



REFERRAL REPORT

Report Date: June 9, 2020
Contact: Theresa O'Donnell
Contact No.: 604.673.8434
RTS No.: 13877
VanRIMS No.: 08-2000-20
Meeting Date: June 23, 2020

TO: Vancouver City Council
FROM: General Manager of Planning, Urban Design and Sustainability
SUBJECT: Rezoning: 809-889 West 33rd Avenue

RECOMMENDATION

- A. THAT the application by Formwerks Architecture Inc. on behalf of Bernadetta Cheng, Mary Michiko Malcolm, Eleanor Gillies Rapp and Jennifer Louise Rapp, Nam Wai Pat and Hang Yu Hui, Michael Wallace Cockell and Elizabeth Mary Cockell, the registered owners, to rezone 809-889 West 33rd Avenue [*Lots 6 to 10, Block 817, District Lot 526, Plan 9078; PIDs: 009-761-292, 009-761-322, 009-761-365, 009-761-381 and 009-761-411 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 809-889 West 33rd 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)
- *Urban Forest Strategy* (2014)

REPORT

Background/Context

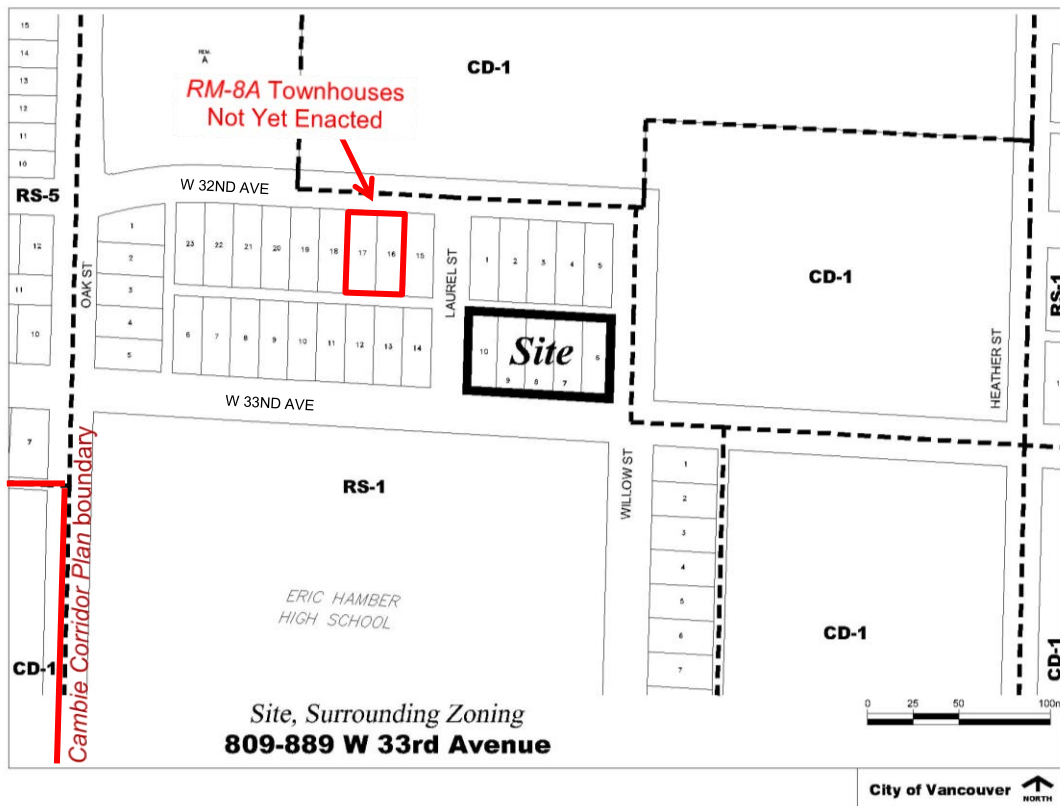
1. Site and Context

The subject site is located along 33rd Avenue between Laurel Street and Willow Street

(see Figure 1). The site is comprised of five legal parcels fronting 33rd Avenue. The total site size is approximately 3,406 sq. m (36,671 sq. ft.), with a combined frontage of approximately 78 m (256 ft.) along 33rd Avenue and a depth of 43.6 m (143 ft.). The site is currently zoned RS-1 and developed with five single-family homes. A similar single-family neighbourhood context surrounds the site.

