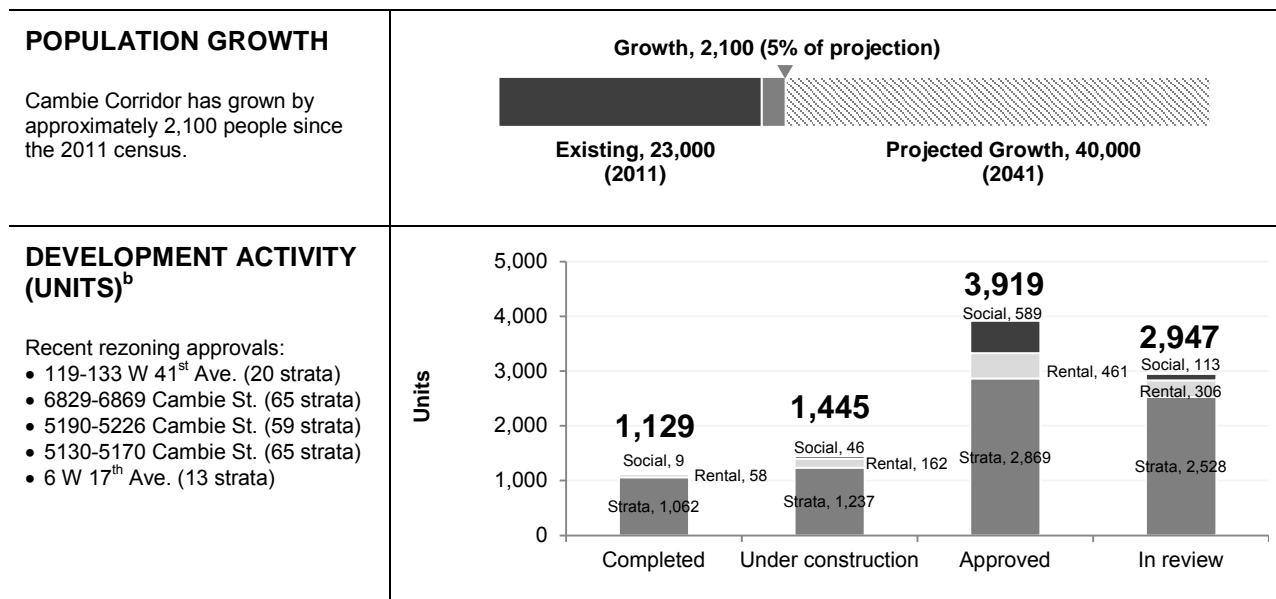
The Cambie Corridor PBS (see Appendix E), approved on May 1, 2018, identifies public amenities and infrastructure to support growth in the area, including both short-term and long-term priorities in and around the plan area. Priorities for the first 10 years include:

- *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 and RM-8A/AN townhouse rezonings) 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](#).

847-867 West 28th Avenue  
PUBLIC BENEFITS SUMMARY

Project Summary

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

	Current Zoning	Proposed Zoning (base density)	Proposed Zoning (conditional density)
Zoning District	RS-1	RM-8A/AN	RM-8A
FSR (site area = 1,739 sq. m / 18,726 sq. ft.)	0.7	0.75	1.2
Floor Area (sq. ft.)	13,108 sq. ft.	14,045 sq. ft.	22,471 sq. ft.
Land Use	One-Family Dwelling Residential	Multiple Dwelling Residential	Multiple Dwelling Residential

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

City-wide DCL	\$94,828
City-Wide Utilities DCL	\$52,133
Density Bonus Zone Contribution	\$463,468
<b>TOTAL VALUE OF PUBLIC BENEFITS</b>	<b>\$610,430</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.

**847-867 West 28th Avenue**  
**APPLICANT, PROPERTY, AND DEVELOPMENT PROPOSAL INFORMATION**

**Property Information**

<b>Address</b>	<b>Property Identifier (PID)</b>	<b>Legal Description</b>
847 West 28th Avenue	004-264-738	Lot 12, Block 717, District Lot 526, Plan 5377
857 West 28th Avenue	011-166-401	Lot 13, Block 717, District Lot 526, Plan 5377
867 West 28th Avenue	011-166-428	Lot 14, Block 717, District Lot 526, Plan 5377

**Applicant Information**

Applicant	Schmidt & Associates Development Planning
Property Owner	Oak and 28th Holdings Ltd.

**Site Statistics**

Site Area	1,739 sq. m (18,726 sq. ft.) Site Dimensions 38.1 m (125 ft.) x 45.7 m (150 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 Area	1,218 sq. m (13,108 sq. ft.)	Up to 2,089 sq. m (22,471 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