



## REFERRAL REPORT

Report Date: February 23, 2021  
Contact: Yardley McNeill  
Contact No.: 604.873.7582  
RTS No.: 14304  
VanRIMS No.: 08-2000-20  
Meeting Date: March 9, 2021

TO: Vancouver City Council  
FROM: General Manager of Planning, Urban Design and Sustainability  
SUBJECT: CD-1 Rezoning: 485 West 28th Avenue

### **RECOMMENDATION**

- A. THAT the application by Giant Union Design Architecture and Planning Ltd., on behalf of 1098428 BC Ltd., the registered owner of the lands located at 485 West 28th Avenue [PID 010-869-662; Lot 4 Block 721 District Lot 526 Plan 6539] to rezone the lands from RS-1 (Residential) to CD-1 (Comprehensive Development) district to increase the maximum floor space ratio (FSR) from 0.7 to 2.54 and the building height from 10.7 m (35 ft.) to 21.0 m (69 ft.) and to 24.0 m (79 ft.) for the portion with rooftop amenity, to permit the development of a six-storey building containing 27 strata-titled residential units, be referred to a Public Hearing, together with:
- (i) plans prepared by Giant Union Design Architecture and Planning Ltd. received June 8, 2020;
  - (ii) draft CD-1 By-law provisions, generally as set out 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 draft CD-1 By-law, generally as set out in Appendix A, for consideration at Public Hearing.
- B. 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.

- 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 evaluates an application to rezone the site located at 485 West 28th Avenue from RS-1 (Residential) District to CD-1 (Comprehensive Development) District to permit the development of a six-storey building containing 27 strata-titled residential units under the Cambie Corridor Plan. A height of 21.0 m (69 ft.) for the residential portion of the building and 24.0 m (79 ft.) for the rooftop amenity are proposed, at a floor space ratio (FSR) of 2.54.

Staff have assessed the application and conclude that it meets the intent of the Cambie Corridor Plan. Staff support the application, subject to design development and other conditions. 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 in Appendix B.

### **COUNCIL AUTHORITY/PREVIOUS DECISIONS**

Relevant Council Policies for this site include:

- *Cambie Corridor Plan and 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 2017)
- *Community Amenity Contributions – Through Rezoning* (1999, last amended 2018)
- *Urban Forest Strategy* (2014)

**REPORT**

**Background/Context**

**1. Site and Context**

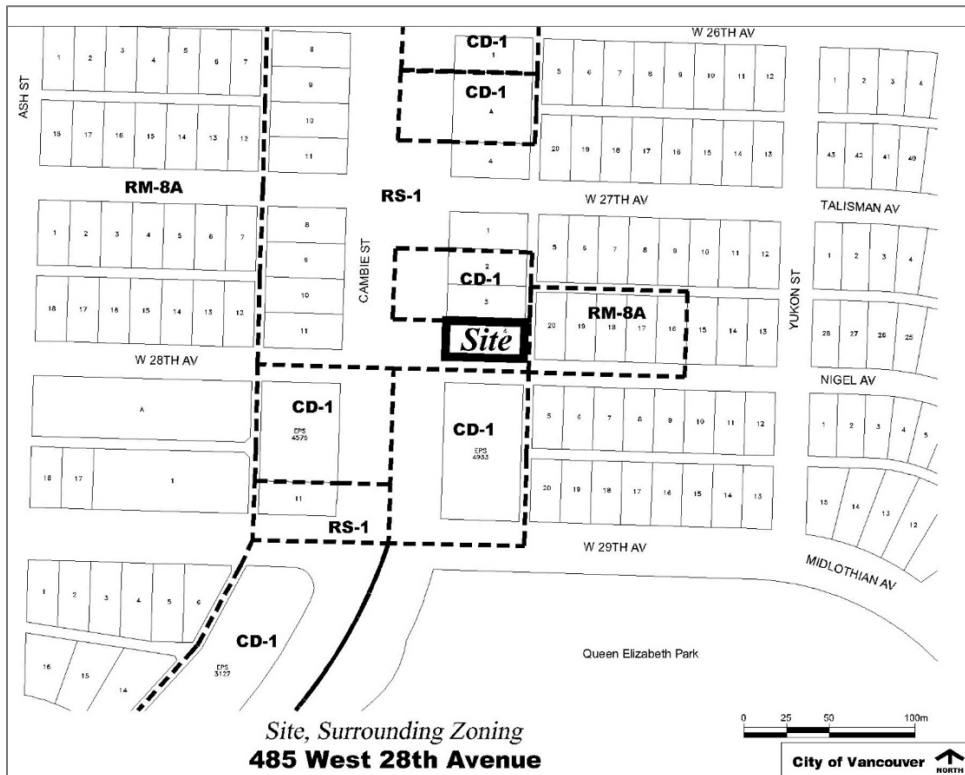
The subject property is located on the southeast corner of Cambie Street and West 28th Avenue within the Queen Elizabeth Neighbourhood of the *Cambie Corridor Plan* (the “*Plan*”) (See Figure 1). The site is comprised of one legal parcel 966.4 sq. m (10,398 sq. ft.) in area, with a frontage of approximately 21.1 m (69 ft.) and a depth of approximately 45.7 m (150 ft.).

The site is currently zoned RS-1 (Residential) and developed with a single detached house and a laneway house. The single detached home was built in 1960 and is not deemed to have any heritage value. The laneway house was built in 2015. As the application does not propose the consolidation of two or more lots, the Tenant Relocation and Protection Policy with respect to secondary rental, does not apply to this site.

Across the lane to the east, the *Plan* allows for three-storey townhomes with a floor space ratio (FSR) up to 1.2.

Properties along Cambie Street, north and south of the subject site, are designated for six-storey, mid-rise residential developments under the *Plan*. Many of these sites have been rezoned in accordance with the *Plan*, including the adjacent site directly north at 4338-4362 Cambie Street as shown in Figure 1.

**Figure 1. Site at 485 W 28th Avenue and Surrounding Zoning**



**Local School Capacity** – The subject property is located within the catchment of General Wolfe Elementary School at 4251 Ontario Street, which currently has an operating capacity of 364 students. According to the Vancouver School Board (VSB)'s *Draft Long Range Facilities Plan* dated May 29, 2019, capacity utilization was at 106%. The *Draft Long Range Facilities Plan* notes that General Wolfe Elementary is one of five elementary schools that are in the South Hamber Study Area. The five schools are at 97% of capacity as of 2017, with a forecasted utilization of 96% in 2027.

The site is also located in the catchment area of Eric Hamber Secondary School, located at 5025 Willow Street. Eric Hamber has reached 93% of its 1,700-seat capacity as of 2017, with a draft forecast of 105% utilization by 2027. Surplus capacity exists at nearby Tupper Secondary, which is forecast to reach 82% of capacity in 2027.

**Neighbourhood Amenities** – The following amenities are within the local area:

- Public Parks – Queen Elizabeth Park is located approximately 200 meters to the south. Additional parks within 1 km include Braemar Park, Hillcrest Park and Riley Park.
- Cultural/Community Spaces – Hillcrest Community Centre and the Terry Salman Branch of the Vancouver Public Library are located approximately 600 meters to the southeast.
- Childcare Facilities – The Acorn Day Care Society for children under five is located approximately 800 meters to the north.
- Transportation – The site is located three blocks south of the King Edward Canada Line station. Cambie Street is a primary arterial street and part of the Metro Vancouver frequent transit service network and the site is well served by regular transit.

## 2. Policy Context

**Cambie Corridor Plan** – The subject site is located within the Queen Elizabeth neighbourhood of the *Cambie Corridor Plan*. Subsection 4.2.2 of the *Plan* supports residential buildings up to six storeys in height for this site. A density range of 2.0-2.5 FSR is suggested in the *Plan*. Supportable density is determined by analysis based on site-specific urban design and public realm performance. Buildings are also expected to provide front doors to the street and activate and enhance adjacent lanes by providing active uses or townhomes at the rear.

The *Plan* also allows for consideration of an additional partial storey for common rooftop indoor amenity spaces if contiguous with common outdoor amenity space.

