



REFERRAL REPORT

Report Date: January 25, 2022
Contact: Yardley McNeill
Contact No.: 604.873.7582
RTS No.: 14942
VanRIMS No.: 08-2000-20
Meeting Date: February 8, 2022

TO: Vancouver City Council
FROM: General Manager of Planning, Urban Design and Sustainability
SUBJECT: CD-1 Rezoning: 277-291 West 42nd Avenue

RECOMMENDATION TO REFER

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

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

RECOMMENDATION FOR PUBLIC HEARING

- A. THAT, the application by Marcon Properties Ltd., on behalf of W 42 Properties E Nominee Corp., the registered owner of the lands at 277-291 West 42nd Avenue [*Lots 17-19, Block 858 District Lot 526 Plan 7737; PIDs 004-232-119, 010-336-559 and 010-336-567 respectively*] to rezone the lands from RS-1 (Residential) District to CD-1 (Comprehensive Development) District to increase the floor space ratio (FSR) from 0.70 to 6.73 and the building height from 10.7 m (35 ft.) to 57 m (187 ft.), to permit an 18-storey residential building with 211 secured rental residential units, of which 20% of the residential floor area will be secured below-market rental units, be approved in principle;

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

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by Rositch Hemphill Architects, received

May 5, 2021, provided the Director of Planning may allow minor alterations to this form of development when approving the detailed scheme of development;

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

- B. THAT, subject to approval in principle of the rezoning and the Housing Agreement described in Part 2 of Appendix B, the Director of Legal Services be instructed to prepare the necessary Housing Agreement By-law for enactment prior to enactment of the CD-1 By-law, subject to such terms and conditions as may be required at the discretion of the Director of Legal Services, the General Manager of Planning, Urban Design and Sustainability.
- C. THAT, subject to approval of the CD-1 By-law, the Subdivision By-law be amended, generally as set out in Appendix C;

FURTHER THAT the Director of Legal Services be instructed to bring forward the amendment to the Subdivision By-law at the time of enactment of the CD-1 By-law.

- D. THAT Recommendations A to C 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

The report evaluates an application to rezone 277-291 West 42nd Avenue from RS-1 (Residential) District to CD-1 (Comprehensive Development) District to permit the development of an 18-storey residential building with a four-storey podium. The proposal consists of 211 secured rental residential units, of which 20% of the residential floor area would be secured as below-market rental (BMR) units. The BMR units would be secured with rental rates and operating requirements in accordance with the City's *Moderate Income Rental Housing Program* (MIRHPP). The building height is 57 m (187 ft.) for the residential floors and 61 m (200 ft.) to accommodate the rooftop amenity. A floor space ratio (FSR) of 6.73 is proposed.

This application has been assessed and the proposed uses and form of development are generally consistent with the *Cambie Corridor Plan*. If approved, the application would

contribute 211 secured rental units, of which 169 are market rental units and 42 are below-market rental units, advancing the City's affordable housing goals per the *Housing Vancouver Strategy*. Staff recommend that the application be referred to a Public Hearing, with the recommendation of the General Manager of Planning, Urban Design and Sustainability to approve it in principle, subject to the Public Hearing, and conditions contained in Appendix B.

COUNCIL AUTHORITY/PREVIOUS DECISIONS

Relevant Council policies for this site include:

- *Cambie Corridor Plan and Cambie Corridor Public Realm Plan (2018)*
- *Housing Vancouver Strategy (2017)*
- *Moderate Income Rental Housing Pilot Program: Application Process, Project Requirements and Available Incentives (2017, last amended 2019)*
- *Family Room: Housing Mix Policy for Rezoning Projects (2016)*
- *High-Density Housing for Families with Children Guidelines (1992)*
- *Green Buildings Policy for Rezoning (2010, last amended 2020)*
- *Community Amenity Contributions Policy for Rezoning (1999, last amended 2021)*
- *Vancouver Development Cost Levy By-law No. 9755*
- *Vancouver Utilities Development Cost Levy By-law No. 12183*
- *Urban Forest Strategy (2014)*

REPORT

Background/Context

1. Site and Context

The subject site is located on the north side of 42nd Avenue, between Alberta and Columbia Streets (see Figure 1). Zoned RS-1, the frontage is 48 m (158 ft.) with a site area of approximately 1,785 sq. m (19,208 sq. ft.). The properties are developed with three detached homes that were constructed between 1949 and 1996 and are currently owner-occupied.

The site is located in an area undergoing significant change as part of the Oakridge Municipal Town Centre, with numerous developments under consideration or approved. Buildings in this area range from six to 27 storeys. Directly to the west is a recently approved rezoning for an 18-storey residential building with below-market rental units. Columbia Park is located directly across 42nd Avenue to the south.

Figure 1: Surrounding Zoning and Context



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

- *Public Parks* – Columbia Park, Tisdall Park and Queen Elizabeth Park are 25 m to the south, 1 km to the southwest and 500 m to the north, respectively.
- *Cultural/Community Spaces* – Oakridge Mall redevelopment is located 400 m to the west, which will include a new rooftop park, childcare, library, seniors centre and community centre.
- *Childcare* – Imaginary World Family Childcare Centre is located 270 m to the east.

Local School Capacity – The site is within the catchment area of Sir William Van Horne Elementary School at 5855 Ontario Street and Eric Hamber Secondary School at 5025 Willow Street. According to the Vancouver School Board (VSB)'s *2020 Long Range Facilities Plan* from January 25, 2021, Van Horne Elementary will be operating under capacity in the coming years, with a capacity utilization at 88% by 2029. By 2029, Eric Hamber Secondary will also be operating under capacity, with a capacity utilization at 86%.

The City coordinates with the VSB to inform decision making and reduce enrolment pressure, recognizing that some schools are full, but there is overall surplus capacity within their system. The VSB continues to monitor development and work with City staff to help plan for future growth.

2. Policy Context

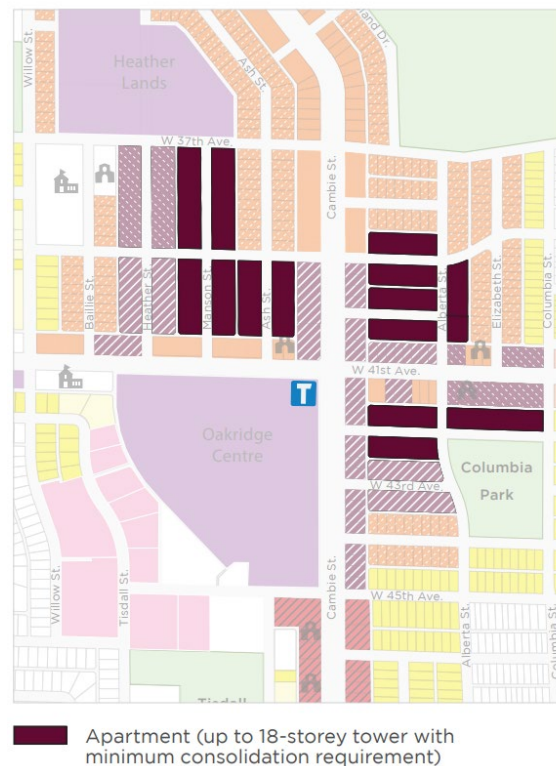
Cambie Corridor Plan (“Plan”) – The rezoning site is located within the Oakridge Municipal Town Centre (MTC) neighbourhood of the *Plan*. The site falls under subsection 4.3.6, which identifies high-density residential for off-arterial areas. The policy directions advance opportunities to deliver a range of affordable housing options with improved streetscapes to connect the neighbourhood to adjacent parks, shops, and services within the MTC.

More specifically, the *Plan* supports residential buildings up to 18 storeys provided that 20% of the residential floor area is secured as below-market rental or a minimum of 30% of the residential floor area as social housing.

Supportable density is to be determined based on site-specific urban design and public realm performance. The *Plan* also considers an additional partial floor for rooftop indoor amenity space that is contiguous with a common outdoor amenity space.

The application proposes 100% secured rental housing with a minimum of 20% of the floor area provided as below-market (BMR) units. Housing policies in the *Plan* requires that the BMR units are secured with rental rates and operating requirements in accordance with the *Moderate Income Rental Housing Pilot Program*. The BMR units are to be rented at rates targeted to households earning between \$30,000 and \$80,000 per year. These BMR units will be subject to restrictions on rental increases at rates set under the provincial Residential Tenancy Act, including a change in tenancy. This application will contribute towards the City's targets to deliver purpose-built market rental units, below-market rental units, and housing for families.

Figure 2: Subsection 4.3.6 High-Density Residential Areas



Housing Vancouver Strategy (“Housing Vancouver”) – *Housing Vancouver* seeks to shift the supply of new units along a continuum of housing types. Housing targets were based on the goals of retaining diversity of incomes and households in the city, shifting housing production towards rental to meet the greatest need, and coordinating action with partners to deliver housing for the lowest income households. Overall, 72,000 new homes are targeted for the next 10 years, including 16,000 purpose-built market rental units and 4,000 below-market units. Nearly 50% of the new units will serve households earning less than \$80,000 per year, and 40% will be family-size units.

Strategic Analysis

1. Proposal

The proposal seeks to rezone the site from RS-1 to CD-1 to permit the development of an 18-storey residential building. The application proposes 211 secured rental residential units, of which approximately 42 units (20% of the residential floor area) will be secured at below-market rates in accordance with the City's *Moderate Income Rental Housing Program*. The building height is 57 m (187 ft.) for the residential floors and 61 m (200 ft.) to accommodate the rooftop amenity. A floor space ratio (FSR) of 6.73 is proposed. There are three levels of underground parking with access provided from the lane.

