



REFERRAL REPORT

Report Date: March 30, 2021
Contact: Yardley McNeill
Contact No.: 604.873.7582
RTS No.: 14305
VanRIMS No.: 08-2000-20
Meeting Date: April 13, 2021

TO: Vancouver City Council
FROM: General Manager of Planning, Urban Design and Sustainability
SUBJECT: Rezoning: 6869-6909 Ash Street

RECOMMENDATION

- A. THAT the application by Honestar Realty Development Ltd., the registered owner, to rezone 6869-6909 Ash Street [*Lots 11, 12, and 13, Block 886, District Lot 526, Plan 10043; PIDs 009-443-371, 009-527-192, and 009-527-222, respectively*], to rezone the lands from RS-1 (Single-detached Houses and Duplexes) District to RM-8A (Multiple Dwelling) District, be referred to a Public Hearing, together with the recommendation of the General Manager of Planning, Urban Design and Sustainability to approve the application in principle, subject to the Conditions of Approval contained in Appendix B;

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

- B. THAT, subject to approval of the zoning 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 zoning by-law.

- C. THAT Recommendations A and B be adopted on the following conditions:

- (i) THAT the passage of the above resolutions creates no legal rights for the applicant or any other person, or obligation on the part of the City and any expenditure of funds or incurring of costs is at the risk of the person making the expenditure or incurring the cost;

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

REPORT SUMMARY

This report recommends a plan amendment to the Zoning and Development By-Law for the site located at 6869-6909 Ash Street. The proposed amendment would rezone the land from RS-1 (Single-detached Houses and Duplexes) District to RM-8A (Multiple Dwelling) District, to allow for a townhouse development with a floor space ratio (FSR) up to 1.20.

As part of the implementation of the *Cambie Corridor Plan*, sites designated for townhouses in areas located outside of the first stage of the *Cambie Corridor Utilities Servicing Plan* will be considered for owner-initiated rezoning applications, provided the upgrades are secured as conditions of rezoning approval.

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

COUNCIL AUTHORITY/PREVIOUS DECISIONS

Relevant Council policies for this site include:

- *Cambie Corridor Plan* (2018)
- *Cambie Corridor Utilities Servicing Plan* (2018)
- *RM-8, RM-8A, RM-8N and RM-8AN Districts Schedule* (2018)
- *RM-8A and RM-8AN Guidelines* (2018)
- *Green Buildings Policy for Rezonings* (2010, last amended 2018)
- *Community Amenity Contributions – Through Rezonings* (1999, last amended 2020)
- *Urban Forest Strategy* (2014)
- *Tenant Relocation and Projection Policy* (2019)