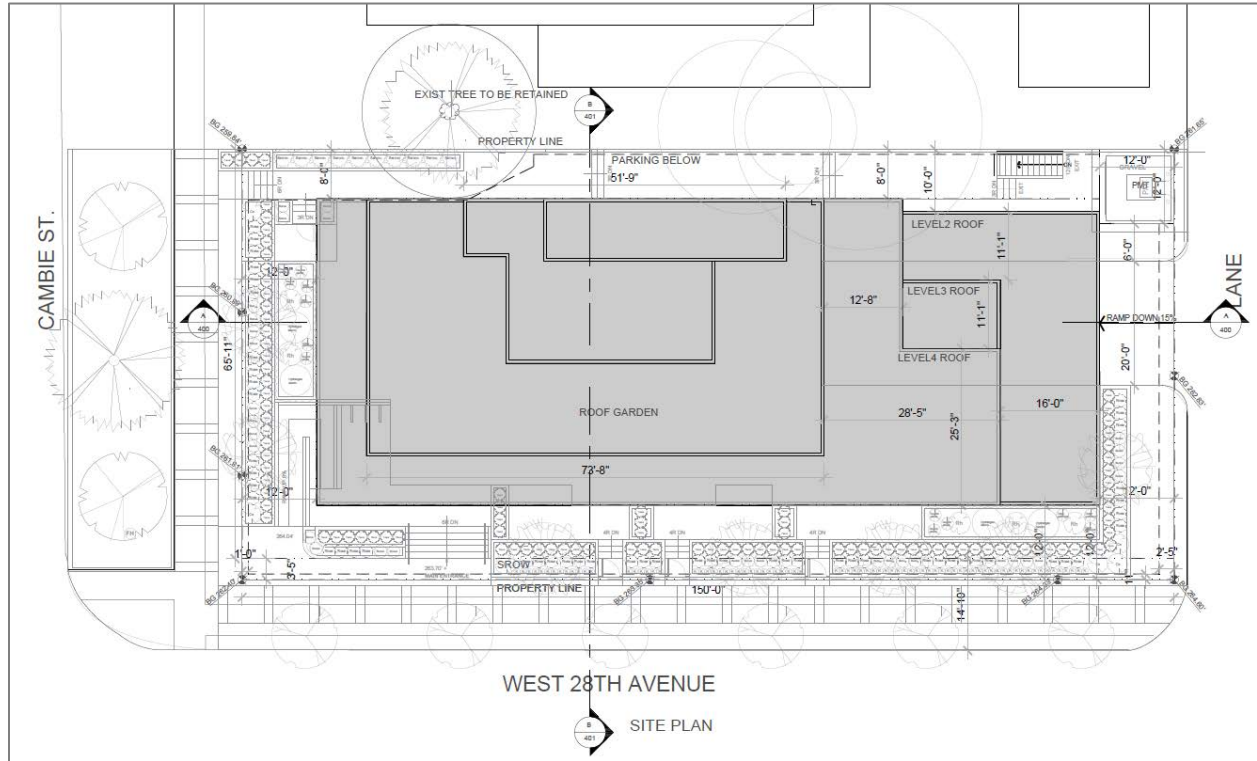
## Strategic Analysis

### 1. Proposal

The application proposes to rezone the site from RS-1 (Residential) District to CD-1 (Comprehensive Development) District to permit a six-storey strata-titled residential building with a partial rooftop amenity (see Figure 2). Ground level units have patios that can be accessed directly from the street.

A density of 2.54 FSR is proposed with a building height of 21.0 m (69 ft.) and 24.0 m (79 ft.) including the portion with rooftop amenity. Two levels of underground parking are proposed, with access from the lane.

Figure 2: Site Plan



## 2. Land Use

The *Cambie Corridor Plan* anticipates residential uses in this area and the proposal is consistent with the *Plan*.

## 3. Height, Density, and Form of Development (refer to drawings in Appendix E and statistics in Appendix H).

Direction under the *Cambie Corridor Plan* for this area is to strengthen the existing residential character and, as such, anticipates the development of new mid-rise residential buildings.

This proposal is for a six-storey residential building which steps down to two storeys at the lane. Setbacks are also provided above the fourth storey to create a four-storey street wall. A partial upper storey is provided at the roof top consisting of a common indoor amenity room with contiguous outdoor amenity space, as anticipated by the *Plan*. A partial green roof is also provided at the amenity room level.

The *Plan* anticipates courtyard forms with six-storey buildings at the street and two-storey townhouse units at the lane separated by a central courtyard. For single lot developments on corner sites, the courtyard form is not required. Rather than a courtyard break, a continuous

building form may be provided with a lower portion or ‘wing’ extending back along the flanking street and stepping down to two-storeys at the lane. This form is intended to present a continuous residential character fronting the flanking street on West 28th Avenue. Individual entry doors and patios are provided for ground floor units along West 28th Avenue to further enhance the residential character. As anticipated by the *Plan*, the building forms a “bookend” to the block and future courtyard developments to the north. Through significant terracing of the form as it extends to the rear of the site, the proposal reduces shadow impacts on the future courtyard anticipated on the property to the north, as well as existing properties across the lane. Further, the rooftop amenity room is setback significantly from the roof edge to reduce its prominence as viewed from the streets and lane. The guardrails for the roof deck are also set back to limit overlook to neighbouring properties

The height, density and form of development of the proposal are consistent with the *Plan*. Conditions of rezoning seek improvements to private outdoor space and other liveability issues of dwelling units.

A review by the 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: Building Rendering at Cambie Street and West 28th Avenue (Looking Northeast)**



#### 4. Housing

This application proposes a development with 27 strata-titled residential units.

**Housing Mix** – For strata residential, the *Family Room: Housing Mix Policy for Rezoning Projects* requires that a minimum of 25% of the units contain two-bedrooms and a minimum of 10% of the units as three-bedrooms or more, for a combined total of 35% of all units being suitable for families.

As submitted, the proposed dwelling unit mix includes 1 studio unit (4%), 13 one-bedroom units (48%), 8 two-bedroom units (30%), and 5 units with three or more bedrooms (19%). The application as proposed is consistent with the Family Room requirements.

## 5. Transportation and Parking

The site is well-served by transit with the King Edward Canada Line station located three blocks to the south and frequent bus services available on Cambie Street and King Edward Avenue.

Vehicle and bicycle parking are provided on two levels of underground parking, accessed from the lane. The application proposes a total of 29 vehicle parking spaces for the 27 dwelling units, including 2 accessible and 1 visitor spaces, and 61 Class A bicycle spaces, which meet the requirements of the Vancouver Parking By-Law.

The *Cambie Corridor Plan* requires all new development to include a Class A loading space to provide accessible short term parking, pick-up and drop-off space. As the current proposal does not include a Class A loading space, the applicant will be required to satisfy this requirement as a condition of approval.

## 6. Environmental Sustainability

The *Green Buildings Policy for Rezoning*s requires that rezoning applications satisfy either the near zero emission buildings or low emissions green buildings conditions within the policy.

This application has opted to satisfy the *Green Buildings Policy for Rezoning*s 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 modeling analysis detailing building performance strategies to meet the energy use intensity, greenhouse gas and thermal demand targets.

**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 (the “Tree By-law”) aims to maintain a healthy urban forest by requiring permission be sought to remove trees which 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 tree regulated by the Trees By-law has a trunk diameter of 20 cm or greater and the Trees By-law requires a tree permit when such a tree is proposed to be removed. There are three trees on the site subject to the Trees By-law and one street tree. All three on-site trees are proposed for removal. The street tree and one tree on the neighbouring site to the north will need to be protected during construction. Staff have evaluated the extent to which removal of the three on-site trees complies with applicable policies and aligns with future complete streets

improvements along Cambie Street. Following this evaluation, staff determined that future public realm improvements and sidewalk widening will involve excavation and structural improvements that will require removal of these trees.

To address concerns over the canopy loss associated with the removal of significant on-site trees, staff will require the applicant to consider options to include large size replacement trees on-site as a condition of approval of the form of development (see conditions in Appendix B). This may require the applicant to revise the design and location of the underground parkade to accommodate the root zone of replacement trees. Additionally, the applicant has proposed the addition of seven ornamental trees on-site and eight street trees along Cambie Street and West 28th Avenue.

### **Public Input**

**Public Notification** – A rezoning information sign was installed on the site on August 26, 2020. Approximately 1131 notification postcards were distributed within the neighbouring area on or about September 10, 2020. Notification and application information, as well as an online comment form, was provided on the City's new digital engagement platform *Shape Your City Vancouver* ([shapeyourcity.ca/](https://shapeyourcity.ca/)).

