



## REFERRAL REPORT

Report Date: January 25, 2022  
Contact: Yardley McNeill  
Contact No.: 604.873.7582  
RTS No.: 14921  
VanRIMS No.: 08-2000-20  
Meeting Date: February 8, 2022

TO: Vancouver City Council  
FROM: General Manager of Planning, Urban Design and Sustainability  
SUBJECT: Rezoning: 5327-5477 Oak Street and 1006-1008 West 37th Avenue

### **RECOMMENDATION TO REFER**

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

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

### **RECOMMENDATION FOR PUBLIC HEARING**

- A. THAT the application by Formwerks Architectural Inc., on behalf of Oak 37 BT Limited, the registered owner of the lands located at:
- 5475, 5423, 5387, 5347, and 5327 Oak Street and 1006 West 37th Avenue [*Lots 1-3 and 5-7, Block 915 District Lot 526 Plan 11811; PIDs: 009-003-592, 004-076-621, 005-264-511, 009-003-622, 009-003-631 and 009-003-649 respectively*] and;
  - 5367 and 5369 Oak Street [*Strata Lot 1 and 2, District Lot 526 Strata Plan VAS2829; PIDs: 016-914-368 and 016-914-376; and PID: NPA; Common Property, Strata Plan VAS2829*];

to rezone the lands from RT-1 (Two-family Dwelling) District to RM-8AN (Multiple Dwelling) District, be approved in principle;

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

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

B. THAT Recommendation A 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 bylaw rezoning the property, and any costs incurred in fulfilling requirements imposed as a condition of rezoning are at the risk of the property owner; and
- (iii) THAT the City and all its officials, including the Approving Officer, shall not in any way be limited or directed in the exercise of their authority or discretion, regardless of when they are called upon to exercise such authority or discretion.

## **REPORT SUMMARY**

This report recommends a plan amendment to the Zoning and Development By-Law for the site located at 5327-5477 Oak Street and 1006-1008 West 37th Avenue. The proposed amendment would rezone the lands from RT-1 (Two-family Dwelling) District to RM-8AN (Multiple Dwelling) District, to allow for a townhouse or rowhouse development with a maximum floor space ratio (FSR) of 1.20.

The *Cambie Corridor Plan* ("Plan") designated sites for townhouses in areas located outside of Stage 1 of the *Cambie Corridor Utilities Servicing Plan* to be considered for owner-initiated rezoning applications, provided the upgrades are secured as conditions of rezoning approval.

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

## **COUNCIL AUTHORITY/PREVIOUS DECISIONS**

Relevant Council policies for this site include:

- *Cambie Corridor Plan* (2018)
- *Cambie Corridor Utilities Servicing Plan* (2018)
- *RM-8, RM-8A, RM-8N and RM-8AN Districts Schedule* (2018)
- *RM-8A and RM-8AN Guidelines* (2018)
- *Green Buildings Policy for Rezonings* (2010, last amended 2018)
- *Density Bonus Zoning and Public Benefits* (2014, last amended 2021)

- *Community Amenity Contribution Policy for Rezoning*s (1999, last amended 2021)
- *Urban Forest Strategy* (2014)
- *Tenant Relocation and Protection Policy* (2019)
- *Vancouver Development Cost Levy By-law No. 9755*
- *Vancouver Utilities Development Cost Levy By-law No. 12183*

## REPORT

### Background/Context

#### 1. Site and Context

The subject site at 5327-5477 Oak Street and 1006-1008 West 37th Avenue (see Figure 1) consists of seven legal parcels fronting Oak Street. The total site area is approximately 5,855 sq. m (63,022 sq. ft.), with a combined frontage of 148 m (485.5 ft.) along Oak Street and a depth of 40 m (131 ft.).

**Figure 1: Location Map – Site and Context**



The site is currently zoned RT-1 and developed with seven duplexes. There are a mix of uses in the surrounding area. To the east of the site along Oak Street are CD-1 sites that have been rezoned for townhouses. Single-family detached homes are located west within the RS-5 zone. To the north is VanDusen Botanical Gardens, Oak Meadows Park, and Eric Hamber Secondary School. The Oakridge Transit Centre (OTC) site is located to the east, while the low-rise apartment buildings, known as Shawn Oaks, are located directly to the south.

All the homes on the subject site were constructed in the 1960s. The existing homes contain 25 residential units, 18 of which are currently tenanted. As this rezoning is for the consolidation of two lots containing secondary rental tenancies, the *Tenant Relocation and Protection Policy* (“TRP Policy”) applies. Further information pertaining to the tenants are provided under the “Tenants” section of this report.

## 2. Policy Context

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

The subject site is located within the Oakridge neighbourhood, which is a regionally designated Municipal Town Centre. This area is expected to evolve over time into an urban hub with increased residential density, job space, and a range of shops and services to support active street life. The *Plan* anticipates a variety of new housing types and housing tenures to support a diversity of residents.

*Housing Types and Tenure* – The *Plan* anticipates the delivery of a wide range of housing types and tenures, including rental housing and strata housing. Specifically, targets have been established to recognize the importance of strata townhouses, which offer ground-oriented, “missing middle” home ownership opportunities. This application advances this target.

Further, the *Plan* balances the need for ownership with affordable rental opportunities by identifying other key areas that have the capacity to deliver affordable rental and social housing units. This includes a number of major development sites, including the Ashley Mar Co-op and Pearson Dogwood, with the potential to deliver 2,000 units of rental housing, which advance the City’s affordable housing targets.

Finally, the site is guided by Section 4.3.12 of the *Plan*. This policy direction supports residential uses in townhouse forms of up to three storeys in height and a maximum density of 1.20 FSR. In this area, the *Plan* also strives to accommodate improvements for public realm features, including increased sidewalk widths on arterials.

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

The *TRP Policy* extends policy coverage to projects involving the consolidation of two or more lots that contain existing secondary rental. The *TRP Policy* exempts instances where a previous owner has sold the property to a developer yet continues to reside in the unit, and tenancies entered into after the purchase of the property that are of a length of two years or less, as of the date of the rezoning application. A number of the existing tenants within the property are eligible for a TRP.

### 3. Plan Implementation and Utilities Servicing Plan

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

The *Plan* identifies over 1,100 detached lots for future townhouses, creating opportunities for up to 8,200 units of this much-needed ground-oriented housing type. Due to the timing of infrastructure upgrades in the Corridor, City-initiated rezonings for townhouses will be phased to align with scheduled infrastructure upgrades as identified in the *Cambie Corridor Utilities Servicing Plan* (USP). See Appendix E for further details on the USP phasing.