REPORT

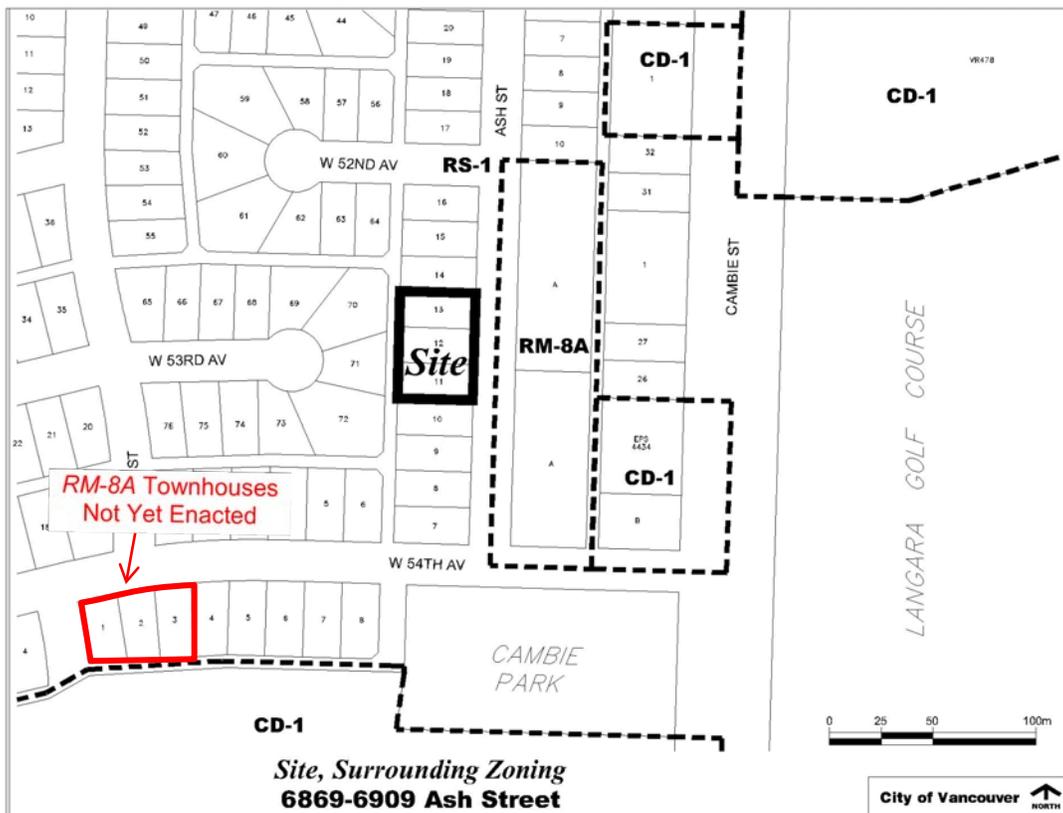
Background/Context

1. Site and Context

The subject site is located midblock on Ash Street between 52nd Avenue and 54th Avenue (see Figure 1). The site is comprised of three legal parcels fronting Ash Street. The total site size is 1,905 sq. m (20,511 sq. ft.), with a combined frontage of approximately 52 m (170.5 ft.) along Ash Street and a depth of 36.5 m (120 ft.).

The site is currently zoned RS-1 and developed with three detached houses. Two of the detached houses were constructed in 1959 and one was constructed in 1993. The houses do not have heritage designation, nor are they listed on the *Vancouver Heritage Register*. All three of the detached houses have secondary rental units that are occupied by tenants, all of whom are ineligible for compensation under the *Tenant Relocation and Protection Policy* (TRP Policy).

Figure 1: Location Map - Site and Context



2. Policy Context

Cambie Corridor Plan – The *Cambie Corridor Plan* guides the transformation of the corridor into an area where people can live, work, shop, play and learn – all within walking distance to rapid transit. Building on the opening of the Canada Line, the plan promotes transit-oriented development to meet the needs of a growing population.

The subject site is located within the Langara neighbourhood, which is characterized by its existing low-density residential character. The *Plan* calls for new family-oriented housing opportunities, in the form of townhouses, to be introduced in transition areas off Cambie Street, West 49th Avenue, and along Oak Street.

The site is guided by Section 4.4.7 of the *Plan*, which generally supports residential uses in townhouse forms up to three storeys in height at the street and a density of up to 1.20 FSR.

Tenant Relocation and Protection Policy – The *Tenant Relocation and Protection Policy* (TRP Policy) last amended June 2019 applies to this application. 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 Tenant Relocation Plan is required when tenants are displaced as a result of redevelopment or major renovation activity. At a minimum, these terms include four month's 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.

3. Plan Implementation and Utilities Servicing Plan

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

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

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

Strategic Analysis

1. Simplified Rezoning Process

To facilitate the delivery of family-friendly townhouse units to the market while the phased roll-out of the USP is taking place, the City has implemented a simplified process for owner-initiated rezoning for townhouses. Rather than rezoning townhouse sites to a site-specific Comprehensive Development (CD-1) District, the RM-8A and RM-8AN (Multiple Dwelling) Districts are used as the designated zones. This provides the same certainty on the built form for residents and applicants that the City-initiated rezoning provided, and will also streamline the review process.