Figure 3: Building Massing as Viewed from the Lane



2. Land Use

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

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

In assessing urban design performance, staff take into consideration the built form guidance within the *Plan* for the Oakridge Municipal Town Centre (MTC), specifically the “High-density residential areas,” and the “MTC high-density buildings.”

Form of Development – This application is consistent with the *Plan* which anticipates a residential building of up to 18 storeys atop a continuous four-storey residential podium framing 42nd Avenue (Figure 4). The *Plan* expects compact and slender tower forms to minimize shadow impacts and to provide greater openness to the sky. A maximum tower floor plate size of 603.9 sq. m (6,500 sq. ft.) is recommended to ensure a slender form. The proposed building meets these expectations.

As expected by the *Plan*, common indoor and outdoor amenity spaces are located on the rooftops of the podium and the tower. Also, given the site location on the north side of 42nd Avenue, the proposal does not create shadow impacts onto Columbia Park. The tower location also accommodates a 27 m (90 ft.) separation to a future tower on the block, as expected by the *Plan*. Staff have prepared conditions to further articulate the street wall to improve the interface with the pedestrian realm, and to reduce the perceived bulk of the tower through detailed architectural design development.

Figure 4: Building Perspective from Columbia Park Looking Northwest



Height – The proposal is comprised of an 18-storey tower with a rooftop amenity space and a four-storey podium. The respective heights of the tower, the amenity space, and the podium align with the *Plan*. The indoor amenity space located at the rooftop of the tower is set back from roof edges to maintain the appearance of a partial storey, consistent with the expectations of the *Plan*.

Density – The *Plan* anticipates a density that is site-specific and varies with urban design performance, evaluated according to the built form guidelines. The proposed density of 6.73 FSR is consistent with the guidelines for the residential tower and podium form.

Private Amenity – The proposed residential amenities include common indoor and outdoor amenity spaces located atop the tower and the podium, and align with the *Plan*. A dedicated common children's play area is located on the podium rooftop. Staff have provided a condition to further expand and enhance the functionality and quality of the common amenity spaces.

Public Realm – The building has been set back from the eastern property line to provide a mid-block secondary active link, as per the *Plan*. This link creates a pedestrian connection between Columbia Park and 41st Avenue to reduce the length of the block. Secondary active links are expected to create an informal and engaging pedestrian experience. A condition has

been applied to further strengthen the relationship of the link with Columbia Park and provide additional greenery and design elements to enhance the space.

The *Plan* also identifies portions of 42nd Avenue as a tree-lined “Park Connector Street” to Columbia Park from Cambie and Ontario Streets. The *Plan* seeks to strengthen the public realm for connector streets by improving sustainability, increase natural habitat, and visual interest along these important routes. The policy expects treatment of the site edges to compliment the improvements to the public realm. As such, the application includes residential patios and greenery for the yard setbacks as a visual extension of the public realm. Staff have applied conditions to further strengthen the interface with the Park Connector, including a landscaped setback along 42nd Avenue to accommodate tree planting.

Urban Design Panel – The Panel reviewed the project on September 29, 2021. The application was supported with recommendations to enhance the legibility of the podium, enhance the balcony expression to provide visual interest and variety, and improve the mid-block secondary active link (Appendix D). Staff have included conditions to address commentary from the Panel.

Staff conclude that the proposal complies with the density, height, and built form directions within the *Plan*. Urban design conditions are detailed in Appendix B.

4. Housing

This application, if approved, would add 211 secured rental housing units to the City's supply of rental housing, which contributes to the targets set out in *Housing Vancouver* (Figure 5).

Figure 5: Progress Towards 10-Year Housing Vancouver Targets for Purpose-Built Market and Developer-Owned Below-Market Rental Housing as of June 30, 2021

Housing Type	Category	10-Year Targets*	Units Approved Towards Targets*
Purpose-Built Market Rental Housing Units	Market Rental	16,000	6,305
	Developer-Owned Below-Market Rental	4,000	581
	Total	20,000	6,886

**Note that tracking progress towards 10-year Housing Vancouver targets began in 2017*

**Unit numbers exclude the units in this proposal, pending Council's approval of this application.*

Proposed Rents and Income Thresholds – The application provides 100% secured rental units with a minimum of 20% of the residential floor area as below-market rental housing (BMR) units. BMR units are to be rented at rates that meet the affordability requirements of moderate income households under *MIRRH*.

When compared to home ownership costs, market rents provide a more affordable alternative to home ownership. Average market rents in newer rental buildings on the Westside are shown in the middle two columns in Figure 6. An average market rental studio unit could be affordable to a single person working in occupations in the education sector and industrial sector. A two-bedroom market rental unit could be affordable to a couple employed in occupations such as technical roles in engineering or manufacturing. Market rental housing provides options which are significantly more affordable than average home ownership costs.

Figure 6: Comparable Average Market Rents and Home-Ownership Costs (Westside)

	Project Proposed Rents – BMR Units (2020 rents*)	Average Market Rent in Newer Buildings - Westside (CMHC, 2020) ¹	DCL By-Law Maximum Averages – Westside (CMHC, 2020) ²	Monthly Costs of Ownership for Median-Priced Unit with 20% Down Payment – Westside (BC Assessment 2020) ³	Down-Payment at 20%
Studio	\$1,039	\$1,832	\$1,818	\$2,569	\$99,050
1-bed	\$1,312	\$1,975	\$2,224	\$3,191	\$124,600
2-bed	\$1,750	\$2,804	\$2,912	\$4,812	\$186,600
3-bed	\$2,187	\$3,349	\$4,094	\$7,809	\$309,000

* Following July 2021 amendments to the MIRHPP Policy, BMR starting rents for this project may be increased annually from 2017 until initial occupancy in accordance with the annual maximum increases authorized by the Province of British Columbia as per the Residential Tenancy Act. For the purposes of comparison, rents have been increased to 2020 to align with the most recent CMHC data.

¹ Data from the October 2020 CMHC Rental Market Survey for apartments in purpose-built rental buildings completed in the year 2011 or later on the Westside of Vancouver

² For studio, 1-, 2-, and 3-bedroom units, the maximum DCL rents are the average rents for all residential units built since the year 2005 in the City of Vancouver as published by CMHC in the fall 2020 Rental Market Report plus 10%.

³ Based on the following assumptions: median of all BC Assessment apartment sales prices in Vancouver Westside in 2020 by unit type, 20% down payment, 5% mortgage rate (in-line with Bank of Canada conventional rate), 25-year amortization, \$150 – 250 monthly strata fees and monthly property taxes at \$2.92 per \$1,000 of assessed value (2020 assessments and property tax rate).

To be eligible for BMR units, a household's gross annual income cannot exceed the income requirements for the relevant unit type, and there must be at least one household member per bedroom. The eligibility requirements are described in the *Moderate Income Rental Housing Pilot Program: Application Process, Project Requirements and Available Incentives* document.

Vacancy Rates – Vancouver has exhibited historically low vacancy rates in the last 30 years. In 2020, the purpose-built apartment vacancy rate was 2.8% citywide, based on the Canadian Mortgage and Housing Corporation (CMHC) Market Rental Survey. This rate was higher than the previous year (1%), but still below the 3-5% that is considered a balanced rental market. This site is in CMHC area for the Southeast of Vancouver with a vacancy rate of 5.4%, a one-year jump up from the 2.7% rate measured in 2019. Post COVID, staff anticipate a reduction in the vacancy rate, similar to previous year values.

Housing Mix – The proposed units are to be designed in accordance with the *Family Room: Housing Mix Policy for Rezoning*s, requiring at least 35% family units in new rental projects. This application provides a range of household types and would deliver 74 family units (35%) across the project. Of the 74 units, approximately 15 would be at below-market rates and also meet the 35% family housing requirement. As such, the family unit requirements are being met for both the market rental and below-market rental portions of the proposal. The complete unit mix is illustrated in Figure 7.

Figure 7: Proposed Unit Mix for the Market Rental and Below-Market Rental Units

Market Rental Units		Below-Market Rental Units	
Studio	67 units	Studio	11 units
1-bed	43 units	1-bed	16 units
2-bed	59 units	2-bed	15 units
Total	169 units	Total	42 units
Total: 211 units			

Security of Tenure – All 211 rental units will be secured as rental through a Housing Agreement and a Section 219 Covenant for the longer of 60 years and the life of the building. The agreement is to be enacted by Council by by-law and registered on title to secure starting rents for the below-market rental units and will prohibit the stratification and separate sale of individual units. The agreement will also limit the rates at which rents for the below-market rental units may be increased, even with a change in tenancy. Annual reporting on the operation of the below-market rental units will be required and will contain information including rents and verification of tenant eligibility. Property owners will also be responsible for verifying that households continue to qualify every five years after they move in and when a household member moves in or out. Conditions to secure the units as rental are contained in Appendix B.

Existing Tenants – The existing homes are owner-occupied and as such, the *Tenant Relocation and Protection Policy* does not apply.

5. Transportation and Parking

The site is well served by transit, located east of the Oakridge-41st Avenue Canada Line Skytrain station, and regular bus service for both Cambie Street and 41st Avenue.

Vehicle and bicycle parking is provided over three underground levels, accessed from the lane. The application proposes 86 vehicle parking spaces, 406 Class A bicycle spaces, and one loading space. Parking and loading is to meet the requirements of the Parking By-law. Engineering conditions, including opportunities to strengthen the frontage as a Park Connector Street, are set out in Appendix B to address parking requirements.