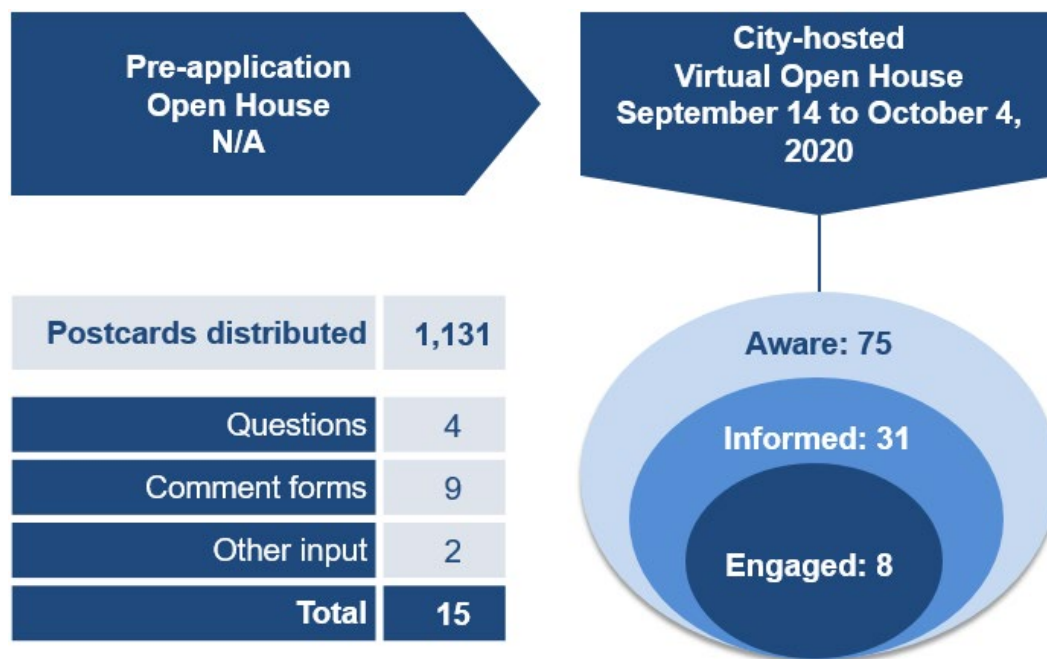
**Virtual Open House** – In-person open houses were put on hold based on the provincial health authority's restrictions for public gatherings due to the COVID-19 pandemic. In lieu of an in-person event, a virtual open house was held from September 14, 2020 to October 4, 2020 on the Shape Your City platform. The virtual open house consisted of an open-question online event where questions were submitted and posted with a response over a period of three weeks. Digital presentations from the City and the applicant were posted for online viewing, along with a digital model representation of the proposed application.

Due to the pandemic, a virtual engagement strategy was put in place to ensure the City's process for public discussion and obtaining feedback was maintained. This virtual approach allowed people to access materials online and engage at different levels at a time and location of their choosing. An extended virtual open house period allowed people to ask questions regarding the proposal, which staff actively monitored and responded to publicly.

**Public Response and Comments** – Public input was received throughout the application process through online questions and comment forms, and by email and phone. A total of 15 submissions were received. The online comment form on Shape Your City included an optional question asking for an overall position on the application with 9 respondents indicating their position as either support, opposed, or mixed. A summary of all public responses is found in Appendix D.



Figure 4: Overview of Notification and Engagement



Below is a summary of feedback received from the public by topic and ordered by frequency.

Generally, comments of support fell within the following areas:

- **Building height, density, massing and context:** The height, density and massing is appropriate to the neighbourhood context as it is in close proximity to transit and other amenities and conforms to the *Cambie Corridor Plan*.

Generally, comments of concern fell within the following areas:

- **Building height, density, and massing and context:** Overall height of the proposed building will block sunlight for the nearby single-family houses and laneway houses. Concerns with the inclusion of a partial seventh storey common amenity space above the six storeys generally permitted under the *Plan*.
- **Building design:** Lack of sufficient landscaping in current building design. Building design looks and feels uninspired as it is identical to the other proposed and recently completed developments along the Cambie Corridor.
- **Tree retention:** Application proposes removal of three well established large trees on-site creating a significant loss of urban tree canopy within the area.

**Response to Comments** – Staff note that the proposal is consistent with the height and built form guidelines set out in the *Cambie Corridor Plan*. The *Plan* allows for the inclusion of an additional partial storey for a common rooftop amenity space. This space must be contiguous with common outdoor amenity space and must be stepped back from all building edge to minimize its appearance from the ground level.

City staff reviewed the applicant's proposed landscape plan and arborist report for compliance with applicable policies and alignment with future road and sidewalk improvements. Staff note that future sidewalk widening and accessibility improvements conflict with the retention of the trees along Cambie Street and staff are therefore not recommending retention of these trees. The applicant has proposed eight street trees and seven on-site trees. Additionally, staff will be requiring the applicant consider the inclusion of large size replacement trees on-grade as a condition of approval of the form of development.

### **Public Benefits**

**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.

The site is subject to the City-wide DCL and Utilities DCL, which will be calculated on the floor area proposed at the development permit stage. Based on rates in effect as of September 30, 2020, the combined DCLs are estimated to be \$740,833.

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 application is not subject to the Public Art Policy and Procedures for Rezoned Developments as the total floor area is below the minimum threshold of 9,290 sq. m (100,000 sq. ft.).

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

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 certain residential sites, such as this, within the Cambie Corridor.

The application is subject to a fixed rate CAC (\$102.14 per sq. ft.) applicable to the 6-storey residential area of the Cambie Corridor. As part of this application, the applicant has offered a cash CAC of \$1,956,124, which will be allocated to support delivery of the Cambie Corridor Public Benefit Strategy.

**Cambie Corridor Public Benefits Strategy (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, 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.

See Appendix F 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 as of September 30, 2020, total DCLs of approximately \$740,833 would be expected from this development.

The applicant has offered a cash CAC of \$1,956,124, which will be allocated towards the delivery of the Cambie Corridor Public Benefits Strategy. No public art contribution is applicable.

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

### ***CONCLUSION***

Staff conclude that the proposed form of development is an appropriate urban design response to the site and its context, and that the application, along with the recommended conditions of approval, is 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 application be referred to Public Hearing together with a draft CD-1 By-law as generally shown in Appendix A and with a recommendation that these be approved, subject to the Public Hearing, along with the conditions of approval listed in Appendix B, including approval in principle of the form of development as shown in plans included as Appendix E.

\* \* \* \* \*

**485 West 28th Avenue  
PROPOSED CD-1 BY-LAW PROVISIONS**

Note: A by-law to rezone an area to CD-1 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 a 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 Multiple Dwelling; and
  - (b) 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, of which:
    - (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 Family with Children Guidelines".

### **Floor area and density**

- 5.1 Computation of floor space ratio must assume that the site area is 966.4 m<sup>2</sup>, being the site area at the time of the application for the rezoning evidenced by this By-law, and before any dedications.
- 5.2 The floor space ratio for all uses must not exceed 2.54.
- 5.3 Computation of floor area must include all floors of all buildings, having a minimum ceiling height of 1.2 m, including earthen floors and accessory buildings, both above and below ground level, measured to the extreme outer limits of the buildings.
- 5.4 Computation of floor area must exclude:
- (a) open residential balconies or sundecks 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 maximum 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 m<sup>2</sup> 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 exclusion 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 21.0 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 used for the common indoor amenity space must not exceed 24.0 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 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 objections; 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 m<sup>2</sup>.

### Acoustics

8. A development permit application for dwelling uses requires evidence in the form of a report and recommendations prepared by a registered professional acoustical engineer, demonstrating that the noise levels in those portions of the dwelling units listed below, do 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 the 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 ( ).

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485 West 28th Avenue  
CONDITIONS OF APPROVAL

*Note: If the application is referred to a public hearing, these Conditions of Approval will be referenced in the Summary and Recommendations included in the hearing agenda package. Any changes to the conditions approved by Council will be contained in its decision. Applicants are advised to consult the 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 Giant Union Design Architecture and Planning, Ltd., received June 8, 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 improve liveability as follows:

- (a) All units to meet Horizontal Access to Daylight (HAD) requirements.

