



REFERRAL REPORT

Report Date: October 5, 2021
Contact: Yardley McNeill
Contact No.: 604.873.7582
RTS No.: 14690
VanRIMS No.: 08-2000-20
Meeting Date: October 19, 2021

TO: Vancouver City Council
FROM: General Manager of Planning, Urban Design and Sustainability
SUBJECT: CD-1 Rezoning: 4992-5138 Ash Street

RECOMMENDATION TO REFER

THAT the rezoning application and plans, described below, be referred to Public Hearing together with the recommendations set out below and with the recommendation of the General Manager of Planning, Urban Design and Sustainability to approve the application, subject to the conditions set out below;

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary zoning by-laws, in accordance with the recommendations set out below, for consideration at the Public Hearing.

RECOMMENDATION FOR PUBLIC HEARING

- A. THAT the application by GBL Architects on behalf of 1093607 B.C. LTD.¹, the registered owner of the lands located at 4992-5138 Ash Street [*Lots 28-35, Block 839 District Lot 526 Plan 8710; PIDs: 007-124-341, 009-955-356, 009-955-330, 009-955-283, 009-955-241, 009-955-208, 009-954-996, 009-954-961, respectively*], to rezone the lands from RS-1 (Residential) District to CD-1 (Comprehensive Development) District to increase the floor space ratio (FSR) from 0.7 to 2.0 and the maximum building height from 10.7 m (35 ft.) to 21.0 m (69 ft.), to permit a residential development with one six-storey building and two four-storey buildings with a total of 133 strata-titled residential units, be approved in principle;

FURTHER THAT the draft CD-1 By-law, prepared for the Public Hearing in accordance with Appendix A, be approved in principle;

¹ Beneficially owned and controlled by Peterson

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by GBL Architects, received on November 27, 2020, provided the Director of Planning may allow minor alterations to this form of development when approving the detailed scheme of development;

AND FURTHER THAT the above approvals be subject to the Conditions of Approval contained in Appendix B.

- 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; 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 4992-5138 Ash Street from RS-1 (Residential) District to CD-1 (Comprehensive Development) District, to permit the development of one six-storey building and two four-storey buildings, each with a partial rooftop storey for common amenity space. A building height of 15.0 m (49.2 ft.), with an additional partial storey for a rooftop amenity space is proposed for the four-storey buildings and 21.0 m (69 ft.) is proposed for the six-storey building. A floor space ratio (FSR) of 2.0 and 133 strata-titled residential units are proposed.

This application has been assessed and the proposed uses and form of development are generally consistent with 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 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 2020)
- Community Amenity Contributions Policy for Rezoning (1999, last amended 2021)
- Vancouver Development Cost Levy By-law No. 9755
- Vancouver Utilities Development Cost Levy By-law No. 12183
- Urban Forest Strategy (2014)

REPORT

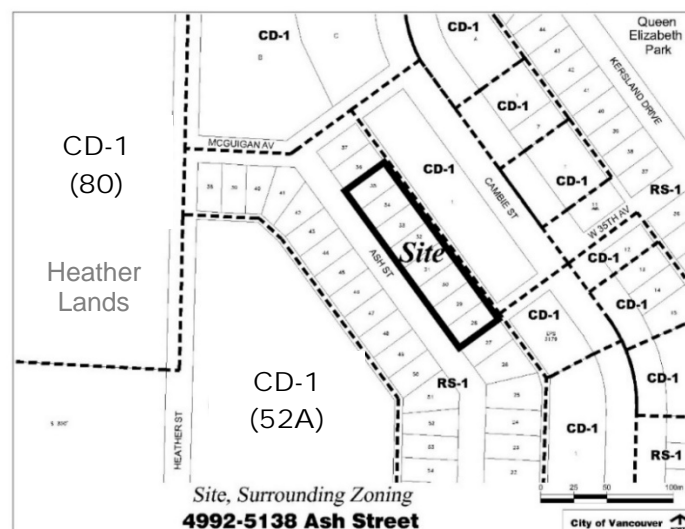
Background/Context

1. Site and Context

The subject site is located on the east side of Ash Street between 37th Avenue and Mcguigan Avenue (see Figure 1). Consisting of eight parcels, the combined frontage is 146 m (480 ft.) along Ash Street and a depth of 36.6 m (120 ft.). Zoned RS-1, the site area is approximately 5,349 sq. m (57,567 sq. ft.) and is developed with eight single-detached homes, which have secondary rental units that are not eligible for provision under the *Tenant Relocation Plan Policy*. The homes were constructed between 1953 and 2002 and are not deemed to have heritage value.

Several rezoning applications for six-storey buildings have been approved along Cambie Street. To the west is CD-1 (52A) and CD-1 (80), which together form the Heather Lands. The *Heather Lands Policy Statement* anticipates four buildings on the eastern portion of the Heather Lands site.

Figure 1: Surrounding Zoning and Context



Neighbourhood Amenities – The following neighbourhood amenities are within the vicinity:

- *Public Parks* – Queen Elizabeth and Oak Meadows Parks are 500 m to the east and 800 m to the west, respectively.
- *Cultural/Community Spaces* – Hillcrest Community Centre is located 1,000 m to the northeast and Oakridge Centre is located 1,000 m to the south.

Local School Capacity – The site is within the catchment area of Annie B. Jamieson Elementary School at 6350 Tisdall Street and Eric Hamber Secondary School at 7055 Heather Street. According to the Vancouver School Board (VSB)'s *2020 Long Range Facilities Plan* approved on January 25, 2021, Annie B. Jamieson Elementary will be operating above capacity in the coming years, with a capacity utilization of 113% by 2029. By 2029, Eric Hamber Secondary will be operating under capacity, with a utilization of 86%.

The City coordinates with the VSB to inform decision-making and reduce enrolment pressure, recognizing that some schools are full but there is overall surplus capacity within their system.

2. Policy Context

Cambie Corridor Plan (the “Plan”) – The rezoning site is located within the Queen Elizabeth neighbourhood of the *Plan*. Two subsections of the *Plan* cover this large site. The northern portion falls under subsection 4.2.8, which supports strata-titled residential buildings up to four storeys or rental buildings up to six storeys. The southern portion of the site falls under subsection 4.2.7, for heights up to six storeys for strata buildings and eight storeys for rental buildings. A new 35th Avenue road extension is anticipated, connecting Queen Elizabeth Park to Heather Lands. A density of 2.0 FSR for strata residential is supported for this site.

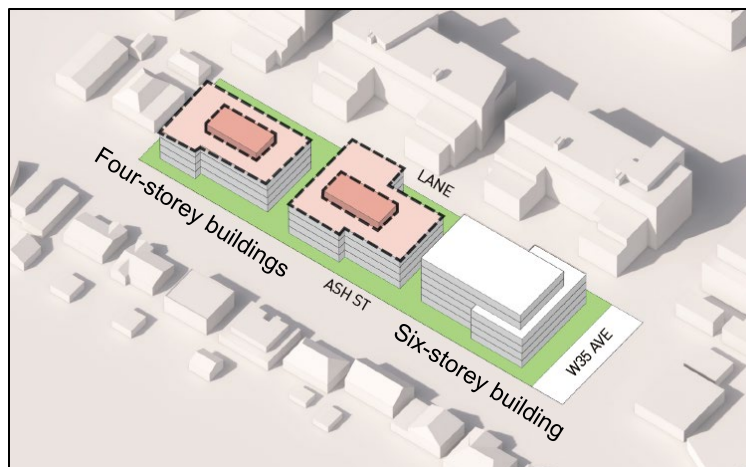
The *Plan* also considers an additional partial floor for rooftop indoor amenity space that is contiguous with a common outdoor amenity space.

Strategic Analysis

1. Proposal

The proposal seeks to rezone the site from RS-1 to CD-1 to permit the development of two four-storey buildings with partial storeys for common rooftop amenities, and one six-storey building (see Figure 2). The application includes 133 strata-titled residential units across the three buildings. The overall density is 2.0 FSR and the building height is 15.0 m (49.2 ft.) to the top of the parapet for the four-storey buildings and 21.0 m (69 ft.) to the top of the parapet for the six-storey building.

Two levels of underground parking are accessed from the lane. A portion of the site at 5138 Ash Street will be dedicated to the City for a new 35th Avenue road extension to the Heather Lands.

Figure 2: Proposed Building Massing

2. Land Use

The proposed residential use is consistent with the *Plan* that anticipates residential uses in this area.

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

In assessing urban design performance, staff consider the built form guidance within the *Plan* for the Queen Elizabeth neighbourhood and specifically for “Residential Buildings off Arterials: Mid-Rise.”

Density – For this site, the *Plan* anticipates a density of 2.0 FSR for strata buildings of four to six storeys. The proposed density of 2.0 FSR aligns with this expectation.