The first phase of City-initiated rezoning (in Stage 1 area) was approved in 2018. The sequencing of City-delivered utility design and construction will occur between 2019-2022 (Stage 1) and 2023-2026 (Stage 2). The timing of Stage 3 upgrades is currently undetermined. Future phases of City-initiated rezoning of townhouse areas will be coordinated with the timing of future infrastructure upgrades. In the meantime, townhouse development outside of Stage 1 can be considered through owner-initiated rezonings, which includes this application. Since the subject site is outside of Stage 1 and Stage 2, the timing of the City-delivered utility upgrades has not been determined.

Owner-initiated rezoning applications for RM-8AN, including this application, allows the City to determine on a case-by-case basis whether off-site utility upgrades are required. Engineering conditions in Appendix B have been applied to secure the required infrastructure upgrades for this site.

#### **Strategic Analysis**

##### **1. Simplified Rezoning Process**

To facilitate the delivery of family-oriented townhouse units to the market while the phased roll-out of the USP is taking place, the City has implemented a simplified process for owner-initiated rezonings for townhouses. Rather than rezoning townhouse sites to a site-specific Comprehensive Development (CD-1) District, the RM-8A and RM-8AN (Multiple Dwelling) Districts form the designated zones. Rezoning to a designated zone streamlines the review process by providing the same certainty for the built form as a City-initiated rezoning would for townhouses.

The RM-8A and RM-8AN Districts were approved in 2018, along with associated design guidelines. The district schedules and guidelines apply to the Cambie Corridor and Grandview-Woodland area. The district schedule includes requirements for various unit sizes to provide a variety of purchase prices for new townhouse units, as well as more flexible development options for smaller lots. The RM-8AN District differs from the RM-8A District in that the RM-8AN requires additional noise mitigation measures for dwelling units close to arterial streets. Since Oak Street is classified as an arterial street, the proposed rezoning is to the RM-8AN District Schedule.

The rezoning process allows for a townhouse development through a future development application process, while securing the utility upgrades and transportation upgrades identified in the *Plan*. Architectural drawings are not required at the rezoning application stage. The form of development will be reviewed at the development permit stage. All proposals will need to meet

the intent and regulations of the RM-8A/RM-8AN Districts. An Urban Design Panel review is not necessary for this project due to the small scale of the buildings and comprehensive design guidelines which accompany the RM-8A and RM-8AN District Schedule.

## 2. Tenants

The rezoning site consists of seven duplexes containing 18 secondary rental tenancies. Since the proposal involves the consolidation of two or more lots with secondary rental tenancies, the *TRP Policy* applies.

The 18 rental units are currently occupied with tenants who are aware of the rezoning application. Of the 18 units, 14 tenancies are eligible for provisions under the *TRP Policy* based on their length of tenancy. The applicant has further committed to providing the four ineligible tenants with relocation assistance as well as moving expenses and partial compensation, along with further increasing the compensation amounts for a majority of the eligible tenants (see Appendix C).

The applicant held a tenant meeting on October 20, 2021 and have also retained the services of a Tenant Relocation Specialist that has begun actively engaging with the tenants. To better understand each tenant's relocation needs, including special housing requirements or vulnerabilities (e.g. low income), tenants have been invited to complete a Needs Assessment survey. The survey will be re-distributed again during the development process to provide another opportunity for tenants to report any changes closer to the end of tenancy.

The Tenant Relocation Plan is required as a condition of development permit issuance. An Interim Tenant Relocation Report is required prior to demolition permit issuance and a final Tenant Relocation Report is required prior to issuance of an occupancy permit.

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

## 3. Transportation and Parking

Parking, loading and bicycle spaces must be provided in accordance with the Parking By-law and will be reviewed at time of development permit application when architectural drawings are submitted. Local servicing requirements are secured through a services agreement.

A condition of approval has been applied, requiring a road dedication of 1.494 m (4.90 ft.) along Oak Street. In addition, engineering conditions are being applied to upgrade sidewalks and street lighting. Additional conditions can be found in Appendix B.

## 4. Environmental Sustainability and Natural Assets

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

For small buildings, such as townhouses and those considered Part 9 under the Vancouver Building By-law, requirements have been adapted to match the building scale. These requirements described in the *Green Buildings Policy for Rezoning – Process and Requirements* administration bulletin. This application has opted to satisfy the *Green Buildings*

*Policy for Rezoning*s under the low emissions green buildings requirements. As part of this rezoning, the applicant has submitted a letter of commitment to meet the policy and is expected to provide further documentation at the development permit stage. Conditions have been included in Appendix B to ensure that the green building requirements are satisfied.

**Green Assets** – The *Urban Forest Strategy* was developed to preserve, protect and strengthen Vancouver's urban forest and tree canopy for the future. The Protection of Trees By-law aims to maintain a healthy urban forest by requiring that permission be granted to remove trees that meet certain conditions. The intent is to protect as many healthy, viable trees as possible, while still meeting the challenges of development, housing priorities and densification. This is in keeping with City goals for resilient and healthy natural systems in urban areas.

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

*Green Infrastructure* – Green infrastructure is critical to meeting the City's goals of delivering cost effective and environmentally responsible stormwater management. The *Cambie Corridor Public Realm Plan* specifies the provision of green infrastructure strategies within the public realm of the site and for the right-of-way directly surrounding the site. As such, staff have applied a condition to incorporate a bioswale and/or stormwater tree trench along Oak Street to manage the stormwater for the sidewalk and front boulevard, while providing additional water storage and soil volume for street trees. A requirement for permeable pavement has also been applied to the lane to capture and infiltrate rainwater.

Additional opportunities for on-site rainwater management, including a Rainwater Management Plan, will be reviewed at the development permit stage. Further details can be found within Engineering conditions under Appendix B.

## 5. Public Input

Since extensive public engagement was undertaken during the *Plan* process, open houses are not required for RM-8A/AN rezoning applications. Staff still engage in a notification process to inform the public and provide opportunity for community input.

A rezoning information sign was installed on the site on August 7, 2021. Approximately 567 notification postcards were distributed within the neighbouring area on or about September 7, 2021. Notification, application information, and an online comment form was provided on the Shape Your City website (<https://shapeyourcity.ca/>).

Staff received 12 responses public responses and a petition containing 17 signatures from community members expressing their concerns. Respondents expressed the following:

### Support:

- Support for height and density of a townhouse project along Oak Street.

### Concerns:

- Proposal should be rental to allow existing tenants to return to the site.
- Height and density should be greater than what is supportable under the *Plan*.
- Townhouses are viewed as not ideal for families with children because they don't have sufficient outdoor space.