Note to Applicant: internal dens without windows are not supported. These occur in units 101, 103, 204, 304 and 404.

- (b) Review unit dimensions to ensure functionality and sufficient space for the proposed uses.

Note to Applicant: Refer to the High-Density Housing for Families with Children Guidelines. Other documents that may be used as references for dwelling unit design are the City of Vancouver Housing Design and Technical guidelines and BC Housing Design Guidelines and Construction Standards. In particular, unit 105 appears to be only 8 ft. wide which compromises the livability and functionality of the unit; a minimum dimension of 12 ft. is recommended. Consider allocating this space to bulk or bike storage. This would free up area in the parkade to facilitate provision of Class A Loading and new replacement tree (refer to Engineering condition 1.21 and Landscape condition 1.8).

- (c) Ensure private outdoor space for each dwelling unit.

Note to Applicant: Several units appear to share balconies (203 & 202, 204 & 205, 302 & 303, 304 & 305, 402 & 403, 404 & 405). Confirm screening is provided to separate individual balconies and ensure minimum sizes are provided. Family units should have private outdoor space which is a minimum of 6 ft. deep x 9 ft. wide as per High Density Housing for Families with Children Guidelines.



- (d) Provide bulk in-suite storage as per Bulk Storage and In-suite Storage – Multiple Family Residential Developments bulletin (<https://bylaws.vancouver.ca/bulletin/b004.pdf>.) and High-density for Families with Children Guidelines (<https://bylaws.vancouver.ca/bulletin/b004.pdf>).

- 1.2 Design development to ensure proposed green roof meets the expectations of the Roof-mounted Energy Technologies and Green Roofs Bulletin.

Note to Applicant: the minimum percentage of intensive or extensive green roof specified in the bulletin should be provided.

- 1.3 Design development to respond to CPTED principles, having particular regard for:

- (a) Theft in underground parking;
- (b) Encouraging natural visual surveillance;
- (c) Visibility at doors, lobbies, stairs and other access routes;
- (d) Site lighting developed with considerations for safety and security; and
- (e) Reduced opportunities for graffiti.

Note to applicant, this is of particular concern at the front entry where the 'red' wall creates a barrier to natural surveillance from street.

- 1.4 Identification on the architectural drawings of any built features intended to create a bird friendly design.

Note to Applicant: Refer to the Bird Friendly Design Guidelines for examples of built features that may be applicable, and provide a design rationale for the features noted. For more information, see the guidelines at <http://former.vancouver.ca/commsvcs/guidelines/B021.pdf>.

### **Sustainability**

- 1.5 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).

## Landscape Design

- 1.6 Design development to expand programming on roof deck to include a portion of the outdoor amenity to support children's play with a focus on flexible features.

Note to Applicant: Natural play elements and exploratory structures are encouraged over traditional standalone play equipment. See High-density Housing for Families with Children Guidelines.

- 1.7 Provision of landscape plans for other levels of the building which have outdoor landscape area proposed as part of the design.

Note to Applicant: Levels three and five show areas of landscape designed in architectural drawings.

- 1.8 Consideration to the landscape treatment:

- (a) to increase the volume of soil, tree canopy cover and planting on slab, by lowering the slab for planting on the main level to the greatest extent possible, rather than planting in raised planters; and

Note to Applicant: Wherever possible, planted landscapes on slab should be designed to maximize soil depths. This will require integration of the landscape design and the structural plan. Soil depths should exceed CSLA Landscape Standard. At the perimeter of the building the slab can be angled downward (1 m across and 1.2 m down) to maximize contiguous soil volumes.

- (b) to include large size replacement trees on grade, off the parkade slab.

Note to Applicant: This intends to make up for the canopy loss of large significant trees on the site.

- 1.9 Design development to the Integrated Rainwater Management Strategy to explore opportunities for onsite rain water infiltration and soil absorption, as follows:

- (a) maximize natural landscape best management practises;
- (b) minimize the necessity for hidden mechanical water storage;
- (c) increase the amount of planting to the rooftop areas, where possible;
- (d) use permeable paving;
- (e) employ treatment chain systems (gravity fed, wherever possible); and
- (f) use grading methods to direct water to soil and storage areas.

Note to Applicant: Refer to the City of Vancouver Integrated Rainwater Management Plan (I.R.M.P), Vol.1 & 2 for further information. A consulting engineer (subject matter

expert) will need to be engaged and early phase soil analysis will be needed. Further comments may be outstanding at the development permit stage.

- 1.10 Provision of plans, plan details and documentation/calculations that support integrated rainwater management, including absorbent landscapes, soil volumes and detention systems, as follows:

- (a) detailed storm water report with calculations describing how the various best management practices contribute to the quality and quantity targets;
- (b) a separate soil volume overlay plan with schematic grading indicating intent to direct rainwater to infiltration zones; and
- (c) an overlay plan that shows amount and ratio of vegetative cover (green roof), permeable/impermeable hardscaping and notations describing the storage location of rainwater falling on each surface, including roofs.

Note to Applicant: the sustainable summary water balance calculations assume soil volumes are capable of receiving rainwater are only valid if water is directed from hard surfaces to infiltration zones.

- 1.11 Provision of a detailed Landscape Plan illustrating soft and hard landscaping.

Note to Applicant: The plans should be at 1/8 inch: 1 ft. scale minimum. The Plant list should include the common and botanical name, size and quantity of all existing/proposed plant material. Plant material should be clearly illustrated on the Plan and keyed to the Plant List. The landscape plan should include the public realm treatment (to the curb) and all existing or proposed street trees, adjoining walkways, surface materials, PMT/Vista transformers and public utilities such as lamp posts, hydro poles, fire hydrants.

- 1.12 Provision of detailed architectural and landscape cross sections (minimum 1/4 inch scale) through common open spaces, semi-private patio areas and the public realm.

Note to Applicant: the sections should illustrate, the slab design and location, the soil profile, tree root ball, tree canopy and any associated landscaping. For private patios and amenity areas, illustrate and dimension planters on slab, planter sizes (inside dimension), soil, root ball, retaining walls, steps, patios and portions of the adjacent building, such as residential units or amenity rooms.

- 1.13 Provision of a Tree Management Plan.

- 1.14 Coordination for the provision of new street trees or any proposed City-owned tree removals adjacent to the development site, where applicable.

Note to Applicant: New street trees to be shown and confirmed on the development permit plans. Contact Engineering Services (Streets Design Branch) at 604-871-6131 to confirm tree planting locations and Park Board at 3-1-1 for tree species selection and planting requirements. Provide a notation on the plan as follows, *"Final spacing, quantity and tree species to the satisfaction of the General Manager of Engineering Services.*

*New trees must be of good standard, minimum 6cm caliper, and installed with approved root barriers, tree guards and appropriate soil. Root barriers shall be 8 feet long and 18 inches in. Planting depth of root ball must be below sidewalk grade. Call Park Board for inspection after tree planting completion".*

- 1.15 Provision of high efficiency irrigation for all planted areas and hose bibs for all patios and common areas greater than 100 sq. ft.

Note to Applicant: on the plan, illustrate irrigation connection points and hose bib symbols accurately and provide a highlighted note to verify the irrigation is to be designed and constructed. Hose bibs are requested to encourage patio gardening and hand watering on private patio and amenity decks.

- 1.16 Provision of an outdoor Lighting Plan.

### **Engineering**

- 1.17 Water Sustainability Act: Construction dewatering is a Water Use Purpose under the Water Sustainability Act requiring a provincial Approval or License. Applications for provincial Approvals or Licenses 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.

Note to Applicant: More information is available from:

<https://www2.gov.bc.ca/gov/content/environment/air-land-water/water/water-licensing-rights/water-licences-approvals>.

- 1.18 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.
- 1.19 Provision of construction details to determine ability to meet municipal design standards for shotcrete removal (Street Restoration Manual section 02596 and Encroachment By-law (#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.
- 1.20 The applicant is advised to contact Engineering to acquire the project's permissible street use. Prepare a mitigation plan to minimize street use during excavation & 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.

- 1.21 Provision of one Class A passenger space per the Cambie Corridor Plan.

Note to Applicant: Consider providing this space proximal to the elevator on the P1 parking level to achieve this.