Height – The proposal is comprised of two four-storey buildings and one six-storey building. Two sub-areas have been proposed for the CD-1 By-law (Appendix A) in order to regulate heights across the rezoning site. Sub-area A comprises the two four-storey buildings with a height of 15.0 m (49 ft.), while sub-area B comprises the six-storey building with a height of 21.0 m (69 ft.). The heights of the three buildings align with the *Plan*. Partial storeys for rooftop amenities are located above the four-storey buildings and are set back to minimize their appearance, as expected by the *Plan*. Although not currently proposed by the applicant, the CD-1 by-law includes additional height to accommodate a rooftop amenity of the six-storey building.

A condition has been applied to provide individually raised residential patios for the ground-floor units to maintain the finer-grain residential character and for an engaging public realm, consistent with the *Plan*. As a result, the building height has increased by 0.9 m (3.0 ft.) to accommodate the raised patios, which is accounted for in the draft CD-1 By-law.

Form of Development – This application is consistent with the *Plan* to accommodate three mid-rise residential buildings comprised of two four-storey buildings and one six-storey building (Figure 3). The six-storey building is located at the south edge of the site, adjacent to the future 35th Avenue street extension.

Figure 3: Building Perspective from Ash Street Looking Northeast

The *Plan* identifies two options for mid-rise buildings in this area, which include “courtyard buildings” and “alphabet buildings.” Courtyard buildings contain a principal apartment building separated by a courtyard, and may include a smaller-scale townhouse building located along the lane where sufficient lot depth allows (approximately 39.6 m (130 ft.)). Alphabet buildings take the shape of a letter of the alphabet, typically an “H” or an “L” form and are characterized by an articulated frontage, often featuring two wings connected by a central core. Their form enables more corner units, allowing improved ventilation, daylighting and livability.

The six-storey and mid-block four-storey alphabet buildings are consistent with the *Plan*, each with a single wing to form an L-shape framing a courtyard. For the north four-storey building, the shallow lot dimension of 36.3 m (119 ft.) prevents a townhouse building at the lane. Instead, a primary courtyard building with ground-oriented units at the base is proposed, capturing the intent of the *Plan*. This building typology is supported given the site depth.

The siting and form of the buildings ensure contextual fit and livability, aligned with the *Plan*. Buildings are located closer to the street for enhanced rear yards and appropriate transitions to the lane. The six-storey building steps down to four storeys at the lane. In addition, a depth of 21.3 m (70 ft.), maximum frontage of 36.6 m (120 ft.), and a building separation of 7.3 m (24 ft.) are consistent with the *Plan*. Design conditions further improve the building transitions.

Amenity Space – The proposal offers private on-site residential amenities. Common indoor and outdoor private amenity spaces above the two four-storey buildings are provided. The six-storey building offers co-located indoor and outdoor private amenities on the ground level with a children’s play area. A design condition enhances the amenities by augmenting the children’s play space to reflect the number of family units.

Public Realm – The *Plan* envisions an active public realm to reinforce the fine-grained residential character. The *Plan* also recognizes the site’s proximity to Queen Elizabeth Park and expects the design of building frontages along 35th Avenue to reinforce this relationship. The proposal includes ground-oriented units, doors on the street, raised patios, and landscaped yards for a vibrant public realm. Conditions further strengthen the relationship to Queen Elizabeth Park by adding raised patios, enhanced design legibility, and architectural expression for visual diversity and differentiated buildings.

Urban Design Panel – A review by the Urban Design Panel was not required as the proposal is consistent with the provisions of the *Plan*.

Staff conclude that the proposal complies with the density, height, and built-form of the *Plan*, and is appropriate for the context. Urban design conditions are detailed in Appendix B.

4. Housing

Housing Mix – For strata residential development, the *Family Room: Housing Mix Policy for Rezoning Projects* requires that at least 35% of all units are suitable for families. This includes a minimum 25% at two bedrooms and a minimum of 10% at three or more bedrooms. The proposed unit mix of 5% studio units, 29% one-bedroom units, 45% two-bedroom units, and 21% three-bedroom units are consistent with the family housing mix policy.

Existing Tenants – The application involves the consolidation of eight RS-1 lots with secondary rental units, however, none of the tenancies are eligible for provision under the *Tenant Relocation Plan Policy* due to their length of tenancy.

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

5. Transportation and Parking

The site is well served by transit, located north of the Oakridge-41st Avenue Canada Line Skytrain station and by the #15 bus along Cambie Street.

Vehicle and bicycle parking is provided within two underground levels, accessed from the lane. The application proposes 190 vehicle parking spaces, 242 Class A bicycle spaces, and one loading space. Parking and loading are to meet the requirements of the Parking By-law. Engineering conditions are set out in Appendix B to address parking requirements.

6. Environmental Sustainability and Natural Assets

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

This application is pursuing the low emissions green building requirements. The low emissions pathway represents City priority outcomes, establishes limits on heat loss, energy use, greenhouse gases for more efficient, healthy and comfortable homes and workplaces. The applicant has submitted preliminary energy modelling, detailing building performance strategies to meet the new energy use intensity, greenhouse gas and thermal demand targets.

Natural Assets – The *Urban Forest Strategy* helps to preserve, protect and strengthen Vancouver's urban forest and tree canopy. The Protection of Trees By-law aims to maintain a healthy urban forest by requiring permission 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 area.

There are 13 on-site trees, two trees on the neighbouring property, and 11 City street trees associated with this development. Ten on-site trees are proposed to be removed and the City trees are to be retained. The applicant is proposing the addition of 15 medium-sized and 44 smaller-sized new trees on site, to be confirmed at the time of development permit. See Appendix B for landscape conditions.

7. Public Input

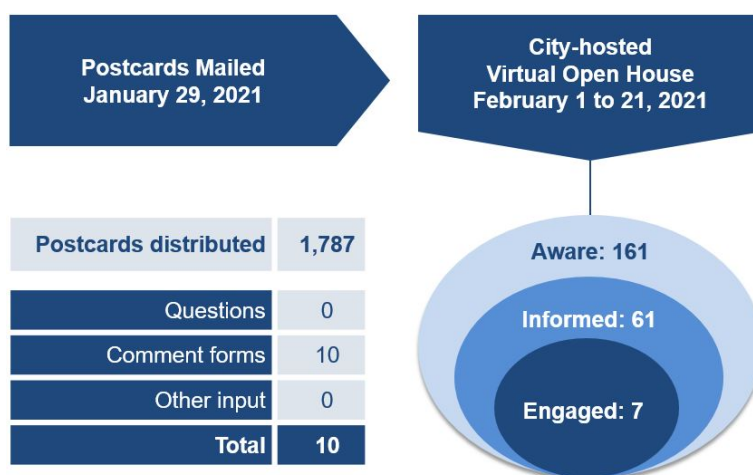
Public Notification – A rezoning information sign was installed on the site on January 18, 2021. Approximately 1,787 notification postcards were distributed within the neighbouring area on or about January 29, 2021. Notification, application information, and an online comment form were provided on the City’s digital engagement platform, *Shape Your City Vancouver*.

Virtual Open House – A virtual open house was held from February 1, 2021 to February 21, 2021 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 and a digital model representation of the proposed application were posted for online viewing.

A virtual approach allows people to access materials online and engage at different levels at a time and location of their choosing. An extended virtual open house period allows people to ask questions regarding the proposal, which staff actively monitor and respond to publicly.

Public Response and Comments – Public input was received through online questions and comment forms, and by email and phone. A total of 10 submissions were received. A summary of all public responses are detailed in Figure 4 and Appendix D.

Figure 4: Overview of Notification, Responses and Overall Position



Comments of support were related to the height, density, and massing, appealing design with materials and colour, and appreciation for family housing options.

Comments of concern were related to the lack of a unique building design, excessive parking given the proximity to transit, the underutilization of parking, and the location of loading which would create disruptions to neighbours.

Response to Public Comments – Staff note that the proposal complies with the *Plan* in terms of housing tenure, height, density. Parking is to be provided per the Parking By-law. Conditions in Appendix B require further differentiation between the three buildings to create a more interesting streetscape. Conditions also seek to relocate the loading space and parking ramp to a more centralized location and away from the properties to the north. Given the use and scale

of development, the transportation improvements, and the proximity to transit and cycling, the proposal is not expected to substantially impact existing road network operations.

8. Public Benefits

Development Cost Levies (DCLs) – 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 the Utilities DCL, which will be calculated on the floor area specified in the development permit. Based on rates in effect as of September 30, 2021 and the proposed 115,134 sq. ft. of residential floor area, a total DCL of approximately \$3,266,351 would be expected from this development.