6. Environmental Sustainability and Natural Assets

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

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

Natural Assets – The *Urban Forest Strategy* helps to preserve, protect and strengthen Vancouver's urban forest and tree canopy. The Protection of Trees By-law aims to maintain a healthy urban forest by requiring permission to remove trees that meet certain conditions. The intent is to retain and protect as many healthy, viable trees as possible, while still meeting the

challenges of development, housing priorities and densification. This is in keeping with City goals to achieve resilient and healthy natural systems in our urban area.

There are four on-site trees, one tree on the neighbouring property, and three City street trees associated with this development. All on-site trees are proposed to be removed due to poor condition and location within the building footprint. The City trees are to be retained and protected during construction. The tree on the neighbouring property is proposed for removal as part of the recently approved rezoning directly to the west. The applicant is proposing the addition of 19 small-to-medium sized new trees on site, to be confirmed at the time of development permit. See Appendix B for landscape conditions.

7. Public Input

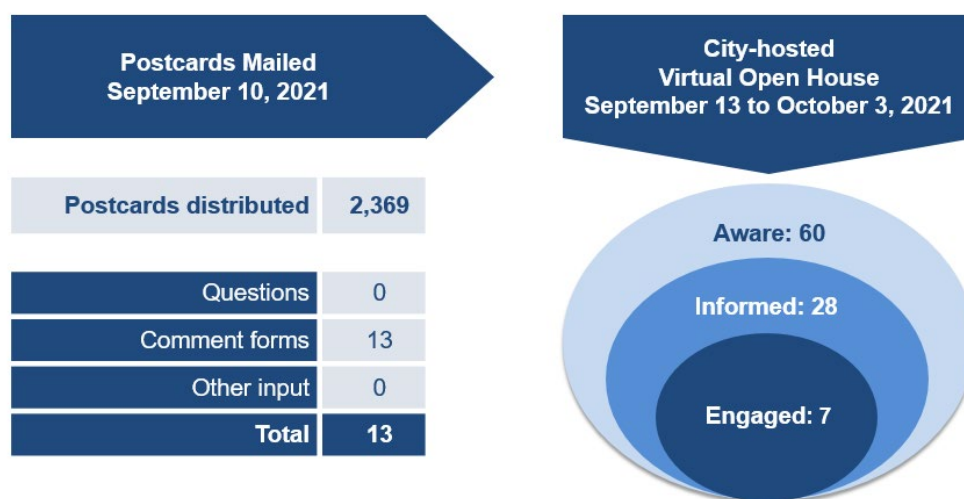
Public Notification – A rezoning information sign was installed on the site on August 4, 2021. Approximately 2,369 notification postcards were distributed within the neighbouring area on or about September 10, 2021. Notification, application information, and an online comment form were provided on the City's digital engagement platform *Shape Your City Vancouver*.

Virtual Open House – A virtual open house was held from September 13 to October 3, 2021 on the Shape Your City platform. The virtual open house consisted of an open-question online event where questions were submitted and posted with a response over a period of three weeks. Digital presentations and a digital model representation were posted for online viewing.

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

Public Response and Comments – Public input was received through online questions, comment forms, and by email and phone. A total of 13 submissions were received. A summary of all public responses are detailed in Figure 8 and Appendix D.

Figure 8: Overview of Notification and Engagement



Comments of support included support for the height, density and massing considering the proximity to rapid transit, Oakridge Centre and Columbia Park. Staff also heard support for additional rental, below-market rental housing, and a desire for even higher density.

Generally, comments of concern related to the proposal being out of scale for the neighbourhood, impact on shadowing and views onto neighbouring buildings, and the *Plan* being too prescriptive in terms of building design, preventing more design variations.

Response to Public Comments – The proposed building complies with the *Plan* in terms of building height and density. Further, a shadow diagram was analysed through the rezoning process for impact on public spaces, including Columbia Park. Since the building is located to the north of Columbia Park, no shadows will be cast onto the park between the hours of 10 am and 2 pm during the spring and fall equinox. The built form guidelines in the *Plan* seek to provide direction for new development in the Corridor to ensure design and form capture the community input and surrounding context during plan development.

8. Public Benefits

In response to City policies, which address changes in land use and density, this rezoning application offers the following public benefits:

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

The 20% of the residential floor area (approximately 42 residential units) secured as below-market rental units is being offered as the CAC for this application, thereby improving the overall affordability of the project. Given the financial testing undertaken during the *Plan's* creation to determine the acceptable percentage of below-market housing commensurate with the permitted height and density, no additional cash CAC contribution will be required.

If approved, this application would contribute 211 secured rental housing units, including 42 below-market rental units towards the City's rental housing goals as identified in the *Cambie Corridor Plan* and *Housing Vancouver*. See Appendix F for details of the *Cambie Corridor Plan* Public Benefits Implementation Tracking.

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

The site is subject to the City-wide DCL and the Utilities DCL. DCLs are payable at building permit issuance based on rates in effect at that time and the floor area proposed at the development permit stage. Based on the DCL rates that in effect as of September 30, 2021 and the proposed 129,271 sq. ft. of residential floor area, \$3,667,418 of DCLs would be expected from this development.

DCL by-laws are subject to future adjustments by Council, including annual inflationary rate adjustments. A development may qualify for 12 months of in-stream rate protection from DCL

rate increases, provided that an application has been received prior to the rate adjustment. See the City's [DCL Bulletin](#) for details.

If the applicant requests a DCL waiver at the development permit stage, the application would be subject to the maximum average rental rates, unit sizes for “for-profit affordable rental housing,” and maximum average rents by unit type for the below-market units in accordance with the DCL By-law. This would be secured by an amendment to a Housing Agreement. If the DCL waiver is taken, the value of the City-wide DCL waiver on the residential floor area would be approximately \$2,357,903.

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

The public art budget will be calculated on the floor area proposed at the development permit stage. Based on the current rate, the public art budget is estimated to be \$255,957. The Public Art rate is finalized at the development permit stage and is subject to Council approval of periodic adjustments to address inflation.

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

Financial Implications

As noted in the Public Benefits section, the site is subject to a pre-set affordable housing target. The CAC is the affordable housing and no cash CAC contribution is applicable.

Based on the DCL by-law and rates in effect as of September 30, 2021, it is estimated that the project will pay \$3,667,418 in DCLs. If the applicant requests a DCL waiver at the development permit stage, the value of the City-wide DCL waiver would be approximately \$2,357,903.

If the rezoning application is approved, the applicant will be required to provide new public art on site with an estimated value of \$255,957, or make a cash contribution to the City for off-site public art for 80% of that amount.

CONCLUSION

Staff review of the application has concluded that the proposed land use, density, housing mix, form of development and public benefits are consistent with the intent of the *Cambie Corridor Plan*. The proposed form of development represents an appropriate urban design response to the site and context. The proposal would add 211 new secured market rental units, of which 20% would be at below-market rates, towards the City's housing goals.

The General Manager of Planning, Urban Design and Sustainability recommends that the application be referred to Public Hearing together with the draft CD-1 By-law provisions generally shown in Appendix A with a recommendation that these be approved, subject to the Public Hearing, along with the conditions of approval listed in Appendix B, including approval in principle of the form of development as shown in plans included as Appendix E.

* * * * *

277-291 West 42nd Avenue
PROPOSED CD-1 BY-LAW PROVISIONS

Note: A By-law to rezone an area to CD-1 will be prepared generally in accordance with the provisions listed below, subject to change and refinement prior to posting.

Zoning District Plan Amendment

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

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

Designation of CD-1 District

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

Definitions

3. Words in this By-law have the meaning given to them in the Zoning and Development By-law, except that:
 - (a) for the purposes of calculating the total dwelling unit area for section 5.1 of this By-law, "Dwelling Unit Area" is the floor area of each dwelling unit, measured to the inside of all perimeter walls, excluding any floor area as required by section 6.4 of this By-law; and
 - (b) "Moderate Income Rental Housing Units" means dwelling units that meet the requirements of approved Council policies and guidelines for Moderate Income Rental Housing, as secured by a housing agreement registered on title to the property.

Uses

4. Subject to Council approval of the form of development, to all conditions, guidelines and policies adopted by Council, and to the conditions set out in this By-law or in a development permit, the only uses permitted within CD-1 (___) and the only uses for which the Director of Planning or Development Permit Board will issue development permits are:
 - (a) Dwelling Uses, limited to Multiple Dwelling; and
 - (b) Accessory uses customarily ancillary to the uses permitted in this section.

Conditions of use

- 5.1 A minimum of 20% of the total dwelling unit area must be secured as Moderate Income Rental Housing Units.
- 5.2 The design and layout of at least 35% of the total number of moderate income dwelling units and at least 35% of the total number of other dwelling units must:
 - (a) be suitable for family housing; and
 - (b) include two or more bedrooms.

Floor area and density

- 6.1 Computation of floor area must assume that the site area is 1,785 m², being the site area at the time of the application for the rezoning application evidenced by this By-law, and before any dedications.
- 6.2 The floor space ratio for all uses must not exceed 6.73.
- 6.3 Computation of floor area must include all floors of all buildings, having a minimum ceiling height of 1.2 m, including earthen floors and accessory buildings, both above and below ground level, measured to the extreme outer limits of the buildings.
- 6.4 Computation of floor area and dwelling unit area must exclude:
 - (a) balconies and decks, and any other appurtenances which in the opinion of the Director of Planning are similar to the foregoing, except that:
 - (i) the total floor area of all such exclusions must not exceed 12% of the residential floor area; and
 - (ii) the balconies must not be enclosed for the life of the building;
 - (b) patios and roof gardens, provided that the Director of Planning first approves the design of sunroofs and walls;
 - (c) where floors are used for off-street parking and loading, the taking on or discharging of passengers, bicycle storage, heating and mechanical equipment, or uses, which in the opinion of the Director of Planning are similar to the foregoing, those floors or portions thereof so used, which are at or below base surface, except that the maximum exclusion for a parking space must not exceed 7.3 m in length; and
 - (d) all residential storage area above or below base surface, except that if the residential storage area above base surface exceeds 3.7 m² per dwelling unit, there will be no exclusion for any of the residential storage area above base surface for that unit.