- Height and density will impact privacy and create shadows onto neighbouring properties.

### **Response to Public Comments:**

*Housing Tenure* – Regarding preference for rental housing, the *Plan* allows for the provision of rental housing or strata housing at this location, at the discretion of the property owner. In this case, the applicant has chosen to pursue strata housing. Further, the *Plan* sets out targets for strata townhouses, which fills a need for ground and family-oriented units, and home ownership opportunities at a more affordable rate than a single-family detached dwelling.

As discussed in the “Policy Context” section on page 2, the *Plan* provides a number of opportunities to deliver rental and social housing on other sites in the Corridor. These locations are in close proximity to rapid transit and on major development sites, including the Ashley Mar Co-op, Pearson Dogwood, and Oakridge Transit Centre (OTC). These sites expect higher density developments with a mix of affordable housing options to advance the City’s affordable housing goals.

*Height and Density* – The proposed height and density aligns with the RM-8AN District Schedule, as established by the *Plan*.

*Family Housing and Outdoor Space* – In response to concerns about insufficient housing for families, the district schedule requires that a minimum of 25% of the residential units be three bedrooms, suitable for families.

*Privacy and Shadow Impacts* – The design guidelines seek to enhance outdoor space by ensuring that setbacks, landscaping, and pedestrian access are provided. For example, courtyard townhouses require a 1.8 m (6 ft.) rear yard and a 7.3 m (24 ft.) courtyard to enhance privacy, open space, and green space for planting, porches, and patios. The guidelines also contain provisions to maximize sunlight access through the development permit process. This includes ensuring horizontal angle of daylight requirements such that all habitable rooms have access to unobstructed sunlight.

Further opportunities for public input regarding specific building design will be available at the development permit stage, in accordance with the City’s standard notification process.

## **6. Public Benefits**

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

**Density Bonus Zone Contribution (DBZ)** – Applications for the RM-8A/AN District are exempt from paying a community amenity contribution (CAC) per the *Community Amenity Contributions for Rezoning Policy*. Instead, the application is subject to a Density Bonus Zone (DBZ) contribution, applied to the net additional density up to a maximum FSR of 1.20. DBZs are payable at building permit issuance.

The DBZ contribution for the RM-8A/AN District is \$594.18/sq. m (\$55.20/sq. ft.), as of September 30, 2021. This contribution is applied on the difference between the approved floor area of 0.75 FSR and the maximum proposed FSR of 1.20. Density bonus rates are subject to future adjustments by Council, including annual inflationary rate adjustments. A development

may qualify for in-stream rate protection from Density Bonus rate increases, provided that a building permit application has been received prior to the rate adjustment. See the [DBZ Bulletin](#) for details.

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

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

### ***FINANCIAL IMPLICATIONS***

As noted in the Public Benefits section, the site will be subject to a Density Bonus Zone contribution, City-wide DCL, and Utilities DCL.

Based on the rates in effect as of September 30, 2021, a Density Bonus Zone contribution of approximately \$1,565,466 would be anticipated from the development, should it achieve the maximum density of 1.20 FSR.

Based on the DCL by-law and rates in effect as of September 30, 2021, it is estimated that the project will pay DCLs of \$496,107, should it achieve the maximum 1.20 FSR.

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

### ***CONCLUSION***

Staff have reviewed the application to rezone 5327-5477 Oak Street and 1006-1008 West 37th Avenue from RT-1 to RM-8AN to facilitate a townhouse or rowhouse development complying with the provisions of the RM-8AN District Schedule. The rezoning application is consistent with the *Cambie Corridor Plan*.

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

\* \* \* \* \*

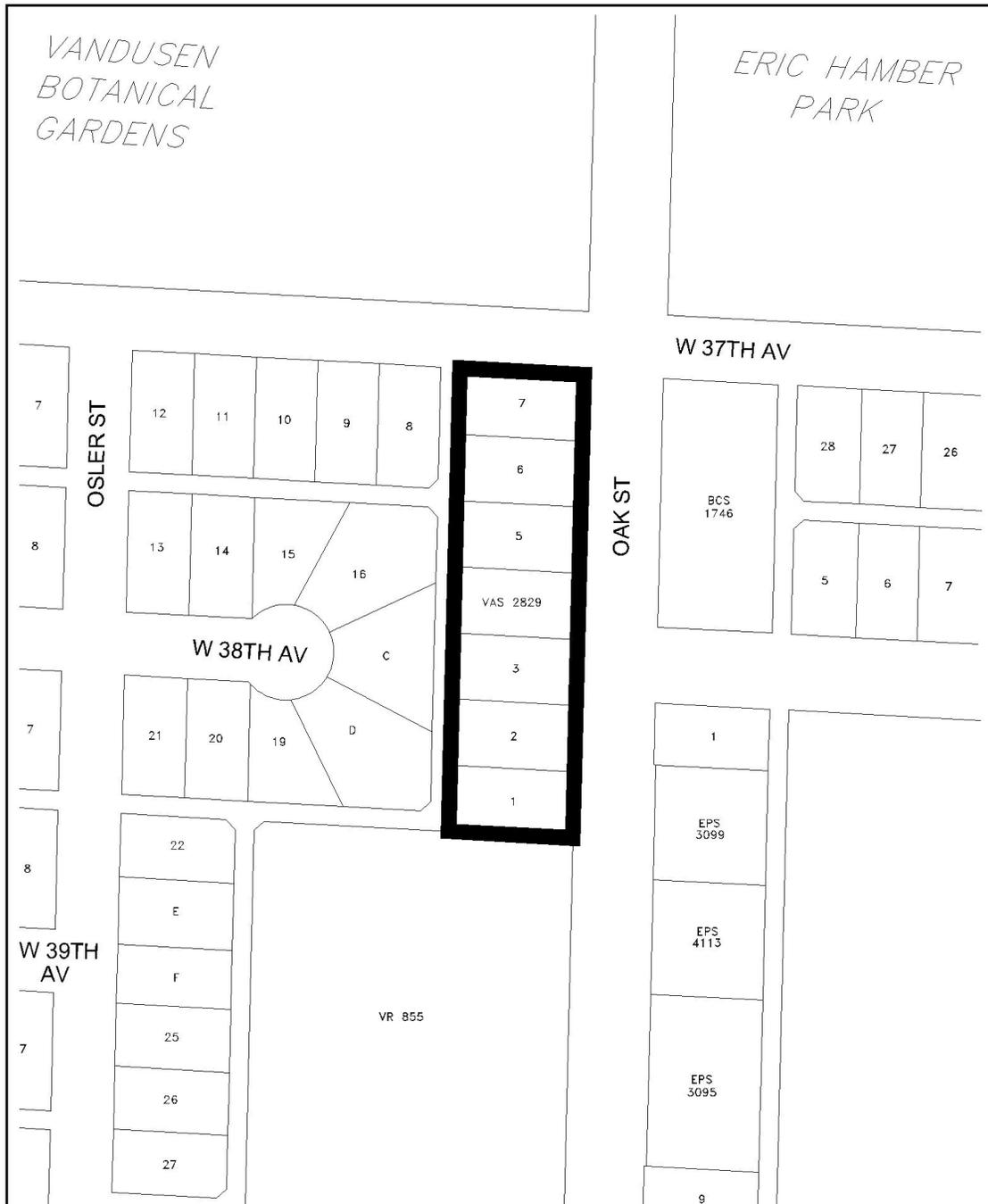
**5327-5477 Oak Street and 1006-1008 West 37th Avenue**  
**PROPOSED BY-LAW AMENDMENTS**