The RM-8A and RM-8AN Districts were approved in 2018, along with associated design guidelines. They apply specifically to the Cambie Corridor and Grandview-Woodland neighbourhoods. The district schedule includes requirements for a unit size mix which aims to provide a variety of purchase prices for new townhouse units, as well as more flexible development options for smaller lots. The RM-8AN District differs from the RM-8A District because it requires noise mitigation for dwelling units close to arterial streets. As the subject site fronts a local street (Ash Street), it is proposed to be rezoned to the RM-8A District. The rezoning process allows for townhouse development through a future development application process, while it secures the utility upgrades and minor or specific transportation upgrades identified in the *Cambie Corridor Plan*. No architectural drawings are required at the rezoning stage. The form of development will be reviewed at development permit stage. All proposals will need to meet the intent and regulations of the RM-8A/RM-8AN Districts. No Urban Design Panel review is necessary for this project due to the small scale of the buildings and comprehensive design guidelines which accompany the RM-8A and RM-8AN Districts Schedule.

2. Tenants

Existing Tenants – The recently amended *Tenant Relocation and Protection Policy* (the “TRP Policy”) extends policy coverage to projects involving consolidation of two or more lots that contain existing secondary rental. This includes single-family homes, basement suites, duplexes, or individually-rented condos where the new development is proposing five or more dwelling units. 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 unit as a tenant.

As the application involves consolidation of three RS-1 lots containing secondary rental units, the updated TRP Policy applies, however none of the tenancies are eligible due to length of tenancy. Three houses, containing a total of three rental units, are currently occupied with tenants who are aware of the rezoning application. If any eligible tenants are found on site after project approval, the applicant will 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 prior to the issuance of the Development Permit.

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

3. Transportation, Parking and Servicing

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

4. Environmental Sustainability and Natural Assets

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

For small buildings, such as townhouses and those considered Part 9 under the Vancouver Building By-law, the requirements of the policy have been adapted to match the building scale. These requirements are prescribed in the *Green Buildings Policy for Rezoning – Process and Requirements* administration bulletin. As part of the rezoning, the applicant has submitted a letter of commitment to meet the policy and to provide further documentation at the development permit application stage. Conditions have been included in Appendix B to ensure that the policy requirements are satisfied.

Green 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, housing priorities and densification. This is in keeping with City goals to achieve resilient and healthy natural systems in our urban areas.

A detailed tree assessment and retention report will be required as part of a subsequent development permit application. Staff review these materials and provide specific conditions to retain and protect trees prior to development permit issuance. This process allows for a coordinated assessment of tree retention and replacement with the proposed form of development.

5. Public Input

A rezoning information sign was installed on the site on Nov 26, 2020. Approximately 657 notification postcards were distributed within the neighbouring area on or about Nov 30, 2020. Notification and application information, as well as an online comment form, was provided on the Shape Your City Vancouver website (<https://shapeyourcity.ca/>) and listed on the Rezoning Centre webpage (vancouver.ca/rezapps). Staff received a total of four responses from the public, expressing the following:

- The City needs more housing to improve housing affordability.
- There are too many townhouse developments already in the area.
- Questions about the general process and timeline of the application.

Public open houses are not required for simplified townhouse rezoning applications as extensive public engagement was undertaken during the *Cambie Corridor Plan* process to inform land use changes. Opportunities for public input regarding specific building design for this site will be available at the development permit stage in accordance with the standard City notification process.

6. Public Benefits

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

Development Cost Levies (DCLs) – This site will be subject to both the City-wide DCL and the Utilities DCL, which are payable at time of building permit issuance.

Density Bonus Zone Contributions (DBZ) – Rezoning to the RM-8A or RM-8AN District is exempt from paying CACs. The rezoned site is subject to a Density Bonus Zone contribution (DBZ) on the net additional density, as specified in the district schedule, and payable at building permit issuance.

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

FINANCIAL IMPLICATIONS

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

Based on the rates in effect as of September 30, 2020, a density bonus zone contribution of approximately \$503,404 would be expected from the development should it achieve the maximum density of 1.20 FSR.

Based on rates in effect as of September 30, 2020, total DCLs of approximately \$159,492 would be expected from this development should it achieve the maximum 1.20 FSR.

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

CONCLUSION

Staff have reviewed the application to rezone the site at 6869-6909 Ash Street from RS-1 to RM-8A to facilitate the development complying with the provisions of the RM-8A District Schedule, and conclude that the rezoning application is consistent with the *Cambie Corridor Plan*.