- 6.5 Computation of floor area may exclude, at the discretion of the Director of Planning or Development Permit Board, amenity areas accessory to a residential use, to a maximum of 10% of the total floor area being provided for dwelling uses.
- 6.6 Where floor area associated with residential storage area is excluded, a minimum of 20% of excluded floor area above base surface must be located within the moderate income rental housing units as storage area.

Building height

- 7.1 Building height, measured from base surface, must not exceed 57.0 m.
- 7.2 Despite section 6.1 of this By-law and section 10.18 of the Zoning and Development By-law, if the Director of Planning permits a common indoor rooftop amenity space, the height of the portion of the building with the common indoor amenity space must not exceed 61.3 m.

Horizontal angle of daylight

- 8.1 Each habitable room must have at least one window on an exterior wall of a building.
- 8.2 The location of each such exterior window must allow a plane or planes extending from the window and formed by an angle of 50 degrees, or two angles with a sum of 70 degrees, to encounter no obstruction over a distance of 24.0 m.
- 8.3 Measurement of the plane or planes referred to in Section 8.2 must be horizontally from the centre of the bottom of each window.
- 8.4 The Director of Planning or Development Permit Board may relax the horizontal angle of daylight requirement, if:
- (a) the Director of Planning or Development Permit Board first considers all of the applicable policies and guidelines adopted by Council; and
 - (b) the minimum distance of unobstructed view is not less than 3.7 m.
- 8.5 An obstruction referred to in Section 8.2 means:
- (a) any part of the same building including permitted projections; or
 - (b) the largest building permitted under the zoning on any adjoining site.
- 8.6 A habitable room referred to in Section 8.1 does not include:
- (a) a bathroom; or
 - (b) a kitchen whose floor area is the lesser of:
 - (i) 10% or less of the total floor area of the dwelling unit, or

(ii) 9.3 m².

Acoustics

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

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

* * * * *

277-291 West 42nd Avenue
CONDITIONS OF APPROVAL

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

PART 1: CONDITIONS OF APPROVAL OF THE FORM OF DEVELOPMENT

Note: Consideration by Council at the Public Hearing of the proposed form of development is in reference to plans prepared by Rositch Hemphill Architects, received on May 5, 2021, and provides that the Director of Planning may allow minor alterations to this form of development when considering the detailed scheme of development submitted with the development application.

THAT, prior to approval by Council of the form of development, the applicant shall obtain approval of a development application by the Director of Planning who shall have particular regard to the following:

Urban Design

1.1 Design development to improve the architectural expression as follows:

- (a) Reduce the perceived bulk of the tower and add visual interest.

Note to applicant: Suggested strategies include varying balcony sizes, arrangement, rhythm and appearance, and consider vertical architectural elements that present a slimmer tower expression.

- (b) Differentiate the podium from the tower.

Note to applicant: Suggested strategies include material variation and a consistent and legible colonnade expression.

1.2 Design development to enhance the project's public realm interface as follows:

- (a) Strengthen the identity, quality and functionality of the secondary active link (mid-block connection) and its relationship to Columbia Park.

Note to applicant: The active link should strongly read as an extension of Columbia Park and an engaging informal pedestrian journey. Suggested strategies include activation through additional ground-oriented units, raised patios and link-fronting doors, deleting (or internalizing) obstructing elements such as the ramp and entry steps, introducing distinguishing place-making design elements and landscaping, in-ground planting where possible. Confirm the minimum required dimensions are met at the pinch point. Refer to the *Cambie Corridor Public Realm Plan*. Ensure a cohesive connection to the adjacent site's future contribution to the completed pedestrian link (i.e. treatment condition at the property line). See also Landscape Condition 1.11 and

Engineering Condition 2.5(c).

- (b) Meet the expectations of the *Cambie Corridor Plan* for Park Connector streets, including delineating the planted inside boulevard in the front yard.

Note to applicant: 42nd Avenue is identified within the *Plan* as tree-lined Park Connector Street and setbacks should include a 1.5 m (4.9 ft.) planted inside the boulevard on private property including trees. Strategies include containing underground structures within the building setbacks and limiting the length of raised patios and retaining walls. This will also complement Green Infrastructure strategies by providing opportunities for rainwater infiltration, soil retention and increased planting space. See also Landscape Condition 1.13).

- (c) Reinforce the individual character of all ground-oriented units.

Note to applicant: Suggested strategies include raised residential patios, which will delineate the public and private realms; differentiating units through articulation, material and colour variation of doors leading to the principal living space, and introducing entry canopies at said doors. Current entries read as patio doors rather than formal residential entrances. Provide enlarged partial podium elevation drawings.

- (d) Adjust the location of the rear bicycle elevator to clear the rear yard setback.

Note to applicant: The yard is intended as a visual extension of the public realm and should be free of any structures. This will enhance the lane environment and pedestrian comfort.

1.3 Design development to enhance the project's livability and safety as follows:

- (a) Ensure all habitable rooms have adequate access to daylight.

Note to applicant: The podium's inside-corner units should be further developed to enhance their daylight access and outlook. Suggested strategy includes eliminating the podium's staggered profile.

- (b) Enhance passive surveillance and overlook at the rear.

Note to applicant: Suggested strategies include deleting the outdoor nook at the rear exit and ensuring clear sightlines from the public realm (lane).

- (c) Enhance the functionality and quality of the indoor and outdoor common amenities.

Note to applicant: Suggested strategies include increasing the size and functionality of the indoor amenity on the fifth level to reflect the number of family units; introducing variety to the outdoor amenities and child play. Refer to the *High Density Housing for Families with Children Guidelines*: <https://guidelines.vancouver.ca/guidelines-high-density-housing-for-families-with-children.pdf> See Landscape Condition 1.12.

- 1.4 Design development to provide green roof as per the requirements of the *Roof-Mounted Energy Technology and Green Roofs Bulletin*.

Note to applicant: It should be noted on the architectural and landscape plans the type of green roof proposed including the percentage. Refer to:
<https://bylaws.vancouver.ca/bulletin/bulletin-roof-mounted-energy-technologies-and-green-roofs.pdf>

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

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

Housing

- 1.6 The proposed unit mix, including 78 studio units (37%), 59 one-bedroom units (28%), and 74 two-bedroom units (35%), is to be included in the development permit drawings.

Note to applicant: Any changes in the unit mix from the rezoning application may only be varied under the discretion of the Director of Planning or Development Permit Board provided that it does not go lower than 35% of the dwelling units designed to be suitable for families with children.

- 1.7 The unit mix to be included in the development permit drawings, including studio units, one-bedroom units, two-bedroom units, and three-bedroom units, generally complies with the unit mix guidelines in the *Moderate Income Rental Housing Pilot Program: Application Process, Project Requirements and Available Incentives*, for both the market and below-market (moderate income) units, and must include 35% family units (two-bedroom and three-bedroom units).

Note to applicant: Any changes in the unit mix from the rezoning application may only be considered under the discretion of the Director of Planning or Development Permit Board provided that it does not go lower than 35% of the dwelling units designed to be suitable for families with children and meets the intent of the unit mix guidelines in the *Moderate Income Rental Housing Pilot Program*.

- 1.8 The development should be designed in accordance with the *High-Density Housing for Families with Children Guidelines*, including the provision of:

- (a) An outdoor amenity area to include areas suitable for a range of children's play activities and urban agriculture, ranging in size from 130 sq. m (1,399 sq. ft.) to 280 sq. m (3,014 sq. ft.) and situation to maximize sunlight access (Sec. 3.3.2, 3.4.3).
- (b) A minimum of 2.3 sq. m (25 sq. ft.) of bulk storage for each dwelling unit (Sec. 4.4.2).

- (c) A multi-purpose indoor amenity space at least 37 sq. m (398 sq. ft.) with a wheelchair accessible washroom and kitchenette. Consider positioning this adjacent to the children's play area to enable parental supervision from the amenity room (Sec. 3.7.3).
- (d) A balcony for each unit with 1.8 m (6 ft.) by 2.7 m (9 ft.) minimum dimensions (Sec. 4.3.2).

Sustainability

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

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

Crime Prevention through Environmental Design (CPTED)

- 1.10 Design development to respond to CPTED principles, having particular regard for:
- (a) Theft in the underground parking;
 - (b) Residential break and enter;
 - (c) Mail theft; and
 - (d) Mischief in alcoves and vandalism, such as graffiti.

Landscape Design

- 1.11 Design development to the public realm to improve the midblock connector and ensure future viability; clarify the public and private realms; and improve the relationship to the park.
- 1.12 Design development to improve the functionality of the outdoor amenity area, including provision of a children's play area. Consider revising and simplifying the landscape treatment to create cohesive areas for an optimized use of space.

Note to applicant: Consider consolidating functions to enable the intended programming while ensuring adequate space for pedestrian circulation and open areas allowing for flexible use of space. Refer to the *High Density Housing for Families with Children Guidelines* for further details: <https://guidelines.vancouver.ca/guidelines-high-density-housing-for-families-with-children.pdf>

- 1.13 Confirmation that the proposal meets the *Cambie Corridor Plan* for Park Connector streets, planted inner boulevard with trees on terra firma, and coordination to ensure a consistent design language and landscape treatment with the associated site to the west at 325-341 West 42nd Avenue.

Note to applicant: Setbacks should include a 1.5 m (4.9 ft.) planted inside boulevard on private property with trees planted on natural grade, without a restricting slab below.

