



REFERRAL REPORT

Report Date: October 5, 2021
Contact: Yardley McNeill
Contact No.: 604.873.7582
RTS No.: 14699
VanRIMS No.: 08-2000-20
Meeting Date: October 19, 2021

TO: Vancouver City Council
FROM: General Manager of Planning, Urban Design and Sustainability
SUBJECT: Rezoning: 707 West 27th Avenue

RECOMMENDATION TO REFER

THAT the rezoning application, 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 P Square Engineering and Construction Ltd., on behalf of Sayed Pouriya Hosseini and Morteza Karamzadeh–Dehaghani, the registered owners of the lands located at 707 West 27th Avenue [*PID: 018-196-951; Lot 9 Block 698 District Lot 526 Plan 6309*], to rezone the land from RS-1 (Single-detached Houses and Duplexes) District to RM-8A (Multiple Dwelling) District be approved in principle;

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;

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

- 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; 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 707 West 27th Avenue. 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 maximum floor space ratio (FSR) of 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 Contribution Policy Update* (2020)
- *Urban Forest Strategy* (2014)
- *Vancouver Development Cost Levy By-law No. 9755*
- *Vancouver Utilities Development Cost Levy By-law No. 12183*

REPORT

Background/Context

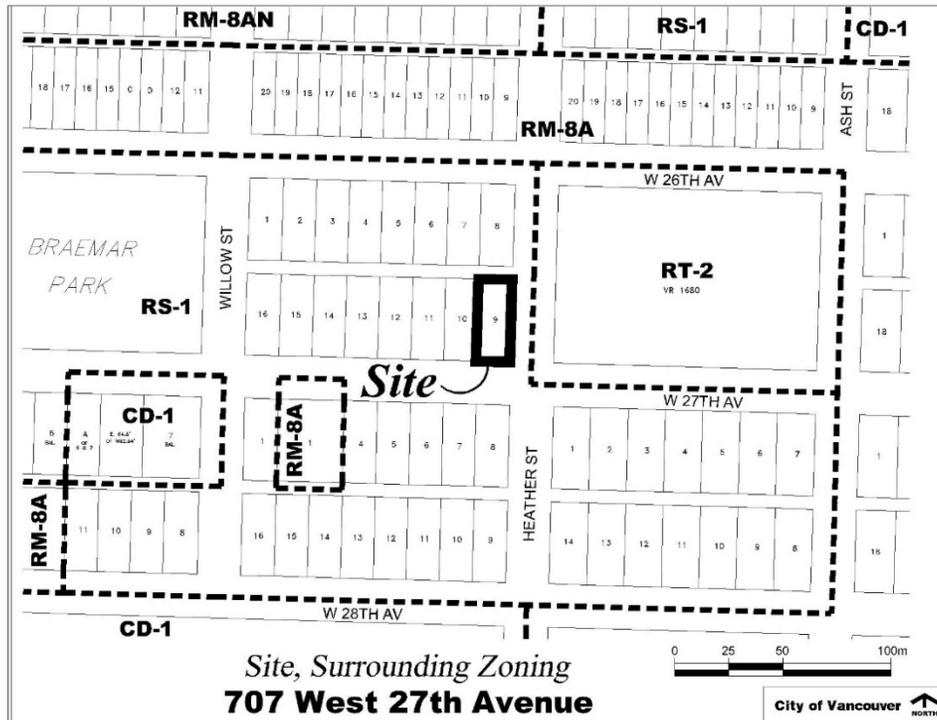
1. Site and Context

The subject site at 707 West 27th Avenue (see Figure 1) is located within an area permitted to rezone for townhomes under the *Cambie Corridor Plan*, see Appendix D. The site is comprised of one legal parcel fronting 27th Avenue. The total site area is 592 sq. m (6,378 sq. ft.), with a frontage of approximately 16 m (52.5 ft.) along 27th Avenue and a depth of 38 m (124.5 ft.).

The property is surrounded by similar single family homes under RS-1 zoning. The property to the east is a strata-titled development of single detached housing with a shared internal street, developed under RT-2 zoning. The house on the site was constructed in 1941 and is not listed on the *Vancouver Heritage Register*.