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

* * * * *

6869-6909 Ash Street
DRAFT By-law to Amend
Zoning and Development By-law No. 3575
to rezone an area from RS-1 to RM-8A

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

Zoning District Plan Amendment

1. This By-law amends the Zoning District Plan attached as Schedule D to By-law No. 3575, and amends or substitutes the boundaries and districts shown on it, according to the amendments, substitutions, explanatory legends, notations, and references shown on the plan marginally numbered [] attached as Schedule A to this By-law, and incorporates Schedule A into Schedule D to By-law No. 3575.

2. The area shown within the heavy black outline on Schedule A is rezoned and moved from the RS-1 District Schedule to the RM-8A District Schedule.

Schedule A



The properties outlined in black () are rezoned:
From **RS-1** to **RM-8A**

<p>RZ - 6869-6909 Ash Street</p>	<p>map: 1 of 1 scale: NTS</p>	
<p>City of Vancouver</p>	<p>date: 2021-01-18</p>	

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**6869-6909 Ash Street
CONDITIONS OF APPROVAL**

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

PART 1: CONDITIONS OF APPROVAL OF THE DEVELOPMENT APPLICATION

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

Sustainability

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

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

PART 2: CONDITIONS OF BY-LAW ENACTMENT

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

Engineering

- 2.1 Consolidation of Lots 11, 12, 13, Block 886, District Lot 526, Plan 10043 to create a single parcel.

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 Rezoning 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 Rezoning 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 3a, 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 Aplin & Martin Consultants Ltd. dated October 19th, 2020, no water main upgrades are required to service the development.

Note to applicant: The main servicing the proposed development is 200 mm along Ash St. Should the development require water service connections larger than 200mm, 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 requires to meet the demands of the project:

Implementation of development(s) at 6869-6909 Ash Street require the following in order to improve sewer flow conditions.

Local Servicing Upgrade:

Separate and upsize 195m of 375 mm combined sewer on Ash Street from 52nd Avenue (MH __FJCNJ1) to 54th Avenue to and tie to future storm and sanitary along 54th Avenue 79 m. Storm sewer is anticipated to be 525, 675-750 mm diameter and sanitary sewer to be 200 mm.

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 required to be reviewed and accepted by the City Engineer prior to building permit issuance.

Note to applicant: Development to be serviced to the proposed 525 mm Storm and 200 mm sanitary on Ash Street.

- (c) Street improvements along Ash Street adjacent to the site and appropriate transitions including the following:
 - (i) 2.14 m (7') wide broom finish saw-cut concrete sidewalk;
 - (ii) Upgraded street lighting (roadway and sidewalk) adjacent to the site to current City standards and IESNA recommendations;
 - (iii) Adjustment to all existing infrastructure to accommodate the proposed street improvements.
- (d) 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.
- (e) 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.

- (f) Provision for the installation of parking regulatory signage on streets adjacent to the site to the satisfaction of the General Manager of Engineering Services.

2.3 Provision of a legal agreement to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services whereby the applicant is entitled to receive latecomer charges for a period of 24 hours following completion of the works contemplated by the following condition(s), which require(s) the applicant to provide excess or extended services.

- (a) Separate and upsize 195m of 375 mm combined sewer on Ash Street from 52nd Avenue per condition 2.2 (b).

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

2.4 Developer to submit a Hydrogeological Study to be reviewed and accepted by a City Engineer. The Study shall include a Groundwater Management Plan and an Impact Assessment, respectively, to demonstrate that no groundwater is to be discharged to the City's sewer network post construction, and that groundwater extraction/diversion shall have no significant negative impacts. The final Hydrogeological Study is required prior to rezoning enactment.

2.5 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 are not limited to System Vista, Vista switchgear, pad mounted transformers and kiosks (including non-BC Hydro kiosks), and are to be located on private property with no reliance on public property for placement of these features. The applicant shall provide written confirmation from BC Hydro that all required electrical plant is provided for on site.

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.

2.6 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.

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

Sustainability

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

Housing

- 2.8 If eligible tenants are identified to be residing on the site, the applicant will deliver a Tenant Relocation Plan to the satisfaction of the General Manager of Arts, Culture and Community Services and will enter into a 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.
 - (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 a Final Tenant Relocation Report 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.

