



REFERRAL REPORT

Report Date: September 9, 2020
Contact: Theresa O'Donnell
Contact No.: 604.673.8434
RTS No.: 14043
VanRIMS No.: 08-2000-20
Meeting Date: October 6, 2020

TO: Vancouver City Council
FROM: General Manager of Planning, Urban Design and Sustainability
SUBJECT: CD-1 Rezoning: 203-263 West 49th Avenue

RECOMMENDATION

- A. THAT the application by GBL Architects, on behalf of 1111517 B.C. Ltd., the registered owner of the lands located at:
- 203 West 49th Avenue [*PID 014-075-504; Lot 15 of Lot 8 Block 1000 District Lot 526 Plan 2063*],
 - 207 West 49th Avenue [*PID 014-075-512; Lot 16 of Lot 8 Block 1000 District Lot 526 Plan 2063*],
 - 219 West 49th Avenue [*PID 014-075-521; Lot 17 of Lot 8 Block 1000 District Lot 526 Plan 2063*],
 - 231 West 49th Avenue [*PID 014-075-539; Lot 18 of Lot 8 Block 1000 District Lot 526 Plan 2063*],
 - 231 West 49th Avenue [*PID 014-075-547; Lot 19 of Lot 8 Block 1000 District Lot 526 Plan 2063*],
 - 241 West 49th Avenue [*PID 014-075-598; Amended Lot 20 (See 438372L) of Lot 8 Block 1000 District Lot 526 Plan 2063*],
 - 255 West 49th Avenue [*PID 014-075-610; Amended Lot 22 (See 260187L) of Lot 8 Block 1000 District Lot 526 Plan 2063*], and
 - 263 West 49th Avenue [*PID 014-075-628; Amended Lot 23 (See 397547L) of Lot 8 Block 1000 District Lot 526 Plan 2063*];

to rezone the lands from RS-1 (One-Family Dwelling) District to CD-1 (Comprehensive Development) District, to increase the maximum floor space ratio (FSR) from 0.70 to 2.50 and the maximum building height from 10.7 m (35 ft.) to 15.9 m (53 ft.) and to 18.9 m (63 ft.) for the portion with rooftop amenity, to permit the development of a four storey mixed-use building containing 89

residential strata-titled units with commercial space on the ground floor, be referred to a Public Hearing, together with:

- (i) plans prepared by GBL Architects, received September 27, 2019 and supplemental drawings received May 21, 2020;
- (ii) draft CD-1 By-law provisions, generally as presented in Appendix A; and
- (iii) the recommendation of the General Manager of Planning, Urban Design and Sustainability to approve the application in principle, including approval in principle of the form of development, subject to the Conditions of Approval contained in Appendix B;

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary CD-1 By-law generally in accordance with Appendix A for consideration at Public Hearing.

- B. THAT, if the application is referred to a Public Hearing, the application to amend the Sign By-law to establish regulations for this CD-1, generally as set out in Appendix C, be referred to the same Public Hearing;

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary by-law, generally as set out in Appendix C, for consideration at the Public Hearing.

- C. THAT, subject to enactment of the CD-1 By-law, the Noise Control By-law be amended to include this CD-1 in Schedule B, generally as set out in Appendix C;

FURTHER THAT the Director of Legal Services be instructed to bring forward the amendment to the Noise Control By-law at the time of the enactment of the CD-1 By-law.

- D. THAT, subject to approval of the CD-1 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 CD-1 By-law.

- E. THAT Recommendations A through D 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 evaluates an application to rezone eight lots located at 203-263 West 49th Avenue from RS-1 (One-Family Dwelling) District to CD-1 (Comprehensive Development) District to permit the development of a four storey mixed-use building with commercial uses at grade and a total of 89 strata residential units. The site is located in the Langara neighbourhood of the Cambie Corridor Plan (the “Plan”).

Staff have assessed the application and conclude that it meets the intent of the 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 Public Realm Plan* (2018)
- *Family Room: Housing Mix Policy for Rezoning Projects* (2016)
- *High-Density Housing for Families with Children Guidelines* (1992)
- *Green Buildings Policy for Rezoning* (2010, last amended 2018)
- *Urban Forest Strategy* (2014)
- *Community Amenity Contributions – Through Rezoning* (1999, last amended 2020)
- *Tenant Relocation and Protection Policy* (2015, last amended 2019)

REPORT

Background/Context

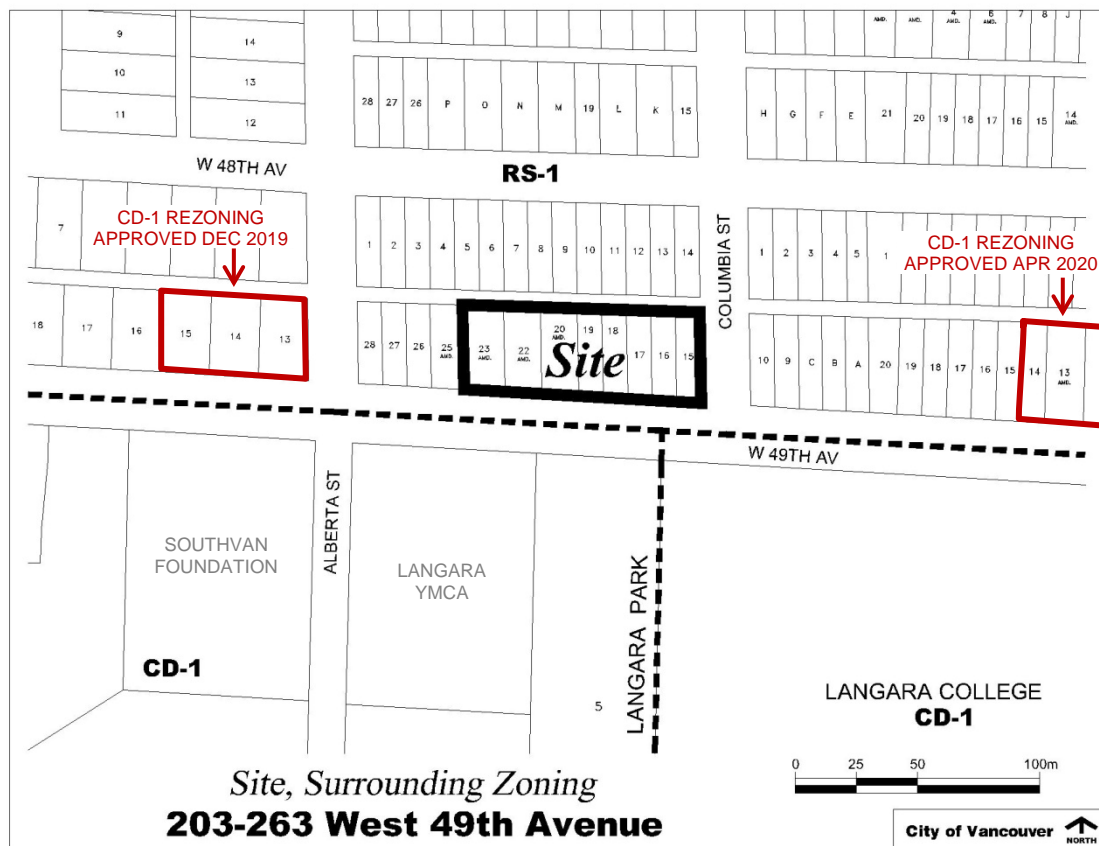
1. Site and Context

The subject site comprises eight legal parcels located at the northwest corner of 49th Avenue and Columbia Street (see Figure 1). The total site size is 3,483.5 sq. m (37,496 sq. ft.), with frontage of 104.3 m (318 ft.) along 49th Avenue and a depth of 40.1 m (113.6 ft.) along Columbia Street. The site is currently zoned RS-1 and developed with single detached houses.

Directly across 49th Avenue are three large developments (see Figure 1): Southvan Manor, a social housing apartment for seniors; Langara YMCA, currently subject to a rezoning for social and strata housing and new and expanded recreational facilities; and Langara College, currently subject to a rezoning application to amend its CD-1 District to expand the facilities within the campus. Nearby, sites at 319-359 West 49th Avenue and 105-125 West 49th Avenue were

recently rezoned for four-storey mixed-use buildings under the same rezoning policy. Across the lane to the north are houses zoned RS-1.

Figure 1 – Site at 203-263 49th Avenue and surrounding zoning



Nearby public amenities include the Langara YMCA and the Langara College campus. The site is a five-minute walk to the Langara-49th Avenue Canada Line station and a two-minute walk to bus route #49. There are three cycling routes nearby: Ontario Street, 45th Avenue and Cambie Street bikeways.