The five single-family houses were constructed in the 1950s and are not heritage designated or listed on the Vancouver Heritage Register.

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, 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.

To the north along 32nd Avenue, a townhouse rezoning to RM-8A was approved in January 23, 2020 under the same policy.

The site is guided by Section 4.2.9 of the Cambie Corridor 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. In this area, the Plan also strives to accommodate improvements for a walking public realm features, including increased sidewalk widths on arterials.

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 the downtown core.

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 occur 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 using a district schedule as opposed to site-specific Comprehensive Development (CD) District. This process provides the same certainty on the built form for residents and applicants as the City-initiated rezonings, and also streamlines 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 fronts a local street (33rd Avenue), it is proposed to be rezoned to the RM-8A District which does not include 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. Urban Design Panel review is not required 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 Tenant Relocation and Protection (TRP) Policy applies to projects involving consolidation of two or more lots that contain existing secondary rental. This includes single-family homes, basement suites, duplexes, or individually-rented condos where the new development is proposing five or more dwelling units. There is exclusion for new tenancies in secondary rental entered into after the purchase of the property by the developer that are of a length of two years or less at the date of submission of the development or rezoning application. This exclusion is intended to avoid penalizing owners who are renting out units in order to comply with the City's Empty Homes Tax during the process of assembling sites for redevelopment. Further, there is an exclusion where a previous owner of a house, strata, or equity co-op unit has sold the property to a developer, and is now occupying the unit as a tenant.

The current site involves five single-family homes occupied by the former owners and are therefore exempt from the Tenant Relocation and Protection Policy.

3. Transportation, Parking and Servicing

Parking, loading and bicycle spaces must be provided and maintained according to the provisions of the Parking By-law and will be reviewed at time of development permit application when proposal drawings are submitted. On-site servicing requirements are also being secured through a services agreement. Engineering conditions are included in Appendix B.

4. Environmental Sustainability and Natural Assets

Green Buildings – 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 under Part 9 of the Building By-law, the requirements of this 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 application, 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.

Green Sites – The *Urban Forest Strategy* was developed to find ways to help preserve, protect and strengthen Vancouver's urban forest and tree canopy for the future. In April 2014, Council amended the *Protection of Trees By-law* to maintain a healthy urban forest by requiring permission to be granted to remove trees that meet certain conditions. The intent is to retain and protect as many healthy, viable trees as possible, while still meeting the challenges of development, housing priorities and densification. This is in keeping with City goals to achieve resilient and healthy natural systems in our urban areas.

A detailed tree assessment and retention report will be required as part of a subsequent development permit application. City staff will review these materials and provide specific conditions to retain and protect trees prior to development permit issuance. This process allows

for a coordinated assessment of tree retention and replacement with the proposed form of development.

PUBLIC INPUT

Public Notification

A rezoning information sign was installed on the site on March 19, 2020. Approximately 365 notification postcards were distributed within the neighbouring area on or about April 7, 2020. Notification and application information was provided on the City of Vancouver Rezoning Centre webpage (Vancouver.ca/rezapps). No feedback was received in response to this application.

Public open houses are not required for 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 applications 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 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, 2019, a density bonus zone contribution of approximately \$907,596 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, 2019, total DCLs of approximately \$287,793 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 809-889 West 33rd Avenue from RS-1 to RM-8A to facilitate a 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.