- 1.14 Design development to improve the sustainability strategy, by the following:
- (a) Confirm or explore the provision of intensive or extensive green roofs on all available flat roof tops, with sections and depth of soil dimensions (See also Urban Design Condition 1.4);
 - (b) Provide high quality materials to all landscape areas for durability into the future;
 - (c) Add substantially more landscape around all common entry areas, to accent and soften them;
 - (d) Add vines to any blank wall facades, ensuring the vine support is sturdy and low maintenance (avoid high maintenance modular “green wall” systems); and
 - (e) Add edible plants, which can be used as ornamentals as part of the landscape design, in addition to urban agriculture plots.

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

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

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

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

- 1.18 Provision of a Tree Management Plan.

Note to applicant: It is preferred that the arborist tree management plan become the primary document for tree removal/ protection related matters.

- 1.19 Provision of an arborist “letter of undertaking” to include signatures by the owner, contractor and arborist.

Note to applicant: the signatures confirm that all parties are aware of the roles and responsibilities and that the project is on track to satisfy the steps and recommendations outlined by the arborist. For example, advanced planning will be needed to ensure that certain works, such as site supervision checkpoints, are coordinated.

- 1.20 Coordination for the provision of new street trees adjacent to the development site, where applicable.

Note to applicant: New street trees to be shown and confirmed on the development permit plans. Contact Engineering Services (Streets Design Branch) at 604-871-6131 to confirm tree planting locations and Park Board at 3-1-1 for tree species selection and planting requirements. Provide a notation on the plan as follows: *"Final spacing, quantity and tree species to the satisfaction of the General Manager of Engineering Services. New trees must be of good standard, minimum 6 cm caliper, and installed with approved root barriers, tree guards and appropriate soil. Root barriers shall be 8 feet long and 18 inches in. Planting depth of root ball must be below sidewalk grade. Call Park Board for inspection after tree planting completion"*.

- 1.21 Provision of high-efficiency irrigation for all planted areas and hose bibs for all patios and common areas greater than 9.3 sq. m (100 sq. ft.).

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

- 1.22 Provision of an outdoor Lighting Plan.

Engineering

- 1.23 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>

- 1.24 The owner or representative is advised to contact Engineering to acquire the project’s permissible street use. Prepare a mitigation plan to minimize street use during excavation & construction (i.e. consideration to the building design or sourcing adjacent private property to construct from) and be aware that a minimum 60 days lead time for

any major crane erection / removal or slab pour that requires additional street use beyond the already identified project street use permissions.

- 1.25 Provision of any gas service to connect directly to the building without any portion of the service connection above grade within the road right of way.
- 1.26 Provision of construction details to determine ability to meet municipal design standards for shotcrete removal (Street Restoration Manual section 02596 and Encroachment By-law (#4243) section 3A) and access around existing and future utilities adjacent your site. Current construction practices regarding shotcrete shoring removals have put City utilities at risk during removal of encroaching portions of the shoring systems. Detailed confirmations of these commitments will be sought at the building permit stage with final design achievements certified and confirmed with survey and photographic evidence of removals and protection of adjacent utilities prior to building occupancy. Provision of written acknowledgement of this condition is required. Please contact Engineering Services for details.
- 1.27 Design development to improve access and design of bicycle parking and demonstrate compliance with the Bicycle Parking Design Supplement by performing the following:
 - (a) Provision of interior cab dimensions of the dedicated bicycle elevator for all bicycle spaces located below the first underground level.

Note to applicant: The elevator is to have doors on both ends to allow bicycles to easily roll in from one end and roll out the other. The elevator to be a freight style elevator with durable finishes to comfortably accommodate two people with two bicycles and provide minimum interior dimensions of 1.7 m (5.5 ft.) x 2.0 m (6.7 ft.). A separate bicycle call button is to be provided on all floors requiring bicycle access to allow users to call the bicycle elevator directly. Accommodation of oversized bicycles within this elevator may increase requirements.
 - (b) Provision of maximum 40 Class A bicycle parking spaces in each Class A bicycle room.
- 1.28 Design development to improve the parkade layout and access design and demonstrate compliance with the Parking and Loading Design Supplement to the satisfaction of the General Manager of Engineering Services:
 - (a) Provision of additional stall width for parking spaces adjacent to walls.
 - (b) Ramps which have a 15% slope and are exposed to the weather must be heated.
- 1.29 Provision of the following information as part of the drawing submission at the development permit stage to facilitate a complete Transportation review:
 - (a) A complete tech table is required showing the calculations for the minimum required parking, loading, bicycle spaces and the number of spaces being provided.

- (b) All types of parking and loading spaces individually numbered and labelled.
- (c) Dimension of any/all column encroachments into parking stalls.
- (d) Identification of all columns in the parking layouts.
- (e) Dimensions for typical parking spaces.
- (f) Dimensions of additional setbacks for parking spaces due to columns and walls.
- (g) Dimensions of maneuvering aisles and the drive aisles at the parkade entrance and all gates.
- (h) Section drawings showing elevations and minimum vertical clearances for parking levels, loading bays, ramps, and security gates.

Note to applicant: These clearances must consider mechanical projections and built obstructions.

- (i) Details on the ramp/parkade warning and/or signal systems and locations of lights, signs and detection devices to be shown on the plans.
- (j) Areas of minimum vertical clearances labelled on parking levels.
- (k) Design elevations on both sides of the ramps and drive aisles at all breakpoints, loading bays, disability spaces, and at all entrances.

Note to applicant: The slope and length of the ramped sections at all breakpoints to be shown on the submitted drawings.

- (l) Indication of the stair-free access route from the Class A bicycle spaces to reach the outside.

Note to applicant: Stair ramps are not generally acceptable.

- (m) Existing street furniture including bus stops, benches etc. to be shown on plans.
- (n) The location of all poles and guy wires to be shown on the site plan.

1.30 Provision of a Final Hydrogeological Study which addresses the requirements outlined in the Groundwater Management Bulletin and includes:

- (a) Provisions of an updated Groundwater Management Plan which includes anticipated groundwater discharge rates for City approval.

Note to applicant: Every effort should be made to limit permanent groundwater from discharge to the City drainage system.

- (b) Provisions of an updated Impact Assessment which includes analysis to confirm that there are no significant risks from groundwater extraction/diversion.

Note to applicant: The City does not accept the dewatering of peat due to associated risk of offsite settlement. Construction-related discharge to the sewer must be measured and reported to the City. This monitoring must include daily average flow rates, and be submitted monthly to groundwater@vancouver.ca. A hold will be placed on the building permit; to lift the hold, provide an anticipated start date for excavation, and the contact details for the professional services that have been retained to conduct this monitoring to groundwater@vancouver.ca.

- 1.31 Submission of a Key Plan to the City for review and approval prior to submission of any third party utility drawings is required. The review of third party utility service drawings will not be initiated until the Key Plan is defined and achieves the following objectives:
- (a) The Key Plan shall meet the specifications in the City of Vancouver Engineering Design Manual Section 2.4.4 Key Plan <https://vancouver.ca/files/cov/engineering-design-manual.PDF>;
 - (b) All third party service lines to the development is to be shown on the plan (e.g. BC Hydro, Telus, Shaw, etc.) and the applicant is to provide documented acceptance from the third party utilities prior to submitting to the City.

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

- 1.32 The following statement is to be placed on the landscape plan: *This plan is NOT FOR CONSTRUCTION and is to be submitted for review to Engineering Services a minimum of 8 weeks prior to the start of any construction proposed for public property. No work on public property may begin until such plans receive "For Construction" approval and related permits are issued. Please contact Engineering, Development and Major Projects and/or your Engineering, Building Site Inspector for details.*

Green Infrastructure

- 1.33 Provision of a draft final Rainwater Management Plan (RWMP) which includes the following:
- (a) Provision of post-development site plan(s) that includes the following:
 - i. building location/footprint;
 - ii. underground parking extent;
 - iii. proposed service connections to the municipal sewer system;
 - iv. location and labels for all proposed rainwater management practices;

- v. area measurements for all the different land use surface types within the site limits; and
- vi. delineated catchments to demonstrate best management practices (detention tank(s), green infrastructure, etc.) are appropriately sized.

Note to Applicant: Various best management practices (BMPs) are proposed for the project but the percent proposed and percent of rainfall capture via Tier 1 and 2 measures is unknown. Applicant must prioritize methods of capture in accordance to the three tiers beginning with Tier 1 as described in the Rainwater Management Bulletin. Application may not be accepted for development permit issuance if best effort is not demonstrated.

(b) Volume reduction

- i. Calculation of any detention system 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.
- ii. Provision of design specifics and details of all BMP 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.
- iii. Provision of a grading plan to support the proposal of grading hardscapes into adjacent landscaping. Coordination with the landscape architect, soil storage capacities and a grading plan will be required to support this proposal.

(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 percent impervious being treated.
 - Treatment flow rate.
 - Supporting calculations to demonstrate adequate sizing system based on the contributing drainage area.
 - Include discussion of the specified treatment device's percent TSS removal efficiency certification by TAPE or ETV.
 - Location of device in drawing or figure in the report.

Note to applicant: If the majority of this site ($\geq 50\%$) is routed to appropriately sized landscaped areas prior to draining to a water quality

treatment unit, then a “pretreatment” unit certified by Washington State’s TAPE program may be proposed since cumulatively, the site will achieve the required 80% TSS removal by mass through a treatment train approach.

(d) Release rate

- i. Include peak flow estimate in post development conditions for both with and without release rate controls.
- ii. Use appropriate runoff coefficients for different surface types and ensure consistency in percent imperviousness estimates for all relevant calculations.