2. Policy Context

Cambie Corridor Plan – In 2018, Council adopted the final Cambie Corridor Plan. The subject site is located within the Langara neighbourhood. Subsection 4.4.3 of the Plan specifically supports residential buildings up to four storeys in height along the north side of 49th Avenue with a density up to 2.50 FSR. Supportable density is to be determined by analysis based on site-specific urban design and public realm performance. Under the Plan, the properties to the north across the lane could be redeveloped to townhouses. Two large sites across 49th Avenue, South Van Manor and Langara YMCA, are considered unique sites within the Plan with opportunities to deliver affordable housing and enhance local amenities.

The housing strategy in the Plan also requires multi-family developments to comply with the *Family Room: Housing Mix Policy for Rezoning Projects* and include a minimum of 35% of the units which are suitable for families (two bedrooms or more).

Tenant Relocation and Protection Policy – In June 2019, Council amended the 2015 *Tenant Relocation and Protection Policy* (the “TRP policy”). The TRP policy is intended to protect tenants by mitigating the impacts of displacement resulting from redevelopment activity, while recognizing that some renewal is necessary to maintain the health of the overall rental stock. A TRP is required when tenants are displaced as a result of redevelopment or major renovation activity. At a minimum, these terms include four months’ free rent or more based on length of tenancy, a flat-rate payment towards moving expenses, and assistance finding three alternate accommodation that best meet the tenants identified priorities. Eligible tenants may exercise a Right of First Refusal to return to one of the replacement rental units in the new building with a 20 per cent discount off of starting market rents, or at new below-market rates, provided they meet the eligibility requirements under those policies.

Strategic Analysis

1. Proposal

In accordance with the Plan, the application proposes a four storey mixed-use building with commercial uses at grade and a total of 89 strata residential units (see Figure 2). Two levels of underground parking are accessed from the lane at the west side of the site. The overall density proposed is 2.50 FSR with a proposed height of 15.9 m (53 ft.). A shared indoor amenity room connected to an outdoor amenity area is located on the roof, creating a partial fifth storey.

Figure 2: View from across 49th Avenue at Langara Park



2. Land Use

This application proposes residential use with commercial use on the ground floor which is consistent with the intent of the Plan and the residential nature of the surrounding area.

3. Density, Height and Form of Development

(see application drawings in Appendix D and statistics in Appendix H)

The proposal is generally consistent with the density, height, and form of development set out in the Plan.

The initial application depicted the commercial units spanning the entire ground floor. During the review process, the applicant determined that smaller commercial units would be more successful at this location. Revised drawings were submitted to reconfigure the ground floor and introduce townhouse units at the lane, reducing the size of commercial units.

The proposal consists of three levels of residential units above at-grade commercial uses. The proposed double height commercial space also creates the opportunity for two-storey townhouses at the rear of the building adjacent to the lane. Common indoor and outdoor amenity space is provided at the rooftop, and includes a children's play area. Private rooftop outdoor space is also provided for the third floor residential units.

With a site frontage of 318 feet, the building massing is broken up with insets and variation in height and length to mitigate the appearance of the long building and to add visual interest to the street. To minimize visual impact, the fourth level and the rooftop amenity room are set back from all sides. At the southeast corner of the site at Columbia Street, a substantial notch in the massing is provided to retain an existing Horse Chestnut tree and to allow an outdoor patio space to enhance the public realm (see Figure 3). The townhouse units at the rear provide a residential character and soft landscaping, improving the pedestrian experience at the lane.

A review by Urban Design Panel was not required due to the consistency of the project with the expectations of the Plan. Staff recommend approval of the proposed form of development subject to conditions outlined in Appendix B.

Figure 3: View from the corner of 49th Avenue and Columbia Street



4. Housing

Existing Tenants – In July 2019, Council amended the Tenant Relocation and Protection Policy (the “TRP Policy”), extending policy coverage to projects involving consolidation of two or more lots that contain existing secondary rental. This includes detached homes, basement suites, duplexes, or individually rented condos where the new development is proposing five or more dwelling units. The TRP Policy exempts tenancies entered into after the purchase of the property that are of a length of two years or less as of the date of the rezoning application. This exclusion is intended to avoid penalizing applicants who are renting out units 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 units as a tenant.

As the site includes eight RS-1 lots containing secondary rental units, the updated TRP Policy applies.

There are currently seven houses on the site, containing a total of fourteen rental units, eleven of which are currently occupied. All tenants are aware of the rezoning application. Out of the eleven occupied units, five are eligible for provisions under the TRP Policy, including relocation assistance, assistance with moving costs, and monetary compensation calculated based on length of tenancy. The remaining six tenancies began after the property transfer date to the developer and are within two years of the rezoning application date. The applicant has provided a draft Tenant Relocation Plan, which will be secured as a condition of rezoning (summarized in Appendix F). A final Tenant Relocation Plan will be required at the time of Development Permit issuance, with an Interim Tenant Relocation Report required prior to Demolition Permit issuance, and a final Tenant Relocation Report prior to Occupancy Permit issuance.

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

Housing Mix – The application includes 89 strata residential units comprised of 1 studio (1%), 49 one-bedroom units (55%), 31 two-bedroom units (35%) and 8 three-bedroom units (9%). This unit mix meets the family housing requirements of the Family Room: Housing Mix Policy for Rezoning Projects.

5. Transportation and Parking

Vehicle and bicycle parking are provided on two levels of underground parking, accessed from the lane between Columbia and Alberta Streets. The application proposes a total of 98 residential vehicle and 45 commercial vehicle parking spaces. This includes six disability and four visitor spaces. 135 Class A bicycle spaces and three Class B bicycle spaces are proposed. In order to meet the Parking By-law, 40 additional Class A and eight additional Class B bicycle spaces, and end of trip cycling facilities for the commercial units will be required.

The addition of townhouse units to the ground floor will require additional parking spaces to comply with the Parking By-law. Staff also note that as per the Transit Demand Management Plan, the development is eligible for a 10% reduction to minimum vehicle parking requirements, based on the site’s proximity to transit.

The Cambie Corridor Public Realm Plan identifies 49th Avenue for Complete Street improvements to ensure it is safe and accessible streets for all users. The project will be required to provide funding for the future construction of protected bike lanes adjacent to the site as well as a 3.0 m dedication along the 49th Avenue frontage for the Complete Street improvements.

Engineering rezoning conditions are included in Appendix B.

6. Environmental Sustainability and Natural Assets

Green Buildings – The Green Buildings Policy for Rezoning (amended on May 2, 2018) requires that residential rezoning applications satisfy either the near zero emission buildings or the low emissions green buildings conditions outlined in the policy.

This application has opted to satisfy the updated version of the Green Buildings Policy for Rezoning under the low emissions green buildings requirements. The low emissions green buildings pathway represents City priority outcomes, establishing limits on heat loss, energy use, and greenhouse gases, and drawing on industry best practices to create more efficient, healthy and comfortable homes and workplaces. The applicant has submitted preliminary energy modelling analysis detailing building performance strategies to meet the new energy use intensity, greenhouse gas and thermal demand targets. Additionally, all developments will need to meet rainwater management requirements for retention, rate control, cleaning and safe conveyance.

Conditions related to environmental sustainability are included in Appendix B.

Natural Assets –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. The Protection of Trees By-law aims to maintain a healthy urban forest by requiring permission 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. This is in keeping with City goals to achieve resilient and healthy natural systems in our urban areas. A 'by-law sized tree' has a tree trunk diameter of 20 cm or greater and requires a tree permit when it is proposed to be removed. For this application, there are a total of 11 by-law sized tree on the site. In addition, there is one neighbouring tree impacted, and 10 City street trees.

Staff have reviewed the arborist report and support removal of all on-site trees and retention of all City street trees based on their species, health and locations. Specific provisions to protect a large Horse Chestnut tree on Columbia Street are included in the Conditions of Approval. The applicant is proposing to plant a total of 66 new trees at-grade, on the second storey, and on the rooftop amenity space. A condition of approval requires the protection of street trees by ensuring the excavation for the parkade does not encroach into the critical root zones.

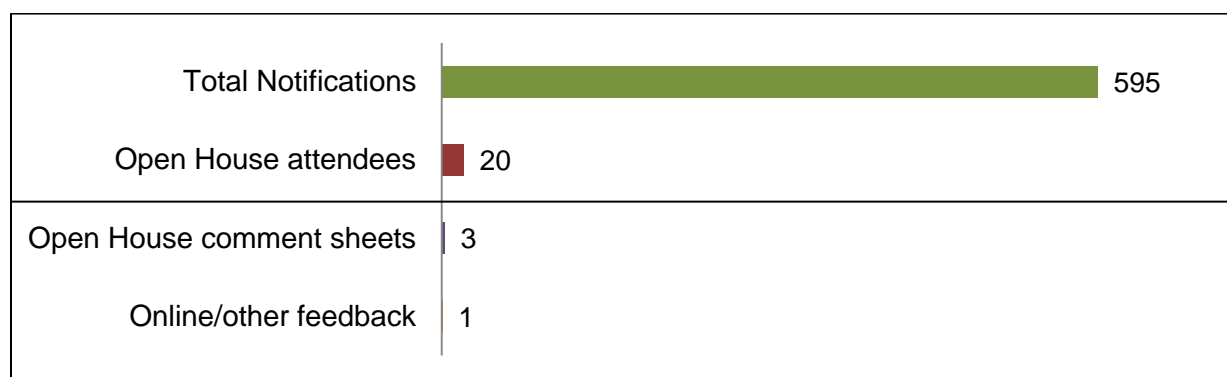
Landscape conditions are set out in Appendix B.

