



## REFERRAL REPORT

Report Date: October 5, 2021  
Contact: Yardley McNeill  
Contact No.: 604.873.7582  
RTS No.: 14698  
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: 608-632 West 54th 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 Gradual Architecture Inc., on behalf of 1095092 BC Ltd., the registered owner of the lands located at 608-632 West 54th Avenue [*Lots 6 to 8, Block 885 District Lot 526 Plan 9858; PIDs: 009-446-401, 009-446-419 and 008-307-865, respectively*], 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 608-632 West 54th Avenue. The proposed amendment would rezone the lands 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)
- *Tenant Relocation and Protection Policy* (2019)
- *Vancouver Development Cost Levy By-law No. 9755*
- *Vancouver Utilities Development Cost Levy By-law No. 12183*

## REPORT

### Background/Context

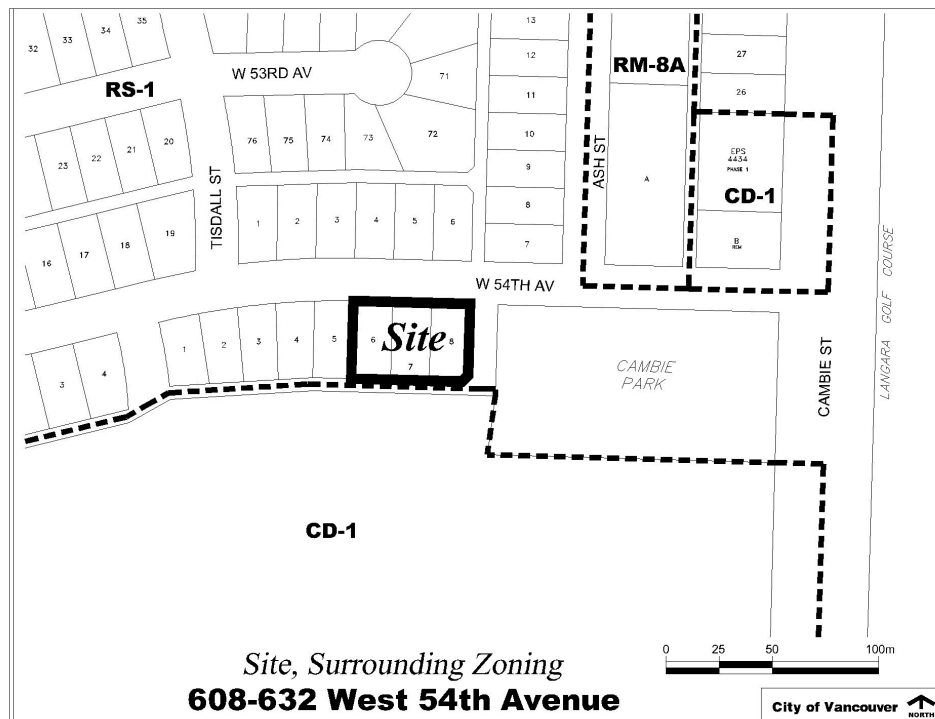
#### 1. Site and Context

The subject site at 608-632 West 54th 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 three legal parcels fronting 54th Avenue. The total site area is 2,001 sq. m (21,538 sq. ft.), with a combined frontage of approximately 55 m (180 ft.) along 54th Avenue and a depth of 36 m (119 ft.).

The site is currently zoned RS-1 and developed with three single-detached houses. To the west and north, properties are developed in a similar context with single detached homes. Langara Gardens (a mixed-use residential rental development comprised of townhomes and 18-storey buildings) is located to the south and Cambie Park is located to the east. Langara Golf course is located across Cambie Street to the east. One of the houses was built in 1959 and the two others were built in 1960. None of the three houses on the site are listed on the *Vancouver Heritage Register*.

Two of the three houses are rented with a total of five tenants. All tenants are aware of the rezoning application. As this rezoning is for the consolidation of two lots, the *Tenant Relocation and Protection Policy* (“TRP Policy”) applies; however, no tenants are eligible due to length of tenure.