Note to applicant: Runoff coefficients for landscaping on slab should be higher compared to landscaping over native soil due to the increased runoff potential without in-situ infiltration.

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 development permit application. A meeting may be scheduled upon request by contacting rainwater@vancouver.ca.

- 1.34 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 a development permit.
- 1.35 Provision of a final RWMP, which includes a written report, supporting calculations, computer models and drawings to the satisfaction of the General Manager of Engineering Services and the City Engineer prior to the issuance of any building permit.
- 1.36 Provision of a final Operations and Maintenance (O&M) Manual for the rainwater management system to be included as an appendix in the RWMP Legal Agreement, to the satisfaction of the General Manager of Engineering Services and the City Engineer prior to the issuance of any building permit.

PART 2: CONDITIONS OF BY-LAW ENACTMENT

THAT, prior to enactment of the CD-1 By-law, the registered owner shall on terms and conditions satisfactory to the Director of Legal Services, the General Manager of Planning, Urban Design and Sustainability, the General Manager of Engineering Services and the General Manager of Arts, Culture and Community Services, as necessary, and at the sole cost and expense of the owner/developer, make arrangements for the following:

Engineering

- 2.1 Arrangements are to be made for the consolidation of Lots 17, 18 and 19, Block 858, District Lot 526, Plan 7737 to create a single parcel.
- 2.2 Arrangements are to be made for the registration of a Statutory Right of Way (SRW) for pedestrian pathway along the east side of the newly consolidated lot (as per the *Cambie Corridor Public Realm Plan*). A topographic Survey plan of the SRW area completed by a BC Land Surveyor, along with a reference plan in registrable form (which may be volumetric) of the SRW areas must be provided prior to Issuance of occupancy.
- 2.3 Provision of a surface SRW for public pedestrian and cyclist use of the mid-block pathway (“active link”) from 42nd Avenue to the lane.
- 2.4 Provision of legal agreements, to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services, to which the City is a party, securing access to parking from the adjacent property at (325-341 West 42nd Avenue).
- 2.5 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 2.6(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 R.F.Binnie & Associates Ltd. dated March 8, 2021, no water main upgrades are required to service the development.

Note to applicant: The main servicing the proposed development is 150 mm along 42nd 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.

Note to applicant: As per the City of Vancouver Building Bylaw, the principle entrance must be within 90 m of a fire hydrant. Should the final design of the

building change such that this requirement is no longer satisfied, provision of a new hydrant to be installed in accordance to the aforementioned bylaw will be required. The developer is responsible for 100% of the cost of this upgrade

- (b) Provision of adequate sewer (storm and sanitary) service to meet the demands of the project.
 - i. Implementation of development(s) at 277-291 West 42nd Avenue require the following in order to provide adequate storm and sanitary sewer flow conditions:

Local Servicing Upgrade – Separate 110 m of existing 300 mm COMB sewer along lane south of 41st Avenue from Columbia Street (MH__FJCP8C) to the manhole on the backside of lot 149 West 42nd Avenue (MH__FJCP8S) to 375 mm STM and 300 mm SAN sewers.

Note to applicant: The City of Vancouver will deliver the sewer upgrade as per the provisions under the Services Agreement at the applicant's cost. The applicant is to regularly inform the Development and Water Resource Management (DWRM) Branch at Utilities.Servicing@Vancouver.ca of their updated construction and occupancy schedule as the development progresses. This will assist the DWRM Branch in scheduling the trunk delivery. If the DWRM Branch is not kept informed of the developer's schedule, the occupancy permit approval may not meet the developer's schedule.

The post-development 1-in 5 year flow rate discharged to the storm sewer shall be no greater than the 1-in 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: Development to be serviced to the existing 200 mm COMB sewer along lane south of 41st Avenue.

- (c) Provision of street improvements along 42nd Avenue adjacent to the site and appropriate transitions that follow the "Park Connector Street" treatment outlined in the Cambie Corridor Public Realm Plan including the following:
 - i. 2.44 m (8 ft.) wide broom finish saw-cut concrete sidewalk;
 - ii. Mid-block curb bulges (on both sides of 42nd Avenue) at the entrance to the Active Link, including any required catch basin installation and road reconstruction to current standards;
 - iii. Curb ramps;

- iv. Installation of a bioswale in the boulevard. The bioswale is to be sized to treat the first 48 mm of rainfall (or 90% of average annual rainfall) per day as per the Rain City Strategy.
- (d) Provision of entire intersection lighting at Columbia Street and 42nd Avenue to current City standards and IESNA recommendations.
- (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 for the installation of parking regulatory signage on streets adjacent to the site to the satisfaction of the General Manager of Engineering Services.
- 2.6 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 110 m of existing 300 mm COMB sewer along lane south of 41st Avenue per condition 2.5(b)(i)

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

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

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

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

Housing

- 2.8 Make arrangements to the satisfaction of the General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services to enter into a Housing Agreement and Section 219 Covenant to secure all residential units as secured rental housing units, including at least 20 per cent of the residential floor area that is counted in the calculation of the dwelling unit area per the CD-1 By-law secured as below-market rental units subject to the conditions set out below for such units and in accordance with the requirements set out in the Moderate Income Rental Housing Pilot Program, for the longer of 60 years or the life of the building, and such other terms and conditions as the General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services may require.

The applicant has advised that it is not electing to seek a waiver of the Development Cost Levies pursuant to Section 3.1A of the Vancouver Development Cost Levy By-law No. 9755 (the "DCL By-law") and the agreement or agreements will include but not be limited to the following terms and conditions:

- (a) A no separate sales covenant;
- (b) A no stratification covenant;
- (c) A provision that none of such units will be rented for less than one month at a time;
- (d) All rental units will be secured as rental for a term equal to the longer of 60 years and the life of the building;
- (e) That the average initial starting monthly rents for the below-market rental housing units, which comprise at least 20% of the residential floor area that is counted in the calculation of the floor space ratio, will be at or below the following rents, subject to the annual maximum adjustment permitted under BC Residential Tenancy Act from 2017, being the base year for when such rents were established, and the year in which the first occupancy permit is issued for the development, as set out in section 2.1 of the Moderate Income Rental Housing Pilot Program (MIRHPP) Rezoning Policy:

Unit Type	Average Initial Rents (2017 rates prior to permitted adjustment)
Studio	\$950
1-bed	\$1200
2-bed	\$1600
3-bed	\$2000

and that a rent roll indicating the agreed maximum initial monthly rents for each of the units secured at below-market rates will be required when the Housing Agreement is entered into and prior to Development Permit, Building Permit, and Occupancy Permit, to the satisfaction of the General Manager of Planning, Urban Design or Sustainability

and the Director of Legal Services;

- (f) That rent increases for the below-market rental units after initial occupancy will be capped at the Residential Tenancy Act maximum annual allowable increase, as published by the Province of British Columbia, regardless of a change in occupancy;
- (g) The applicant will verify eligibility of new tenants for the units secured at below-market rates, based on the following:
 - (i) For new tenants, annual household income cannot exceed 4 times the annual rent for the unit (i.e. at least 25% of household income is spent on rent); and
 - (ii) There should be at least one occupant per bedroom in the unit.
- (h) The applicant will verify the ongoing eligibility of existing tenants in the units secured at below-market rates every five (5) years after initial occupancy:
 - (i) For such tenants, annual household income cannot exceed 5 times the annual rent for the unit (i.e. at least 20% of income is spent on rent); and
 - (ii) There should be at least one occupant per bedroom in the unit.
- (i) On an annual basis, or at the request of the City, the applicant will report to the City of Vancouver on the operation of the below-market rental units which will ensure that the City can confirm that the units are being operated as agreed, and will include a rent roll for the below-market rental units, and a summary of the results of eligibility testing for these units; and
- (j) Such other terms and conditions as the General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services may require in their sole discretion.

Sustainability

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

Public Art

- 2.10 Enter into an agreement satisfactory to the Directors of Legal Services and Cultural Services for the provision of public art in accordance with the City's Public Art Policy, such agreement to provide for security in a form and amount satisfactory to the aforesaid officials; and provide development details to the satisfaction of the Public Art Program Manager.

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

Environmental Contamination

2.11 If applicable:

- (a) Submit a site disclosure statement to Environmental Services (Environmental Protection).

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.

- (b) If required by the Manager of Environmental Services and the Director of Legal Services, in their discretion, enter into a remediation agreement for the remediation of the site and any contaminants which have migrated from the site on terms and conditions satisfactory to the Manager of Environmental Services, the General Manager of Engineering Services and Director of Legal Services, including a Section 219 Covenant that there will be no occupancy of any buildings or improvements constructed on the site pursuant to this rezoning until separate Certificates of Compliance, satisfactory to the City, for the on-site and off-site contamination, issued by the BC Ministry of Environment and Climate Change Strategy, have been provided to the City.

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

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

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

* * * * *

277-291 West 42nd 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 maps forming part of Schedule A of the Subdivision By-law:

- (a) Lot 17 Block 858 District Lot 526 Plan 7737; PID: 004-232-119;
- (b) Lot 18 Block 858 District Lot 526 Plan 7737; PID: 010-336-559; and
- (c) Lot 19 Block 858 District Lot 526 Plan 7737; PID: 010-336-567.

* * * * *

277-291 West 42nd Avenue
ADDITIONAL INFORMATION

1. URBAN DESIGN PANEL MINUTES

The Urban Design Panel (UDP) reviewed this rezoning application package on September 29, 2021. A summary of the decision is provided below. The full meeting minutes can be found [online](#):

EVALUATION: Support with Recommendations (8/0)

Introduction: Rezoning Planner Tess Munro, provided an overview of the policy for this site. Development Planner, Omar Aljebouri then gave an overview of the urban design considerations.