Public Input

Public Notification and Open House – A rezoning information sign was installed on the site on October 8, 2019. Approximately 698 notification postcards were distributed within the neighbouring area on or about November 18, 2019. Notification and application information, as well as an online comment form, was provided on the City of Vancouver Rezoning Centre webpage (vancouver.ca/rezapps). On December 4, 2019 a community open house was held at the Peretz Centre, 6184 Ash Street. Staff, the applicant team, and a total of approximately 20 people attended the Open House.

Public Response and Comments – Staff received a total of three comment sheets at the open house and one email correspondence (see Figure 4). A summary of the feedback is provided below.

Figure 4: Public response and comments



* Note that all reported numbers above are approximate

Notes:

Often comments received may reflect a blend of ideas that support, oppose, and are neutral to the application. Therefore, overall percentages may not reflect the qualitative themes that emerge from comments.

Some duplication of responses may result when feedback is collected using a number of methods (online feedback, phone call, petition, etc.).

Comments in support commended the appropriateness of the proposal's height and density, noting however, that more height should be allowed due to the proximity to local amenities and transit. Other respondents supported the building design and colour palette, proximity of the site to transit, the attractive public realm, rooftop amenities, and lane treatment.

Concerns were expressed over the affordability of the proposed units and their attraction to foreign buyers, the large amount of parking provided given the proximity to rapid transit and amenities, and the fit with the local neighbourhood. Some felt that an open house was not necessary due to how closely it follows the Plan.

PUBLIC BENEFITS

In response to City policies, which address changes in land use and density, this rezoning application offers the following public benefits:

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

This site is subject to the City-wide DCL and Utilities DCL on the proposed 6,854.4 sq. m (73,780 sq. ft.) of residential floor area and 1,823.4 sq. m (19,627 sq. ft.) of commercial floor area. Based on rates in effect as of September 30, 2020, total DCLs of approximately \$2,469,819 would be anticipated from this development.

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.

Public Art Program – The Public Art Program for Rezoned Developments requires that rezonings involving a floor area equal to or greater than 9,290 sq. m (100,000 sq. ft.) allocate a portion of their construction budgets to public art or provide cash in lieu as a condition of rezoning. As the proposed floor area is below the minimum threshold, no public art contribution is expected to arise from this application.

Community Amenity Contributions (CACs) – Within the context of the City's Financing Growth Policy and the Cambie Corridor Plan, an offer of a CAC to address the impacts of rezoning can be anticipated from the owner of a rezoning site. CAC offers take into consideration community needs, area deficiencies, and the impact of the proposed development on City services. They typically include either the provision of on-site amenities or a cash contribution towards other public benefits.

In order to provide more certainty and clarity and to improve processing efficiency for rezoning applications, an approach to CACs based on a target rate has been implemented for residential sites, such as this, within the Cambie Corridor Plan. This rate is the basis for all four-and six-storey market residential rezoning proposals within the Plan.

Target CACs are payable prior to rezoning enactment and are subject to an annual inflationary adjustment which takes place on September 30 of each year. In order to ensure fairness to rezoning applications that have been submitted prior to the adoption of new inflation adjusted CAC targets, in-stream rezoning applications are exempt from CAC target increases, provided that a rezoning application has been submitted to the City and a rezoning application fee has been paid.

The applicant has offered a cash CAC of \$1,338,386 based on the net additional increase in floor area of 67,160 sq. ft. and the target rate of \$19.83 per sq. ft. in effect as of September 30th, 2020.

Cambie Corridor Public Benefits Strategy (PBS) – It is recommended that the cash CAC from this rezoning application, if approved, be allocated to support delivery of the Cambie Corridor

PBS. The PBS identifies public benefits 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:

- *Increase affordable housing supply* – 550 social housing units, 190 below market rental units 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.

See Appendix E for details of the *Cambie Corridor Plan* Public Benefits Implementation Tracking and Appendix G for a summary of all of the public benefits for this application.

Financial Implications

Based on rates in effect on September 30, 2019, total DCLs of approximately \$2,469,819 would be expected from this development. As noted in the section on Public Benefits, the applicant has offered a cash CAC of \$1,338,386 to be allocated towards the Cambie Corridor Public Benefits Strategy. No public art contribution is expected from this rezoning.

Approval and timing of specific projects will be brought forward as part of the Capital Plan and Budget process.

CONCLUSION

Staff have reviewed the application to rezone the site at 203-263 West 49th Avenue from RS-1 to CD-1 to permit development of a four-storey mixed-use development with 89 residential strata-titled units and commercial use at the ground floor. Assessment of this rezoning application has concluded that the proposed form of development is an appropriate urban design response to the site and neighbourhood context, and the application is generally consistent with the *Cambie Corridor Plan* with regards to land use, density, height, and form.

The General Manager of Planning, Urban Design and Sustainability recommends that the rezoning application be referred to a Public Hearing, together with a draft CD-1 By-law generally as set out in Appendix A. Further, it is recommended that, subject to the Public Hearing, the application including the form of development, as shown in plans in Appendix D, be approved in principle, subject to the applicant fulfilling the conditions of approval in Appendix B.

* * * * *

203-263 West 49th Avenue
PROPOSED BY-LAW PROVISIONS

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 Z- () attached as Schedule A to this By-law, and incorporates Schedule A into Schedule D, to By-law No. 3575.

[Note: Schedule A, not attached to this appendix, is a map that amends the City of Vancouver zoning map. Should the rezoning application be referred to public hearing, Schedule A will be included with the draft by-law that is prepared for posting.]

Designation of CD-1 District

2. The area shown within the heavy black outline on Schedule A is hereby designated CD-1 ().

Uses

3. Subject to Council approval of the form of development, to all conditions, guidelines and policies adopted by Council, and to the conditions set out in this By-law or in a development permit, the only uses permitted within CD-1 (), and the only uses for which the Director of Planning or Development Permit Board will issue development permits are:
 - (a) Dwelling Uses, limited to Dwelling Units in conjunction with any of the uses listed in this By-law;
 - (b) Cultural and Recreational Uses, limited to Arcade, Artist Studio, Arts and Culture Indoor Event, Billiard Hall, Community Centre or Neighbourhood House, Fitness Centre, Library, and Museum or Archives;
 - (c) Institutional Uses, limited to Child Day Care Facility and Social Service Centre;
 - (d) Office Uses;
 - (e) Retail Uses;
 - (f) Service Uses;
 - (g) Accessory uses customarily ancillary to the uses permitted in this section.

Conditions of use

4. The design and layout of at least 35% of the dwelling units must:
- (a) be suitable for family housing;
 - (b) include two or more bedrooms;
 - (i) at least 25% of the total dwelling units must be two-bedroom units, and
 - (ii) at least 10% of the total dwelling units must be three-bedroom units; and
 - (c) comply with Council's "High-Density Housing for Families with Children Guidelines".

Floor area and density

- 5.1 Computation of floor area must assume that the site area is 3,483.5 m², being the site area at the time of the application for the rezoning application evidenced by this By-law, and before any dedications.
- 5.2 The floor space ratio for all uses must not exceed 2.50.
- 5.3 Computation of floor area must include all floors, including earthen floor, above and below ground level, having a minimum ceiling height of 1.2 m, measured to the extreme outer limits of the buildings.
- 5.4 Computation of floor area must exclude:
- (a) open residential balconies or sun decks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, except that:
 - (i) the total floor area of all such exclusions must not exceed 12% of the residential floor area, and
 - (ii) the balconies must not be enclosed for the life of the building;
 - (b) patios and roof gardens, provided that the Director of Planning first approves the design of sunroofs and walls;
 - (c) where floors are used for off-street parking and loading, the taking on or discharging of passengers, bicycle storage, heating and mechanical equipment, or uses, which in the opinion of the Director of Planning are similar to the foregoing, those floors or portions thereof so used, which are at or below base surface, except that the minimum exclusion for a parking space must not exceed 7.3 m in length; and
 - (d) all residential storage area above or below base surface, except that if the residential storage area above base surface exceeds 3.7 m² per dwelling unit,

there will be no exclusion for any of the residential storage area above base surface for that unit.