The house is currently occupied by one rental tenancy who is aware of the rezoning application. The rezoning site only contains a single lot, and as such the *Tenant Relocation and Protection Policy* (“TRP Policy”) does not apply.

Figure 1: Location Map – Site and Context



2. Policy Context

Cambie Corridor Plan (the “Plan”) – The *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 Queen Elizabeth neighbourhood, characterized by its existing low-density residential character and green park-like setting. The *Plan* calls for new family-oriented housing opportunities, in the form of townhouses, to be introduced in transition areas surrounding Cambie Street and other large sites.

The site is guided by Section 4.2.9 of the *Plan*, which supports residential uses in townhouse forms of up to three storeys in height and a maximum density of 1.20 FSR.

3. Plan Implementation and Utilities Servicing Plan

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

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). See Appendix D for further details on the USP phasing.

The first phase of City-initiated rezoning (in the Stage 1 area) was approved in September 2018. 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 currently undetermined. 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, which includes this application. Since the subject site is outside Stage 1 and Stage 2, the timing of the City-delivered utility upgrades has not been determined. As such, owner-initiated rezoning applications for RM-8A/AN allows the City to determine on a case-by-case basis whether off-site utility upgrades are required. Engineering conditions in Appendix B have been applied to secure the required infrastructure upgrades for this site.

Strategic Analysis

1. Simplified Rezoning Process

To facilitate the delivery of family-oriented 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. Rezoning to a designated zone provides the same certainty on the built form for residents and applicants as the City-initiated rezoning provides, and also streamline the review process.

The RM-8A and RM-8AN Districts were approved in 2018, along with associated design guidelines. The district schedules and guidelines apply to the Cambie Corridor and Grandview-Woodland area. The district schedule includes requirements for a unit size mix 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 in that the RM-8AN requires additional noise mitigation measures for dwelling units close to arterial streets. As West 27th Avenue is classified as a local street and not an arterial, the proposed rezoning is to the RM-8A District Schedule.

The rezoning process allows for townhouse development through a future development application process, while securing the utility upgrades and transportation upgrades identified in the *Plan*. Architectural drawings are not required at the rezoning application stage. The form of development will be reviewed at the development permit stage. All proposals will need to meet the intent and regulations of the RM-8A/RM-8AN Districts. An Urban Design Panel review is not necessary for this project due to the small scale of the buildings and comprehensive design guidelines which accompany the RM-8A and RM-8AN District Schedule.

2. Tenants

The rezoning site consists of one (secondary) rental tenancy. Since the proposal does not involve the consolidation of two or more lots, the *Tenant Relocation and Protection Policy* does not apply.

3. Transportation and Parking

Parking, loading and bicycle spaces must be provided and maintained according to 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 conditions are included in Appendix B.

Local servicing requirements will be secured through a services agreement. Engineering conditions are included in Appendix B.

4. Environmental Sustainability and Natural Assets

Green Buildings – The *Green Buildings Policy for Rezoning*s requires that residential rezoning applications satisfy either the near zero emission buildings or low emissions green buildings conditions within the policy. These requirements are mandatory for all rezoning applications.

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

Green Assets – The *Urban Forest Strategy* was developed to 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 that 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 for 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. Prior to development permit issuance, staff will review these materials and provide conditions to retain and protect trees. This process allows for a coordinated assessment of tree retention and replacement with the proposed form of development.

Public Input

A rezoning information sign was installed on the site on May 28, 2021. Approximately 738 notification postcards were distributed within the neighbouring area on or about June 2, 2021. Notification and application information, as well as an online comment form was provided on the Shape Your City Vancouver website (<https://shapeyourcity.ca/>). Staff received six responses from the public, expressing the following:

- Support for increased housing options in the area.
- Concern that new strata housing will not be affordable.
- Loss of greenspace and tree canopies in the neighbourhood.

In response to public comments, the density and use is supported under policy. The landscape plan at the time of development permit is expected to mitigate the loss of greenspace.

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 the specific building design for this site will be available at the development permit stage in accordance with the standard City notification process.