Advice from the Panel on this application is sought on the following:

1. Overall massing. Please consider factors such as the tower top and legibility of the tower and the podium.
2. Public realm and pedestrian experience, in particular the active link's treatment.
3. Any preliminary advice for consideration at the Development Permit stage. Please consider aspects such as building articulation given the project's high visibility from Columbia Park; relationship to the adjacent Council-approved tower; the quality of the indoor and outdoor amenities.

The Applicant then gave an overview of their rezoning rationale for the proposal.

The Staff and Applicant team then took questions from the panel.

Panel's Consensus:

THAT the Panel SUPPORTS the project with the following recommendations to be reviewed by City staff:

- Design development to the southern façade to clearly define a four- or two-storey expression;
- Design development to the balcony expression to provide visual interest and variety; and
- Design development to the public realm to improve the midblock connector and ensure future viability; clarify the public and private realms; improve the relationship to the park.

2. PUBLIC CONSULTATION SUMMARY

2.1 List of Engagement Events, Notification, and Responses

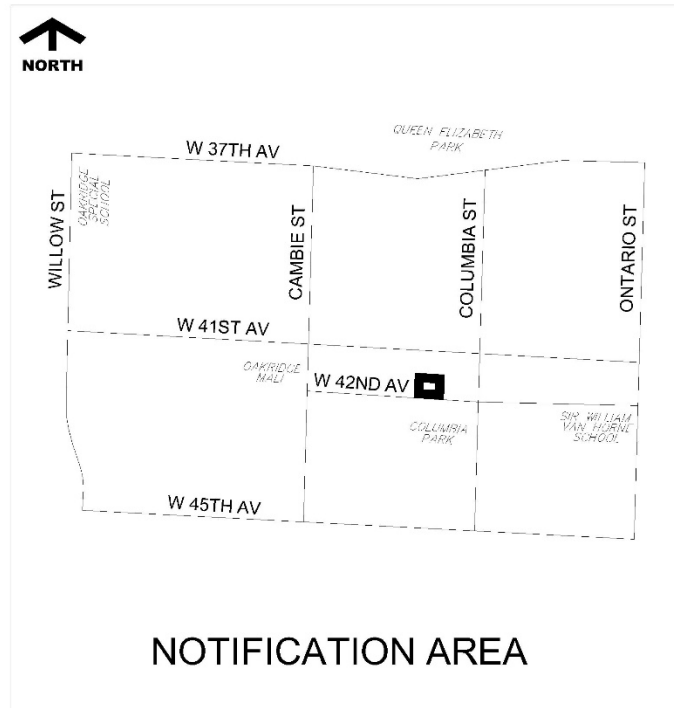
	Dates	Results
Events		
Virtual open house (City-led)	September 13 – October 3, 2021	60 participants (aware)* <ul style="list-style-type: none"> • 28 informed • 7 engaged
Public Notification		
Postcard distribution – Notice of rezoning application and virtual open house	July 3, 2020	2,613 notices mailed
Public Responses		
Online questions	September 13 – October 3, 2021	0 submittals
Online comment forms <ul style="list-style-type: none"> • via Shape Your City platform 	June – October, 2021	13 submittals
Overall position <ul style="list-style-type: none"> • support • opposed • mixed 	June – October, 2021	13 submittals <ul style="list-style-type: none"> • 6 responses • 4 responses • 3 response
Other input	June – October, 2021	0 submittals
Online Engagement – Shape Your City Vancouver		
Total participants during online engagement period	June – October, 2021	221 participants (aware)* <ul style="list-style-type: none"> • 88 informed • 13 engaged

Note: All reported numbers above are approximate.

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

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

2.2 Map of Notification Area



2.3 Analysis of All Comments Received

Below is an analysis of all public feedback by topic and ordered by frequency.

Generally, comments of support fell in the following areas:

- **Building height, density and massing:** The proposed development is appropriate in height, density and massing considering its proximity to the Canada Line and the park.
- **Affordable housing:** The proposal will provide much needed housing in Vancouver.
- **Active transportation:** Due to the location of the development along a major transit route, the height and density is appropriate. However, even greater density would be supported.

Generally, comments of concern fell within the following areas:

- **Building height, density, and massing:** The height and density of the proposal would be out of scale in the neighbourhood.
- **Sunlight and views:** The proposed development would block neighbouring apartments' sunlight and views and would cause privacy issues.

- **Building design:** The *Cambie Corridor Plan* is too prescriptive in terms of building design, more flexibility could allow for more interesting design variations.

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

General comments of support:

- This project density, height and massing is appropriate given the site location.
- The project would provide much needed housing.
- This is a suitable location for the development along the Cambie Corridor due to the area's walkability and proximity to the Canada Line.
- The amenity spaces are well designed and programmed.

General comments of concern:

- The proposal is too tall and dense and is out of scale to the surrounding neighbourhood.
- The project will limit views, increase shadowing, and cause privacy concerns for neighbours.
- There are insufficient community resources in the neighbourhood to support this level of density.
- The proposed building will cause traffic problems due to the poor accessibility.

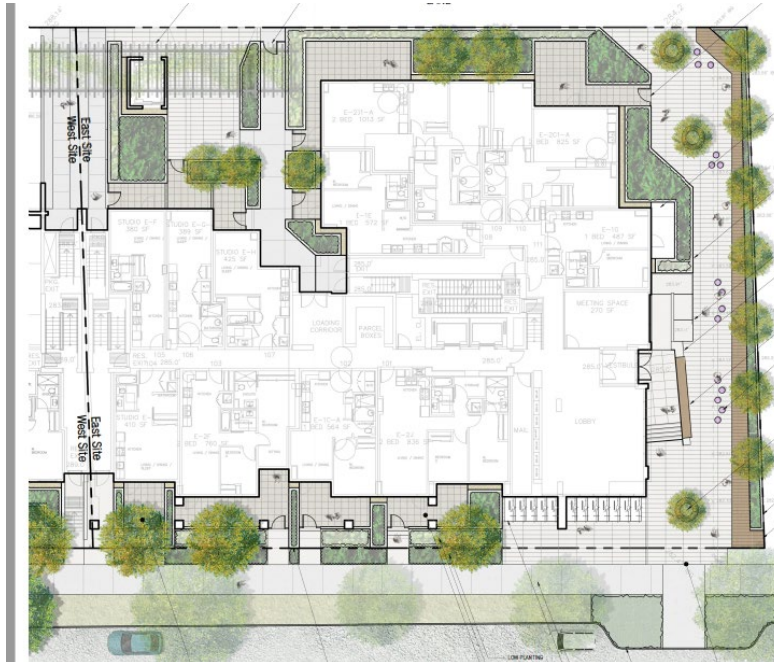
Neutral comments/suggestions/recommendations:

- The building design could be more interesting.
- Less parking could be considered given the proximity to transit.

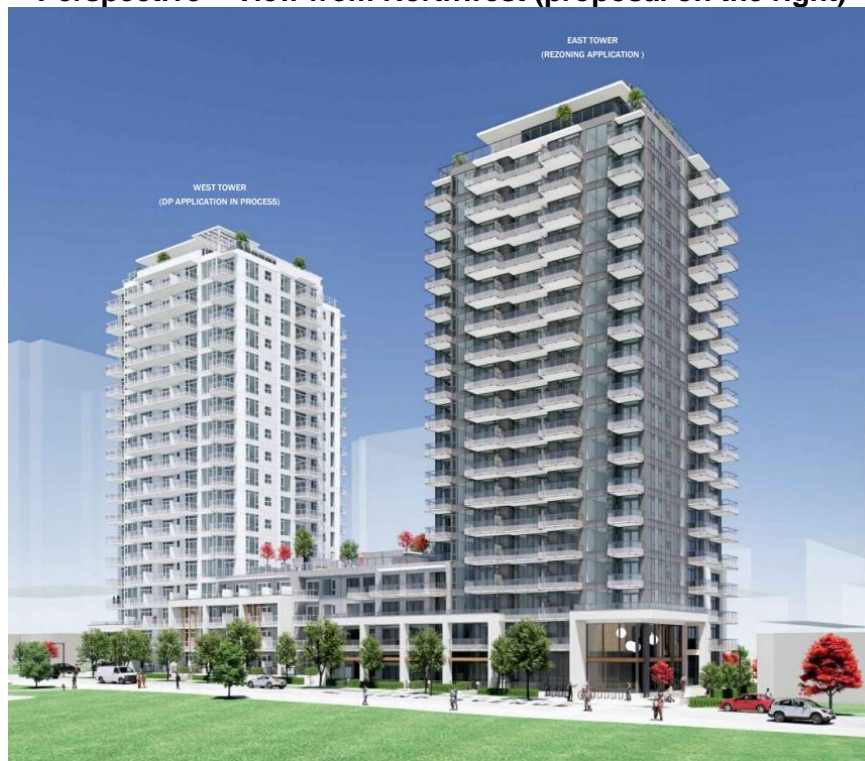
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**277-291 West 42nd Avenue
FORM OF DEVELOPMENT**