- 5.5 Computation of floor area may exclude amenity areas, except that the total exclusions for amenity areas must not exceed 10% of permitted floor area.
- 5.6 The use of floor area excluded under sections 5.4 and 5.5 must not include any use other than that which justified the exclusion.

Building height

- 6.1 Building height, measured from base surface, must not exceed 15.9 m.
- 6.2 Despite section 6.1 of this By-law and section 10.18 of the Zoning and Development By-law, if the Director of Planning permits a common indoor rooftop amenity space, the height of the portion of the building with the common indoor amenity space must not exceed 18.9 m.

Horizontal angle of daylight

- 7.1 Each habitable room must have at least one window on an exterior wall of a building.
- 7.2 The location of each such exterior window must allow a plane or planes extending from the window and formed by an angle of 50 degrees, or two angles with a sum of 70 degrees, to encounter no obstruction over a distance of 24.0 m.
- 7.3 Measurement of the plane or planes referred to in Section 7.2 must be horizontally from the centre of the bottom of each window.
- 7.4 The Director of Planning or Development Permit Board may relax the horizontal angle of daylight requirement, if:
 - (a) the Director of Planning or Development Permit Board first considers all of the applicable policies and guidelines adopted by Council; and
 - (b) the minimum distance of unobstructed view is not less than 3.7 m.
- 7.5 An obstruction referred to in Section 7.2 means:
 - (a) any part of the same building including permitted projections; or
 - (b) the largest building permitted under the zoning on any site adjoining CD-1 ().
- 7.6 A habitable room referred to in Section 7.1 does not include:
 - (a) a bathroom; or

- (b) a kitchen whose floor area is the lesser of:
 - (i) 10% or less of the total floor area of the dwelling unit, or
 - (ii) 9.3 m².

Acoustics

8. A development permit application for dwelling uses must include an acoustical report prepared by a registered professional acoustic engineer demonstrating that the noise levels in those portions of the dwelling units listed below will not exceed the noise levels expressed in decibels set opposite such portions of the dwelling units. For the purposes of this section, the noise level is the A-weighted 24-hour equivalent (Leq24) sound level and will be defined simply as noise level in decibels.

Portions of dwelling units	Noise levels (Decibels)
Bedrooms	35
Living, dining, recreation rooms	40
Kitchen, bathrooms, hallways	45

Zoning and Development By-law

9. Sections 2 through 14 of the Zoning and Development By-law apply to this CD-1 ().

* * * * *

203-263 West 49th 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 hearing minutes for any changes or additions to these conditions.

PART 1: CONDITIONS OF APPROVAL OF THE FORM OF DEVELOPMENT

Note: Consideration by Council at the public hearing of the proposed form of development is in reference to plans prepared by GBL Architects, received September 27, 2019 and supplemental drawings received May 21, 2020, and provides that the Director of Planning may allow minor alterations to this form of development when considering the detailed scheme of development submitted with the development application.

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:

Urban Design

- 1.1 Design development to create more open and active pedestrian experience along 49th Avenue.

Note to Applicant: Refer to Landscape condition 1.6. Consider height, size and location of planters along the edge of the sidewalk. Bench seating may be incorporated into planters.

- 1.2 Design development of southeast corner of the building to ensure tree retention.

Note to Applicant: Refer to Landscape condition 1.7. The relationship between the tree canopy and the cantilevered upper level of the building should be further considered.

- 1.3 Design development to improve livability of units and ensure adequate access to daylight.

Note to Applicant: This may be accomplished by reorienting window openings to be away from the interior west property line. Unit 219 and 319 should maximize window exposure for the second bedroom.

- 1.4 Design development to provide access from townhouse units to the parking level and common amenity spaces.

- 1.5 Design development to provide high quality materials and details consistent with the proposed architectural expression through the next stage of design.

Landscape

- 1.6 Design development to enhance the public realm interface along 49th Avenue by performing the following:

- (a) explore opportunities to provide rain gardens instead of typical raised planters, in order to improve sustainability and better utilize planting areas on free grade;

Note to Applicant: Seating elements are supported and can be incorporated with rain garden planting.

- (b) for all raised planters, ensure the height of the planter walls do not exceed 20 inches. in order to minimize the visual impact of blank walls while allowing for the integrated seating elements to be at a comfortable height; and
- (c) provide layered planting with visual and seasonal interest.

- 1.7 Provision of confirmation regarding successful retention of City tree #635.

Note to Applicant: Coordinate with Engineering Services regarding street improvements. Any significant work within the critical root zone must be conducted under the supervision of Park Board arborists. Explore alternative low-impact construction methods to accommodate tree retention. Ensure all excavation within the critical root zone of the tree takes place completely within the project property in order to ensure there is no requirement triggered to have shotcrete removed within the critical root zone at the end of the construction phase.

Note to Applicant: Accurately illustrate tree canopy on the ground-level landscape plan and section A-A to ensure building setback can accommodate the retention of the majority of the tree canopy. Any significant canopy pruning must be approved and supervised by Park Board arborists.

- 1.8 Consideration to replace the water feature on the level 5 amenity deck with planting to enhance sustainability.

- 1.9 Further design development to the Integrated Rainwater Management Strategy to explore opportunities for on-site rainwater infiltration and soil absorption, as follows:

- (a) maximize natural landscape best management practices;
- (b) minimize the necessity for hidden mechanical water storage;
- (c) increase the amount of planting on the roof level, where possible;
- (d) consider linear infiltration bio-swales along property lines, at lower site areas;
- (e) use permeable paving;
- (f) employ treatment chain systems (gravity fed, wherever possible); and
- (g) use grading methods to direct water to soil and storage areas.

- 1.10 Provision of landscape features intended to create bird friendly design.

Note to Applicant: Bird friendly plants should be included on the plant palette, enabling bird habitat conservation and bird habitat promotion. Refer to the Bird Friendly Design Guidelines for examples of landscape features that may be applicable, and provide a design rationale for the features noted. For more information, see the guidelines at: <https://guidelines.vancouver.ca/B021.pdf>

Crime Prevention through Environmental Design (CPTED)

- 1.11 Design development to consider the principles of CPTED, having particular regard for:

- (d) theft in the underground parking;
- (e) residential break and enter;
- (f) mail theft; and
- (g) mischief in alcoves and vandalism, such as graffiti.

Sustainability

- 1.12 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).

Engineering

- 1.13 Construction dewatering is a Water Use Purpose under the Water Sustainability Act requiring a provincial Approval or Licence. Applications for provincial Approvals or Licences can be completed online. The application will be received and accepted into the province's online system, and the provincial authorizations team strives for 140 days to get the approval to the applicant. The approval holder must be able to produce their approval on site so that it may be shown to a government official upon request. Dewatering before this approval is granted is not in compliance with the provincial Water Sustainability Act. Provide a letter confirming acknowledgement of the condition.
- 1.14 The owner or representative is advised to contact Engineering to acquire the project's permissible street use. Prepare a mitigation plan to minimize street use during excavation and construction (i.e. consideration to the building design or sourcing adjacent private property to construct from) and be aware that a minimum 60 days lead time for any major crane erection / removal or slab pour that requires additional street use beyond the already identified project street use permissions.

- 1.15 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.
- 1.16 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.
- 1.17 Provision of any gas service to connect directly to the building without any portion of the service connection above grade within the road right of way.
- 1.18 Provision of construction details to determine ability to meet municipal design standards for shotcrete removal (Street Restoration Manual section 02596 and Encroachment By-law No. 4243, section 3A) and access around existing and future utilities adjacent your site. Current construction practices regarding shotcrete shoring removals have put City utilities at risk during removal of encroaching portions of the shoring systems. Detailed confirmations of these commitments will be sought at the building permit stage with final design achievements certified and confirmed with survey and photographic evidence of removals and protection of adjacent utilities prior to building occupancy. Provision of written acknowledgement of this condition is required. Please contact Engineering Services for details.
- 1.19 Provision of a Loading Management Plan (LMP), including:
 - (a) management of the facility, including on-site loading manager;
 - (b) specify routing of the trucks from the arterial streets to and from the loading space;
 - (c) clarify the largest truck that the loading space(s) are designed to accommodate and provide all vehicle dimensions; and
 - (d) loading Management and Communications Protocol for all tenants.
- 1.20 Design development to improve access and design of bicycle parking and comply with the Bicycle Parking Design Supplement:
 - (a) provision of automatic door openers for all doors providing access to Class A bicycle spaces; and
 - (b) provision of design specifications for stacked bicycle racks including dimensions, vertical and aisle clearances.

Note to Applicant: Racks must be usable for all ages and abilities.