5. Public Benefits

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

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

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.

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

FINANCIAL IMPLICATIONS

As noted in the Public Benefits section, 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, 2021, a Density Bonus Zone contribution of approximately \$158,430 is anticipated from the development should it achieve the maximum density of 1.20 FSR.

Based on rates in effect as of September 30, 2021, total DCLs of approximately \$50,203 is anticipated 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 707 West 27th Avenue from RS-1 to RM-8A to facilitate a townhouse development complying with the provisions of the RM-8A District Schedule. 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.

* * * * *

707 West 27th Avenue
PROPOSED BY-LAW AMENDMENTS

Note: A By-law to rezone an area to RM-8A 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.
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



707 West 27th Avenue
CONDITIONS OF APPROVAL

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

PART 1: CONDITIONS OF APPROVAL OF THE DEVELOPMENT APPLICATION

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

Sustainability

- 1.1 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).

Engineering

- 1.2 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>

- 1.3 Provision of a draft final Rainwater Management Plan (RWMP) which includes the following:

a) General Requirements

- (i) provide design specifics and details of all best management practices (BMPs) to support the design claim for meeting target requirements. Coordinate with the landscape architect on the details specific to the landscape portion, such as proposed growing medium depth and grading of hardscapes into adjacent landscaping.
- (ii) Provision of post-development site plan(s) that includes the following:
 - Building location/footprint;
 - Underground parking extent;
 - Proposed service connections to the municipal sewer system;
 - Location and labels for all proposed rainwater management practices;
 - Area measurements for all the different land use surface types within the site limits; and
 - Delineated catchments to demonstrate best management practices (detention tank(s), green infrastructure, etc.) are appropriately sized.

Note to Applicant: Indicate the location of the proposed Water Quality unit, soakaway MH's, service connection to the public storm sewer and extents of the underground parkade on the drawings.

b) Volume Reduction

- (i) 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 & Tier 2 practices.

Note to Applicant: Revise the post development target release rate to utilize the full required detention system volume if the required volume is greater than the amount necessary to meet pre development peak flow

- (ii) Update any references in the report to Landscaping on Slab to be considered Tier 2 rather than Tier 1 as noted.
- (iii) Confirm consistency between the Landscape on Slab area of 80.35 m² indicated in Section 5.1 and the Drawing 1 Landscape on Slab area of 39.7 m².
- (iv) Provide sizing calculations and details for the proposed soakaway manhole to demonstrate the volume of water retained and infiltrated through this feature with 72 hrs.
 - Specify the design infiltration rate for drawdown time calculations.
- (v) Demonstrate that any infiltration features are a minimum of 5 metres from the building foundation and the underground parkade as per Bulletin 2019-008-PL Siting Requirements for On-Site Infiltration Systems

Note to Applicant: If this is not possible due to the configuration of the proposed building and parkade, consider providing alternate design to meet volume reduction requirement for the roof area such as green roofs or recalculation of the detention tank volume.

- (vi) If the proposed soakaway maintenance holes will infiltrate into native soil, provide an infiltration study that includes the following:
 - An evaluation of the potential for and risks of onsite rainwater infiltration, such as slope stability and soil contamination;
 - Results of infiltration testing at likely locations for infiltration practices and a proposed design infiltration rate;
 - Soil stratigraphy; and
 - Depth to bedrock and seasonally high groundwater at likely locations for infiltration practices.

Note to Applicant: May reference or include excerpts from a geotechnical and/or hydrogeology study.

c) Water Quality

- (i) 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:

- Product Name and Manufacturer/Supplier;
- Total area and % Impervious being treated;
- Treatment flow rate;
- Supporting calculations to demonstrate adequate sizing;
- Include discussion of the specified treatment device's % Total Suspended Solids (TSS) removal efficiency certification by TAPE or Environmental Technology Verification (ETV); and
- Location of device in drawing or figure in the report.

d) Release Rate

- (i) Peak flow calculations to use 1:5 year return period with minimum inlet time = 10 minutes for this residential area as per Sewer Design staff conditions.
- (ii) Clarify the difference between the existing flow rate of 0.004202 m³/s indicated in Section 5.2 and the pre-development flow rate of 0.006341 m³/s indicated in this section of the report.
- (iii) Confirm how the post-development uncontrolled flow of 8.7 L/s is controlled to pre-development 4.2 L/s without proposed detention storage and a control structure.