**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 Langara neighbourhood of the *Plan*, 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 4.4.7 of the *Plan*, which supports residential uses in townhouse forms for up to three storeys in height and a maximum density of 1.20 FSR.

**Tenant Relocation and Protection Policy** (“TRP Policy”) – The *TRP Policy* is intended to protect tenants by mitigating the impacts of displacement resulting from redevelopment activity, while recognizing that some renewal is necessary to maintain the health of the overall rental stock. A Tenant Relocation Plan is required when eligible tenants are displaced as a result of redevelopment or major renovation activity.

The *TRP Policy* extends policy coverage to projects involving consolidation of two or more lots that contain existing secondary rental. This includes single-family homes, basement suites, duplexes, or individually-rented condos in which the new development is proposing five or more dwelling units. The *TRP Policy* exempts tenancies entered into after the purchase of the property that are of a length of two years or less as of the date of the rezoning application.

## 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/RM-8AN allow 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 rezonings 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 streamlines 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. West 54th Avenue is classified as a local street and not an arterial, and as such, 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 contains two (secondary) rental tenancies. Since the proposal involves the consolidation of two or more lots, the *Tenant Relocation and Protection Policy* applies.

Three houses, containing two rental units, are currently occupied with tenants who are aware of the rezoning application. None of the tenancies are eligible for provision under the *TRP Policy* due to length of tenancy. If any tenants on site are found to be eligible after project approval, the applicant will be required to provide a Tenant Relocation Plan to the satisfaction of the General Manager of Planning, Urban Design and Sustainability prior to the issuance of the development permit, as per the *TRP Policy*.

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

### **3. Transportation and Parking**

Parking, loading and bicycle spaces must be provided and maintained according to the provisions of the Parking By-law and will be reviewed at time of development permit application when architectural drawings are submitted. Local servicing requirements will be secured through a services agreement. Engineering 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* requires that residential rezoning applications satisfy either the near zero emission buildings or low emissions green buildings conditions within the policy.

For small buildings, such as townhouses and those considered under Part 9 of 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 – 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 22, 2021. Approximately 265 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 one public response in opposition to the project.

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 the following public benefits:

**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 \$535,004 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 \$169,543 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 608-632 West 54th 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.