- 1.21 Design development to improve the parkade layout and access design and comply with the Parking and Loading Design Supplement to the satisfaction of the General Manager of Engineering Services, including the following:
- (a) remove existing conflict between column and small car vehicle space located on the P2 parking level adjacent storage located at the west side of the parkade;
 - (b) provision of a residential security gate separating commercial and visitor parking from residential parking;
 - (c) provision of a parabolic mirror at the 90 degree bend in the main parking ramp;
 - (d) provision of ramp slopes not to exceed 12.5% for internal circulation ramps. Up to 15% slopes may be acceptable if a 7.5% to 10% transition ramp is provided for at least 4 m in length at the top and bottom of the ramp; and
 - (e) vertical clearance of overhead projections into vehicle parking spaces must not be less than 1.2 m (4 ft.) and projection into the space must not be more than 1.2 m (4 ft.).

Note to Applicant: Confirm vertical clearance for small scar space located on the P1 parking level underneath a staircase located adjacent the elevator core.

Note to Applicant: The following information is required for drawing submission at the development permit stage to facilitate a complete Transportation review:

- all types of parking, loading and bicycle parking spaces individually numbered, and labelled on the drawings;
 - dimension of columns and column encroachments into parking stalls;
 - dimensions of manoeuvre aisles and the drive aisles at the parkade entrance and all gates;
 - section drawings showing elevations and minimum vertical clearances for parking levels, loading bays, ramps, and security gates. These clearances must consider mechanical projections and built obstructions;
 - areas of minimum vertical clearances labelled on parking levels;
 - design elevations on both sides of the ramps and drive aisles at all breakpoints, loading bays, disability spaces, and at all entrances. The slope and length of the ramped sections at all breakpoints to be shown on the submitted drawings;
 - Indicate the stair-free access route from the Class A bicycle spaces to reach the outside. Note use of the parking ramp if required;
 - Existing street furniture including bus stops, benches etc. to be shown on plans; and
 - The location of all poles and guy wires to be shown on the site plan.
- 1.22 Explore providing 1 Class B loading space proximal to the east side of the development, with access from the lane, for convenient access to/from loading for all commercial retail units.
- 1.23 Provision of Class A passenger loading to be located proximal to the residential use it is intended to serve.

Note to Applicant: Passenger space to be labelled per Section 7.7 of the Parking By-law.

- 1.24 Provision of a landscape and site plan that reflect the improvements to be provided as part of the Services Agreement.

Note to Applicant: Drawings must indicate that the off-site designs submitted as part of the development permit application are preliminary, and that a final off-site geometric design will be provided by the City of Vancouver through the DP process.

- 1.25 Provision of generous and continuous weather protection on the 49th Avenue frontage.

- 1.26 When submitting Landscape plans, please place the following statement on the landscape plan; this plan is *“NOT FOR CONSTRUCTION” and is to be submitted for review to Engineering Services a minimum of 8 weeks prior to the start of any construction proposed for public property. No work on public property may begin until such plans receive “For Construction” approval and related permits are issued. Please contact Engineering, Development Services and/or your Engineering, Building Site Inspector for details.”*

- 1.27 This proposed development is adjacent to existing BC Hydro electrical works. The applicant shall submit a surveyed clearance drawing to BC Hydro showing all BC Hydro plant and dimensioned clearances from the plant to the development. The applicant shall provide written confirmation from BC Hydro that all required clearances from BC Hydro plant have been satisfied. See BULLETIN 2015-002-EL - Clearances from Existing BC Hydro High Voltage Overhead Conductors and Transformers for more information.

- 1.28 Note to Applicant: Submission of a Key Plan to the City for review and approval prior to submission of any third party utility drawings. The Key Plan shall meet the specifications in the City of Vancouver Engineering Design Manual Section 2.4.4 Key Plan (<https://vancouver.ca/files/cov/2015-002-clearances-from-the-existing-bc-hydro-high-voltage-overhead-conductors-and-transformers.pdf>). All third party service lines to the development shall be shown on the plan (e.g., BC Hydro, Telus, Shaw, etc. The review of third party utility service drawings will not be initiated until the Key Plan is defined.

- 1.29 Prior to development permit, provide a Final Hydrogeological Study which addresses the requirements outlined in the Groundwater Bulletin, including the following:

- (a) Per the Hydrogeological Study dated February 10, 2020, include the results of the proposed investigation:
 - (i) installation of 3 groundwater monitoring wells to 2 m below final expected excavation depths;
 - (ii) development of 3 groundwater wells;
 - (iii) a minimum of 3 months of water table monitoring;
 - (iv) hydraulic conductivity testing; and
 - (v) Seepage analysis.
- (b) In addition to GeoPacific's proposed investigation, the City requires a monitoring well to be installed screening the Capilano sediments to monitor the perched groundwater noted in the April 6, 2017 Geotechnical Investigation.

Note to Applicant: This additional well may be in lieu of one of the three wells proposed above (i.e. those to be completed to 2 m below the final excavation depth).

- (c) Provide finalized excavation depth, foundation depth, and static water level(s) depth/elevation in both metres below ground surface as well as geodetic elevations.
- (d) Provide one cross-section schematic showing: location(s) and depth(s) of any test pits, boreholes, or wells including screened intervals; interpreted site stratigraphy; topography; static water level(s) (perched aquifers or otherwise); base of excavation(s); foundation(s); and any proposed groundwater management solutions.
- (e) Provide a quantitative estimate (in litres per minute) of both the anticipated construction dewatering/drainage rate and the permanent (post-construction) dewatering/drainage rate. Note that the *Groundwater Management Bulletin* defines groundwater as all water occurring below the surface of the ground within voids within a soil or rock matrix, and includes perched aquifers. Note also that terms such as “negligible” are not acceptable.
- (f) Discuss any potential impacts of the development in an Impact Assessment section, as outlined in the *Groundwater Management Bulletin*.
- (g) Discuss any potential impacts from the development to nearby property or infrastructure.
- (h) Construction dewatering is a Water Use Purpose under the *Water Sustainability Act*, requiring a provincial Use Approval or Licence be granted prior to dewatering. Applications for provincial Use Approvals and Licences can be completed online. For more information:
<https://www2.gov.bc.ca/gov/content/environment/air-land-water/water/water-licensing-rights/water-licences-approvals>

Include a plan for monitoring and reporting of discharges of water to the City collection system in the hydrogeological study, and acknowledge that the daily average water flow rate measurements (or as requested by the City) will be submitted monthly to groundwater@vancouver.ca.

Green Infrastructure

- 1.30 Provision of an updated Rainwater Management Plan (RWMP) submitted prior to DP issuance which includes the following:
 - (a) justifications for not prioritizing Tier 1 retention practices of Rainwater Harvest & Reuse and Green Roofs. The landscaping provided at Roof level is not considered a ‘Green Roof’ as listed in Tier 1 but is considered Tier 2 non-infiltrating landscaping;

- (b) updated calculations for the pre-development peak flow release rate using the 10 year, 5 minute time of concentration storm intensity as there is commercial within the development;
 - (c) a grading plan for the site which demonstrates hardscapes directed into adjacent landscaping, with soil depths to support available storage capacity; and
 - (d) an updated detention tank size calculation, sized to capture the greater of either:
 - (i) the volume of the 24 mm capture that could not be retained on site through Tier 1 or Tier 2 practices.; and
 - (ii) volume required to attenuate post-development peak flow rate.
- 1.31 Provision of a final RWMP prior to building permit Stage 2 issuance. Integrated Water Management Branch recognizes that the following conditions could not be met prior to the DP stage and are therefore required prior to BP Stage 2 issuance. When this information becomes available, provide a final submission of the RWMP, ensuring that the following are included. Email the final submission direct to rainwater@vancouver.ca.
- (a) provide a servicing plan which includes all routing of rainwater into the proposed systems and out to the municipal system;
 - (b) provide detailed drawings of all proposed rainwater management systems including but not limited to, dimensions, inverts, stage-storage-discharge characteristics, design criteria and all assumptions;
 - (c) Provide an updated site map detailing the different surface types and how rainwater will be directed or retained in each area. Include the following:
 - (i) All routing of rainwater throughout the site;
 - (ii) Buildings, patios and walkway locations;
 - (iii) Underground parking extents;
 - (iv) Location of any proposed best management practices (BMPS), detention tank, water quality treatment and flow control system with connections to the sewer system;
 - (v) Area and depth of landscaping to support the claim of absorbent landscaping as a rainwater capture method; and
 - (vi) Summary table of the catchment areas.
 - (d) Provide a stand-alone Operation & Maintenance (O&M) Manual for all rainwater systems (i.e. green infrastructure), must be submitted to the satisfaction of the Integrated Water Management Branch and will included as a schedule in the covenant detailed below. The O&M Manual shall be tailored specifically for the green infrastructure practices proposed on-site and submitted as a standalone document. The applicant is welcome to contact IWM Branch to discuss specific details. The O&M Manual shall include, but not be limited to the following components:
 - (i) phasing considerations (i.e. early stage requirements immediately following construction, and on-going requirements once the site is established;
 - (ii) a table or schedule that describes the level of effort and frequency of tasks required to maintain optimal performance for each individual component of the system;
 - (iii) fact sheets (or similar reference material), for proposed plantings

- (iv) contact information for any proprietary systems to be located on-site (for example oil/grit separators); and
- (v) checklists to assist non-technical persons in assessing operation and maintenance performance and requirements.