Note to Applicant: City Rational Method calculations indicate that 3.6 m³ of detention storage is required to meet this control rate based on the provided site parameters. Please review the detention storage calculations and demonstrate how pre-development peak flow control will be provided.

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 RWMP will include all relevant details.

Please contact the City of Vancouver's Rainwater Management Review group for any questions or concerns related to the conditions or comments prior to resubmission with the DP application. A meeting may be scheduled upon request by contacting rainwater@vancouver.ca.

- 1.4 Provision of a Rainwater Management Agreement to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services registered prior to issuance of the Development Permit.
- 1.5 Provision of a final Rainwater Management Plan (RWMP), which includes a written report, supporting calculations, computer models and drawings to the satisfaction of the

Engineering Services and the City Engineer prior to the issuance of any building permit.

- 1.6 Provision of a final Operations and Maintenance (O&M) Manual for the rainwater management system to the satisfaction of Engineering Services and the City Engineer prior to the issuance of any building permit.
- 1.7 Provision of a Final Hydrogeological Study which meets the requirements of the Groundwater Management Bulletin (<https://bylaws.vancouver.ca/bulletin/bulletin-groundwater-management.pdf>)

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, and the General Manager of Engineering 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 Provision of a Services Agreement to detail the on- 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 2.2(a), 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.

- (i) Based on the confirmed Fire Underwriter's Survey Required Fire Flows and domestic flows submitted by CitiWest Consulting Ltd. dated March 23, 2021, no water main upgrades are required to service the development.

Note to Applicant: The main servicing the proposed development is 150 mm along West 27th Avenue. Should the development require water service connections larger than 150 mm, the developer shall upsize the existing main to the satisfaction of the General Manager of Engineering Services. The developer is responsible for 100% of the cost of the upgrading.

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

- for re-evaluation of the Water System.
- b) Provision of adequate sewer (storm and sanitary) service to meet the demands of the project.
- (i) Implementation of development(s) at 707 West 27th Avenue require the following in order to improve sanitary sewer flow conditions.

Local Servicing Upgrade:

Separate existing 133 m of combined main to sanitary and storm mains on West 27th Avenue.

Separate existing 76 m of 250 mm combined main to 200 mm sanitary and 250 mm storm sewers on West 27th Avenue from lot fronting 792 West 27th Avenue (MH__FJCS7X) to lot fronting 738 West 27th Avenue (MH__FJCS72).

Separate existing 57 m of 200 mm COMB main to 200 mm sanitary and 250 mm storm sewers on West 27th Avenue from Heather Street (MH__FJCS71) fronting 738 West 27th Avenue (MH__FJCS72).

Note: Cap the west outlet of MH__JFCS71 and install a new sanitary and storm manholes for the proposed main

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

Note to Applicant: The Willow Street Trunk requires upgrading to support the growth in the catchment area. The City is targeting delivery of the upgraded trunk for Year 6-8 of the UDCL program (Approximately 2024-2026). The applicant is to regularly inform the Integrated Water Management (DWRM) Branch (Utilities.Servicing@Vancouver.ca) of their updated construction and occupancy schedule as the development progresses.

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 200 mm Sanitary and 250 mm storm sewers in West 27th Avenue.

- c) Provision of street improvements along West 27th Avenue adjacent to the site

and appropriate transitions including the following:

- (i) 2.14 m (7 ft.) wide broom finish saw-cut concrete sidewalk;
 - (ii) Curb ramps.
- d) Provision of street improvements along Heather St adjacent to the site and appropriate transitions including the following:
- (i) 2.14 m (7 ft.) wide broom finish saw-cut concrete sidewalk;
 - (ii) Curb ramps.
- e) Provision of upgraded street lighting (roadway and sidewalk) adjacent to the site to current City standards and IESNA recommendations.
- f) Provision of entire intersection lighting upgrade to current City standards and IESNA recommendations at Heather Street and West 27th Avenue.
- g) Provision of a new standard concrete pedestrian lane crossing, new curb returns and curb ramps at the existing lane crossing on Heather Street adjacent to the site.
- h) Provision to construct speed humps in the lane north of West 27th Avenue between Willow Street and Heather Street.
- i) 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.