Environmental Contamination

- 2.9 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 the site constructed pursuant to this rezoning until separate Certificates of Compliance satisfactory to the City for the on-site and off-site contamination, issued by the Ministry of Environment, have been provided to the City.

Note to Applicant: Where the Director of Legal Services deems appropriate, the preceding agreements are to be drawn, not only as personal covenants of the property owners, but also as registerable charges pursuant to the Land Title Act.

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

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

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6869-6909 Ash Street
DRAFT CONSEQUENTIAL AMENDMENT

DRAFT AMENDMENT TO THE SUBDIVISION BY-LAW NO. 5208

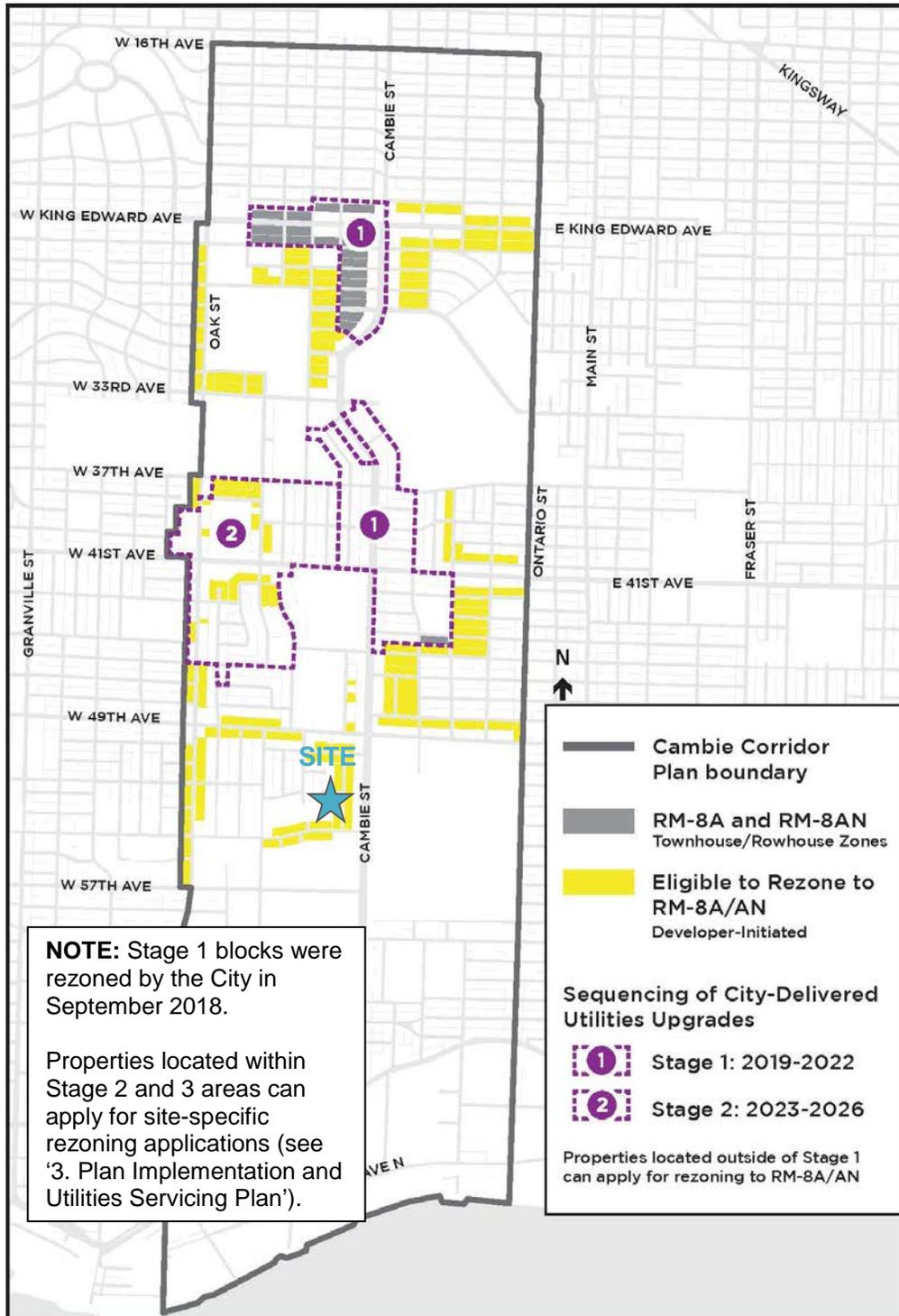
Council amends Schedule A of the Subdivision By-law in accordance with the plan labelled Schedule A and attached to and forming part of this By-law, by deleting the following properties from the RS-1, RS-3, RS-3A, RS-5 and RS-6 maps forming part of Schedule A of the Subdivision By-law:

- (a) PID 009-443-371; Lot 11, Block 886, District Lot 526, Plan 10043.
- (b) PID 009-527-192; Lot 12, Block 886, District Lot 526, Plan 10043; and
- (c) PID 009-527-222; Lot 13, Block 886, District Lot 526, Plan 10043;

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6869-6909 Ash Street
ADDITIONAL INFORMATION

1. Eligible Townhouse Rezoning Sites and Utilities Upgrade Stages in the Cambie Corridor



2. Public Benefits Information

Development Cost Levies (DCLs)

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

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

Community Amenity Contributions (CACs)

On December 18, 2018, City Council approved a CAC exemption for any sites being rezoned to the RM-8A and RM-8AN district schedules. The 'Cambie Corridor: Townhouse CAC Target' of \$55 per sq. ft. was removed concurrently with this policy amendment, effectively replaced with an equivalent density bonus contribution under the new district schedule.

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

Density Bonus Zone Contributions (DBZ)

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

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

3. Cambie Corridor Public Benefits Strategy (PBS)

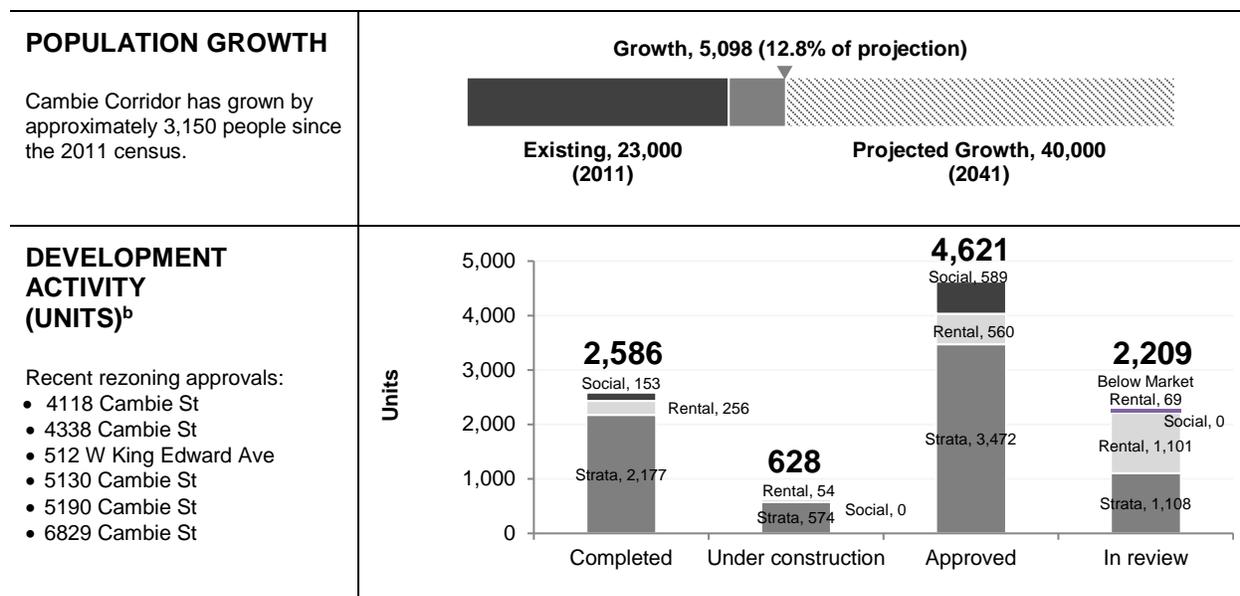
The Cambie Corridor PBS (see Appendix E), approved on May 1, 2018, identifies public amenities and infrastructure to support growth in the area, including both short-term and long-term priorities in and around the plan area. Priorities for the first 10 years include:

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

- *New and upgraded parks and open spaces* – New Fraser River Park and parks on major project sites, upgrades to existing parks, six new plazas or open spaces.
- *Transportation improvements* – Complete Street designs on Cambie Street and other arterials, “car-light” Heather Street between 37th Avenue and 41st Avenue.
- *Heritage* – Allocate 5% of cash CAC revenues to support funding for the conservation of heritage resources City-wide, and Cambie Corridor on-site conservation.

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



PUBLIC BENEFITS ACHIEVED – North of 57th Ave^a

Category	Anticipated Public Benefits by 2048 (+) ^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 (4899 Heather St, 5688 Ash St) • 98 temporary modular housing units^e • 256 rental units (210-262 W King Edward Ave, 408 W King Edward Ave, 460 W 41st Ave, 611 W 41st Ave) ○ 54 rental units (4663 Cambie St, 6137 Cambie St) ○ 290 social units (Oakridge) 	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) ○ 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 ○ Riley Park Pavilion (design) 	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

^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. Monies collected between Phase 2 and Phase 3 were allocated/spent corridor-wide through the interim public benefits strategy. Benefits delivered south of 57th 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.

^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 Prior PBS Trackers, temporary modular housing units were considered social housing units. Here, they are separated.

6869-6909 Ash Street
PUBLIC BENEFITS SUMMARY

Project Summary

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

	Current Zoning	Proposed Zoning (base density)	Proposed Zoning
Zoning District	RS-1	RM-8A/AN	RM-8A
FSR (site area = 1,905 sq. m / 20,511 sq. ft.)	0.7	0.75	1.20
Floor Area (sq. ft.)	14,358 sq. ft.	15,383 sq. ft.	24,613 sq. ft.
Land Use	Single-detached Houses and Duplexes Residential	Multiple Dwelling Residential	Multiple Dwelling Residential

Summary of development contributions expected under proposed zoning¹

City-wide DCL	\$102,882
City-Wide Utilities DCL	\$56,610
Density Bonus Zone Contribution	\$503,404
TOTAL VALUE OF PUBLIC BENEFITS	\$662,896

¹ Assumes development maximizes allowable density. Based on rates in effect as of September 30, 2020. Rates are subject to future adjustment by Council, including annual inflationary adjustments.

6869-6909 Ash Street
APPLICANT, PROPERTY, AND DEVELOPMENT PROPOSAL INFORMATION

Property Information

Address	Property Identifier (PID)	Legal Description
6909 Ash Street	009-443-371	Lot 11, Block 886, District Lot 526, Plan 10043
6889 Ash Street	009-527-192	Lot 12, Block 886, District Lot 526, Plan 10043
6869 Ash Street	009-527-222	Lot 13, Block 886, District Lot 526, Plan 10043

Applicant Information

Owner/Applicant	Honestar Realty Development Ltd.
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Site Statistics

Site Area	1,905 sq. m (20,511 sq. ft.); Site Dimensions 52 m (170.5 ft.) x 36.5 m (120 ft.)
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Development Statistics

	Permitted Under Existing Zoning	Development Permitted Under Proposed Zoning
Zoning	RS-1	RM-8A
Uses	Single-detached Houses and Duplexes (Residential)	Multiple Dwelling (Residential)
Max. Density	0.70 FSR	Up to 1.20 FSR
Floor Area	1,333 sq. m (14,357 sq. ft.)	Up to 2,286 sq. m (24,613 sq. ft.)
Height	10.7 m (35 ft.)	Up to 3 storeys (at the street): 11.5 m (37.7 ft.)
Unit Mix	n/a	as per RM-8A District
Parking, Loading And Bicycle Spaces	as per Parking By-law	as per Parking By-law
Natural Assets	To be assessed at the development permit stage	