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

Public Art Program – The application is subject to the *Public Art Policy and Procedures for Rezoned Developments* as the proposed floor area meets the minimum 9,290 sq. m (100,000 sq. ft.) requirement. Applicants may elect to provide on-site artwork or cash-in-lieu (at 80% of the public art budget), discussed with Public Art staff before by-law enactment.

The public art budget will be calculated on the floor area proposed at the development permit stage. Based on the current (2016) rate, the public art budget is estimated to be \$227,965. As a condition of enactment, a legal agreement is required to be registered on title to specify and define all obligations with respect to the elected option.

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

As part of this application, the applicant has offered a cash CAC of \$5,343,362. Real Estate Services staff reviewed the offer by the applicant and concluded that total CAC value is appropriate. If approved, the cash CAC will be allocated to support delivery of the Cambie Corridor Public Benefits Strategy.

Cambie Corridor Public Benefits Strategy (PBS) – The PBS identifies public benefits and infrastructure to support growth, including short- and long-term priorities in and around the area. See Appendix F for the Cambie Corridor Plan Public Benefits Implementation Tracking and

See Appendix G for a summary of all the public benefits expected from this application.

FINANCIAL IMPLICATIONS

Based on rates that are anticipated to be in effect as of September 30, 2021, a total DCL of approximately \$3,266,351 would be expected from this development.

The applicant has offered a cash CAC of \$5,343,362, secured as a condition of enactment in Appendix B, to be allocated towards the *Cambie Corridor Public Benefits Strategy*.

If the rezoning application is approved, the applicant will be required to provide new public art on site with an estimated value of \$227,965, or make a cash contribution to the City for off-site public art for 80% of that amount.

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

CONCLUSION

Staff review of the application has concluded that the proposed land use, density, housing mix, form of development and public benefits are consistent with the intent of the *Cambie Corridor Plan*. The proposed form of development represents an appropriate urban design response to the site and context.

The General Manager of Planning, Urban Design and Sustainability recommends that the application be referred to Public Hearing together with the draft CD-1 By-law provisions generally shown in Appendix A 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.

* * * * *

4992-5138 Ash Street 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 attached as Schedule A to this By-law, and incorporates Schedule A into Schedule D of By-law No. 3575.

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

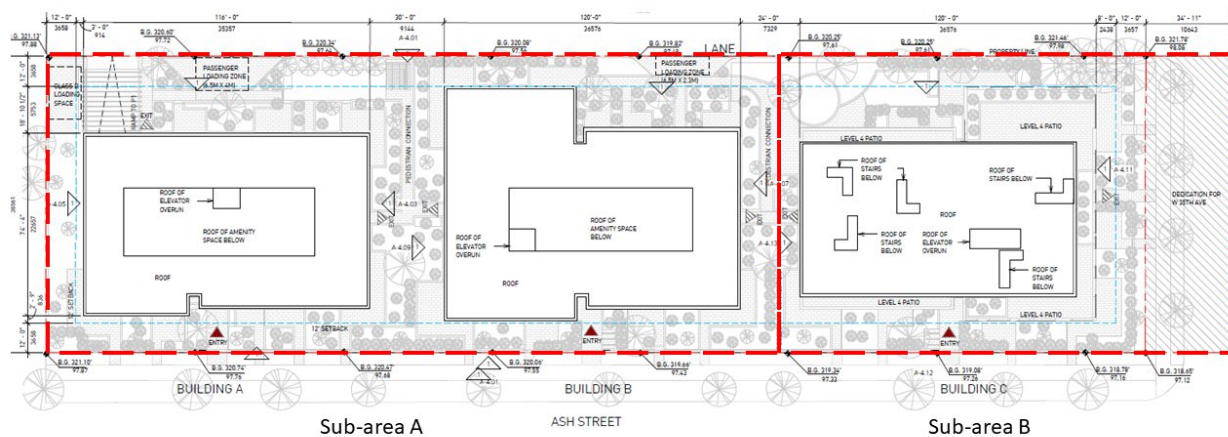
Designation of CD-1 District

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

Sub-areas

3. The site is to consist of two sub-areas generally as illustrated in Figure 1, solely for the purpose of establishing the maximum permitted building height for each sub-area.

Figure 1 – Sub-areas



Uses

4. 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

- 5. 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.

Floor area and density

- 6.1 Computation of floor area must assume that the site area is 5,349 m², being the site area at the time of the application for the rezoning application evidenced by this By-law, and before any dedications.
- 6.2 The floor space ratio for all uses must not exceed 2.0.
- 6.3 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.
- 6.4 Computation of floor area must exclude:
 - (a) balconies and decks, and any other appurtenances which in the opinion of the Director of Planning are similar to the foregoing, except that:
 - (i) the total floor area of all such exclusions must not exceed 12% of the residential floor area, and
 - (ii) the balconies must not be enclosed for the life of the building;
 - (b) patios and roof gardens, provided that the Director of Planning first approves the design of sunroofs and walls;
 - (c) where floors are used for off-street parking and loading, the taking on or discharging of passengers, bicycle storage, heating and mechanical equipment, or uses, which in the opinion of the Director of Planning are similar to the foregoing, those floors or portions thereof so used, which are at or below base surface, except that the 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 m² per dwelling unit, there will be no exclusion for any of the residential storage area above base surface for that unit.
- 6.5 Computation of floor area may exclude, at the discretion of the Director of Planning or Development Permit Board, amenity areas accessory to a residential use, to a maximum of 10% of the total floor area being provided for dwelling uses.

Building height

- 7.1 Buildings in each sub-area must not exceed the maximum height for that sub-area, measured from base surface, as set out in Figure 2.
- 7.2 Despite Section 7.1 of this By-law and Section 10.18 of the Zoning and Development By-law, the Director of Planning may permit a greater height for roof access structures, common indoor rooftop amenity spaces, mechanical appurtenances, and any required guards, to the maximum permitted height for each sub-area, as set out in Figure 2.

Figure 2 – Maximum Permitted Building Height

Sub-area	Building Height	Building height including roof access structures, common indoor rooftop amenity spaces, mechanical appurtenances, and guards
A	15.0 m	19.7 m
B	21.0 m	24.7 m

Horizontal angle of daylight

- 8.1 Each habitable room must have at least one window on an exterior wall of a building.
- 8.2 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.
- 8.3 Measurement of the plane or planes referred to in Section 8.2 must be horizontally from the centre of the bottom of each window.
- 8.4 The Director of Planning or Development Permit Board may relax the horizontal angle of daylight requirement, if:
- (a) the Director of Planning or Development Permit Board first considers all of the applicable policies and guidelines adopted by Council; and
 - (b) the minimum distance of unobstructed view is not less than 3.7 m.
- 8.5 An obstruction referred to in Section 8.2 means:
- (a) any part of the same building including permitted projections; or

- (b) the largest building permitted under the zoning on any adjoining site.
- 8.6 A habitable room referred to in Section 8.1 does not include:
- (a) a bathroom; or
 - (b) a kitchen whose floor area is the lesser of:
 - (i) 10% or less of the total floor area of the dwelling unit, or
 - (ii) 9.3 m².

Acoustics

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

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

* * * * *

4992-5138 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 hearing minutes for any changes or additions to these conditions.

PART 1: CONDITIONS OF APPROVAL OF THE FORM OF DEVELOPMENT

Note: Consideration by Council at the Public Hearing of the proposed form of development is in reference to plans prepared by GBL Architects, received on November 27, 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 ensure a smoother transition between the six-storey and four-storey buildings and reduce the upper massing visibility of the six-storey building through a minimum 2.4 m (8 ft.) setback from all edges above Level 4.

Note to Applicant: A shoulder setback, especially at the northwestern edge of the six-storey building, will minimize the appearance of the upper massing and ensure transition to the four-storey building. The floor area may be relocated to the northeast, while ensuring transition to the lane. This will also reinforce the four-storey streetwall, reduce shadowing, and increase openness between the buildings. Consider lighter coloured upper massing materials.

- 1.2 Design development to strengthen the relationship of the south building to Queen Elizabeth Park and West 35th Avenue by emphasizing the south facade as a principal one.

Note to Applicant: The *Cambie Corridor Plan* expects developments to respond to this unique location relative to the park and the new West 35th Avenue extension. Buildings proposing additional height should be massed to reinforce unique perspectives and the key connection to the park. For corner sites, both street-facing facades should be composed as “fronts.” Suggested strategies include relocating the main entrance to the corner, architecturally highlighting the corner and defining the frontage along West 35th Avenue.

- 1.3 Design development to further differentiate the three buildings.

Note to Applicant: The *Cambie Corridor Plan* encourages variety between adjacent buildings to avoid repetition and create an interesting streetscape. The three buildings should appear individually distinct, yet complementary to each other to reduce the perceived length of the development (approximately 135 m (443 ft.)) and ensure pedestrian scale and interest. Suggested strategies include diversifying materials, tones and architectural expressions.