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

2.2 Provision of one or more Latecomer Agreements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for the following works, which constitute excess and/or extended services:

- a) Separate existing 133 m of combined main to sanitary and storm mains on West 27th Avenue per condition 2.1(b)(i).

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

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.

- 2.3 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.
- a) 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.

Environmental Contamination

- 2.4 As applicable:
- (a) Submit a site disclosure statement 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 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 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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707 West 27th Avenue
DRAFT CONSEQUENTIAL AMENDMENT

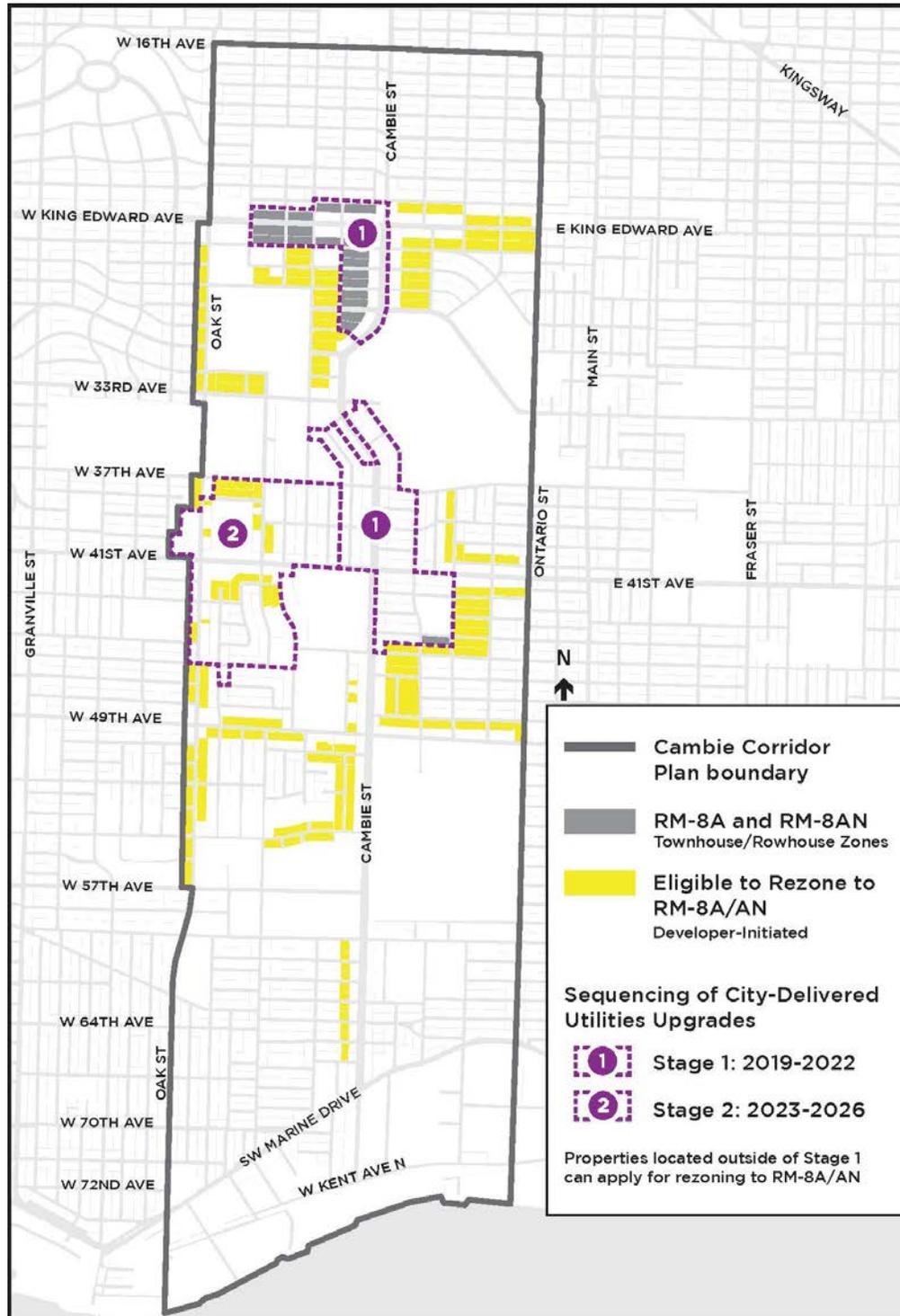
DRAFT AMENDMENT TO THE SUBDIVISION BY-LAW NO. 5208