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

**Zoning District Plan Amendment**

1. This By-law amends the Zoning District Plan attached as Schedule D to By-law No. 3575, and amends or substitutes the boundaries and districts shown on it, according to the amendments, substitutions, explanatory legends, notations, and references shown on the plan attached as Schedule A to this By-law, and incorporates Schedule A into Schedule D of By-law No. 3575.
2. The area shown within the heavy black outline on Schedule A is rezoned and moved from the RT-1 District Schedule to the RM-8AN District Schedule.

Schedule A



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

RZ- 5327-5477 Oak Street & 1006-1008 West 37th Avenue	map: 1 of 1	
	scale: NTS	
<b>City of Vancouver</b>	date: 2021-07-06	

**5327-5477 Oak Street and 1006-1008 West 37th Avenue**  
**CONDITIONS OF APPROVAL**

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

**PART 1: CONDITIONS OF APPROVAL OF THE DEVELOPMENT APPLICATION**

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

**Sustainability**

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

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

**Engineering**

- 1.2 Confirmation of whether the proposed development impacts the Major Road Network (MRN), as defined under the South Coast British Columbia Transportation Authority Act (<https://www.translink.ca/plans-and-projects/projects/roads-bridges-and-goods-movement>). In the event it is confirmed the proposed development impacts the MRN, a Construction Management Plan shall be submitted directly to Translink ([MRN@translink.ca](mailto:MRN@translink.ca)) with a copy of the correspondence provided to the City of Vancouver.

Note to Applicant: The City of Vancouver and Translink have authority over the Major Road Network as it relates to carrying out construction works on a City Street that is designated as a Major Road Network.

- 1.3 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>.

1.8 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:

(i) 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:

(i) 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.

1.9 Construction-related discharge to the sewer must be measured and reported to the City. This monitoring must include daily average flow rates, and be submitted monthly to [groundwater@vancouver.ca](mailto:groundwater@vancouver.ca). A hold will be placed on the Building Permit; to lift the hold, provide an anticipated start date for excavation, and the contact details for the professional services that have been retained to conduct this monitoring, to [groundwater@vancouver.ca](mailto:groundwater@vancouver.ca).

1.10 Submission of a Key Plan to the City for review and approval prior to submission of any third party utility drawings is required. The review of third party utility service drawings will not be initiated until the Key Plan is defined and achieves the following objectives:

(a) The Key Plan shall meet the specifications in the City of Vancouver Engineering Design Manual Section 2.4.4 Key Plan <https://vancouver.ca/files/cov/engineering-design-manual.PDF>; and

(b) All third party service lines to the development is to be shown on the plan (e.g., BC Hydro, Telus, Shaw, etc.) and the applicant is to provide documented acceptance from the third party utilities prior to submitting to the City.

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

## **Green Infrastructure**

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

(a) General:

(i) Ensure the design infiltration rate proposed is appropriate for the site.

Note to Applicant: The design infiltration rate shall be specified by a qualified professional and should be based on site specific subsurface properties and shall be supported by a geotechnical or hydrogeological study. Any assumptions made prior to the completion of such investigations such be revised accordingly if necessary.

Infiltration rates can varies drastically at different locations, depths and antecedent moisture conditions so a generic constant rate of 1.5 mm/hr. is not necessarily appropriate or conservative for this specific development.

The Rainwater Management Plan (RWMP) may reference or include excerpts from the geotechnical and/or hydrogeology study to support the proposed design of any formal infiltration practices as opposed to including the entire study as part of the Rainwater Management Plan Appendix.

(ii) Provision of post-development site plan(s) that includes the following:

- Building location/footprint;
- Underground parking extent;
- Proposed service connections to the municipal sewer system;
- Location and labels for all proposed rainwater management practices;
- Area measurements for all the different land use surface types within the site limits; and
- Delineated catchments to demonstrate best management practices (detention tank(s), green infrastructure, etc.) are appropriately sized.

(iii) Provision of design specifics and details of all best management practices (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.

Note to Applicant: Ensure and demonstrate proposed capture of adjacent surfaces to landscaping is feasible or provide additional Tier 1 and/or 2 practices onsite.

(b) Volume Reduction:

- (i) 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.

Note to Applicant: Excess storage volume in specific landscaping features does not contribute to meeting the Volume Reduction requirement unless they receive and retain excess runoff from other surfaces prior to discharge offsite.

- (ii) Calculate the detention tank volume 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.

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

Note to Applicant: It is noted that the proposed detention tank which doesn't meet the volume reduction requirement to capture the Tier 1 and 2 deficit is sized based on the release rate control using the 75 mm orifice size. The minimum 75 mm orifice size is only a recommendation from the City and should be sized as per the Engineer of Record's best judgement. Revisions to the footprint, effective head (reduce below 1.0 m), orifice control type are a few examples of what can be done to ensure adequate sizing and release rate control. Placement of the proposed water quality treatment unit upstream of the flow control structure would also mitigate against potential blockage concerns from a smaller diameter orifice.

(c) Water Quality:

- (i) Provide information on how the water quality requirement will be achieved on this site, as water quality treatment is required for the first 24 mm (~70% annual average rainfall) of all rainfall from the site that is not captured in Tier 1 or Tier 2 practices and 48 mm (~90% annual average rainfall) of treatment is required for high traffic areas. For the development permit submission, the following should be included for review for all proprietary devices:

- Product Name and Manufacturer/Supplier;
- Total area and % Impervious being treated;

- Treatment flow rate;
- Supporting calculations to demonstrate adequate sizing system based on the contributing drainage area;
- Include discussion of the specified treatment device's % Total suspended solids (TSS) removal efficiency certification by TAPE or Environmental technology verification (ETV); and
- Location of device in drawing or figure in the report.