1.4 Design development to ensure neighbourliness as follows:

- (a) Relocate the Class B Loading and parking ramp away from the northwestern neighbouring property and further integrating the ramp into the building form.

Note to Applicant: The length of the overall development provides opportunity to locate the loading and ramp farther away from the northwestern neighbouring property. Further integration of the ramp into the building form will improve the quality of outdoor spaces and the lane environment. Side yards are intended as a landscaped (soft scape) buffer.

- (b) Reduce the depth of the westernmost building to 21.3 m (70 ft.).

Note to Applicant: This will reduce shadowing, overlook and visual blocking to the neighbouring property. The proposed bump out may be relocated to the east end of this building and away from the neighbouring property.

1.5 Design development to activate the public realm and enrich the pedestrian experience as follows:

- (a) Reinforce the ground-oriented character of the at-grade units.

Note to Applicant: Suggested strategies include highlighting front doors leading to the principal living space (e.g. materials and tone), entry canopies, raised front patios, and entry gates and landscaping. The first floor should be raised approximately 0.9 m (3 ft.) to allow for delineation of the public and private realm and to accommodate a front patio/entrance.

- (b) Strengthen the expression of primary building entrances.

Note to Applicant: Building entrances should be clearly recognizable and appropriately scaled to the street and the neighbourhood context. They should provide a point of distinctiveness in the overall streetscape treatment.

1.6 Design development to enhance unit livability by ensuring all habitable rooms have access to daylight through a window to the exterior.

Note to Applicant: In-board bedrooms are not supported (e.g. Building A inboard partitioned sleeping space in studio units).

1.7 Design development to limit underground structures within the above grade setbacks.

Note to Applicant: Sites greater than 33.5 m (110 ft.) in depth should limit underground structures within the setbacks. This space may be used for green infrastructure strategies, soil retention and increased planting space.

1.8 Design development to introduce outdoor children's play area for all buildings and appropriate for the number of family units.

Note to Applicant: Refer to the *High Density Housing for Families with Children Guidelines*: <https://guidelines.vancouver.ca/guidelines-high-density-housing-for-families->

[with-children.pdf](#). Children's play area should be co-located to adequate indoor amenity space that offers, at a minimum, surveillance opportunities, a washroom and a kitchenette. Separate child play areas may be provided for each building; or a larger shared child play area may be provided for the entire development. See also Landscape Condition 1.14.

- 1.9 Confirmation at subsequent stages of approval that the amount of high-quality outdoor and indoor amenity space provided is maintained.

Note to Applicant: It is understood that building design, including design of outdoor and indoor amenity spaces can change through the normal design development and approvals process. The intent of this condition is that the proposed quantity and quality (e.g. solar access) of amenity spaces shown at the rezoning stage is maintained and is generally consistent with the approved form of development. Refer to the *High Density Housing for Families with Children Guidelines*:

<https://guidelines.vancouver.ca/guidelines-high-density-housing-for-families-with-children.pdf>.

- 1.10 Design development to maintain high quality materials and level of detailing.

Note to Applicant: The proposed brick application should be maintained. While it is understood that materials and detailing may evolve during the development permit stage, the submission should demonstrate a commitment to provide durable, high-quality materials and robust detailing. This is to ensure visual interest, maintenance and enhancement of the neighbourhood character through architectural quality, durability and longevity.

- 1.11 Design development to provide green roof as outlined in the *Roof-Mounted Energy Technology and Green Roofs* administrative bulletin.

Note to Applicant: Access hatches to private rooftop terraces may be excluded from the building height provided the bulletin requirements are met. Exploration of green roof provision is encouraged. Architectural and landscape plans should identify the type of green roof proposed including the percentage. Refer to:

<https://bylaws.vancouver.ca/bulletin/bulletin-roof-mounted-energy-technologies-and-green-roofs.pdf>. See also Landscape Condition 1.16.

- 1.12 Identification on the architectural and landscape 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>. See also Landscape Condition 1.23.

Sustainability

- 1.13 All new buildings in the development will be required to 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).

Crime Prevention through Environmental Design (CPTED)

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

- (a) Theft in the underground parking;
- (b) Residential break and enter;
- (c) Mail theft; and
- (d) Mischief in alcoves and vandalism, such as graffiti.

Landscape Design

1.15 Design development to expand programming to support children's play, providing adequate areas for residents of all three buildings, with a focus on flexible features and natural elements.

Note to Applicant: This can be achieved by introducing distinct play areas and incorporating them into amenity areas provided on each building or by provision of a larger shared play area. Refer to the *High Density Housing for Families with Children Guidelines*: <https://guidelines.vancouver.ca/guidelines-high-density-housing-for-families-with-children.pdf>. See also Urban Design Condition 1.8.

1.16 Provision of specific Landscape design to support pollinator corridor on West 35th Avenue, creating east-west connection, linking nearby off-site natural spaces.

Note to Applicant: Planting scheme along West 35th Avenue on both private property and public realm to consist of robust planting species attractive to pollinating insects and birds/animals.

1.17 Design consideration to provide a green roof on all buildings as outlined in the *Roof-Mounted Energy Technology and Green Roofs* administrative bulletin.

Note to Applicant: Add notations to confirm percentages of intensive or extensive green roofs on proposed rooftops, to meet the green roof requirements. (Minimum 25% of the roof area for an intensive green roof or 50% for an extensive green roof). See also Urban Design Condition 1.10.

1.18 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.

- 1.19 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.

- 1.20 Provision of a "Tree Management Plan," coordinated with arborist report to show:

- (a) Scaled and dimensioned tree protection barriers around the trees on private and public property coordinated with Arborist Report.
- (b) Tree numbering for all on site and off site trees.
- (c) Notations of all recommendations from Arborist e.g. trigger points, grading and pruning specifications, etc.

- 1.21 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 6 cm 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,"*

- 1.22 Provision of high efficiency irrigation for all planted areas and hose bibs for all patios and common areas greater than 9.3 sq. m (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.

- 1.23 Provision of an outdoor lighting plan.

Note to Applicant: Outdoor lighting strategy should ensure functionality, safety and energy efficiency. Provide dimmers and timers for lights where feasible.)

Engineering

- 1.24 Parking, loading, bicycle, and passenger loading spaces must be provided and maintained in accordance with the requirements of the Vancouver Parking By-Law.
- 1.25 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.

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

- 1.26 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.
- 1.27 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.
- 1.28 The owner or representative is advised to contact Engineering to acquire the project's permissible street use. Prepare a mitigation plan to minimize street use during excavation and construction (i.e. consideration to the building design or sourcing adjacent private property to construct from) and be aware that a minimum 60 days lead time for any major crane erection / removal or slab pour that requires additional street use beyond the already identified project street use permissions.
- 1.29 Submission of a Key Plan to the City for review and approval prior to submission of any third party utility drawings is required. The review of third party utility service drawings will not be initiated until the Key Plan is defined and achieves the following objectives:
- (a) 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/engineering-design-manual.PDF>; and
 - (b) All third party service lines to the development is to be shown on the plan (e.g., BC Hydro, Telus, Shaw, etc.) and the applicant is to provide documented acceptance from the third party utilities prior to submitting to the City.

Note to Applicant: Use of street for temporary power (e.g. temporary pole, pole mounted transformer or ducting) is to be coordinated with the city well in advanced of construction. Requests will be reviewed on a case-by-case basis with justification provided substantiating need of street space against other alternatives. If street use for temporary power is not approved, alternate means of providing power will need to be proposed. An electrical permit will be required.

- 1.30 Design development to improve access and design of bicycle parking and comply with the Bicycle Parking Design Supplement including provision of automatic door openers for all doors providing access to Class A bicycle storage.

- 1.31 Design Development to improve access and design of loading spaces and comply with the Parking and Loading Design Supplement including provision of convenient, on-site, stair-free loading access to/from each building.

Note to applicant: Access to each building from Class B loading shall not require use of the laneway and/or crossing of the main parking ramp. Locate loading in a more centralized location with convenient on-site access to each building (See design conditions 1.4(a)).

- 1.32 Provision of minimum 2.9 m (9.5 ft.) width for the second Class A passenger space.

Note to applicant: Reference Section 7.3.2 of the Parking By-law.

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

- (a) All types of bicycle, parking and loading spaces individually numbered, dimensioned, and labelled on the drawings.
- (b) Dimensions for typical parking spaces.
- (c) Dimensions of manoeuver aisles and the drive aisles at the parkade entrance and all gates.
- (d) Section drawings showing elevations and minimum vertical clearances for parking levels, loading bays, ramps, and to the underside of raised security gates. These clearances must consider mechanical projections and built obstructions.
- (e) Areas of minimum vertical clearances labelled on parking levels.
- (f) 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.
- (g) Indicate the stair-free access route from the Class A bicycle spaces to reach the outside.