- 1.22 Design development to improve access and design of bicycle parking and comply with the Bicycle Parking Design Supplement, including:

- (a) Provision of design specifications for stacked bicycle racks including dimensions, vertical and aisle clearances.

Note to Applicant: Clarify the number of stacked bicycle spaces being proposed with minimum required dimensions on plans. Racks must be usable for all ages and abilities.

- (b) Provision of automatic door openers for all doors providing access to Class A bicycle spaces.

- 1.23 Provision of a maximum 10% slope on the main parking ramp for the first 20 ft. from the property line.

Note to Applicant: Architectural and Landscape plans both show slopes of 12% or greater from property line on the main parking ramp. Ramp slopes of 12.5% are acceptable after the first 20 ft. from the property line. Up to 15% slopes may be acceptable after the first 20 ft. from the property line if a 7.5% to 10% transition ramp is provided at the bottom for at least 4m in length. Ramps which have a 15% slope and are exposed to the weather must be heated.

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

- (a) All types of parking and bicycle spaces individually numbered, dimensioned and labelled on the drawings.
- (b) Dimension of column encroachments into parking stalls.
- (c) Show all columns in the parking layouts.
- (d) Dimensions for typical parking spaces.
- (e) Section drawings showing elevations and minimum vertical clearances for parking levels, ramps, and to the underside of raised security gate(s). These clearances must consider mechanical projections and built obstructions.
- (f) Areas of minimum vertical clearances labelled on parking levels.
- (g) 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.

- 
- (h) Indicate the stair-free access route from the Class A bicycle spaces to reach the outside. Note use of the parking ramp if required.
  - (i) Reverse directional arrows shown on the P1 and P2 parking levels.
- 1.25 Prior to Development Permit issuance, provide a Final Hydrogeological Study, as per the Groundwater Management Bulletin. The bulletin can be found at:  
<https://bylaws.vancouver.ca/bulletin/bulletin-groundwater-management.pdf>
- 1.26 Per the Hydrogeological Study dated May 25th, 2020, the Final Hydrogeological Study should include the results of the proposed investigation.
- 1.27 Follow Cambie Corridor “Public Realm Plan” Streetscape Design Guidelines.
- 1.28 Landscape plans are to include:
- (a) Remove pavers from City property and SRW areas.
  - (b) Provide CIP standard City sidewalk on West 28th Avenue.
  - (c) Remove grass and pavers from City property at the lane. Lane material should comprise of asphalt only.
  - (d) Show all City supplied building grades.
  - (e) On sheet 2, remove retaining wall from City property at A1-1 section.
- 1.29 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.
- 1.30 Delete the portion of planter shown encroaching onto Cambie Street at the northwest corner of the site (Page A-104 and Section A1-1 on L3).

### **Green Infrastructure**

- 1.31 Provision of a draft final RWMP prior to DP issuance. As it is acknowledged that not all design components are advanced fully at this stage, placeholders will be accepted in this resubmission with the expectation the final report will include all relevant details.

Note to Applicant: The resubmission at DP must include the following amendments;

- (a) Provide a landscaping and grading plan (with soil volumes) to support the proposal of landscaping capture. Please use rainfall storage of 8-18% of soil volume as per Volume 2 of the City of Vancouver’s Best Management Practice Toolkit dated March 2016.

- (b) Exploration into grading hardscapes into adjacent (or lower level) landscaping to increase the volume of Tier 2 retention. Coordination with the landscape architect, soil storage capacities and a grading plan will be required to support this proposal.
- (c) Ensure that any detention tanks provided are sized equal to the greater of either the pre-development peak flow rate storage volume or the volume of 24 mm rainfall not captured in Tier 1 & Tier 2 practices.
- (d) 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 water throughout the site;
  - (ii) Buildings, landscape areas, patios and walkway locations;
  - (iii) Location of any proposed detention tank, water quality treatment and flow control system with connections to the sewer system;
  - (iv) Area and depth of landscaping to support the claim of absorbent landscaping as a rainwater capture method; and
  - (v) Summary table of the catchment areas including the volume capture and capacity.

Note to Applicant: The applicant may choose to schedule a meeting with Development Water Resources Management Branch prior to moving forward with the RWMP and resubmission with the DP application. To schedule the meeting, contact [rainwater@vancouver.ca](mailto:rainwater@vancouver.ca).

- 1.32 Provision of a final Rainwater Management Plan (RWMP), which includes a written report, supporting calculations, computer models and drawings to the satisfaction of Engineering Services prior to the issuance of any building permit.
- 1.33 Prior to building permit issuance, an 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:
  - (a) Phasing Considerations (i.e. early stage requirements immediately following construction, and on-going requirements once the site is established.
  - (b) 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.
  - (c) Fact sheets (or similar reference material), for proposed plantings.
  - (d) Contact information for any proprietary systems to be located on-site (for example oil/grit separators).

- (e) Checklists to assist non-technical persons in assessing operation and maintenance performance and requirements.

Note to Applicant: The building/public realm should be designed to show leadership in the City's commitment to Green Building systems including an integrative approach to rainwater management to minimize potable water use and encourage the use of alternative water sources in areas such as toilet flushing and irrigation.

- 1.34 A Section 219 Rainwater Management Agreement Covenant will be required as a condition of development permit to secure the delivery of the Final RWMP and O&M Manual prior to building permit issuance. The Final RWMP and O&M Manual will be attached to the covenant and be registered on the property's title. The Engineer of Record (EOR) 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 RWMP. 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. Other legal arrangements may be required to ensure on-going operations of certain green infrastructure systems.

## **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 Services**

- 2.1 Provision of a 4.5 m offset distance measured from the back of the existing curb for widened sidewalks along West 28th Avenue to be achieved through building setback and surface statutory right of way (SRW) for public pedestrian use over a portion of the site. The SRW will be free of any encumbrance such as vents, structure, stairs, and planter walls at grade (and is to accommodate the underground parking structure within the SRW agreement).
- 2.2 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 all to the satisfaction of the General Manager of Engineering Services. No development permit for the site, or any portion thereof, or for any building or improvements thereon will be issued until the letter of credit, as security for the Services, is provided. The timing for the delivery of the Services shall be determined by the General Manager of Engineering Services in his sole discretion and holds shall be placed on such permits as deemed necessary in his sole discretion. Except as explicitly provided for in Condition 2.3(a), 2.3(b) and 2.3(c), the Services are not excess and/or extended services and the applicant is not entitled to a Latecomer Agreement.
  - (a) Provision of adequate water service to meet the fire flow demands of the project.



Based on the confirmed Fire Underwriter's Survey Required Fire Flows and domestic flows submitted by R.F. Binnie & Associates Ltd. dated May 25, 2020, no water main upgrades are required to service the development.

Note to Applicant: The main servicing the proposed development is 150 mm along West 28th Avenue or 200 mm along Cambie Street. Should the development require water service connections larger than the existing main, the developer shall upsize the existing main to the satisfaction of the General Manager of Engineering Services. 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.
- (i) Implementation of development(s) at 485 West 28th Avenue requires the following in order to maintain acceptable SAN sewer flow conditions.

Local Servicing Upgrade:

Separate 276 m of COMB Main on Talisman Ave from Yukon Street and Talisman Street intersection (MH\_\_ FJC8T) to the Manhole (MH\_\_ FJCSA4) at Talisman Avenue and Dinmont Avenue intersection.

- Separate 42 m of 250 mm COMB main to 200 mm SAN and 300 mm STM on 100-300 Talisman Avenue from (MH\_\_FJC8T) to 100-300 Talisman Avenue (MH\_FJC8S).
- Separate 77 m of 300 mm COMB main to 300 mm SAN and 375 mm STM on 100-300 Talisman Avenue from (MH\_\_FJCS8S) to West 27th Avenue (MH\_\_FJCS9J).
- Separate 77 m of 375 mm COMB main to 375 mm SAN and 525 mm STM on 100-300 Talisman Avenue from (MH\_\_FJCS9J) to 100-300 Talisman Avenue (MH\_\_FJCSAM).
- Separate 80 m of 450 mm COMB main to 450 mm SAN and 600 mm STM on 100-300 Talisman Avenue from (MH\_\_FJCSAM) to intersection of Talisman Avenue and Dinmont Avenue (MH\_\_FJCSA4).