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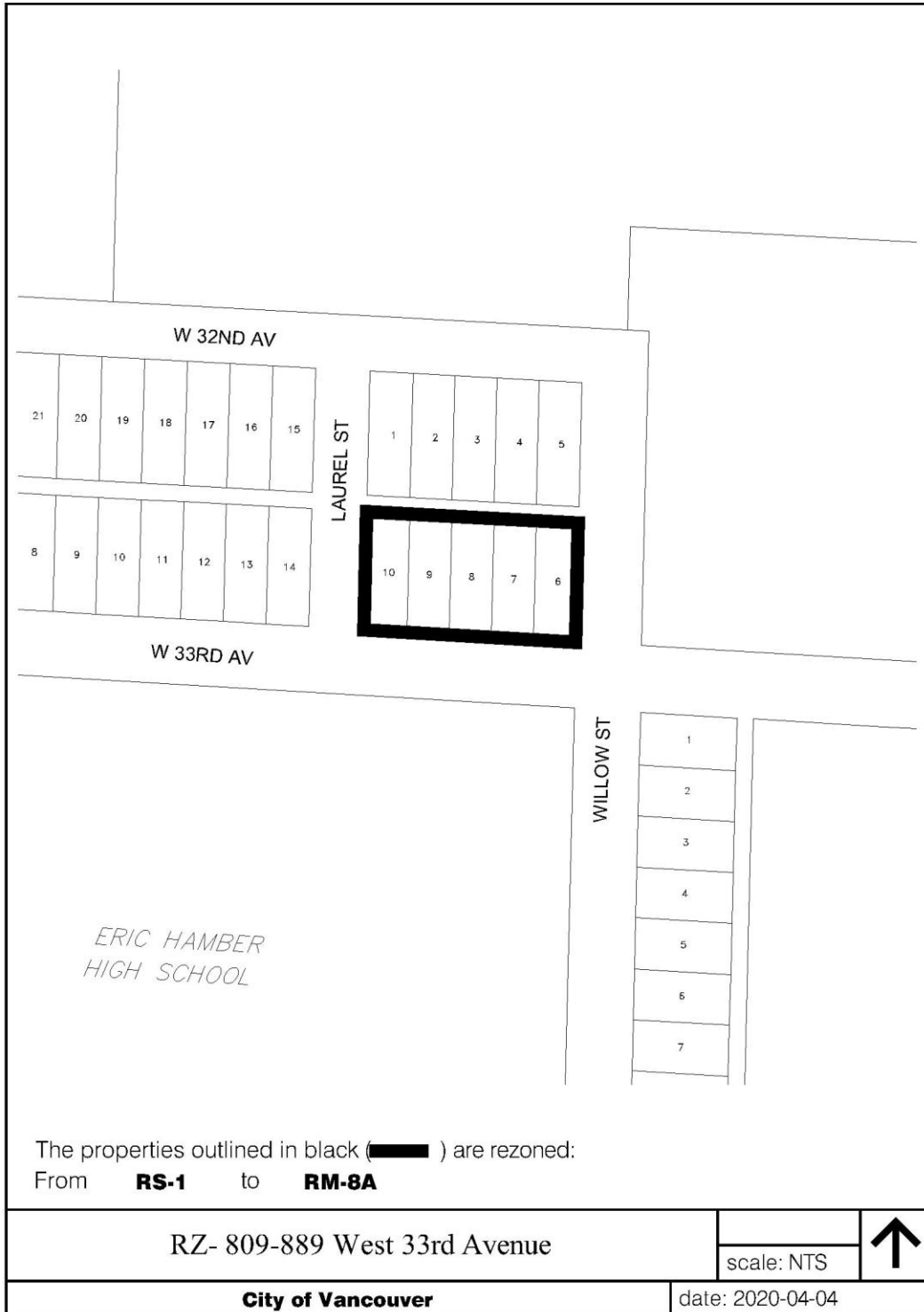
**809-889 West 33rd Avenue
DRAFT BY-LAW PROVISIONS
To Amend Zoning and Development By-law No. 3575
to rezone an area from RS-1 to RM-8A**

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



* * * * *

**809-889 West 33rd 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* (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 – 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 6 to 10, Block 817, District Lot 526, Plan 9078 to create a single parcel.
2. Release of Easement & Indemnity Agreement M86082 (encroachment agreement) prior to building occupancy.

Note to Applicant: Arrangements are to be secured prior to zoning enactment, with release to occur prior to issuance of an occupancy permit for the site. Provision of a letter of commitment will satisfactorily address this condition for zoning enactment.