\* \* \* \* \*

**608-632 West 54th Avenue**  
**PROPOSED BY-LAW AMENDMENTS**

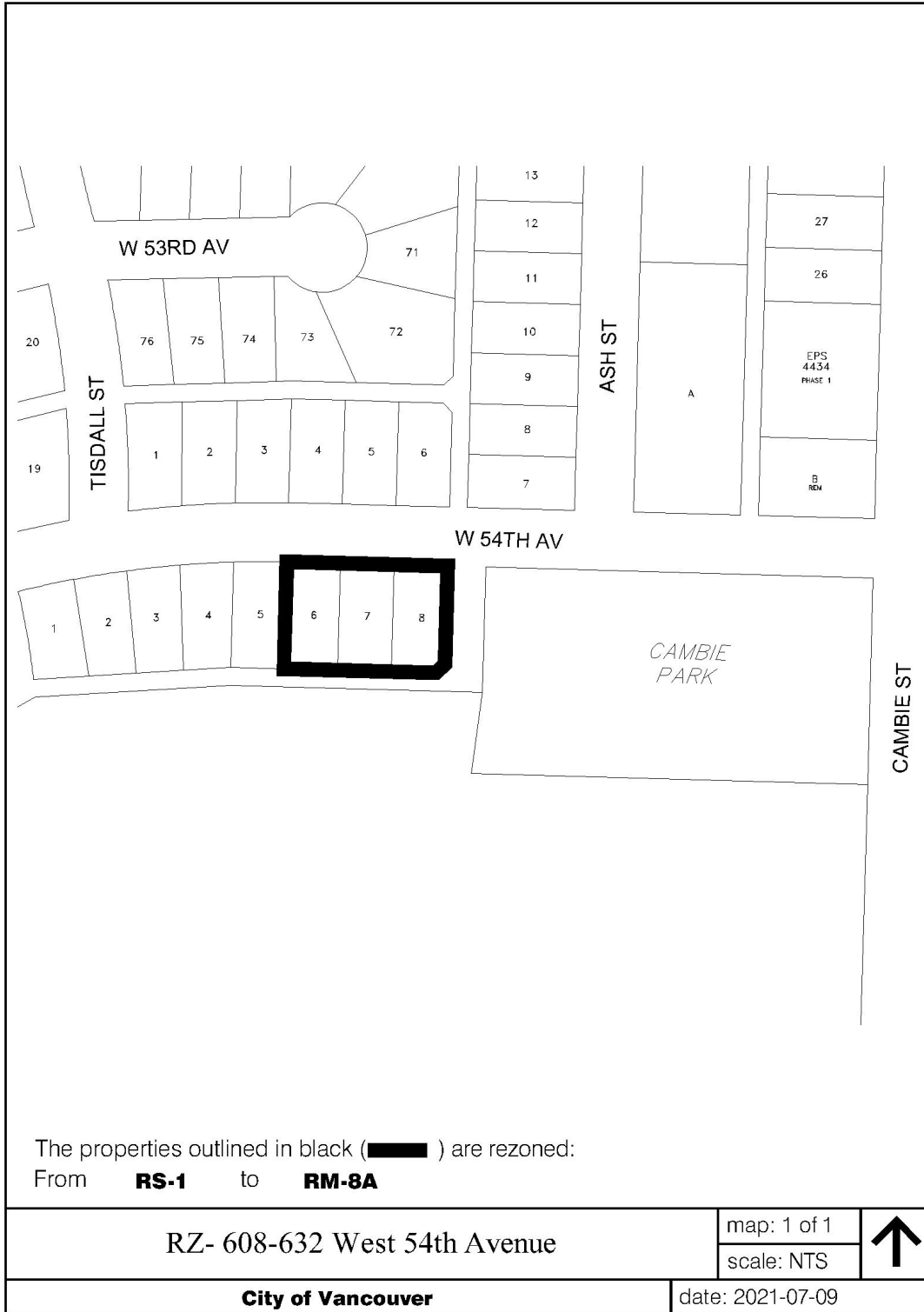
*Note: A By-law to rezone an area to RM-8A will be prepared generally in accordance with the provisions listed below, subject to change and refinement prior to posting.*

**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**



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

RZ- 608-632 West 54th Avenue

map: 1 of 1

scale: NTS



**City of Vancouver**

date: 2021-07-09

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608-632 West 54th 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.
- 1.3 Provision of a draft final Rainwater Management Plan (RWMP) prior to DP issuance. As it is acknowledged that not all design components are advanced fully at this stage, placeholders will be accepted in this resubmission with the expectation the final report will include all relevant details. The resubmission at DP must include the following amendments:
  - (a) 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.

- (b) Recalculation 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.
- (c) Update the inlet time to match the City Engineering Design Manual recommended inlet time of 10-minutes for the 5-year event as per Section 5.2.2.4.
- (d) Please revise the Rational Method calculations to use the equation as follows for determining the required storage volume to meet the release rate control requirement, as shown below:

$$V = Q_p D - Q_0 \left( \frac{D + T_c}{2} \right), \quad (A.4)$$

where  $D$  is the duration of rainfall,  $Q_p$  is the peak runoff rate for  $D$  duration, and  $Q_0$  is the maximum allowable discharge. To determine the volume, an iterative process of changing the rainfall duration is required.

- (e) Ensure appropriate release rate control design to mitigate against blockage concerns at the proposed flow control orifice.

Note to Applicant: It is noted that a 50 mm diameter orifice is proposed to control the Tier 3 detention storage system. Given potential blockage concerns, the recommended minimum diameter for any proposed orifice is 75 mm unless the Water Quality Treatment Unit is placed upstream of the flow control.

- (f) Confirm adequate rainfall storage capacity for the proposed absorbent landscaping up to the first 24 mm of runoff directed to the feature using a rainfall storage of 8-18% of soil volume as per Volume 2 of the City of Vancouver's Best Management Practice Toolkit, dated March 2016, and overflow in the event of full saturation is considered in the proposed design.