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

The post-development 5-year flow rate discharged to the storm sewer shall be no greater than the 5-year pre-development flow rate. The pre-development estimate shall utilize the 2014 IDF curves, whereas the post-development estimate shall utilize the 2100 IDF curves to account for climate change.

Developer's Engineer to submit design brief, calculations and/or model, and design drawings to the City. All submittals including Issued for Construction (IFC) drawings are to be reviewed and accepted by the City Engineer prior to building permit issuance.

Note to Applicant: Development to be serviced to the existing 200 mm COMB sewers in lane east of Cambie Street.

- (c) Provision of improvements at the intersection of Cambie Street and West 27th Avenue including the design and installation of a new traffic signal including upgraded intersection lighting to current City of Vancouver standards and IESNA recommendations.
- (d) Provision of upgraded intersection lighting to current City of Vancouver standards and IESNA recommendations at Cambie Street and West 28th Avenue.

Note to Applicant: Provision of a lighting simulation is required.

- (e) Provision of street improvements along West 28th Avenue adjacent to the site and appropriate transitions including the following:
  - (i) Minimum 1.22 m (4 ft.) wide front boulevard with street trees where space permits;
  - (ii) 2.14 m (7 ft.) wide broom finish saw-cut concrete sidewalk;
  - (iii) Upgraded street lighting (roadway and sidewalk) adjacent to the site to current City standards and IESNA recommendations; and
  - (iv) Construction of a stormwater tree trench under the sidewalk on West 28th Avenue including:
    - Structural soil or soil cell trench underneath sidewalk (to achieve minimum soil volume for street trees and manage stormwater runoff).
    - Run continuous perforated pipe (connected from CB on the north side of West 28th Avenue, next to the alley) through trench to distribute runoff collected in CB into trench.
    - Connect end of perforated pipe to the CB (on the north side of West 28th Avenue, next to Cambie Street) to manage excess runoff.
    - Provide a continuous waterproof liner wrapping bottom and all vertical sides of structural soil trench, except south vertical face which is adjacent to new street trees.

Note to Applicant: For further information, contact Green Infrastructure Implementation Branch, [ESRGGIIDL@vancouver.ca](mailto:ESRGGIIDL@vancouver.ca)

- Adjustment to all existing infrastructure to accommodate the proposed street improvements.

Note to Applicant: Provision of a lighting simulation is required.

Note to Applicant: More information and details to be provided with Transportation geometric design at DP)

- (f) Provision for the construction of, or full funding for, future street improvements from the centerline of Cambie Street 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 upgraded street lighting to current City of Vancouver standards and IESNA recommendations and additional pedestrian scale lighting including adjustment to all existing infrastructure to accommodate the proposed street improvements.

- (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 new pad mounted service cabinet/kiosk.
- (i) Provision to rebuild lane along property frontage as per City of Vancouver "Higher-zoned laneway" specification. Relocate existing catch basins or install new catch basins as necessary to ensure all the lane runoff is directed into the catch basins in the lane.
- (j) Provision of a new standard concrete lane crossing and lane ramps (on both sides of the lane).
- (k) 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.
- (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 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 ft. deep, centre on each street tree adjacent to the sidewalk and any off-street bike facility.

2.3 Provision of one or more Latecomer Agreements 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) Separate 276 m of COMB Main on Talisman Avenue from Yukon Street to Dinmont Avenue as per condition 2.2(b)(i).

Note to Applicant: The benefiting area for these works is under review

- (b) Design and installation of a new traffic signal at Cambie Street and West 27th Avenue as per condition 2.2(c).

Note to Applicant: The benefiting area for these works are the properties south of West 26th Avenue and north of West 28th Avenue along west and east sides of Cambie Street

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

- (c) A new pad mounted service cabinet/kiosk as per condition 2.2(h).

2.4 Engineering Services will require all utility services to be underground for this development. 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 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 shall provide written confirmation from BC Hydro that all required electrical plant is provided for on-site.

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 (<https://vancouver.ca/files/cov/2015-002-clearances-from-the-existing-bc-hydro-high-voltage-overhead-conductors-and-transformers.pdf>).

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.

For questions on this requirement, please contact Utilities Management Branch at 604-829-9447 or at [umb@vancouver.ca](mailto:umb@vancouver.ca).

## **Sustainability**

- 2.5 The applicant will enter into an agreement with the City, on terms and conditions acceptable to the General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services, that requires the owner 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**

- 2.6 As 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 this 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 issued to the City.

## **Community Amenity Contributions**

- 2.7 Pay to the City a Community Amenity Contribution of \$1,956,124 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.

**485 West 28th Avenue**  
**DRAFT CONSEQUENTIAL AMENDMENTS**

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

Council amends Schedule A of the Subdivision By-law in accordance with the plan labelled Schedule A and attached to and forming part of this By-law, by *deleting Lot 4 Block 721 District Lot 526 Plan 6539; PID 010-869-662* from the RS-1 maps forming part of Schedule A of the Subdivision By-law.

485 West 28th Avenue  
ADDITIONAL INFORMATION

PUBLIC CONSULTATION SUMMARY

1. List of Engagement Events, Notification, and Responses

	Dates	Results
<b>Events</b>		
Virtual open house (City-led)	September 14 – October 4, 2020	75 participants (aware)* <ul style="list-style-type: none"> <li>• 31 informed</li> <li>• 8 engaged</li> </ul>
<b>Public Notification</b>		
Postcard distribution – Notice of rezoning application and virtual open house	September 10, 2020	1131 notices mailed
<b>Public Responses</b>		
Online questions	September 14 – October 4, 2020	4 submittals
Online comment forms <ul style="list-style-type: none"> <li>• via Shape Your City platform</li> </ul>	July – December, 2020	9 submittals
Overall position <ul style="list-style-type: none"> <li>• support</li> <li>• opposed</li> <li>• mixed</li> </ul>	July – December, 2020	9 submittals <ul style="list-style-type: none"> <li>• 5 responses</li> <li>• 3 response</li> <li>• 1 response</li> </ul>
Other input	July – December 2020	2 submittals
<b>Online Engagement – Shape Your City Vancouver</b>		
Total participants during online engagement period	July – November, 2020	346 participants (aware)* <ul style="list-style-type: none"> <li>• 129 informed</li> <li>• 11 engaged</li> </ul>

Note: All reported numbers above are approximate.

\* The Shape Your City platform allows staff to capture more nuanced levels of engagement associated with the rezoning application, categorized as:

- **Aware:** Number of unique visitors to the application webpage that viewed only the main page.
- **Informed:** Visitors who viewed documents or the video/photo gallery associated with the application; *informed* participants are a subset of *aware* participants.
- **Engaged:** Visitors that submitted a comment form or asked a question; *engaged* participants are a subset of *informed* and *aware* participants.



## 2. Map of Notification Area



## 3. Analysis of All Comments Received

Generally, comments of support fell within the following areas:

- **Building height, density, massing and context:** The height, density and massing is appropriate to the neighbourhood context as it is in close walkable proximity to transit and conforms to the Cambie Corridor Plan.

Generally, comments of concern fell within the following areas:

- **Building height, density, and massing and context:** The seventh floor amenity space exceeds the six-storey zoning limit indicated in the Cambie Corridor Plan. Overall height of the proposed building will block sunlight for the nearby single-family houses and especially for the laneway houses.
- **Building design:** Not enough incorporation of greenery into the current building design. Building design looks and feels uninspired as it is identical to the other proposed and recently completed developments along the Cambie Corridor.
- **Tree retention:** Proposal does not have provisions to retain three well established large trees that are currently situated on the premise of this development creating a significant loss of urban tree canopy within the area.

The following miscellaneous comments were received from the public (note: these were topics that were not ranked as highly as above).