3. Dedication of a corner cut from the southeast corner of the site as street. This dedication will measure 3.0 m along the property line on Willow Street from the intersection of the property line on Willow Street and the property line on 33rd Avenue and 5.0 m along the property line on 33rd Avenue from the intersection of the property line on 33rd Avenue and the property line on Willow Street.
4. 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 are 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 Aplin & Martin Consultants Ltd. dated February 21, 2020, no water main upgrades are required to service the development.

Note to Applicant: The main servicing the proposed development is 300 mm along 33rd Avenue. Should the development’s Fire Underwriter’s Survey Required Fire Flow calculation change as the building design progresses, a resubmission to the City of Vancouver Waterworks Engineer is required for re-evaluation of the Water System.

(b) Provision of adequate sewer (storm and sanitary) service requires to meet the demands of the project.

Implementation of developments at 809-889 West 33rd Avenue requires the following in order to maintain acceptable combined sewer flow conditions.

(i) Local Servicing Upgrade:

Separate 30 m of 200 mm combined main to 200 mm sanitary and 200 mm storm in the lane north 33rd Avenue from the back side of 870 West 32nd Avenue to manhole (MH__FJCR36).

Separate 49 m of 450 mm combined main to 250 mm sanitary and 525 mm storm in Laurel St from manhole (MH__FJCR36) to manhole (MH__FJCR4A).

The lengths and diameters of these improvements are approximate and subject to detailed design by Applicant’s Engineer.

The post-development five-year flow rate discharged to the storm sewer shall be no greater than the five-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 must 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 200 mm sanitary and storm sewers in lane north of 33rd Avenue.

- (c) Provision of street improvements along 33rd Avenue adjacent to the site and appropriate transitions including the following:
 - (i) Front boulevard with street trees where space permits to current City standards;
 - (ii) Broom finish saw-cut concrete sidewalk to current City standards;
 - (iii) Curb and gutter, including any required road re-construction to current City standards;
 - (iv) Raised protected asphalt bike lane to current City standards;
 - (v) Curb ramps;
 - (vi) Adjustment to all existing infrastructure to accommodate the proposed street improvements (including any transitions from protected bike lanes to adjacent street network and replacement or modification of related traffic signal equipment).

- (d) Provision of street improvements along Laurel Street adjacent to the site and appropriate transitions including the following:
 - (i) Front boulevard with street trees where space permits to current City standards;
 - (ii) Broom finish saw-cut concrete sidewalk to current City standards;
 - (iii) Curb and gutter, including any required road re-construction to current City standards;
 - (iv) Curb ramps;
 - (v) Adjustment to all existing infrastructure to accommodate the proposed street improvements.

Note to Applicant: The City will provide a geometric design for these street improvements.

- (e) Provision of upgraded street lighting (roadway and sidewalk) adjacent to the site to current COV standards and IESNA recommendations.

- (f) Provision to rebuild lane as per “higher-zoned laneway” specification along property frontage.
- (g) Provision of a new standard concrete pedestrian lane crossing, new curb returns and curb ramps at the existing lane crossing on Laurel Street adjacent to the site.
- (h) Provision to adjust/reinstall speed humps in the lane north of 33rd Avenue, between Laurel Street and Willow Street.

Note to Applicant: The lane has existing speed humps. To determine if there are conflicts with the proposed site access and the existing humps a review at the development permit stage will be required.

Note to Applicant: Building Grades have not yet been supplied by the City. The conditions noted in this report are subject to change if the new building grades are deemed to warrant any additional conditions for this proposed development.

- (i) Provision for the installation of or funding for 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.

5. Provision of 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.
6. Provision of all utility services to be underground from the closest existing suitable service point. All electrical services to the site must be primary with all electrical plant, which include but 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.

The applicant is to provide confirmation that all required electrical plant is provided for on-site. There is to 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 BC 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.