- 1.34 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 and Major Projects and/or your Engineering, Building Site Inspector for details."

- 1.35 Follow the *Cambie Corridor Public Realm Plan*.
- 1.36 Remove existing hardscape entrance walkways, retaining walls and other structures from the City boulevard along Ash Street. Hardscape surfaces on City property should be standard concrete.
- 1.37 Building grades shown on architectural plans do not match City supplied building grades. Revise property line elevations on architectural plans to ensure conformity with City supplied building grades. To minimize grade differences, interpolate a continuous building grade between the points given on the City plan.

Green Infrastructure

- 1.38 Provision of a draft final Rainwater Management Plan (RWMP) prior to development permit issuance.

Note to Applicant: 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 development permit must include the following amendments:

- (a) Outline the applicable site rainwater management requirements including but not limited to:
 - (i) volume reduction;
 - (ii) water quality; and
 - (iii) release rate control.
- (b) Outline the rainwater management approach proposed to meet the requirements. The approach shall include descriptions of each rainwater management practice/best management practice (BMP). BMPs proposed to meet the volume reduction requirement shall be classified as either Tier 1, 2 or 3 with calculation sizing summary of all BMPs proposed.

Note to Applicant: The RWMP must prioritize methods of capture by Tier 1 and 2 with Tier 3 only as a last resort.
- (c) Calculation of the detention tank volume to equal the greater of either the pre-development peak flow storage volume or the amount of the 24 mm rainfall not captured in Tier 1 and Tier 2 practices.

- (d) Provide design specifics and details of all BMPs to support the design claim for meeting target requirements, including, but not limited to: the amount of volume detained, allowable release rate, dimensions, applicable inlet and outlet inverts, and approximate locations.
- (e) Provide the relevant excerpts of the landscape plan that supports the use of any landscape area or feature as a rainwater management practice.
- (f) Provide a pre-development site plan showing:
 - (i) orthophoto;
 - (ii) existing drainage areas; and
 - (iii) on-site and downstream off-site drainage appurtenances.
- (g) Provide post-development site plan(s) that includes the following:
 - (i) building location/footprint;
 - (ii) underground parking extent;
 - (iii) proposed service connections to the municipal sewer system;
 - (iv) location and labels for all proposed rainwater management practices;
 - (v) area measurements for all the different land use surface types within the site limits; and
 - (vi) delineated catchments to demonstrate BMPs are appropriately sized.
- (h) Provide summary of all the catchment areas in a tabular form, including the required capture and treatment, any direct capture and treatment achieved from adjacent surfaces, and storage capacities for that catchment. Catchments must be shown in a proposed site plan drawing or figure as part of the Preliminary Rainwater Management Plan Report.
- (i) If on-site infiltration is proposed, provide a preliminary infiltration study that includes the following:
 - (i) an evaluation of the potential for and risks of on-site rainwater infiltration, such as stability and soil contamination;
 - (ii) results of infiltration testing at likely locations for infiltration practices and a proposed design infiltration rate;
 - (iii) soil stratigraphy; and
 - (iv) depth to bedrock and/or seasonally high groundwater at likely locations for infiltration practices.

- (j) Provide adequate and concise supplementary documentation for any proprietary products that clearly demonstrates how they contribute to and/or meet the rainwater management requirements.
- (k) Provide information on how the water quality requirement will be achieved on this site, as water quality treatment is required for the first 24 mm (~70% annual average rainfall) of all rainfall from the site that is not captured in Tier 1 or Tier 2 practices and 48 mm (~90% annual average rainfall) of treatment is required for high traffic areas. For the development permit submission, the following should be included for review for all proprietary devices:
 - (i) product Name and Manufacturer/Supplier;
 - (ii) total area and percentage Impervious being treated;
 - (iii) treatment flow rate;
 - (iv) supporting calculations to demonstrate adequate sizing;
 - (v) discussion of the specified treatment device's percentage TSS removal efficiency certification by TAPE or ETV; and
 - (vi) location on of device in drawing or figure in the report.

Note to Applicant: The applicant may schedule a meeting with Rainwater Management Review group prior to moving forward with the RWMP to address any concerns or questions related to the conditions or comments prior to resubmission with the DP application. To schedule the meeting, contact rainwater@vancouver.ca.

- 1.39 Provision of a final 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.
- 1.40 Provision of a final Operation & Maintenance (O&M) Manual for all rainwater systems to the satisfaction of Engineering Services. The O&M Manual shall be tailored specifically for the rainwater management practices proposed on-site and submitted as a standalone document prior to the issuance of any building permit.

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

- 2.1 Consolidation of Lots 28 to 35, Block 839, District Lot 526, Plan 8710 to create a single parcel and subdivision of that site to result in the dedication of that portion of Lot 28 lying

south of the westerly production of the south property line of neighbouring Lot 1, Block 839, District Lot 526, Plan EPP49523 for road purposes (forming portion of an extension of West 35th Avenue).

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

- 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. 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 their sole discretion and holds shall be placed on such permits as deemed necessary in their sole discretion. Except as explicitly provided for in Condition 2.3(a) and 2.3(b), 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 Core Concept Consulting Ltd. dated November 20, 2020, water main upgrades are required to service the development.

Note to Applicant: The existing water main on Ash Street from McGuigan Avenue to West 37th Avenue is being upgraded by the City of Vancouver as part of the Utility Development Cost Levy (UDCL) Program. We are targeting the completion of this upgrade prior to the development requiring water services. Should the City's timeline change and these assets are not upgraded in time to meet the development's need, the Applicant would be responsible for delivering this asset and the City and the Applicant will enter into a Front Ender Agreement.

Note to Applicant: Should the development's Fire Underwriter's Survey Required Fire Flow calculation change as the building design progresses, a resubmission to the City of Vancouver Waterworks Engineer is required for re-evaluation of the Water System.

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

Implementation of development(s) at 4992-5138 Ash Street require the following in order to maintain acceptable SAN sewer flow conditions:

Local Servicing Upgrade: Separate 220 m of COMB main on Ash Street from West 37th Avenue (MH__FJCQ5L) to West 39th Avenue (MH__FJCP7C)

- Separate 14 m of 300 mm COMB main to 200 mm SAN and 375 mm STM on Ash St. from West 37th Avenue (MH__FJCQ5L) to (MH__FJCQ5K).
- Separate 102 m of 450 mm COMB main to 200 mm SAN and 375 mm STM on Ash Street from West 37th Avenue (MH__FJCQ5K) to (MH__FJCQ50).
- Separate 104 m of 375 mm COMB main to 250 mm SAN and 450 mm STM on Ash Street from West 37th Avenue (MH __FJCQ50) to (MH __FJCP7C).

Decommission:

- Decommission 109m of 200 COMB main on West 39th Avenue from (MH__FJCP7C) to (MH__FJCP7B).

Note to applicant: The above sewer upgrades are included in the Utilities Development Cost Levy (UDCL) Program. The applicant can enter into a Front Ender Agreement (FEA) with the City. For further information please contact utilities.servicing@vancouver.ca.

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 existing 300 mm combine sewers on Ash Street.

- (c) Provision of street improvements along Ash Street adjacent to the site and appropriate transitions including the following:
 - i. 2.14 m (7 ft.) wide broom finish saw-cut concrete sidewalk;
 - ii. Removal of the existing driveway crossings and reconstruction of the boulevard, sidewalk, and curb to current standards;
 - iii. New catch basin on Ash Street at the intersection of West 35th Avenue; and
 - iv. Adjustment to all existing infrastructure to accommodate the proposed street improvements.
- (d) Provision for the construction of, or full funding for, the extension of West 35th Avenue adjacent to the site. These improvements will generally include the following: concrete curb and gutter, pavement, drainage, concrete sidewalks, curb ramps, street trees, street lighting, and any other required utilities, including

adjustment to all existing infrastructure to accommodate the proposed street improvements.

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

- (e) Provision of upgraded street lighting (roadway and sidewalk) adjacent to the site to current City standards and IESNA recommendations.
- (f) Provision for entire intersection lighting upgrade to current City standards and IESNA recommendations at Ash Street and Mcguigan Avenue.
- (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 new pad mounted service cabinet/kiosk.
- (i) Provision of a new standard concrete lane crossing, new lane returns and lane ramps (as required) at the north and south lane crossings on West 35th Avenue.
- (j) Provision for reconstruction of approximately 62 m (203 ft.) of the north-south laneway adjacent to the development site as per City "Higher-Zoned Laneway" specification.

Note to Applicant: This is the portion of the laneway that has not been upgraded to higher zoned pavement structure.