(d) Release Rate:

- (i) Peak flow calculations to use 1:5 year return period. Inlet time = 10 minutes. Travel time to be estimated by applicant. Ensure that the pre-development calculation uses the 2014 IDF curve values and the post-development calculation uses the 2100 IDF curve values.

Note to Applicant: Inlet time of 10 minutes is the minimum for both pre and post development conditions. If the estimated time of concentration is greater for either pre and/or post, please provide supporting calculations and assumptions for the travel time. Revise estimated peak flows and associated storage volume for release rate control accordingly.

- (ii) Use appropriate runoff coefficients for different surface types and ensure consistency in % imperviousness estimates for all relevant calculations.

Note to Applicant: Runoff coefficients for landscaping on slab should be increased to reflect the increased runoff potential for these areas compared to landscaping over native soil. Currently the runoff coefficient for post-development landscaped areas on slab is assumed to be the same as pre-development landscaping over native soil.

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](mailto:rainwater@vancouver.ca).

- 1.5 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.

- 1.6 Provision of a final Rainwater Management Plan (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.
- 1.7 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.

Notes to Applicant: The O&M Maintenance Manual shall be a separate document and it is not necessary to be provided prior to Rezoning or Development Permit issuance. Included description of "Operation and Maintenance" in the RWMP Section 5 was not reviewed at this time. Comments may be provided for the O&M in advance if requested and included in the subsequent submission at Development Permit application stage.

## **PART 2: CONDITIONS OF BY-LAW ENACTMENT**

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

### **Engineering**

- 2.1 Arrangements for the consolidation of Lots 1, 2, 3, 5, 6 and 7, Block 915, Plan 11811; and Strata Lots 1 and 2, Strata Plan VAS2829; all of District Lot 526, to create a single parcel and the subdivision of that site to result in the dedication of the east 1.494 m (4.9 ft.) for road purposes (in accordance with RM-8A/AN requirements)

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

Note to Applicant: A resolution approving the cancellation of Strata Plan VAS2829 and the dissolution of the strata corporation as noted in Section 272 of the Strata Property Act. The registration of a reference plan and an indefeasible title for the new parcel by the Land Title Office is required.

Note to Applicant: It appears that the existing electrical transformer is removed (see Site Plan for new pad-mounted transformer (PMT) location).

If confirmed that it is no longer needed, arrangements are to be made for release of Right-of-Way 394517M and 493518M (both for electrical transformer station and related works) prior to building occupancy.

Note to Applicant: Arrangements are to be secured prior to issuance of the development permit, with release to occur prior to issuance of an occupancy permit for the site.

Provision of a letter of commitment will satisfactorily address this condition at the development permit stage. Prior to building occupancy the applicant is to supply a written request to the City, a fresh title search and a copy of the documents along with executable discharge documents to affect the releases.

- 2.2 Provision of a Services Agreement to detail the on and off-site works and services necessary or incidental to the servicing of the site (collectively called the "Services") such that they are designed, constructed and installed at no cost to the City and all necessary street dedications and rights of way for the services are provided. No development permit for the site will be issued until the security for the services are provided. 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. 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 Aplin & Martin Consultants Ltd. dated June 8th, 2021, no water main upgrades are required to service the development.

Note to Applicant: The main servicing the proposed development is 200 mm along Oak Street or 200 mm along West 37th Avenue. Should the development require water service connections larger than the existing main, the developer shall upsize the existing main to the satisfaction of the General Manager of Engineering Services. The developer is responsible for 100% of the cost of the upgrading.

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

- (b) Provision for the installation of a new fire hydrant fronting 5367 Oak Street.
- (c) Provision of adequate sewer (storm and sanitary) service to meet the demands of the project.
- (i) Implementation of development(s) at 5327-5477 Oak Street and 1006-1008 West 37th Avenue requires following:

No upgrade is required.

The post-development 5-year flow rate discharged to the storm sewer shall be no greater than the 5-year pre-development flow rate. The pre-development estimate shall utilize the 2014 IDF curves, whereas the post-development estimate shall utilize the 2100 IDF curves to account for climate change.

Note to Applicant: Development to be serviced to the existing 200 mm Combined sewers in lane west of Oak Street.

- (d) Provision of street improvements along Oak Street adjacent to the site and appropriate transitions including the following:
- (i) Minimum 1.83 m (6 ft.) wide front boulevard (measured from the back of the curb) with street trees where space permits;
  - (ii) 2.44 m (8 ft.) wide City standard broom finish saw-cut concrete sidewalk;
  - (iii) New integral curb and concrete bus pad at the bus stop on Oak Street;
  - (iv) Removal of existing trees as required to provide these street improvements;
  - (v) Removal of the existing driveway crossing and reconstruction of the boulevard, sidewalk, and curb to current standards;
  - (vi) Installation of a bioswale in the front boulevard and/or stormwater tree trench;
    - From West 37th Avenue intersection to south end of the development, a bioswale feature to treat and retain 90% of average annual rainfall or a 48 mm – 24 hr event from the right-of-way to the greatest extent practical.
    - And/or a stormwater tree trench under proposed bus-stop and sidewalk to provide the minimum soil volume storage for street trees as per the Engineering Design Manual.

Note to Applicant: Bioswale and/or stormwater tree trenches generally include placement of trees, plants, growing medium, structural soil or soil cell with perforated pipe sub drain connected to the sewer system.

Note to Applicant: Depending on the geotechnical conditions, green infrastructure (bioswale, tree trench, permeable pavement, etc.) can be, in order of preference, fully infiltrated, partially infiltrated, or filtered through soil. The geotechnical assessment needs to determine the infiltration potential and the design infiltration rate.

Note to Applicant: These street improvements will require the removal of many of the existing trees located between curb and the new property line on Oak Street.

- (e) Provision of street improvements along West 37th Avenue adjacent to the site and appropriate transitions including the following:

- (i) 2.14 m (7 ft.)-wide City standard broom finish saw-cut concrete sidewalk

Note to Applicant: Existing boulevard width to remain.

- (f) Provision of upgraded street lighting (roadway and sidewalk) adjacent to the site to current City standards and IESNA recommendations.
- (g) Provision of entire intersection lighting upgrade to current City standards and IESNA recommendations at Oak Street and West 37th Avenue.
- (h) Provision of new pad mounted service cabinet/kiosk on West 37th Avenue.