Note to Applicant: It appears for hardscape areas draining to absorbent landscaping that the hardscape area greatly exceeds the area of landscaping (688 m<sup>2</sup> hardscape directed to 102 sq. m landscaping for a ratio of ~6.8:1). Typically this ratio would be a maximum of 2:1 to 4:1 to avoid excess water reaching landscaped areas and provide adequate treatment of water quality. Ensure that the runoff directed to absorbent landscaping is from hardscape surfaces with low pollutant loading (non-vehicular surfaces). Otherwise, a more robust green infrastructure practice such as a bioswale must be proposed. Additional guidance and draft standard details may be provided by the City upon request.

- (g) Water Quality – Provide more 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) Supporting calculations to demonstrate adequate sizing system based on the contributing drainage area.
- (ii) Total area and % Impervious being treated.
- (iii) Treatment flow rate.
- (iv) Location on of device in drawing or figure in the report.

Note to Applicant: Section 4.6 notes that the proposed Water Quality filtration system will be placed downstream of the detention tank. It is recommended that the Water Quality unit be placed upstream of the tank to reduce sediment accumulation and maintenance requirements for the tank itself.

Note to Applicant: If the majority of the site ( $\geq 60\%$ ) is routed to landscaping areas prior to draining to a water quality treatment unit, then the Applicant may specify a "pretreatment" unit certified by Washington State's TAPE program since cumulatively, the site will achieve the required 80% Total Suspended Solids (TSS) removal by mass through a treatment train approach.

Note to Applicant: The applicant may schedule a meeting with Rainwater Management Review group prior to moving forward with the Rainwater Management Plan (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](mailto: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.
- 1.8 Prior to Development Permit, provide a Final Hydrogeological Study which meets the requirements of the Groundwater Management Bulletin (<https://bylaws.vancouver.ca/bulletin/bulletin-groundwater-management.pdf>);
- 1.9 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](mailto: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](mailto:groundwater@vancouver.ca).

## **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 Consolidation of Lots 6, 7 and 8, all of: Block 885, District Lot 526, Plan 9858, to create a single parcel.
- 2.2 Provision of a 4.5 m offset distance measured from the back of the existing curb for widened sidewalks along the east side of the site to be achieved through a building setback and surface statutory right-of-way (SRW) for public pedestrian use over a portion of the site. The SRW will be free of any encumbrance such as vents, structure, stairs, and planter walls at grade (and is to accommodate the underground parking structure within the SRW agreement).
- 2.3 Provision of a Services Agreement to detail the on-site and off-site works and services necessary or incidental to the servicing of the site (collectively called the “Services”) such that they are designed, constructed and installed at no cost to the City and all necessary street dedications and rights of way for the services are provided. No development permit for the site will be issued until the security for the services are provided.
  - a) Provision of adequate water service to meet the fire flow demands of the project.
    - (i) Based on the confirmed Fire Underwriter’s Survey Required Fire Flows and domestic flows submitted by Aplin & Martin Consultants Ltd. dated April 22, 2021, no water main upgrades are required to service the development.

Note to Applicant: The main servicing the proposed development is 200 mm along West 54th Avenue. Should the development require water service connections larger than 200 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 608-632 West 54th Avenue require the following in order to improve combine sewer flow conditions.

- (ii) 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.

Note to Applicant: The City of Vancouver will deliver the sewer upgrade on West 54th Avenue. The applicant is to regularly inform the Development Water Resource Management (DWRM) Branch ([Utilities.Servicing@Vancouver.ca](mailto:Utilities.Servicing@Vancouver.ca)) of their updated construction and occupancy schedule as the development progresses. This will assist the DWRM Branch in scheduling the sewer delivery.

Note to Applicant: Development to be serviced to the 450 mm sanitary and 1500 mm storm sewers in West 54th Avenue.