Note to Applicant: Applicant is advised to contact Translink with regard to Limits of Approach and construction activities adjacent Translink infrastructure at <http://www.translink.ca/en/About-Us/Doing-Business-with-TransLink/Real-Estate/Adjacent-and-Integrated-Developments.aspx>

Note to Applicant: The Services Agreement may require provision of funding to the City for the services or a component thereof.

Sustainability

7. 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

8. 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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809-889 West 33rd 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 009-761-292; Lot 6, Block 817, District Lot 526, Plan 9078;
- (b) PID 009-761-332; Lot 7, Block 817, District Lot 526, Plan 9078;
- (c) PID 009-761-365; Lot 8, Block 817, District Lot 526, Plan 9078;
- (d) PID 009-761-381; Lot 9, Block 817, District Lot 526, Plan 9078; and
- (e) PID 009-761-441; Lot 10, Block 817, District Lot 526, Plan 9078.

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809-889 West 33rd 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 DBZs.

3. Cambie Corridor Public Benefits Strategy (PBS)

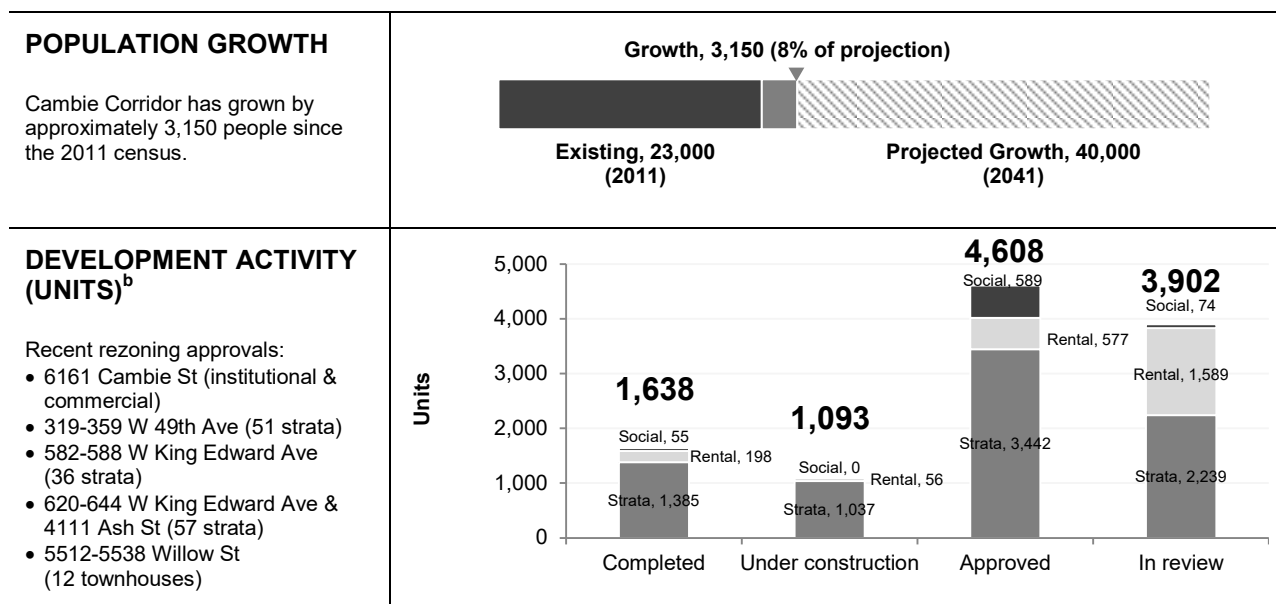
The Cambie Corridor PBS (see Appendix E), approved on May 1, 2018, identifies public amenities and infrastructure to support growth in the area, including both short-term and long-term priorities in and around the plan area. Priorities for the first 10 years include:

- *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 57th Ave^a**
Updated End of Year 2019