Note to Applicant: The detailed Electrical Design will be required prior to the start of any associated electrical work to the satisfaction of the General Manager of Engineering Services and in conformance with Standard Specification of the City of Vancouver for Street Lighting (draft), Canadian Electrical Code (the latest edition) and the Master Municipal Construction Documents (the latest edition).

- (i) Provision of new or replacement duct banks adjacent the development site that meet current City standards. Duct banks are to consist of electrical and communication ducts sized to meet City needs in a configuration acceptable by the General Manager of Engineering Services and in conformance with applicable electrical codes and regulations. A detailed design will be required prior to the start of any associated street work.

Note to Applicant: as-constructed documentation will be required that includes photographic and measured evidence of the installed number of conduits, their final locations and depths.

- (j) Provision of permeable pavement structure in the laneway adjacent the site:
- The north-south laneway south of West 37th Avenue shall be rebuilt using permeable pavement structure to capture and retain 48mm of rainfall. Permeable pavement structure will be applied from edge to edge for the entire length of the laneway fronting the property. A new catch basin will be installed at the downstream end of the laneway to remove access runoff to the drainage system.
  - Permeable pavement structure may include permeable pavement material, rock reservoir/subbase, storage and underdrain, etc.
  - The proposed permeable laneway pavement structure should provide equal performance and design life as the City "Higher-Zoned Laneway" pavement structure.

Note to Applicant: Depending on the geotechnical conditions, green infrastructure (bioswale, tree trench, permeable pavement, etc.) can be, in order of preference, fully infiltrated, partially infiltrated, or filtered through soil. The geotechnical assessment needs to determine the infiltration potential and the design infiltration rate.

Note to Applicant: The City of Vancouver currently does not have specifications for permeable pavement design. Industry standards are provided below for reference purpose only.

- Permeable pavements with interlocking concrete pavements – Design specifications by permeable interlocking concrete pavements (ICPI).
  - Permeable pavements with porous asphalt – NAPA: Design, Construction and Maintenance design guide for Porous asphalt; FHWA: Tech Brief for Porous asphalt.
- (k) Provision of lane lighting on standalone poles to current City standards and IESNA recommendations with underground ducts. The ducts should be connected to the existing City street lighting infrastructure.
- (l) Provision of a new standard concrete pedestrian lane crossing, new curb returns and curb ramps at the existing lane crossing on West 37th Avenue adjacent to the site.
- (m) Provision of speed humps in the lane west of Oak Street between West 37th Avenue and the lane south of West 38th Avenue.
- (n) Provision for the installation of parking regulatory signage on streets adjacent to the site.
- 2.3 Provision of all third party utility services (e.g., BC Hydro, Telus and Shaw) to be underground. BC Hydro service to the site shall be primary.
- 2.4 Provision of written confirmation that all BC Hydro infrastructure (e.g., pad mounted transformer or electrical vaults) required to service the development will be provided within private property.

Note to Applicant: BC Hydro System Vista, Vista switchgear, pad mounted transformers, low profile transformers and kiosks as well as telecommunications kiosks are to be located on private property with no reliance on public property for placement of these features.

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

## **Housing**

- 2.5 Enter into a Section 219 Covenant and/or such other agreements as the General Manager of Planning, Urban Design, and Sustainability and the Director of Legal Services determine are necessary to require the applicant to:
- (a) Provide a Tenant Relocation Plan to the satisfaction of the General Manager of Planning, Urban Design, and Sustainability as per the *Tenant Relocation and Protection Policy* that is effective at the time of submission of the development permit application.

- (b) Provide a notarized declaration that demonstrates that each tenant has been given written notice of the intent to redevelop the property; that indicates the number of units occupied on the date of the notice; and includes copies of a letter addressed to each tenant summarizing the Tenant Relocation Plan offer and signed as received by each tenant.
- (c) Provide an Interim Tenant Relocation Report to the satisfaction of the General Manager of Planning, Urban Design, and Sustainability prior to issuance of the Demolition Permit. The Report must outline the names of any tenants who have ended their tenancy; the reason for its end (e.g. tenant decision or mutual agreement to end tenancy); the outcomes of their search for alternate accommodation (if assistance was requested by the tenant); the names of tenants still remaining in the building; the status of the applicant's search for relocation options (if assistance was requested by the tenant) and/or additional assistance rendered, as required through their Tenant Relocation Plan.

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

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

### **Environmental Contamination**

2.6 As applicable:

- (a) Submit a site disclosure statement to Environmental Services (Environmental Protection);
- (b) As required by the Manager of Environmental Services and the Director of Legal Services, in their discretion, do all things and/or enter into such agreements deemed necessary to fulfill the requirements of Section 571(B) of the Vancouver Charter; and
- (c) If required by the Manager of Environmental Services and the Director of Legal Services, in their discretion, enter into a remediation agreement for the remediation of the site and any contaminants which have migrated from the site on terms and conditions satisfactory to the Manager of Environmental Services, the General Manager of Engineering Services and Director of Legal Services, including a Section 219 Covenant that there will be no occupancy of any buildings or improvements constructed on the site pursuant to this rezoning until separate Certificates of Compliance, satisfactory to the City, for the on-site and

off-site contamination, issued by the BC Ministry of Environment and Climate Change Strategy, have been provided to the City.