Site Plan



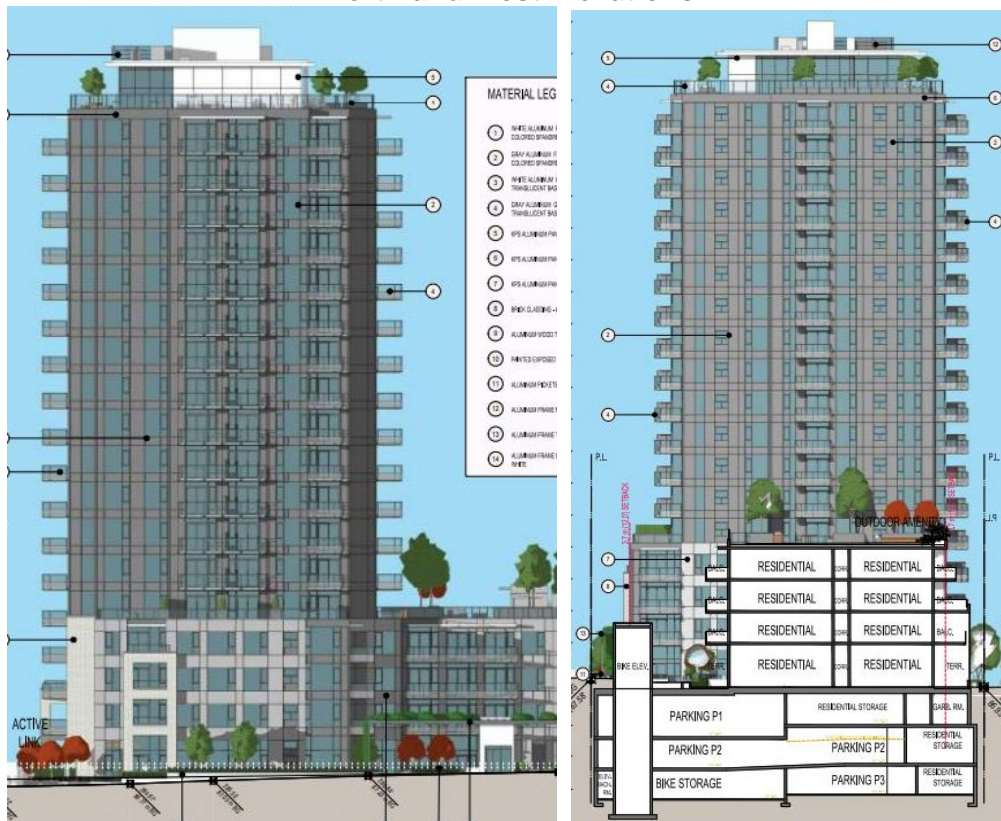
Perspective – View from Northwest (proposal on the right)



Perspective – View from Southeast (lane) (proposal on the left)



North and West Elevations



South and East Elevations



South and North Sections

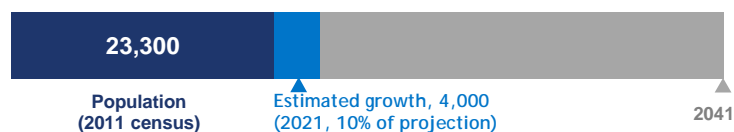


PUBLIC BENEFITS IMPLEMENTATION TRACKING
CAMBIE CORRIDOR PLAN (2018) – North of 57th Avenue
Updated mid-year 2021

POPULATION GROWTH^a

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

+ 39,600
(2011-2041, projection)

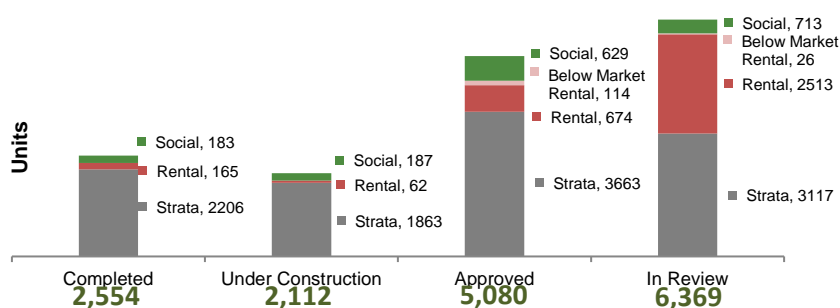


DEVELOPMENT ACTIVITY (UNITS)^b

Recent rezoning approvals:

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

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



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

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

✓ 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 Cambie Corridor Plan for more details				
HOUSING <ul style="list-style-type: none"> ~ 4,700 additional secured market rental units ~ 2,250 social housing units ~ 400 additional below-market units (Gross numbers of units reported) 	<ul style="list-style-type: none"> 183 social housing units (408-488 W King Edward Avenue, 4899 Heather Street, 5688 Ash Street, 5077 and 5095 Heather Street (TMH)) 165 secured market rental units (210-268 W King Edward Avenue, 408-488 W King Edward Avenue, 452-486 W 41st Avenue, 4867 Cambie Street) 	<ul style="list-style-type: none"> 187 social housing units (Oakridge Centre) 62 secured market rental units (431-455 W King Edward Avenue, 6137 Cambie Street) 		<p>16% of social housing target achieved 3% of secured rental target achieved</p> <p>○</p>
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) 		<p>20% of childcare spaces target achieved</p> <p>→</p>
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 Street. 	<ul style="list-style-type: none"> 45th Avenue Bikeway improvements Interim Plazas (17th and Cambie; 18th and Cambie) Cambie Complete Streets (W 33rd to W 35th; McGuigan to W 35th Avenue) 29th and Cambie Plaza + Public Art 	<ul style="list-style-type: none"> King Edward Ave Complete Street (Yukon Street to Columbia Street) Complete Street (W 35th Avenue to W 37th Avenue) Oak Street and 27th Avenue pedestrian and bike signal Ontario and 16th Curb Bulge Bioretention 	<ul style="list-style-type: none"> 54th Avenue Curb Bulge Bioretention Upgrade Cambie and 31st Avenue Street Closure 	<p>→</p>

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

EXPLANATORY NOTES

The Public Benefits Implementation Dashboard assists in monitoring progress toward the delivery of public benefits anticipated from the community plans. Data in this tracker reflects activity within the plan boundaries (and significant public benefits adjacent to the plan area) since Plan approval.

^a **Population Growth:** Growth is calculated by taking the difference between the latest census year and the base population and adding an estimate based on floor area completed between the latest census and the present quarter.

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

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

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

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**277-291 West 42nd Avenue
PUBLIC BENEFITS SUMMARY**

Project Summary

18-storey residential building containing 211 secured market rental residential units, with 20% of the floor area (approximately 42 units) to be secured as below-market rental units.

Public Benefit Summary:

The proposal would provide 211 secured rental housing units through a Housing Agreement for the longer of 60 years and the life of the building, with at least 20% of the floor area secured for below-market rental units, in accordance with the *Moderate Income Rental Housing Program*.

	Current Zoning	Proposed Zoning
Zoning District	RS-1	CD-1
FSR (site area = 1,784.8 sq. m / 19,208 sq. ft.)	0.7	6.73
Buildable Floor Space (sq. ft.)	13,446	129,271
Land Use	Residential	Residential

Summary of development contributions expected under proposed zoning

City-wide DCL ^{1, 2}	\$2,357,903
Utilities DCL ^{1,}	\$1,309,515
Public Art ³	\$255,957
TOTAL	\$3,923,375

Other Benefits (non-quantified components):

- 211 secured market rental units
- Approximately 42 below-market rental units with rental rates and operating requirements in accordance with the *Moderate Income Rental Housing Program*

¹ Based on DCL by-laws and rates in effect as at September 30, 2021; by-laws are subject to future adjustment by Council including annual inflationary adjustments. DCLs are payable at building permit issuance based on rates in effect at that time. A development may qualify for 12 months of in-stream rate protection, see the City's [DCL Bulletin](#) for details.

² The Applicant has not requested a DCL waiver for the residential floor area of the proposal; however, they will be eligible to request a DCL waiver at the development permit stage of the approval process. If the Applicant requests a DCL waiver, the project would be required to be subject to the maximum average unit sizes for "for-profit affordable rental housing" and maximum average rents by unit type for the below-market units, in accordance with the DCL By-law, as secured by an amendment to the Housing Agreement. If the DCL waiver is taken, the value of the City-wide DCL waiver on the residential floor area would be approximately \$2,357,903.

³ Based on 2016 rates; rates are subject to adjustments, see [Public Art Policy and Procedures for Rezoned Developments](#) for details.

277-291 West 42nd Avenue
APPLICANT, PROPERTY, AND DEVELOPMENT PROPOSAL INFORMATION

Address	Property Identifier (PID)	Legal Description
277 West 42nd Avenue	004-232-119	Lot 17 Block 858 District Lot 526 Plan 7737
289 West 42nd Avenue	010-336-559	Lot 18 Block 858 District Lot 526 Plan 7737
291 West 42nd Avenue	010-336-567	Lot 19 Block 858 District Lot 526 Plan 7737

Applicant Information

Architect	Rositch Hemphill Architects
Registered Owner	W42 Properties E Nominee Corp.
Developer	Marcon Properties Ltd.

Development Statistics

	Permitted Under Existing Zoning	Proposed
Zoning	RS-1	CD-1
Site Area	1,784.8 sq. m (19,208 sq. ft.)	1,784.8 sq. m (19,208 sq. ft.)
Land Use	Residential	Residential
Maximum FSR	0.70	6.73
Maximum Height	10.7 m (35 ft.)	Top of Parapet: 57.0 m (187 ft.) Top of Amenity: 61.3 m (200 ft.)
Floor Area	1,249 sq. m (13,446 sq. ft.)	12,009 sq. m (129,271 sq. ft.)
Residential Units	-	Total: 211 secured rental units 78 studio units 59 one-bedroom units 74 two-bedroom units
Parking and Bicycle Spaces	As per Parking By-law	86 vehicle parking spaces 406 Class A bicycle spaces 12 Class B bicycle spaces One Class B loading spaces Two Class A passenger loading spaces
Natural Assets	Four on-site trees Three City street trees	Three retained City street trees 19 new on-site trees To be confirmed at the development permit stage

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