- (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.

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) The extension of West 35th Avenue adjacent to the site per condition 2.2(d).

Note to Applicant: The benefiting area for these works is the property on the south side of the new street.

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

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

Note to Applicant: Benefiting area to be determined upon review of Canadian Electrical Code review for lighting upgrades.

Note to Applicant: An administrative recovery charge will be required from the applicant in order to settle the latecomer agreement. The amount, which will be commensurate with the costs incurred by the City to administer the latecomer scheme, will be provided by the City and specified in the latecomer agreement.

- 2.4 Construction-related discharge to the sewer must be measured, and reported to the City. This monitoring must include daily average flow rates, and be submitted monthly to groundwater@vancouver.ca. A hold will be placed on the building permit. To lift the hold, provide an anticipated start date for excavation, and the contact details for the professional services that have been retained to conduct this monitoring, to groundwater@vancouver.ca.

Note to Applicant: The Final Hydrogeological Study (dated Nov 18, 2020) stated that the proposed development is anticipated to include two levels of below grade parkade and final excavation depths above the water table. A revised study will be required if additional levels of below grade parking are proposed at development permit application.

- 2.5 Provision of all third party utility services (e.g., BC Hydro, Telus and Shaw) to be underground. BC Hydro service to the site shall be primary.

BC Hydro System Vista, Vista switchgear, pad mounted transformers, low profile transformers and kiosks as well as telecommunications kiosks are to be located on private property with no reliance on public property for placement of these features. Submission of a written confirmation from BC Hydro that all these items will be located on the development property.

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

Sustainability

- 2.6 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.

Public Art

- 2.7 Execute an agreement satisfactory to the Directors of Legal Services and Cultural Services for the provision of public art in accordance with the City's Public Art Policy, such agreement to provide for security in a form and amount satisfactory to the aforesaid

officials; and provide development details to the satisfaction of the Public Art Program Manager.

Note to Applicant: Please call Eric Fredericksen, Public Art Program Manager, 604-871-6002, to discuss your application.

Community Amenity Contribution

- 2.8 Pay to the City the cash Community Amenity Contribution of \$5,343,362 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.

Environmental Contamination

- 2.9 Submit a site disclosure statement to Environmental Services (Environmental Protection).
- 2.10 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.
- 2.11 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 constructed on the site pursuant to this rezoning until separate Certificates of Compliance, satisfactory to the City, for the on-site and off-site contamination, issued by the BC Ministry of Environment and Climate Change Strategy, have been provided to the City.

Note: 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.

* * * * *

4992-5138 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 maps forming part of Schedule A of the Subdivision By-law:

- (a) Lot 28 Block 839 District Lot 526 Plan 8710; PID: 009-954-961;
- (b) Lot 29 Block 839 District Lot 526 Plan 8710; PID: 009-954-996;
- (c) Lot 30 Block 839 District Lot 526 Plan 8710; PID: 009-955-208;
- (d) Lot 31 Block 839 District Lot 526 Plan 8710; PID: 009-955-241;
- (e) Lot 32 Block 839 District Lot 526 Plan 8710; PID: 009-955-283;
- (f) Lot 33 Block 839 District Lot 526 Plan 8710; PID: 009-955-330;
- (g) Lot 34 Block 839 District Lot 526 Plan 8710; PID: 009-955-356; and
- (h) Lot 35 Block 839 District Lot 526 Plan 8710; PID: 007-124-341.

* * * * *

4992-5138 Ash Street
PUBLIC CONSULTATION SUMMARY

1. List of Engagement Events, Notification, and Responses

	Dates	Results
Events		
Virtual open house (City-led)	February 1 – February 21, 2021	161 participants (aware)* <ul style="list-style-type: none"> • 61 informed • 7 engaged
Public Notification		
Postcard distribution – Notice of rezoning application and virtual open house	January 29, 2021	1,787 notices mailed
Public Responses		
Online questions	February 1 – February 21, 2021	0 submittal
Online comment forms <ul style="list-style-type: none"> • via Shape Your City platform 	November, 2020 – April 2021	10 submittals
Overall position <ul style="list-style-type: none"> • support • opposed • mixed 	November, 2020 – April 2021	10 submittals <ul style="list-style-type: none"> • 6 responses • 2 responses • 2 responses
Other input	November, 2020 – April 2021	0 submittals
Online Engagement – Shape Your City Vancouver		
Total participants during online engagement period	November, 2020 – April 2021	453 participants (aware)* <ul style="list-style-type: none"> • 192 informed • 10 engaged

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

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, massing, and context conforms with the *Plan* and is appropriate due to the proximity to transit.
- **Building design:** The building design, choice of materials and colour palette are well thought out and compliment one another.
- **Housing Stock:** More family housing options is appreciated and much needed.

Generally, comments of concern fell within the following areas:

- **Building design:** The building's design is not unique or visually interesting and does not compliment the neighborhood.
- **Parking:** Amount of parking proposed is excessive given the proximity to transit.
- **Housing Affordability:** Concerns that underutilized parking will justify higher prices for the proposed units and contribute to the housing affordability issue in Vancouver.
- **Transit:** Concern regarding the delay in creating a 33rd Avenue Station even though density is being added to this part of the Cambie Corridor.
- **Noise and disruption:** The location of the Class B loading space at the alley will cause continued disruptions for the adjacent single-family homes.

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

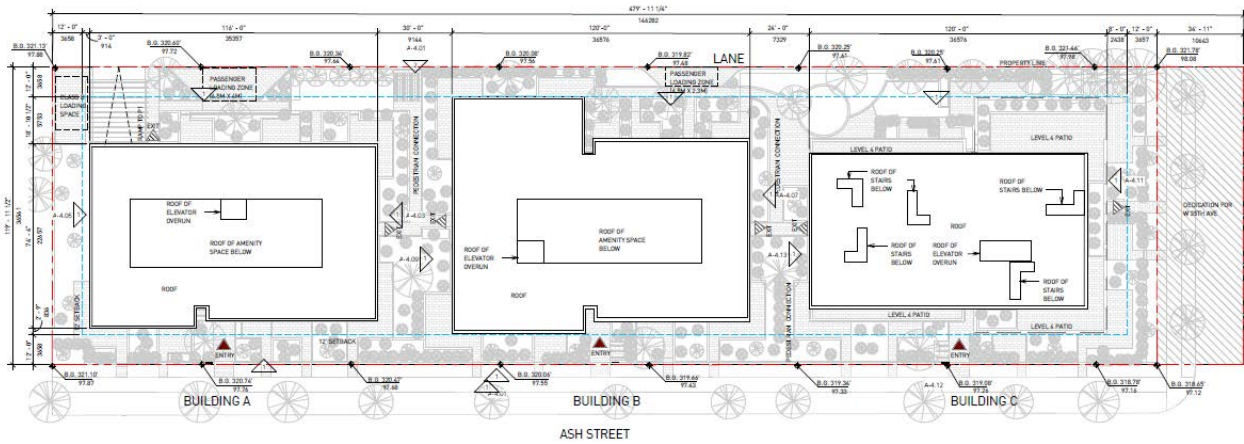
Neutral comments/suggestions/recommendations:

- More density should be considered in this area as it is in close proximity to Queen Elizabeth Park as well as the Heather Lands and the future proposed West 33rd Avenue Canada Line Station.
- Consideration for more ride sharing options to be implemented with this project.