Provision of a Section 219 Rainwater Management Agreement Covenant once the Final RWMP is accepted by the City. The Final RWMP will be attached to the covenant and be registered on the property's title. The Engineer of Record will be required to inspect the RWM system as necessary during and after construction in order to determine whether it has been substantially completed according to the covenant and Final RWM Plan. The EOR is to inform the City by letter bearing the Engineer's professional seal whether the system has been so constructed, and, if not, sealed "as-built" drawings showing the details of the modified system must be provided.

PART 2: CONDITIONS OF BY-LAW ENACTMENT

THAT, prior to enactment of the CD-1 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, as necessary, and at the sole cost and expense of the owner/developer, make arrangements for the following:

Engineering

Arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for the following:

- 2.1 Consolidation of Lots 15, 16, 17, 18, 19, Amended Lot 20 (See 438372L), Amended Lot 22 (See 260187L) and Amended Lot 23 (See 397547L); all of Lot 8, Block 1000, District Lot 526, Plan 2063 to create a single parcel and subdivision of that site to result in the dedication of the southerly three metres for road purposes.

A subdivision plan and application to the Subdivision and Strata Group is required. For general information see the subdivision website at: <http://vancouver.ca/home-property-development/apply-to-subdivide-or-join-properties.aspx>

Note to Applicant: An application for a Permit to Use City Property must be submitted to Engineering Development Services for the canopies proposed to encroach onto City Street (after dedication). Canopies must be fully demountable and comply with all applicable requirements of the Vancouver Building By-law (Section 1.8.8).

- 2.2 Provision of a Shared Use Loading Agreement to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for 1 Class B loading space between the commercial and residential uses and to label the space as 'Residential and Commercial Loading'.
- 2.3 Provision of a Services Agreement to detail the on-site 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 R.F. Binnie & Associates Ltd. dated September 17, 2019, no water main upgrades are required to service the development.

Note to Applicant: The main servicing the proposed development is 150 mm. Should the development require water service connections larger than 150 mm, the developer shall upsize the existing main on 49th Avenue from Alberta Street to Columbia Street. The developer is responsible for 100% of the cost of the upgrading.

Note to Applicant: 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 to meet the demands of the project.

Implementation of development at 203-263 West 49th Avenue will require the following in order to improve sewer flow conditions:

Local Servicing Upgrade:

- (i) Separate 85 m of 375 mm combined main to 200 mm sanitary and 450mm storm on 49th Avenue from Columbia Street (MH__FJCNL4) to manhole fronting 151 West 49th Avenue (MH__FJCNL3).

Note: This pipe upgrade (85 m) can be shared with 319 West 49th Avenue (RZ-2018-00051).

Separate 251 m of combined main from manhole fronting 151 49th Avenue to manhole adjacent 6495 Ontario Street as follows:

Separate 76 m of 375 mm combined main to 200 mm sanitary and 450 mm storm on 49th Avenue from manhole fronting 151 West 49th Avenue (MH__FJCNL3) to manhole fronting 105 West 49th Avenue (MH__FJCNL6).

Separate 18 m of 375 mm combined main to 200 mm sanitary and 450 mm storm on 49th Avenue from manhole fronting 105 West 49th Avenue (MH__FJCNL6) to manhole at 49th Avenue and Manitoba Street (MH__FJCNL7).

Separate 157 m of 550 mm combined main to 375 mm sanitary and 750 mm storm on 49th Avenue from Manitoba Street (MH__FJCNL7) to manhole fronting 6495 Ontario Street (MH__FJCNL5).

Note to Applicant: These pipe upgrades (251 m) can be shared with 105 West 49th Avenue (RZ-2019-00059).

Note to Applicant: The City may deliver upgrades on 49th Avenue (design and construction) to service this development. This means the applicant shall provide cash in lieu for the sewer conditions identified under local servicing upgrade.

Note to Applicant: The 49th Avenue, Ontario Street and 50th Avenue combined sewer requires upgrading to support the growth in the catchment area. The City is targeting delivery of the upgraded sewer for Year 5 of the DCL program (Approximately 2023) 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 sewer 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 post-development 10-year flow rate discharged to the storm sewer shall be no greater than the 10-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.

Development to be serviced by the future 200 mm sanitary and 375 mm storm sewers on 49th Avenue.

- (c) Provision for the construction of, or full funding for, future street improvements from the centerline of 49th Avenue adjacent to the site including any transition areas to connect existing and new curb alignments, all to the satisfaction of the General Manager of Engineering Services. These improvements will generally include the following: new concrete curb and gutter, raised protected bike lane, concrete sidewalk, curb ramps, and improved street lighting and additional pedestrian scale lighting including adjustment to all existing infrastructure to accommodate the proposed street improvements.
- (d) Provision of street improvements along Columbia Street adjacent to the site and appropriate transitions including the following:
 - (i) Front boulevard with street trees where space permits;
 - (ii) 3.05 m (10 ft.) wide broom finish saw-cut concrete sidewalk which may be reduced to 2.14 m (7 ft.) around the Chestnut tree being retained;
 - (iii) Curb ramps;
 - (iv) Curb bulge;
 - (v) Curb and gutter, including any required road re-construction to current standards; and

- (vi) 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 improvements at the intersection of Columbia Street and 49th Avenue including:
 - (i) Design and installation of a new traffic signal to accommodate the proposed geometric changes, and
 - (ii) Installation of left turn bays, left turn arrows, and associated enabling works to modify or relocate existing infrastructure.
- (f) Provision of upgraded street lighting (roadway and sidewalk) adjacent to the site, Columbia Street/ 49th Avenue intersection lighting to current COV standards and IESNA recommendation.
- (g) 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.
- (h) Provision of a pad mounted service cabinet/kiosk.
- (i) Confirmation that any relocated wood poles in the lane adjacent the site will not impact existing lane lighting, should any relocated pole include lighting impacts, upgrading of the lane lighting to current standard will be required.
- (j) Provision of speed humps in the lane north of 49th Avenue between Alberta Street and Columbia Street.
- (k) Provision of a new standard concrete pedestrian lane crossing, new curb returns and curb ramps at the existing lane crossing on Columbia Street adjacent to the site.
- (l) Provision for the installation of parking regulatory signage on streets adjacent to the site to the satisfaction of the General Manager of Engineering Services.
- (m) Provision for full width mill and pave of Columbia Street along the property frontage.
- (n) Provision of new catch basins on Columbia Street.

- (o) Provision to mill and regrade lane adjacent to the development site along the property frontage.
- (p) Provision of street trees where space permits. Final spacing, quantity and location to the satisfaction of the General Manager of Engineering Services. Tree species to the approval of the City Arborist. Street tree planting to include appropriate soil volumes and approved root barriers of rigid construction, 8 ft. long and 18 in. deep, centre on each street tree adjacent to the sidewalk and any off street bike facility.
- (q) Provision of \$100,000 for traffic calming measures to address neighbourhood traffic impacts as a result of the rezoning.

Note to Applicant: Appropriate traffic calming measures to be determined at a later date within five years of occupancy. The amount above includes funding for transportation analysis to assess potential requirements. Improvements delivered and timing will be at the sole discretion of the City Engineer.

For questions on this requirement, please contact Utilities Management Branch at 604-829-9447 or at umb@vancouver.ca.

- 2.4 Provision of a Latecomer Agreement to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for the following works, which constitute excess and/or extended services:

- (a) local sewer servicing upgrade in condition 2.3(b)(i),

and for and only if the following works constitute excess and/or extended services:

- (b) Columbia St and 49th Ave intersection improvement in condition 2.3(e); and
- (c) duct banks in condition 2.3(g).

Environmental Contamination

- 2.5 If applicable:

- (a) Submit a site profile to the Environmental Services (Environmental Protection);
- (b) As required by the Manager of Environmental Protection 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 Protection 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 Protection, City Engineer 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 a Certificate of Compliance satisfactory to the City for the on-site and off-site contamination, issued by the Ministry of Environment, has been provided to the City.