- c) Provision of street improvements along West 54th Avenue adjacent to the site and appropriate transitions including the following:
  - (i) Minimum 1.53 m (5 ft.) wide front boulevard with street trees where space permits;
  - (ii) 2.14 m (7 ft.) wide broom finish saw-cut concrete sidewalk;
  - (iii) Curb ramps.
- d) Provision of street improvements along the east side of the site and appropriate transitions including the following:
  - (i) Minimum 1.53 m (5 ft.) wide front boulevard with street trees where space permits;
  - (ii) 2.14 m (7 ft.) wide broom finish saw-cut concrete sidewalk;
  - (iii) Removal of the existing driveway crossing and reconstruction of the boulevard, sidewalk, and curb to current standards;
  - (iv) 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 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

- g) Provision of entire intersection lighting upgrade at Ash Street and West 54th Avenue to current City standards and IESNA recommendations.
  - h) Provision of lane lighting on standalone poles with underground ducts. The ducts must be connected to the existing City Street Lighting infrastructure.
  - i) Provision for the installation of parking regulatory signage on streets adjacent to the site to the satisfaction of the General Manager of Engineering Services.
- 2.4 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.
- 2.5 Provision of written confirmation that all required electrical plants will be provided within private property. Note to Applicant: BC Hydro System Vista, Vista switchgear, pad mounted transformers, low profile transformers and kiosks as well as telecommunications kiosks Page 2 of 2 are to be located on private property with no reliance on public property for placement of these features.