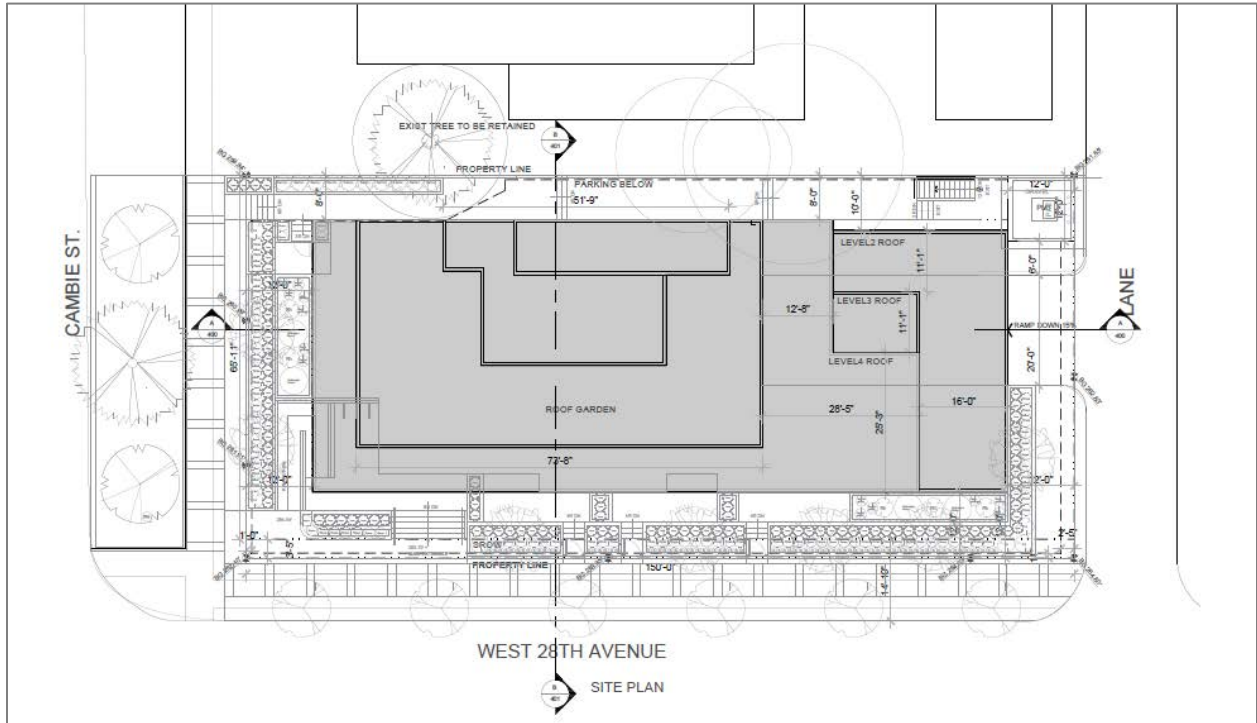
*Neutral comments/suggestions/recommendations:*

- More density should be considered within this area as it is within close walking distance to the King Edward Canada Line station.
- The rezoning process should be streamlined for projects that fall under an existing community plan and meets the criteria within the plan.
- Protected bike lanes should be considered along Cambie Street as more residents move into the area and choose to use alternative modes of transportation such as bicycles.