Housing

- 2.6 Enter into a Section 219 Covenant and/or such other agreements as the General Manager of Arts, Culture and Community Services and the Director of Legal Services determine are necessary to require the applicant to:
- (a) Provide a Tenant Relocation Plan to the satisfaction of the General Manager of Arts, Culture and Community Services as per the Tenant Relocation and Protection Policy that is effective at the time of submission of the Development Permit Application.
 - (b) Provide a notarized declaration that demonstrates that each tenant has been given written notice of the intent to redevelop the property; that indicates the number of units occupied on the date of the notice; and includes copies of a letter addressed to each tenant summarizing the Tenant Relocation Plan offer and signed as received by each tenant.
 - (c) Provide an Interim Tenant Relocation Report to the satisfaction of the General Manager of Arts, Culture and Community Services prior to issuance of the Demolition Permit. The Report must outline the names of any tenants who have ended their tenancy; the reason for its end (e.g. tenant decision or mutual agreement to end tenancy); the outcomes of their search for alternate accommodation (if assistance was requested by the tenant); the names of tenants still remaining in the building; the status of the applicant's search for relocation options (if assistance was requested by the tenant) and/or additional assistance rendered, as required through their Tenant Relocation Plan.

Note to Applicant: If a long period of time elapses between Public hearing and before issuance of Demolition Permit, the City may request an additional Interim Tenant Relocation Plan be submitted.
 - (d) Provide a Final Tenant Relocation Report to the satisfaction of the General Manager of Arts, Culture and Community Services prior to issuance of the Occupancy Permit. The Report must outline the names of tenants; indicate the outcome of their search for alternate accommodations; summarize the total monetary value given to each tenant (moving costs, rents, any other compensation); and include a summary of all communication provided to the tenants.

Community Amenity Contributions

- 2.7 Pay to the City a Community Amenity Contribution of \$1,338,386 which the applicant has offered to the City and which is to be allocated to support the delivery of the Cambie Corridor Public Benefits Strategy. Payment is to be made prior to enactment of the CD-1 By-law, at no cost to the City and on terms and conditions satisfactory to the Director of Legal Services.

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.

* * * * *

203-263 West 49th Avenue
DRAFT CONSEQUENTIAL AMENDMENTS

DRAFT AMENDMENTS TO THE SIGN BY-LAW NO. 6510

Amend Schedule A (Comprehensive Development Areas) by adding the following:

“203-263 W 49th Avenue [CD-1#] [By-law #] C-2”

DRAFT AMENDMENTS TO THE NOISE BY-LAW NO. 6555

Amend Schedule B (Intermediate Zone) by adding the following:

“[CD-1 #] [By-law #] 203-263 W 49th Avenue”

DRAFT AMENDMENT TO THE SUBDIVISION BY-LAW NO. 5208

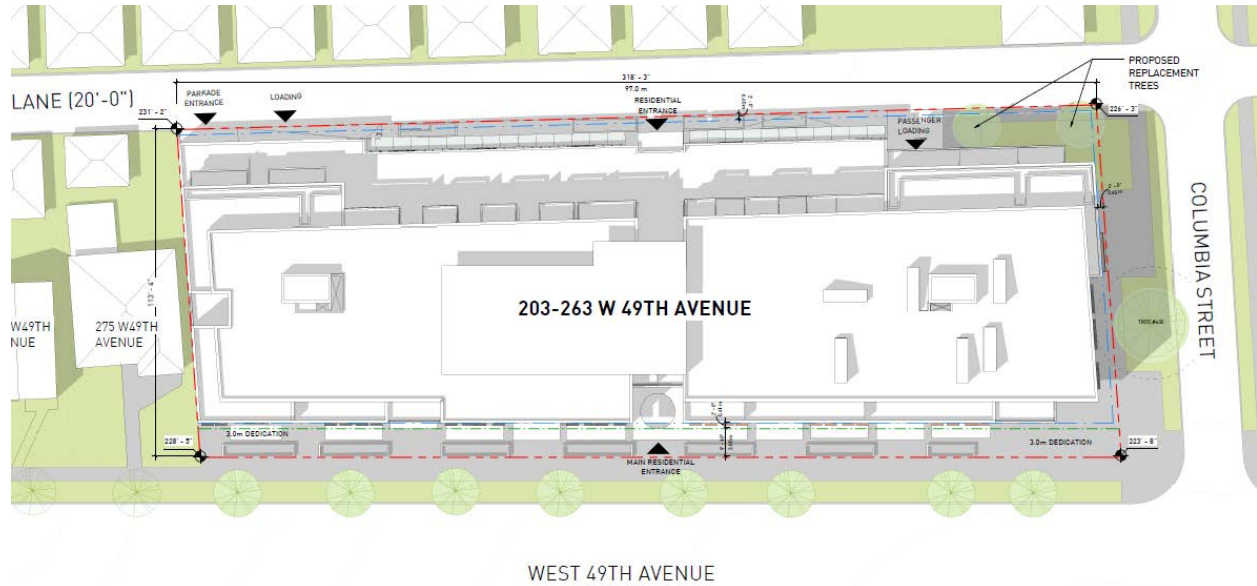
Council amends Schedule A of the Subdivision By-law in accordance with the plan labelled Schedule A attached to and forming part of this By-law, by deleting the following properties from the RS-1 maps forming part of Schedule A of the Subdivision By-law:

- (a) PID 014-075-504; Lot 15 of Lot 8, Block 1000, District Lot 526, Plan 2063;
- (b) PID 014-075-512; Lot 16 of Lot 8, Block 1000, District Lot 526, Plan 2063;
- (c) PID 014-075-521; Lot 17 of Lot 8, Block 1000, District Lot 526, Plan 2063;
- (d) PID 014-075-539 and; Lot 18 of Lot 8, Block 1000, District Lot 526, Plan 2063;
- (e) PID 014-075-547; Lot 19 of Lot 8, Block 1000, District Lot 526, Plan 2063;
- (f) PID 014-075-598; Amended Lot 20 (See 438372L) of Lot 8, Block 1000, District Lot 526, Plan 2063;
- (g) PID 014-075-610; Amended Lot 22 (See 260187L) of Lot 8, Block 1000, District Lot 526, Plan 2063; and
- (h) PID 014-075-628; Amended Lot 23 (See 397547L) of Lot 8, Block 1000, District Lot 526, Plan 2063.

* * * * *

203-263 West 49th Avenue
FORM OF DEVELOPMENT

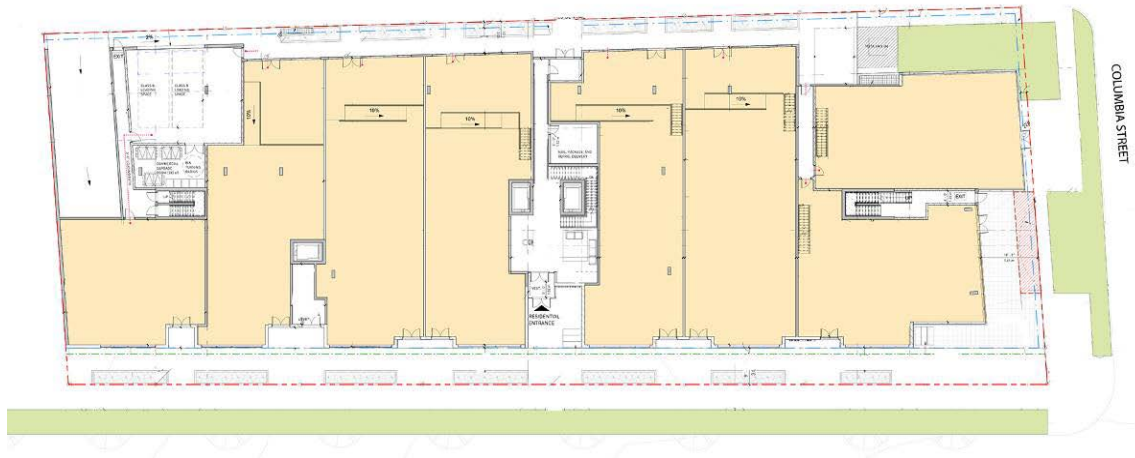
Site Plan



Landscape Plan (Ground Level)



Ground Floor Plan (Original)



Ground Floor Plan (Revised with addition of 2-storey townhouses)