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

## **Housing**

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

relocation options (if assistance was requested by the tenant) and/or additional assistance rendered, as required through their Tenant Relocation Plan.

Note to Applicant: if a long period of time elapses between Public Hearing and before issuance of Demolition Permit, the City may request an additional Interim Tenant Relocation Report be submitted.

- (d) Provide a Final Tenant Relocation Report to the satisfaction of the General Manager of Planning, Urban Design and Sustainability prior to issuance of the Occupancy Permit. The Report must outline the names of tenants; indicate the outcome of their search for alternate accommodations; summarize the total monetary value given to each tenant (moving costs, rents, any other compensation); and include a summary of all communication provided to the tenants.

### **Environmental Contamination**

2.8 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.

\* \* \* \* \*

**608-632 West 54th Avenue**  
**DRAFT CONSEQUENTIAL AMENDMENT**

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

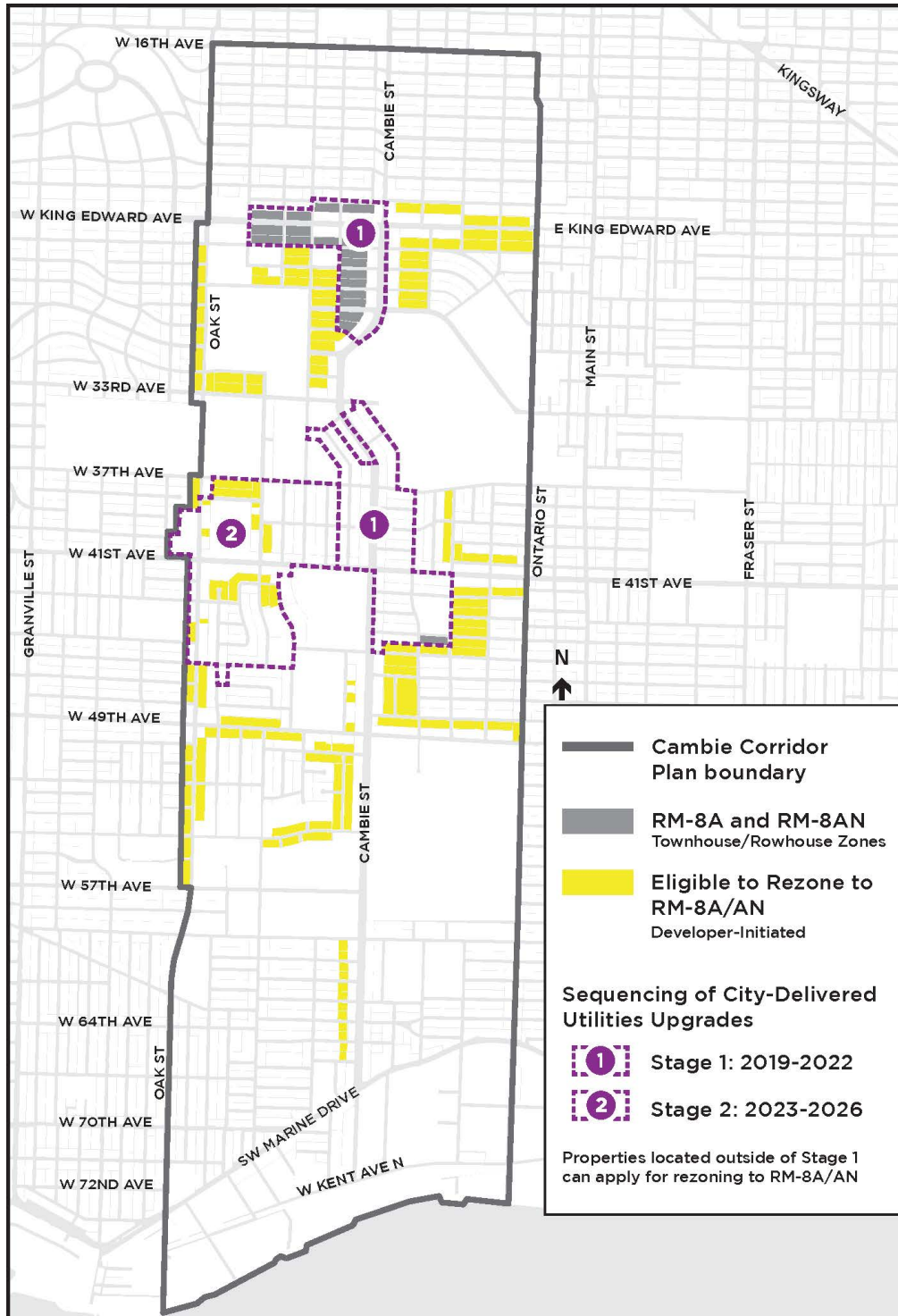
Council amends Schedule A of the Subdivision By-law in accordance with the plan labelled Schedule A and attached to and forming part of this By-law, by deleting the following properties from the RS-1, RS-3, RS-3A, RS-5 and RS-6 maps forming part of Schedule A of the Subdivision By-law:

- (a) PID 009-446-401; Lot 6 Block 885 District Lot 526 Plan 9858;
- (b) PID 009-446-419; Lot 7 Block 885 District Lot 526 Plan 9858; and
- (c) PID 008-307-865; Lot 8 Block 885 District Lot 526 Plan 9858.

\* \* \* \* \*

608-632 West 54th 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)

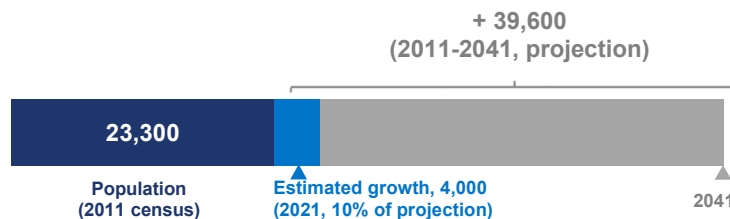
The Cambie Corridor PBS (see Appendix E) identifies public amenities and infrastructure to support growth in the area, including short- and long-term priorities in and around the plan area. Priorities for the first 10 years include:

- *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 57<sup>th</sup> Ave**  
Updated mid-year 2021

**POPULATION GROWTH<sup>a</sup>**

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.

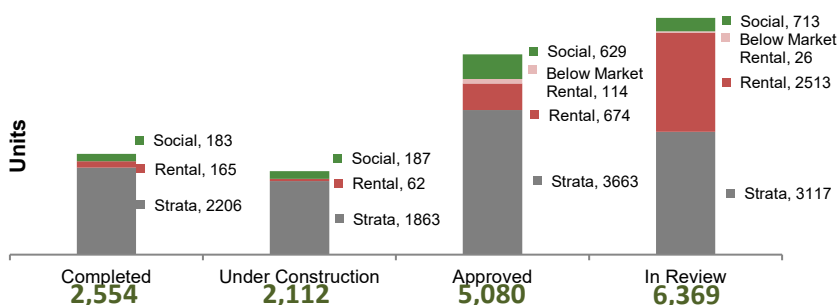


**DEVELOPMENT ACTIVITY (UNITS)<sup>b</sup>**

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 57<sup>th</sup> Ave)**

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

TARGETS	Completed	Construction	Planning / Design	Progress
See Chapter 13 of the <a href="#">Cambie Corridor Plan</a> for more details				
<b>HOUSING</b> <ul style="list-style-type: none"> <li>• ~ 4,700 additional secured market rental units</li> <li>• ~ 2,250 social housing units</li> <li>• ~ 400 additional below-market units (Gross numbers of units reported)</li> </ul>	<ul style="list-style-type: none"> <li>• 183 social housing units (408-488 W King Edward Ave, 4899 Heather St, 5688 Ash St, 5077 and 5095 Heather St (TMH))</li> <li>• 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)</li> </ul>	<ul style="list-style-type: none"> <li>• 187 social housing units (Oakridge Centre)</li> <li>• 62 secured market rental units (431-455 W King Edward Ave, 6137 Cambie St)</li> </ul>		<ul style="list-style-type: none"> <li>• 16% of social housing target achieved</li> <li>• 3% of secured rental target achieved</li> </ul> <p>○</p>
<b>CHILDCARE</b> <ul style="list-style-type: none"> <li>• ~ 1,080 spaces for all age groups</li> </ul>	<ul style="list-style-type: none"> <li>• Restoration of 8 Oaks Acorn childcare outdoor area</li> </ul>	<ul style="list-style-type: none"> <li>• 218 childcare spaces (Oakridge Civic Centre, Eric Hamber Secondary School)</li> </ul>		<ul style="list-style-type: none"> <li>• 20% of childcare spaces target achieved</li> </ul> <p>➔</p>
<b>TRANSPORTATION / PUBLIC REALM</b> <ul style="list-style-type: none"> <li>• Upgrade/expand walking and cycling networks</li> <li>• Complete Street design on Cambie St. and major streets</li> <li>• "Car-light" greenway on Heather St.</li> </ul>	<ul style="list-style-type: none"> <li>• 45th Ave Bikeway improvements</li> <li>• Interim Plazas (17th and Cambie; 18th and Cambie)</li> <li>• Cambie Complete Streets (W 33rd to W 35th; McGuigan to W 35th Ave)</li> <li>• 29th and Cambie Plaza + Public Art</li> </ul>	<ul style="list-style-type: none"> <li>• King Edward Ave Complete Street (Yukon St to Columbia St)</li> <li>• Complete Street (W 35th Ave to W 37th Ave)</li> <li>• Oak St and 27th Ave pedestrian and bike signal</li> <li>• Ontario and 16th Curb Bulge Bioretention</li> </ul>	<ul style="list-style-type: none"> <li>• 54th Ave Curb Bulge Bioretention Upgrade</li> <li>• Cambie and 31st Ave Street Closure</li> </ul>	<p>➔</p>