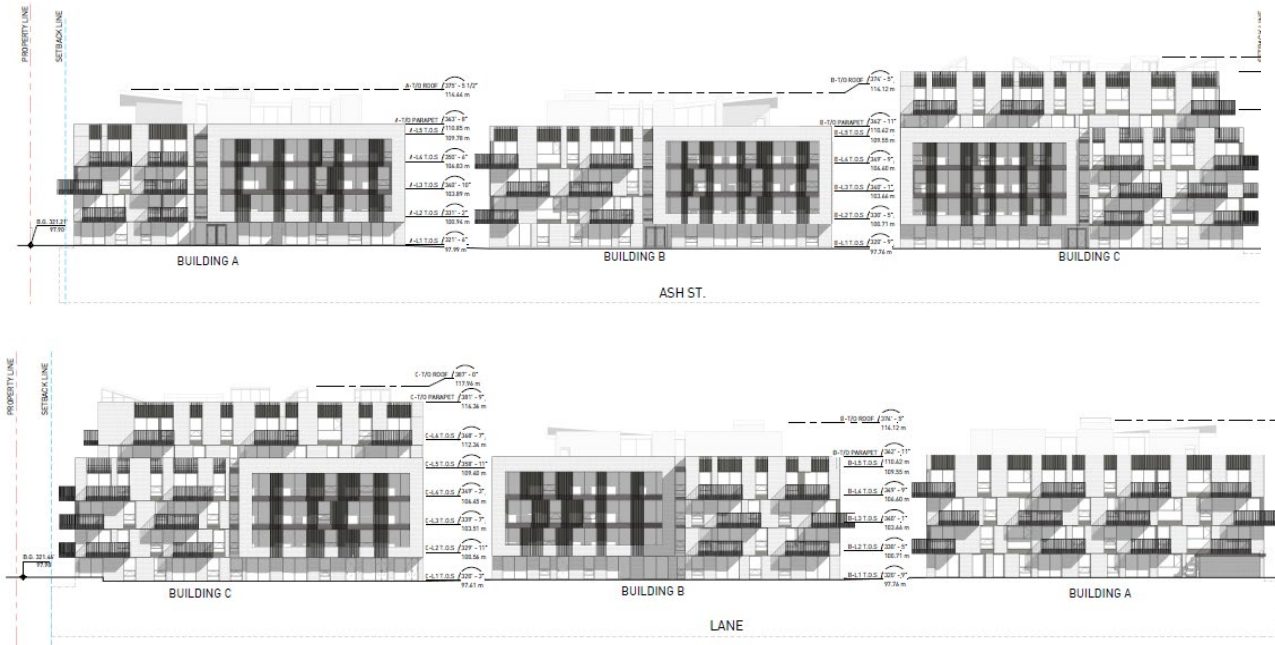
* * * * *

4992-5138 Ash Street
FORM OF DEVELOPMENT

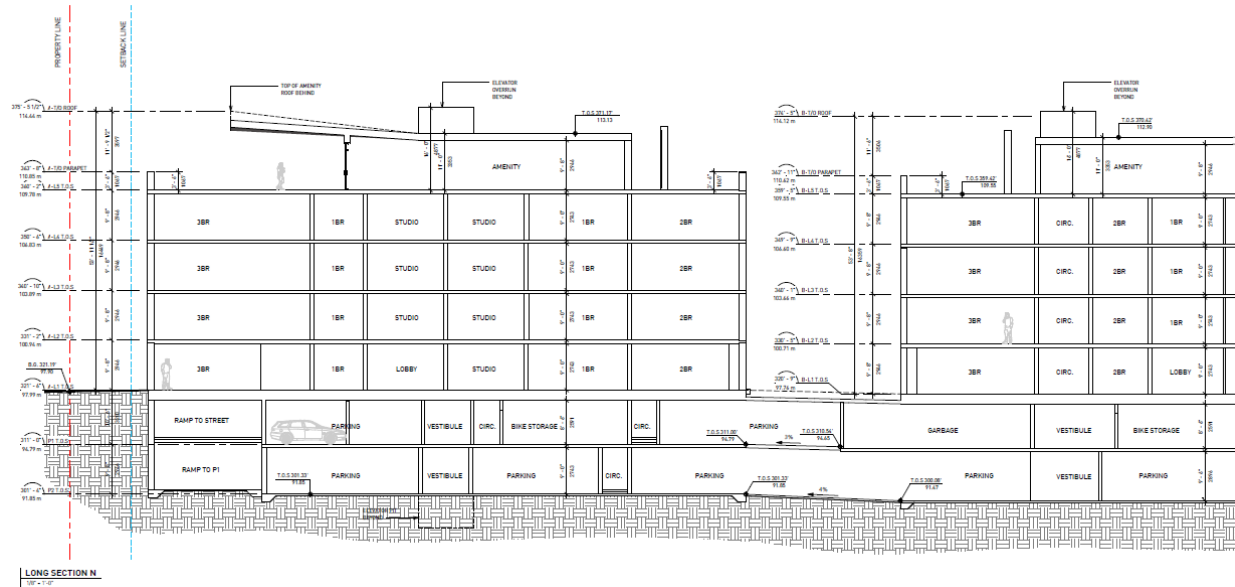
Site Plan



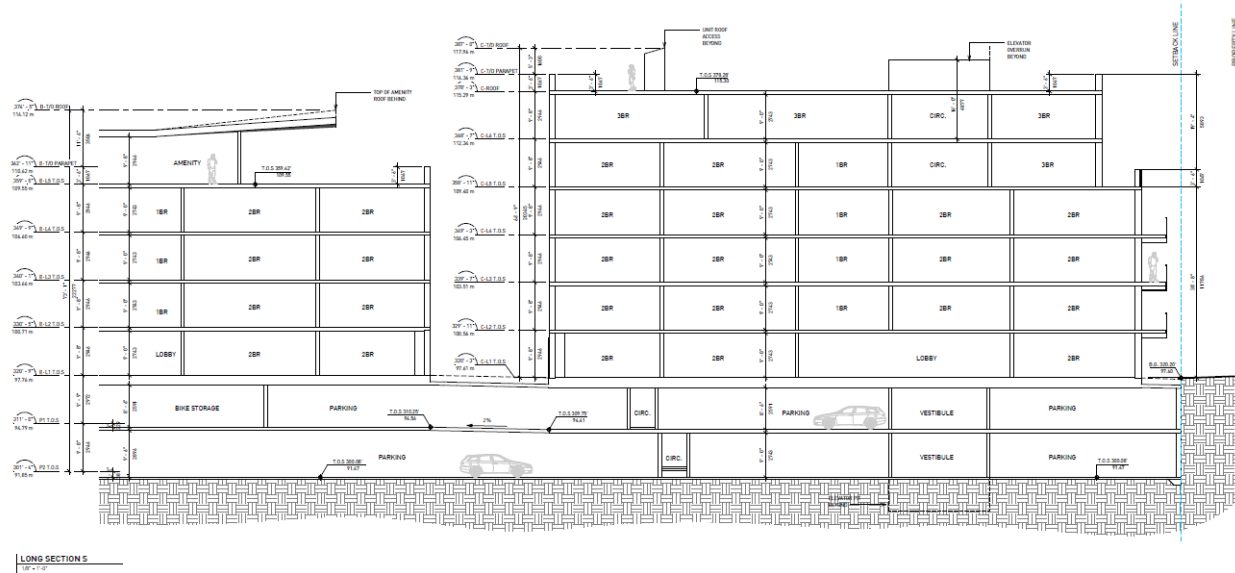
West and East Elevation



Section Looking East



Section Looking East



Perspective – View from Corner of Ash Street and 35th Avenue



Perspective – View from 35th Avenue Looking North

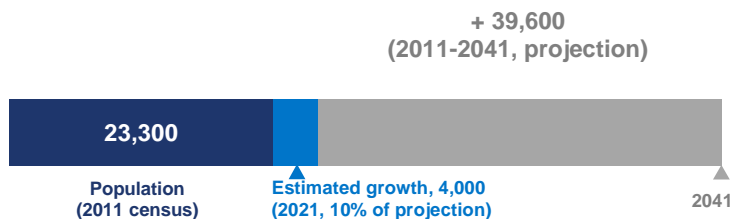


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PUBLIC BENEFITS IMPLEMENTATION TRACKING
CAMBIE CORRIDOR PLAN (2018) – North of 57th Avenue
Updated mid-year 2021

POPULATION GROWTH^a

The Cambie Corridor has grown by approximately **4,000** people since the 2011 census. The plan projects an additional growth of approximately **35,600** people by 2041.

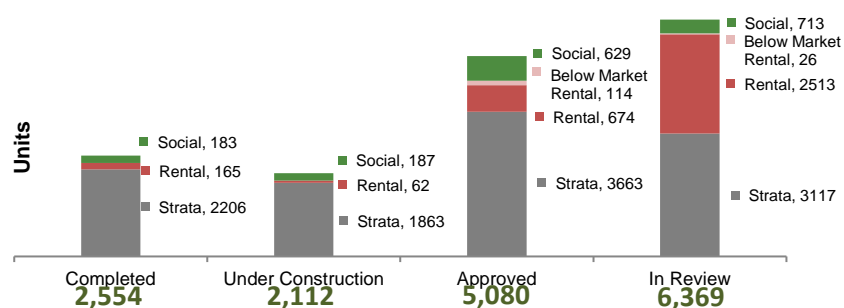


DEVELOPMENT ACTIVITY (UNITS)^b

Recent rezoning approvals:

- [3353 Cambie Street](#)
- [5412 Cambie Street](#)
- [485 W 28th Avenue](#)
- [325-341 W 42nd Avenue](#)
- [5910-5998 Cambie Street](#)
- [4118-4138 Cambie Street](#)
- [5740 Cambie Street](#)
- [441-475 West 42nd Avenue](#)

**This list does not include any townhouse developments under the RM-8A/AN Districts Schedule*



**The number of secured market rental has been adjusted to correct an error in the 2020 year-end tracker.*

PUBLIC BENEFITS ACHIEVED AND IN PROGRESS (North of 57th Ave)