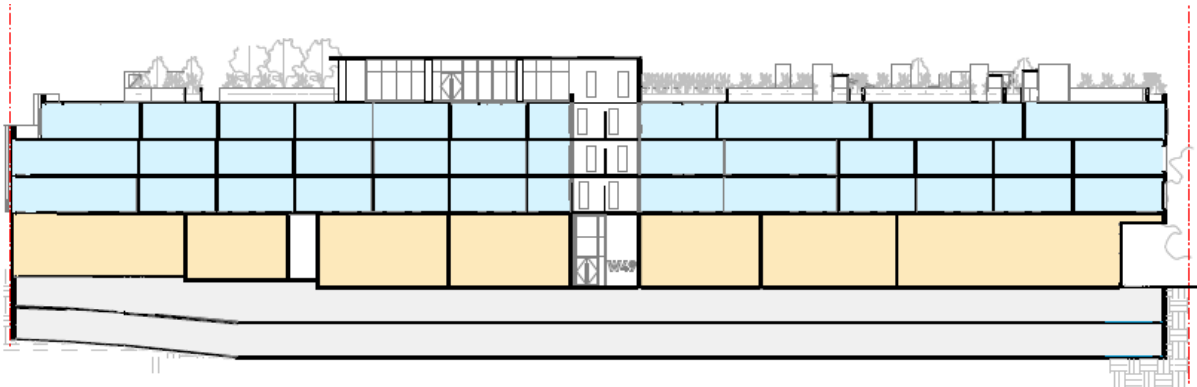
South Elevation



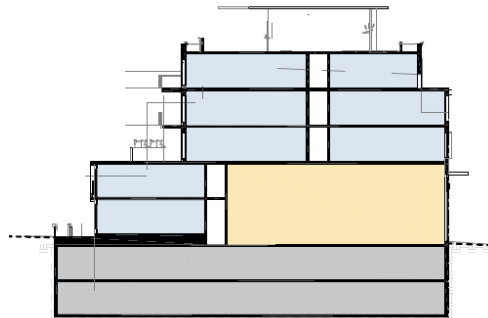
East Elevation



Section along 49th Avenue



Section through middle of site



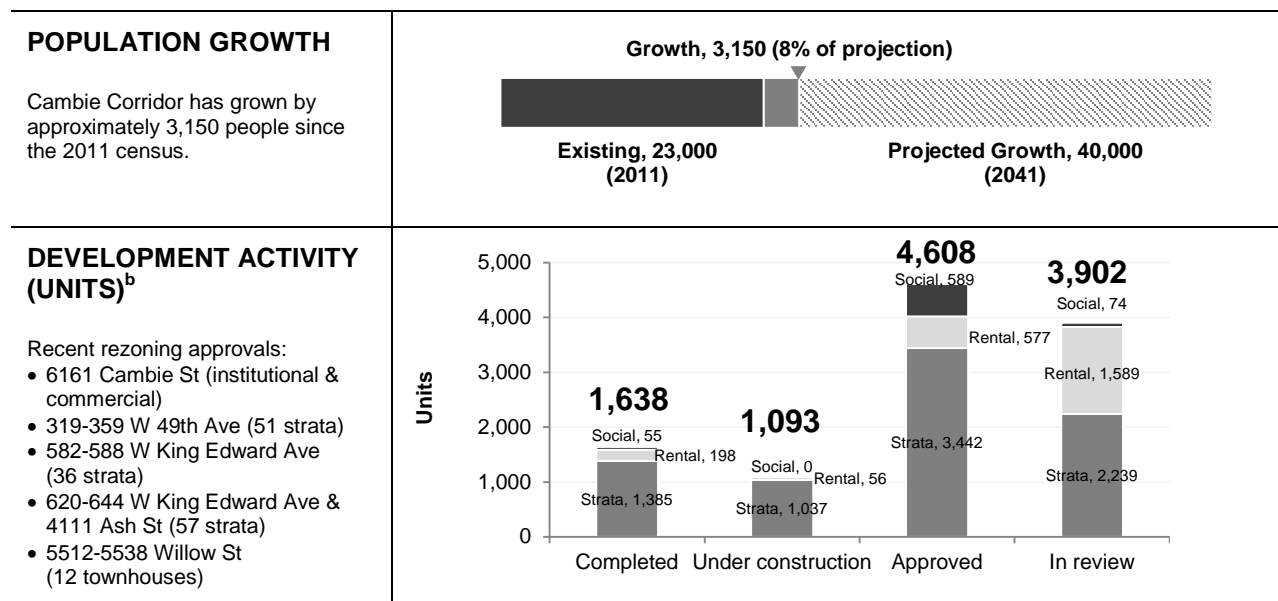
Perspective Looking North



Perspective Looking South



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.

203-263 West 49th Avenue
SUMMARY OF TENANT RELOCATION PLAN TERMS

Tenant Relocation and Protection Requirements	Tenant Relocation Plan Offer
Financial Compensation	<ul style="list-style-type: none"> • Applicant to provide compensation per unit as per the 2019 TRP policy.
Notice to End Tenancies	<ul style="list-style-type: none"> • Applicant to provide regular project updates to tenants throughout the development approvals process. • Applicant is required to provide a minimum of four months' notice to end tenancy after all permits are issued (e.g. all development, building, and demolition permits in place).
Moving Expenses	<ul style="list-style-type: none"> • Applicant to provide each tenancy \$1,000 for all moving expenses.
Ensure Permanent Rehousing Options	<ul style="list-style-type: none"> • Applicant will offer three options that are comparable in unit type.
Maintain Affordability	<ul style="list-style-type: none"> • Applicant to relocate tenants into permanent housing that is priced at rents that are no higher than what they are eligible for based on existing subsidy requirements or 30% of gross household income, or the current rent, whichever is greater.
Additional Support for Low Income Tenants or Tenants Facing Other Barriers to Appropriate Housing	<ul style="list-style-type: none"> • Applicant to hold meetings with each individual resident, along with family and support workers where needed, to set up a roadmap for assistance to secure alternative accommodation.
First Right of Refusal	<ul style="list-style-type: none"> • Not applicable.

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203-263 West 49th Avenue
PUBLIC BENEFITS SUMMARY

Project Summary

A four-storey mixed-use residential buildings containing 89 strata residential units and commercial uses on the ground floor

Public Benefit Summary

The project would generate a DCL payment and a CAC offering to be allocated toward the Cambie Corridor Public Benefit Strategy.

	Current Zoning	Proposed Zoning
Zoning District	RS-1	CD-1
FSR (site area = 3,483.5 sq. m / 37,496 sq. ft.)	0.70	2.50
Buildable Floor Space (sq. ft.)	26,247	93,740
Land Use	Single-Family Residential	Mixed-use

Summary of development contributions expected under proposed zoning

City-wide DCL ¹	\$1,628,043
City-wide Utilities DCL ¹	\$841,776
Community Amenity Contribution	\$1,338,386
TOTAL	\$3,808,205

¹ Based on rates in effect as at September 30, 2020; 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, see the City's [DCL Bulletin](#) for details.

**203-263 West 49th Avenue
APPLICANT, PROPERTY, AND DEVELOPMENT PROPOSAL INFORMATION**

Property Information

Address	PID	Legal Description
203 W 49th Ave	014-075-504	Lot 15 of Lot 8 Block 1000 District Lot 526 Plan 2063
207 W 49th Ave	014-075-512	Lot 16 of Lot 8 Block 1000 District Lot 526 Plan 2063
219 W 49th Ave	014-075-521	Lot 17 of Lot 8 Block 1000 District Lot 526 Plan 2063
231 W 49th Ave	014-075-539	Lot 18 of Lot 8 Block 1000 District Lot 526 Plan 2063
231 W 49th Ave	014-075-547	Lot 19 of Lot 8 Block 1000 District Lot 526 Plan 2063
241 W 49th Ave	014-075-598	Amended Lot 20 (See 438372L) of Lot 8 Block 1000 District Lot 526 Plan 2063
255 W 49th Ave	014-075-610	Amended Lot 22 (See 260187L) of Lot 8 Block 1000 District Lot 526 Plan 2063
263 W 49th Ave	014-075-628	Amended Lot 23 (See 397547L) of Lot 8 Block 1000 District Lot 526 Plan 2063

Applicant Information

Architect	GBL Architects Inc.
Property Owner	1111517 BC Ltd. (Xiao Fan and Yingya Gao)

Development Statistics

	Permitted Under Existing Zoning	Proposed
Zoning	RS-1	CD-1
Site Area	3,483.49 sq. m (37,496 sq. ft.)	3,483.5 sq. m (37,496 sq. ft.)
Land Use	Residential	Residential uses and a mix of cultural and recreational, office, retail, and service uses
Maximum FSR	0.70	2.50
Maximum Height	10.7 m (35 ft.)	15.9 m (53 ft.) residential floors 18.9 (63 ft.) with rooftop amenity
Floor Area	2,438.44 sq. m (26,247.2 sq. ft.)	8,708.73 sq. m (93,740 sq. ft.)
Residential Units	-	1 studio (1%) 49 one-bedrooms (55%) 31 two-bedrooms (35%) 8 three-bedrooms (9%)
Parking, Loading, and Bicycle Spaces	Per Parking By-law	98 residential parking spaces 45 commercial parking spaces 1 Class A loading 2 Class B loading 1 passenger loading (2 required) 138 bicycle spaces (196 required)
Natural Assets	10 City street trees 11 On-site trees	10 City street trees 66 New on-site trees

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