TARGETS	Completed	Construction	Planning / Design	Progress
See Chapter 13 of the <a href="#">Cambie Corridor Plan</a> for more details				
<b>CULTURE</b> <ul style="list-style-type: none"> <li>5 new artist studios</li> </ul>	<ul style="list-style-type: none"> <li>Public art from rezonings (29th Ave and Cambie St Plaza)</li> </ul>	<ul style="list-style-type: none"> <li>Cultural space, performance theatre, outdoor performance space at Oakridge Civic Centre</li> </ul>		✓
<b>CIVIC / COMMUNITY</b> <ul style="list-style-type: none"> <li>Oakridge Civic Centre</li> <li>Oakridge Library renewal and expansion</li> <li>Additional library branch</li> <li>Hillcrest Community Centre (fitness centre expansion)</li> <li>Firehall #23</li> <li>Community Policing Centre</li> </ul>		<ul style="list-style-type: none"> <li>Oakridge Civic Centre (129-space childcare, library)</li> </ul>	<ul style="list-style-type: none"> <li>VanDusen &amp; Blodel Strategic Plan</li> </ul>	✓
<b>HERITAGE</b> <ul style="list-style-type: none"> <li>5% allocation from cash community amenity contributions in Cambie Corridor</li> </ul>	<ul style="list-style-type: none"> <li>James Residence (587 King Edward Ave)</li> <li>Milton Wong Residence (5010 Cambie St)</li> <li>5% allocation from cash community amenity contributions</li> </ul>			✓
<b>SOCIAL FACILITIES</b> <ul style="list-style-type: none"> <li>Renewal and expansion of Oakridge Seniors Centre</li> <li>Youth Hub</li> <li>Non-profit organization centre</li> <li>Additional Seniors' Centre</li> </ul>		<ul style="list-style-type: none"> <li>Renewal and expansion of Seniors Centre and Youth Centre (Oakridge Civic Centre)</li> </ul>		➔
<b>PARKS</b> <ul style="list-style-type: none"> <li>New parks on large sites</li> <li>Queen Elizabeth Master Plan and Phase 1 upgrades</li> <li>6 plazas and enhanced open spaces</li> <li>Neighbourhood park improvements</li> </ul>	<ul style="list-style-type: none"> <li>Upgrades to Riley Park &amp; Hillcrest Park</li> <li>Lillian To Park (17<sup>th</sup> Ave and Yukon St)</li> <li>Playground renewal at Douglas Park</li> <li>Queen Elizabeth Park tennis court resurfacing</li> </ul>	<ul style="list-style-type: none"> <li>Oakridge Park</li> </ul>	<ul style="list-style-type: none"> <li>Alberta St Blue-Green System and Columbia Park Renewal</li> <li>Queen Elizabeth Master Plan</li> <li>Oak Park Schematic Design</li> <li>Little Mountain Plaza and Wedge Park</li> <li>Heather Park off-leash dog area</li> </ul>	➔

## 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.

### <sup>a</sup> 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.

### <sup>b</sup> 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

### <sup>c</sup> 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.

**608-632 West 54th Avenue  
PUBLIC BENEFITS SUMMARY**

**Project Summary**

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

	<b>Current Zoning</b>	<b>Proposed Zoning (base density)</b>	<b>Proposed Zoning</b>
Zoning District	RS-1	RM-8A/AN	RM-8A
FSR (site area = 2,001 sq. m / 21,538 sq. ft.)	0.70	0.75	1.20
Floor Area (sq. ft.)	15,076 sq. ft.	16,153 sq. ft.	25,845 sq. ft.
Land Use	Single-detached Houses and Duplexes Residential	Multiple Dwelling Residential	Multiple Dwelling Residential

**Summary of development contributions anticipated under proposed zoning<sup>1</sup>**

City-wide DCL	\$109,324
City-wide Utilities DCL	\$60,219
Density Bonus Zone Contribution	\$535,004
<b>TOTAL</b>	<b>\$704,547</b>

<sup>1</sup> 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.

\* \* \* \* \*

**608-632 West 54th Avenue**  
**APPLICANT, PROPERTY, AND DEVELOPMENT PROPOSAL INFORMATION**

**Property Information**

<b>Address</b>	<b>Property Identifier (PID)</b>	<b>Legal Description</b>
608 West 54th Avenue	008-307-865	Lot 8 Block 885 District Lot 526 Plan 9858
620 West 54th Avenue	009-446-419	Lot 7 Block 885 District Lot 526 Plan 9858
632 West 54th Avenue	009-446-401	Lot 6 Block 885 District Lot 526 Plan 9858

**Applicant Information**

Architect/Applicant	Gradual Architecture Inc.
Property Owner	1095092 BC Ltd.

**Site Statistics**

Site Area	2,001 sq. m (21,538 sq. ft.); Site Dimensions 55 m (180 ft.) x 36 m (119 ft.)
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**Development Statistics**

	<b>Permitted Under Existing Zoning</b>	<b>Development Permitted Under Proposed Zoning</b>
Zoning	RS-1	RM-8A
Uses	Single-detached Houses and Duplexes (Residential)	Multiple Dwelling (Residential)
Max. Density	0.70 FSR	Up to 1.20 FSR
Floor Area	1,400 sq. m (15,076 sq. ft.)	Up to 2,401 sq. m (25,845 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	