\* \* \* \* \*

485 W 28th Avenue  
FORM OF DEVELOPMENT DRAWINGS

Site Plan



South Elevation



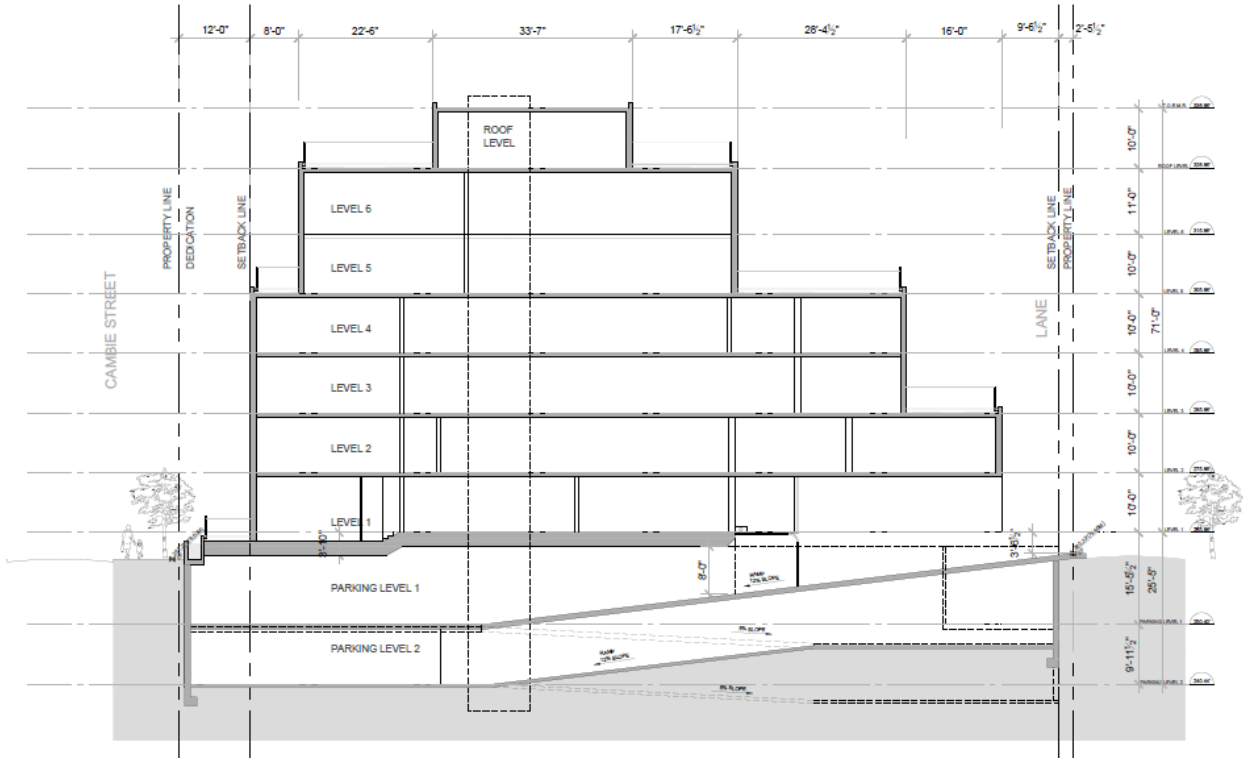
### North Elevation



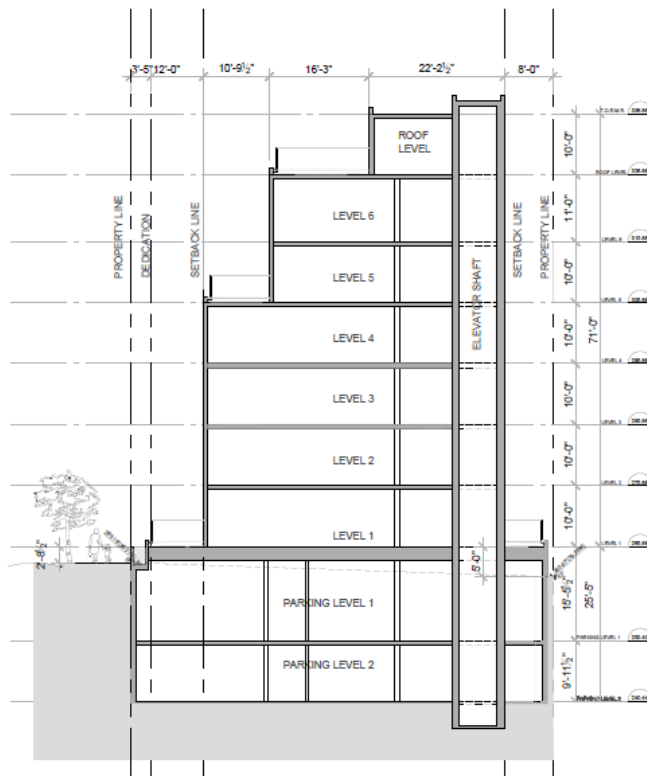
### West Elevation and East Elevation



Section: West 28th Avenue Facing North



Section: Laneway Facing West



**Perspective: West 28th Avenue and the Laneway Facing Northeast**

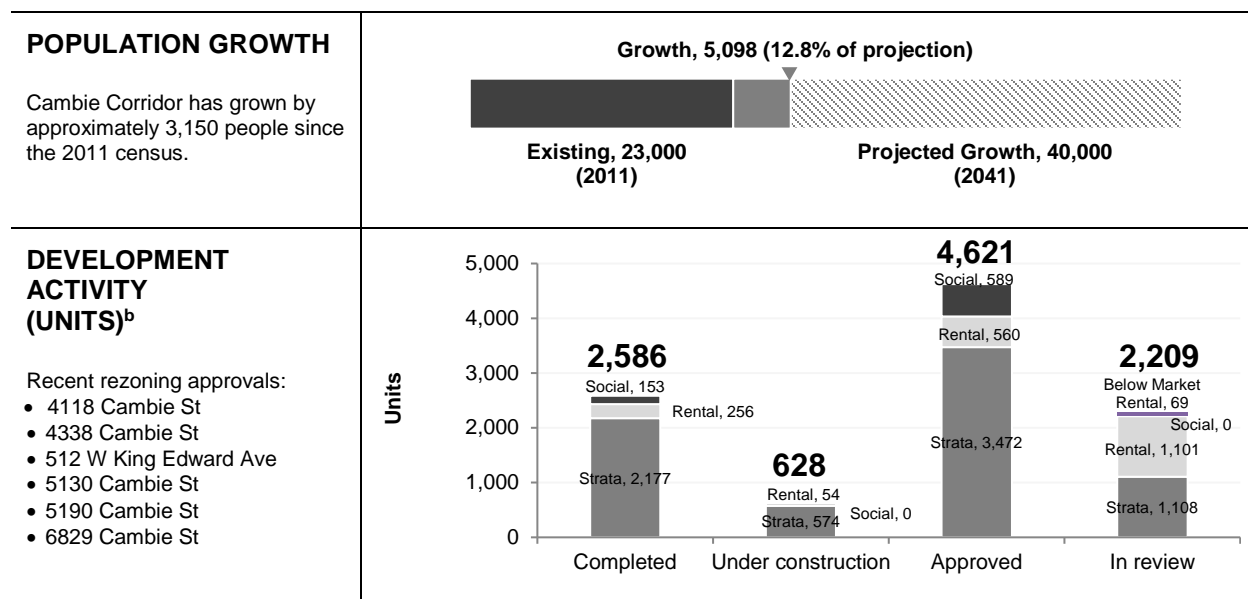


**Perspective: Cambie Street Facing East**





**PUBLIC BENEFITS IMPLEMENTATION TRACKING  
CAMBIE CORRIDOR PLAN (2018) – North of 57th Ave<sup>a</sup>**  
Updated Mid-Year 2020



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

Category	Anticipated Public Benefits by 2048 (+) <sup>c</sup>	Completed (•) or In Progress (○)	% <sup>d</sup>
Housing <sup>b</sup>	+ 2,250 additional social housing units + 4,700 secured market rental units + 400 below-market rental units	<ul style="list-style-type: none"> <li>• 55 social housing units (4899 Heather St., 5688 Ash St.)</li> <li>• 98 temporary modular housing units<sup>e</sup></li> <li>• 256 rental units (210-262 W King Edward Ave, 408 W King Edward Ave, 460 W 41 Ave, 611 W 41 Ave)</li> <li>○ 54 rental units (4663 Cambie St, 6137 Cambie St)</li> <li>○ 290 social units (Oakridge)</li> </ul>	5%
Childcare	+ 1,080 spaces for all age groups	<ul style="list-style-type: none"> <li>• Restoration of outdoor play area at 8 Oaks Acorn childcare</li> </ul>	0%
Transportation/ Public Realm	+ Upgrade/expand walking and cycling networks + Complete Street design on Cambie St. and major streets + “Car-light” greenway on Heather St.	<ul style="list-style-type: none"> <li>• Traffic calming</li> <li>• 45th Avenue Bikeway</li> <li>• 29th and Cambie Plaza</li> </ul>	10%
Culture	+ 5 new artist studios	<ul style="list-style-type: none"> <li>• Public art from rezonings</li> </ul>	N/A
Civic/Community	+ Oakridge Civic Centre (includes renewal and expansion of Seniors’ Centre) + Oakridge Library renewal and expansion + Additional library branch + Hillcrest Community Centre – Fitness centre expansion + Fire Hall #23 + Community Policing Centre		0%
Heritage	+ 5% allocation from cash community amenity contributions in Cambie Corridor	<ul style="list-style-type: none"> <li>• James Residence (567 King Edward Ave)</li> <li>• Milton Wong Residence (5010 Cambie St)</li> <li>○ 5% allocation from cash community amenity contributions in Cambie Corridor</li> </ul>	5%
Social Facilities	+ Additional Seniors’ Centre + Youth Hub + Non-profit organization centre		0%
Parks	+ New parks on large sites + Queen Elizabeth Park Master Plan and Phase 1 upgrades + 6 plazas and enhanced open spaces + Neighbourhood park improvements	<ul style="list-style-type: none"> <li>• Upgrades to Riley Park and Hillcrest Park</li> <li>• Lillian To Park (17<sup>th</sup> and Yukon)</li> <li>• Playground Renewal at Douglas Park</li> <li>○ Riley Park Pavilion (design)</li> </ul>	5%

## EXPLANATORY NOTES

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

### Population Growth

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

### Development Activity

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

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

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

### Public Benefits Achieved

Public benefits projects that have either been completed or are under construction are included in this section. This tracker also includes information about the progression of larger projects in the scoping/planning/design phase, and City programs.

### Other Notes

<sup>a</sup> The Cambie Corridor Plan was a three-phase plan with its final phase approved in 2018. Phase 2 of the Cambie Corridor Plan was approved in 2011 and included land use policies for key sites and arterials. Monies collected between Phase 2 and Phase 3 were allocated/spent corridor-wide through the interim public benefits strategy. Benefits delivered south of 57<sup>th</sup> Ave include, but are not limited to: affordable housing site; 2 childcare locations; new Family Place; 2 artist studios; Joy Kogawa House acquisition; Marpole Neighbourhood House restoration; and land acquisition toward Marpole Civic Centre.

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

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

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

<sup>e</sup> In Prior PBS Trackers, temporary modular housing units were considered social housing units. Here, they are separated.



485 West 28th Avenue  
PUBLIC BENEFITS SUMMARY

**Project Summary**

Six-storey residential building containing 27 strata-titled residential units

**Public Benefit Summary:**

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

	Current Zoning	Proposed Zoning
Zoning District	RS-1	CD-1
FSR (site area = 4,635.2 sq. m / 49,894 sq. ft.)	0.7	2.54
Floor Area (sq. ft.)	7,279	26,430
Land Use	Residential	Residential

**Summary of development contributions expected under proposed zoning**

City-wide DCL <sup>1</sup>	\$476,269
City-wide Utilities DCL <sup>1</sup>	\$264,564
Community Amenity Contribution	\$1,956,124
<b>TOTAL</b>	<b>\$2,696,957</b>

<sup>1</sup> 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.

**485 West 28th Avenue**  
**APPLICANT, PROPERTY, AND DEVELOPMENT PROPOSAL INFORMATION**

**Property Information**

Address	Property Identifier (PID)	Legal Description
485 West 28th Avenue	010-869-662	LOT 4 BLOCK 721 DISTRICT LOT 526 PLAN 6539

**Applicant Information**

Architect	Giant Union Design Architecture and Planning Ltd.
Developer/Property Owner	1098428 BC Ltd

**Development Statistics**

	Permitted Under Existing Zoning	Proposed Development
<b>Zoning</b>	RS-1	CD-1
<b>Site Area</b>	966.4 sq. m (10,398 sq. ft.)	966.4 sq. m (10,398 sq. ft.)
<b>Uses</b>	Residential	Residential
<b>Floor Area</b>	676.4 sq. m (7,278.62 sq. ft.)	2,456.3 sq. m (26,430 sq. ft.)
<b>Floor Space Ratio (FSR)</b>	0.70 FSR	2.54 FSR
<b>Height</b>	10.7 m (35.1 ft.)	21 m (69 ft.) residential floors 24 m (79 ft.) with rooftop amenity
<b>Unit Mix</b>		<b>Total units: 27</b> Studio units: 1 (3.7%) One-bedroom units: 13 (48.1%) Two-bedroom units: 8 (29.6%) Three-bedroom units: 5 (18.5%)
<b>Parking, Loading And Bicycle Spaces</b>	as per Parking By-law	31 parking spaces 61 Class A bicycle spaces 3 Class B bicycle spaces
<b>Natural Assets</b>	3 on-site by-law trees 1 city tree	7 ornamental trees in planters on-site 8 street trees