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

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

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

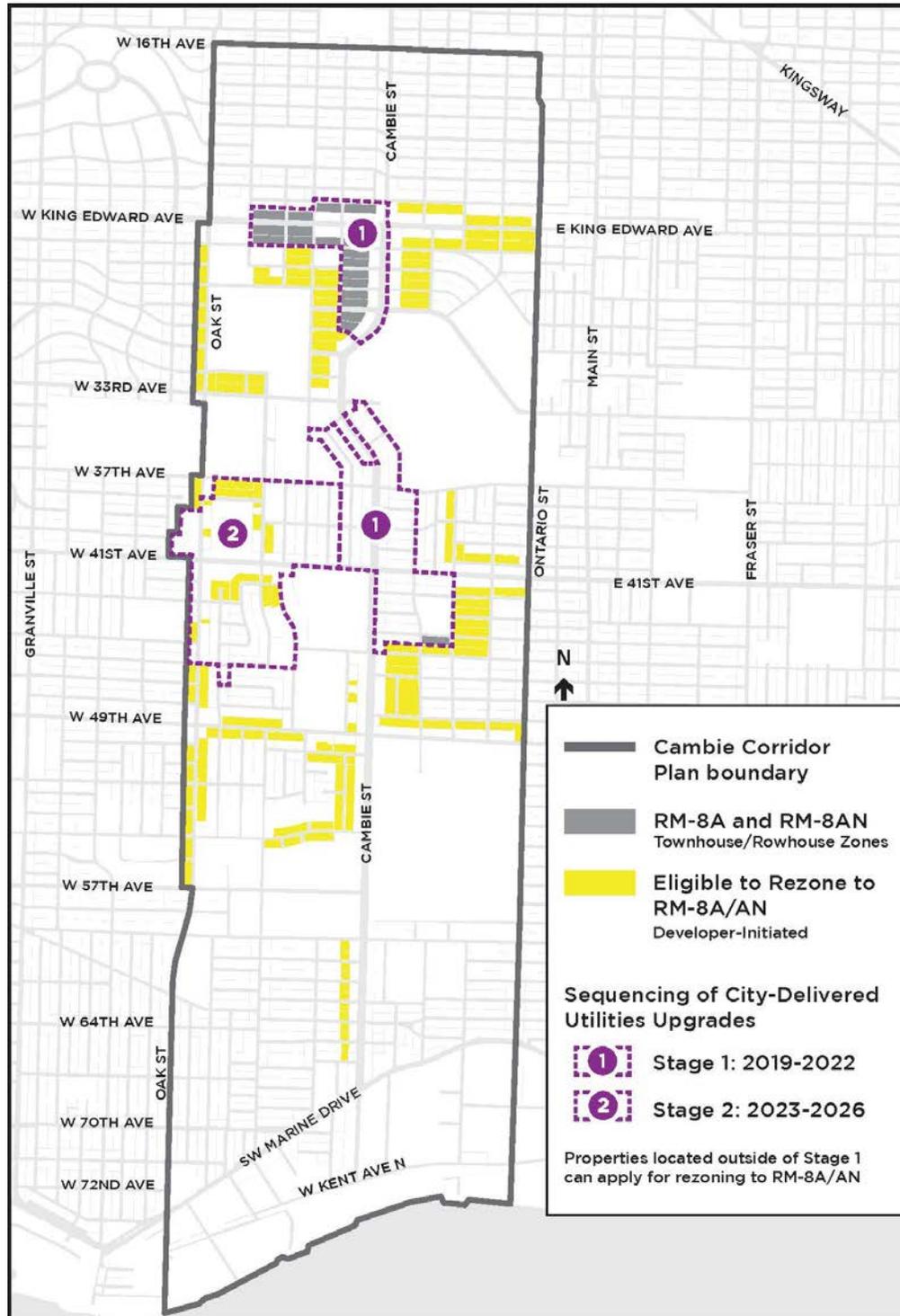
\* \* \* \* \*

**5327-5477 Oak Street and 1006-1008 West 37th Avenue  
SUMMARY OF TENANT RELOCATION PLAN TERMS as of November 15, 2021**

Tenant Relocation and Protection Requirements	Tenant Relocation Plan Offer
Financial Compensation	<ul style="list-style-type: none"> <li>• Compensation in the form of free rent, a lump sum payment, or a combination of both, will be available for each unit eligible for Tenant Relocation Plan according to the following schedule:               <ul style="list-style-type: none"> <li>○ 4 months' rent for tenancies 1 - 5 years</li> <li>○ 6 months' rent for tenancies between 5-10 years</li> <li>○ 8 months' rent for tenancies between 10-15 years</li> <li>○ 10 months' rent for tenancies between 15- 20 years</li> <li>○ 12 months' rent for tenancies between 20 - 25 years</li> <li>○ 14 months' rent for tenancies between 25 - 30 years</li> <li>○ 18 months' rent for tenancies 30 - 35 years</li> <li>○ 24 months' for tenancies 35+ years</li> </ul> </li> <li>• 1 month's compensation in the form of free rent, a lump sum payment, or a combination of both, will be available to tenants who are ineligible due to length of tenancy (less than 1 year).</li> </ul>
Notice to End Tenancies	<ul style="list-style-type: none"> <li>• Landlord to provide regular project updates to tenants throughout the development approvals process.</li> <li>• A minimum of four months' notice to end tenancy after all permits are issued is required (e.g. all development, building, and demolition permits in place)</li> </ul>
Moving Expenses (flat rate or arrangement of an insured moving company)	<ul style="list-style-type: none"> <li>• Moving assistance will be provided for all tenants, whether eligible or ineligible for TRP               <ul style="list-style-type: none"> <li>○ Bachelor and 1 beds - \$750</li> <li>○ 2 beds or more - \$1,000</li> </ul> </li> </ul>
Assistance in Finding Alternate Accommodation (3 options)	<ul style="list-style-type: none"> <li>• The applicant is partnering with a property manager to assist all existing tenants, eligible and ineligible, with finding alternate accommodation.</li> </ul>
Additional Support for Low Income Tenants or Tenants Facing Other Barriers to Appropriate Housing	<ul style="list-style-type: none"> <li>• For low income tenants facing other barriers, additional support is available for those who request it</li> <li>• Help in securing affordable housing</li> <li>• Help with securing accessible or supportive housing</li> </ul>
Right of First Refusal	<ul style="list-style-type: none"> <li>• Not applicable as replacement rental housing is not proposed.</li> </ul>

5327-5477 Oak Street and 1006-1008 West 37th Avenue  
ADDITIONAL INFORMATION

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



## 2. Public Benefits Information

The Cambie Corridor Plan (“Plan”) guides change and growth in the area over the next 30 years. By 2041, the Corridor’s population is anticipated to more than double, with 30,000 new housing units, making it the largest growth area outside of the downtown area.

The *Plan* identifies over 1,100 detached lots that have the rezoning potential for future townhouses, creating opportunities for up to 8,200 units of this much-needed ground-oriented housing type. City-initiated rezonings for townhouses were phased to align with the availability of infrastructure upgrades to service the Corridor. Phase 1 was approved in 2018.

As is typical of City-initiated rezonings, sites are not subject to community amenity contributions (CACs). Instead the zoning district for the RM-8A/AN zone includes a density bonus contribution to account for developer contribution to capture increased density of between 0.75 and 1.2 FSR. The RM-8A/AN sets a base density of 0.75 FSR for two-family or multi-family dwelling uses.

Future City-initiated rezoning of townhouse areas in the Corridor will be timed with infrastructure upgrades. In the meantime, owner-initiated rezonings, such as this application, can apply for a rezoning prior to these upgrades but be required to service off-site utility upgrades as a condition of rezoning.

### Community Amenity Contributions (CACs)

In 2018, City Council approved a CAC exemption for any sites being rezoned to the RM-8A and RM-8AN Districts Schedule. The amendment was initiated to align City processes and to prevent the unintentional over-contribution from townhouse rezonings in the Cambie Corridor, especially given the requirement for a density bonus contribution established in the RM-8A/AN district schedules. This approach is consistent with townhouse developments in areas that have been pre-zoned by the City and can already be considered directly through a development permit process.