✓ On track to achieving targets → Some progress toward targets, more work required ○ Targets require attention

TARGETS	Completed	Construction	Planning / Design	Progress
See Chapter 13 of the Cambie Corridor Plan for more details				
HOUSING <ul style="list-style-type: none"> ~ 4,700 additional secured market rental units ~ 2,250 social housing units ~ 400 additional below-market units (Gross numbers of units reported) 	<ul style="list-style-type: none"> 183 social housing units (408-488 W King Edward Avenue, 4899 Heather Street, 5688 Ash Street, 5077 and 5095 Heather Street (TMH)) 165 secured market rental units (210-268 W King Edward Avenue, 408-488 W King Edward Avenue, 452-486 W 41st Avenue, 4867 Cambie Street) 	<ul style="list-style-type: none"> 187 social housing units (Oakridge Centre) 62 secured market rental units (431-455 W King Edward Avenue, 6137 Cambie Street) 		16% of social housing target achieved 3% of secured rental target achieved ○
CHILDCARE <ul style="list-style-type: none"> ~ 1,080 spaces for all age groups 	<ul style="list-style-type: none"> Restoration of 8 Oaks Acorn childcare outdoor area 	<ul style="list-style-type: none"> 218 childcare spaces (Oakridge Civic Centre, Eric Hamber Secondary School) 		20% of childcare spaces target achieved →
TRANSPORTATION / PUBLIC REALM <ul style="list-style-type: none"> Upgrade/expand walking and cycling networks Complete Street design on Cambie St. and major streets 	<ul style="list-style-type: none"> 45th Avenue Bikeway improvements Interim Plazas (17th and Cambie; 18th and Cambie) Cambie Complete Streets (W 33rd to W 35th; McGuigan to W 35th Avenue) 	<ul style="list-style-type: none"> King Edward Ave Complete Street (Yukon Street to Columbia Street) Complete Street (W 35th Avenue to W 37th Avenue) Oak Street and 27th Avenue pedestrian and bike signal 	<ul style="list-style-type: none"> 54th Avenue Curb Bulge Bioretention Upgrade Cambie and 31st Avenue Street Closure 	→

<ul style="list-style-type: none"> • “Car-light” greenway on Heather Street. 	<ul style="list-style-type: none"> • 29th and Cambie Plaza + Public Art 	<ul style="list-style-type: none"> • Ontario and 16th Curb Bulge Bioretention 		
TARGETS See Chapter 13 of the Cambie Corridor Plan for more details	Completed	Construction	Planning / Design	Progress
CULTURE <ul style="list-style-type: none"> • 5 new artist studios 	<ul style="list-style-type: none"> • Public art from rezonings (29th Avenue and Cambie Street Plaza) 	<ul style="list-style-type: none"> • Cultural space, performance theatre, outdoor performance space at Oakridge Civic Centre 		✓
CIVIC / COMMUNITY <ul style="list-style-type: none"> • Oakridge Civic Centre • Oakridge Library renewal and expansion • Additional library branch • Hillcrest Community Centre (fitness centre expansion) • Firehall #23 • Community Policing Centre 		<ul style="list-style-type: none"> • Oakridge Civic Centre (129-space childcare, library) 	<ul style="list-style-type: none"> • VanDusen & Blodel Strategic Plan 	✓
HERITAGE <ul style="list-style-type: none"> • 5% allocation from cash community amenity contributions in Cambie Corridor 	<ul style="list-style-type: none"> • James Residence (587 King Edward Avenue) • Milton Wong Residence (5010 Cambie Street) • 5% allocation from cash community amenity contributions 			✓
SOCIAL FACILITIES <ul style="list-style-type: none"> • Renewal and expansion of Oakridge Seniors Centre • Youth Hub • Non-profit organization centre • Additional Seniors’ Centre 		<ul style="list-style-type: none"> • Renewal and expansion of Seniors Centre and Youth Centre (Oakridge Civic Centre) 		➔
PARKS <ul style="list-style-type: none"> • New parks on large sites • Queen Elizabeth 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 & Hillcrest Park • Lillian To Park (17th Avenue and Yukon Street) • Playground renewal at Douglas Park • Queen Elizabeth Park tennis court resurfacing 	<ul style="list-style-type: none"> • Oakridge Park 	<ul style="list-style-type: none"> • Alberta Street Blue-Green System and Columbia Park Renewal • Queen Elizabeth Master Plan • Oak Park Schematic Design • Little Mountain Plaza and Wedge Park • Heather Park off-leash dog area 	➔

EXPLANATORY NOTES

The Public Benefits Implementation Dashboard 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 (and significant public benefits adjacent to the plan area) since Plan approval.

^a **Population Growth:** 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.

^b **Development Activity:** The Development Activity Chart includes Building Permits, Development Permits, and rezoning applications:

- Completed: Occupancy Permit issuance
- Under Construction: Building Permit issuance
- Approved: Approved Rezoning Applications and Development Permits submitted without a rezoning
- In review: In Review Rezoning Applications and Development Permits submitted without a rezoning

^c **Public Benefits Achieved:** Public benefits in planning/design typically include large City- or partner-led projects or master plans that have begun a public process or have made significant progress in planning or design stages, but have not yet moved to construction.

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**4992-5138 Ash Street
PUBLIC BENEFITS SUMMARY**

Project Summary

Two four-storey buildings and one six-storey building containing 133 strata-titled residential units.

Public Benefit Summary:

The project would generate a DCL payment, a cash CAC offering to be allocated toward the Cambie Corridor Public Benefits Strategy, and a public art contribution.

	Current Zoning	Proposed Zoning
Zoning District	RS-1	CD-1
FSR (site area = 5,349 sq. m / 57,567 sq. ft.)	0.7	2.0
Buildable Floor Space (sq. ft.)	40,297	115,134
Land Use	Residential	Residential

Summary of development contributions expected under proposed zoning

City-wide DCL ¹	\$2,100,044
City-wide Utilities DCL ¹	\$1,166,307
Community Amenity Contribution	\$5,343,362
Public Art Contribution	\$227,965
TOTAL VALUE OF PUBLIC BENEFITS	\$8,837,678

¹ Based on rates that are anticipated to be in effect as at September 30, 2021. 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.

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4992-5138 Ash Street
APPLICANT, PROPERTY, AND DEVELOPMENT PROPOSAL INFORMATION

Property Information

Address	Property Identifier (PID)	Legal Description
5138 Ash Street	009-954-961	Lot 28 Block 839 District Lot 526 Plan 8710
5120 Ash Street	009-954-996	Lot 29 Block 839 District Lot 526 Plan 8710
5090 Ash Street	009-955-208	Lot 30 Block 839 District Lot 526 Plan 8710
5070 Ash Street	009-955-241	Lot 31 Block 839 District Lot 526 Plan 8710
5050 Ash Street	009-955-283	Lot 32 Block 839 District Lot 526 Plan 8710
5030 Ash Street	009-955-330	Lot 33 Block 839 District Lot 526 Plan 8710
5010 Ash Street	009-955-356	Lot 34 Block 839 District Lot 526 Plan 8710
4992 Ash Street	007-124-341	Lot 35 Block 839 District Lot 526 Plan 8710

Applicant Information

Architect	GBL Architects
Developer/Property Owner	Peterson (1093607 B.C. LTD.)

Development Statistics

	Existing Zoning	Proposed	Recommended Changes
Zoning	RS-1	CD-1	
Site Area	5,349 sq. m (57,567 sq. ft.)	5,349 sq. m (57,567 sq. ft.)	
Land Use	Residential	Residential	
Maximum FSR	0.7	2.0	
Maximum Height	10.7 m (35 ft.)	Sub-area A Top of Parapet: 12.8 m (46 ft.) Top of Amenity: 16.7 m (61.6 m) Sub-area B Top of Parapet: 20.1 m (66 ft.)	Sub-area A Top of Parapet: 15.0 m (49 ft.) Top of Amenity: 19.7 m (65 ft.) Sub-area B Top of Parapet: 21.0 m (69 ft.) Top of Amenity: 24.7 m (81 ft.)
Floor Area	3,744 sq. m (40,297 sq. ft.)	Total: 10,698 sq. m (115,134 sq. ft.)	
Residential Units	-	Total: 133 residential units 7 studio units (5%) 39 one-bedroom units (29%) 59 two-bedroom units (45%) 28 three-bedroom units (21%)	
Parking and Bicycle Spaces	As per Parking By-law	190 vehicle parking spaces, 242 Class A bicycle spaces, 8 Class B bicycle spaces, one Class B loading space	As per Parking By-law
Natural Assets	13 on-site trees 2 neighbouring trees 11 City street trees	59 on-site trees (11 removed) 2 neighbouring trees 11 City street trees To be confirmed at the development permit stage	

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