PUBLIC BENEFITS ACHIEVED – North of 57th Ave^a

Category	Anticipated Public Benefits by 2041 (+) ^c	Completed (•) or In Progress (◦)	% ^d
Housing ^b	+ 2,250 additional social housing units + 4,700 secured market rental units + 400 below-market rental units	<ul style="list-style-type: none"> • 55 social housing units (5688 Ash St, 4899 Heather St) • 98 temporary modular housing units (5077 and 5095 Heather St)^e • 198 rental units (458 W 41st Ave, 4867 Cambie St, 611 W 41st Ave, 210-262 W King Edward Ave) ◦ 56 rental units (408 W King Edward Ave) 	5%
Childcare	+ 1,080 spaces for all age groups	<ul style="list-style-type: none"> • Restoration of outdoor play area at 8 Oaks Acorn childcare 	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"> • Traffic calming • 45th Avenue Bikeway ◦ 29th and Cambie Plaza 	10%
Culture	+ 5 new artist studios	<ul style="list-style-type: none"> • Public art from rezonings 	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"> • James Residence (567 King Edward Ave) • Milton Wong Residence (5010 Cambie St) ◦ Turner Dairy Heritage Redevelopment ◦ 5% allocation from cash community amenity contributions in Cambie Corridor 	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"> • Upgrades to Riley Park and Hillcrest Park • Lillian To Park (17th and Yukon) • Playground Renewal at Douglas Park 	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 insight on progress of Major Projects or other City programs.

Other Notes

^a 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. Money collected between Phase 2 and Phase 3 was allocated/spent corridor-wide through the interim public benefits strategy. Benefits delivered south of 57th Ave include: two affordable housing sites; 2 childcare facilities; new Family Place; 2 artist studios; and land acquisition for Marpole Civic Centre.

^b 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.

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

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

^e In previous PBS trackers, temporary modular housing units were considered social housing units. Projects are now included for information, but do not count towards affordable housing targets.

**809-889 West 33rd Avenue
PUBLIC BENEFITS SUMMARY**

Project Summary

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

	Current Zoning	Proposed Zoning (Base Density)	Proposed Zoning (Maximum Density)
Zoning District	RS-1	RM-8A	RM-8A
FSR (Site area = 3,406 sq. m (36,671 sq. ft.))	0.7	0.75	1.2
Floor Area (sq. ft.)	25,670 sq. ft.	27,503 sq. ft.	44,005 sq. ft.
Land Use	One-Family Dwelling Residential	Multiple Dwelling Residential	Multiple Dwelling Residential

Summary of development contributions expected under proposed zoning¹

City-wide DCL	\$185,701
City-Wide Utilities DCL	\$102,092
Density Bonus Zone Contribution	\$907,596
TOTAL VALUE OF PUBLIC BENEFITS	\$1,195,389

¹ Assumes development maximizes allowable density. Based on rates in effect as at September 30, 2019. Rates are subject to future adjustment by Council, including annual inflationary adjustments.

809-889 West 33rd Avenue
APPLICANT, PROPERTY, AND DEVELOPMENT PROPOSAL INFORMATION

Property Information

Address	Property Identifier (PID)	Legal Description
809 West 33rd Avenue	009-761-292	Lot 6, Block 817, District Lot 526, Plan 9078
829 West 33rd Avenue	009-761-332	Lot 7, Block 817, District Lot 526, Plan 9078
849 West 33rd Avenue	009-761-365	Lot 8, Block 817, District Lot 526, Plan 9078
869 West 33rd Avenue	009-761-381	Lot 9, Block 817, District Lot 526, Plan 9078
889 West 33rd Avenue	009-761-441	Lot 10, Block 817, District Lot 526, Plan 9078

Applicant Information

Architect	Formwerks Architecture Inc.
Property Owners	Bernadetta Cheng, Mary Michiko Malcolm, Eleanor Gillies Rapp & Jennifer Louise Rapp, Nam Wai Pat & Hang Yu Hui, Michael Wallace Cockell & Elizabeth Mary Cockell

Site Statistics

Site Area	3,406 sq. m (36,671 sq. ft.); Site Dimensions 43.6 m (143 ft.) x 78 m (256 ft.)
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Development Statistics

	Permitted Under Existing Zoning	Development Permitted Under Proposed Zoning
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	2,384 sq. m (25,669 sq. ft.)	Up to 4,087 sq. m (44,005 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
Natural Assets	To be assessed at the Development Permit stage	