1. 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 PID: 018-196-951; Lot 9 Block 698 District Lot 526 Plan 6309 from the RS-1, RS-3, RS-3A, RS-5 and RS-6 maps forming part of Schedule A of the Subdivision By-law.

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707 West 27th Avenue 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. DCLs are payable at building permit issuance based on rates in effect at that time, per the [DCL Bulletin](#).

Community Amenity Contributions (CACs)

In 2018, City Council approved a CAC exemption for any sites being rezoned to the RM-8A and RM-8AN Districts Schedule. 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 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 contributions towards public benefits such as social housing, community centres, parks, and childcare. DBZs in the Cambie Corridor area are applied in accordance with the Cambie Corridor Public Benefits Strategy.

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. See the City’s [DBZ Bulletin](#) for additional information.

3. Cambie Corridor Public Benefits Strategy (PBS)

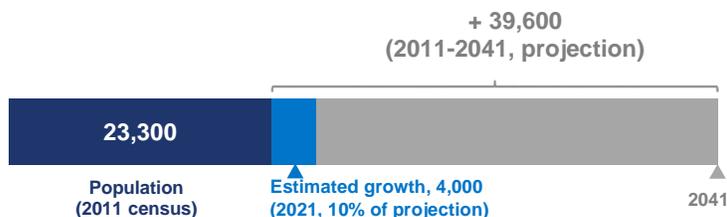
The Cambie Corridor PBS (see Appendix E) identifies public amenities and infrastructure to support growth in the area, including short- and long-term priorities in and around the plan area. Priorities for the first 10 years include:

- *Increasing the supply of affordable housing* – 550 social housing, 190 below market rental and 1,500 secured market rental units.
- *Childcare facilities* – Up to 360 additional spaces for 0-4 year olds, and 195 out-of-school 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.

PUBLIC BENEFITS IMPLEMENTATION DASHBOARD
CAMBIE CORRIDOR PLAN – North of 57th Ave
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.

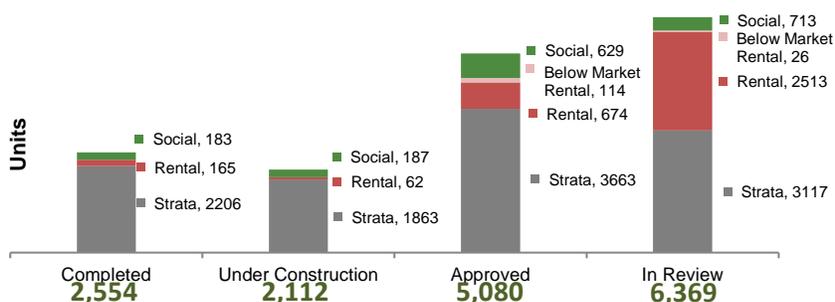


DEVELOPMENT ACTIVITY (UNITS)^b

Recent rezoning approvals:

- [3353 Cambie St](#)
- [5412 Cambie St](#)
- [485 W 28th Ave](#)
- [325-341 W 42nd Ave](#)
- [5910-5998 Cambie St](#)
- [4118-4138 Cambie St](#)
- [5740 Cambie St](#)
- [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 Ave, 4899 Heather St, 5688 Ash St, 5077 and 5095 Heather St (TMH)) 165 secured market rental units (210-268 W King Edward Ave, 408-488 W King Edward Ave, 452-486 W 41st Ave, 4867 Cambie St) 	<ul style="list-style-type: none"> 187 social housing units (Oakridge Centre) 62 secured market rental units (431-455 W King Edward Ave, 6137 Cambie St) 		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 "Car-light" greenway on Heather St. 	<ul style="list-style-type: none"> 45th Ave Bikeway improvements Interim Plazas (17th and Cambie; 18th and Cambie) Cambie Complete Streets (W 33rd to W 35th; McGuigan to W 35th Ave) 29th and Cambie Plaza + Public Art 	<ul style="list-style-type: none"> King Edward Ave Complete Street (Yukon St to Columbia St) Complete Street (W 35th Ave to W 37th Ave) Oak St and 27th Ave pedestrian and bike signal Ontario and 16th Curb Bulge Bioretention 	<ul style="list-style-type: none"> 54th Ave Curb Bulge Bioretention Upgrade Cambie and 31st Ave Street Closure 	➔

TARGETS	Completed	Construction	Planning / Design	Progress
See Chapter 13 of the Cambie Corridor Plan for more details				
CULTURE • 5 new artist studios	• Public art from rezonings (29th Ave and Cambie St Plaza)	• Cultural space, performance theatre, outdoor performance space at Oakridge Civic Centre		✓
CIVIC / COMMUNITY • Oakridge Civic Centre • Oakridge Library renewal and expansion • Additional library branch • Hillcrest Community Centre (fitness centre expansion) • Firehall #23 • Community Policing Centre		• Oakridge Civic Centre (129-space childcare, library)	• VanDusen & Blodel Strategic Plan	✓
HERITAGE • 5% allocation from cash community amenity contributions in Cambie Corridor	• James Residence (587 King Edward Ave) • Milton Wong Residence (5010 Cambie St) • 5% allocation from cash community amenity contributions			✓
SOCIAL FACILITIES • Renewal and expansion of Oakridge Seniors Centre • Youth Hub • Non-profit organization centre • Additional Seniors' Centre		• Renewal and expansion of Seniors Centre and Youth Centre (Oakridge Civic Centre)		➔
PARKS • New parks on large sites • Queen Elizabeth Master Plan and Phase 1 upgrades • 6 plazas and enhanced open spaces • Neighbourhood park improvements	• Upgrades to Riley Park & Hillcrest Park • Lillian To Park (17 th Ave and Yukon St) • Playground renewal at Douglas Park • Queen Elizabeth Park tennis court resurfacing	• Oakridge Park	• Alberta St 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.

707 West 27th Avenue
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 = 592 sq. m / 6,378 sq. ft.)	0.70	0.75	1.20
Floor Area (sq. ft.)	4,464 sq. ft.	4,783 sq. ft.	7,653 sq. ft.
Land Use	Single-detached Houses and Duplexes Residential	Multiple Dwelling Residential	Multiple Dwelling Residential

Summary of development contributions anticipated under proposed zoning¹

City-wide DCL	\$32,372
City-wide Utilities DCL	\$17,831
Density Bonus Zone Contribution	\$158,430
TOTAL	\$208,633

¹ Assumes development maximizes allowable density. Based on rates in effect as at September 30, 2021. Rates are subject to future adjustment by Council, including annual inflationary adjustments.

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707 West 27th Avenue
APPLICANT, PROPERTY, AND DEVELOPMENT PROPOSAL INFORMATION

Property Information

Address	Property Identifier (PID)	Legal Description
707 West 27th Avenue	018-196-951	Lot 9 Block 698 District Lot 526 Plan 6309

Applicant Information

Architect/Applicant	P Square Engineering and Construction Ltd.
Property Owners	Sayed Pouriya Hosseini and Morteza Karamzadeh-Dehaghani

Site Statistics

Site Area	592 sq. m (6,378 sq. ft.); Site Dimensions 16 m (52.5 ft.) x 38 m (124.5 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	414 sq. m (4,464 sq. ft.)	Up to 710 sq. m (7,653 sq. ft.)
Height	10.7 m (35.1 ft.)	Up to 3 storeys (at the street): 11.5 m (37.5 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	

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