### Density Bonus Zone Contributions (DBZ)

Density bonusing is a zoning tool that permits applicants to build additional floor space in exchange for contributions towards public benefits such as social housing, community centres, parks, and childcare. Contributions for the RM-8A/AN districts are calculated based on the increase in floor area from the base entitlement of the RM-8A/AN district and the maximum achievable density of 1.20 FSR. DBZs in the Cambie Corridor area are applied in accordance with the Cambie Corridor Public Benefits Strategy (see Appendix E).

Density bonus rates are subject to future adjustments by Council, including annual inflationary rate adjustments. A development may qualify for in-stream rate protection from Density bonus rate increases, provided that a building permit application has been received prior to the rate adjustment. See the [DBZ Bulletin](#) for additional information.

### Development Cost Levies (DCLs)

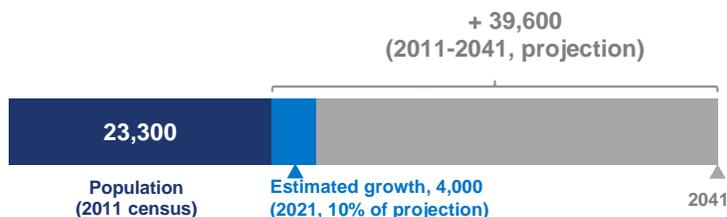
Development Cost Levies (DCLs) collected from development help pay for facilities made necessary by growth, including parks, childcare facilities, replacement housing (social/non-profit housing) and engineering infrastructure.

DCL rates are subject to future adjustment by Council. DCLs are payable at building permit issuance based on rates in effect at that time, per the [DCL Bulletin](#).

**PUBLIC BENEFITS IMPLEMENTATION DASHBOARD**  
**CAMBIE CORRIDOR PLAN – North of 57th Ave**  
Updated mid-year 2021

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

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

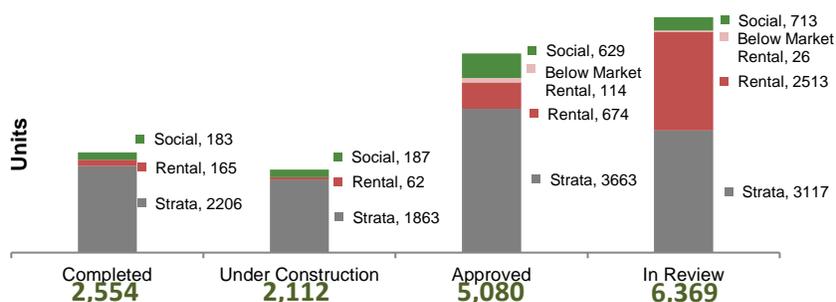


**DEVELOPMENT ACTIVITY (UNITS)<sup>b</sup>**

Recent rezoning approvals:

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

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



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

**PUBLIC BENEFITS ACHIEVED AND IN PROGRESS (North of 57<sup>th</sup> Ave)**

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

TARGETS	Completed	Construction	Planning / Design	Progress
See Chapter 13 of the <a href="#">Cambie Corridor Plan</a> for more details				
<b>HOUSING</b> <ul style="list-style-type: none"> <li>~ 4,700 additional secured market rental units</li> <li>~ 2,250 social housing units</li> <li>~ 400 additional below-market units (Gross numbers of units reported)</li> </ul>	<ul style="list-style-type: none"> <li>183 social housing units (408-488 W King Edward Ave, 4899 Heather St, 5688 Ash St, 5077 and 5095 Heather St (TMH))</li> <li>165 secured market rental units (210-268 W King Edward Ave, 408-488 W King Edward Ave, 452-486 W 41st Ave, 4867 Cambie St)</li> </ul>	<ul style="list-style-type: none"> <li>187 social housing units (Oakridge Centre)</li> <li>62 secured market rental units (431-455 W King Edward Ave, 6137 Cambie St)</li> </ul>		<b>16%</b> of social housing target achieved <b>3%</b> of secured rental target achieved <span style="color: red; border: 1px solid red; border-radius: 50%; padding: 2px;">○</span>
<b>CHILDCARE</b> <ul style="list-style-type: none"> <li>~ 1,080 spaces for all age groups</li> </ul>	<ul style="list-style-type: none"> <li>Restoration of 8 Oaks Acorn childcare outdoor area</li> </ul>	<ul style="list-style-type: none"> <li>218 childcare spaces (Oakridge Civic Centre, Eric Hamber Secondary School)</li> </ul>		<b>20%</b> of childcare spaces target achieved <span style="color: orange;">➔</span>
<b>TRANSPORTATION / PUBLIC REALM</b> <ul style="list-style-type: none"> <li>Upgrade/expand walking and cycling networks</li> <li>Complete Street design on Cambie St. and major streets</li> <li>"Car-light" greenway on Heather St.</li> </ul>	<ul style="list-style-type: none"> <li>45th Ave Bikeway improvements</li> <li>Interim Plazas (17th and Cambie; 18th and Cambie)</li> <li>Cambie Complete Streets (W 33rd to W 35th; McGuigan to W 35th Ave)</li> <li>29th and Cambie Plaza + Public Art</li> </ul>	<ul style="list-style-type: none"> <li>King Edward Ave Complete Street (Yukon St to Columbia St)</li> <li>Complete Street (W 35th Ave to W 37th Ave)</li> <li>Oak St and 27th Ave pedestrian and bike signal</li> <li>Ontario and 16th Curb Bulge Bioretention</li> </ul>	<ul style="list-style-type: none"> <li>54th Ave Curb Bulge Bioretention Upgrade</li> <li>Cambie and 31st Ave Street Closure</li> </ul>	<span style="color: orange;">➔</span>

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

## EXPLANATORY NOTES

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

### <sup>a</sup> Population Growth

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

### <sup>b</sup> Development Activity

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

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

### <sup>c</sup> Public Benefits Achieved

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

5327-5477 Oak Street and 1006-1008 West 37th Avenue  
PUBLIC BENEFITS SUMMARY

Project Summary

Rezoning to RM-8AN District to facilitate a townhouse or rowhouse development.

	Base Zoning	Proposed Zoning <sup>1</sup>
Zoning District	RT-1	RM-8AN
FSR (site area = 5,855 sq. m / 63,022 sq. ft.)	0.60	0.75 to 1.20
Floor Area (sq. ft.)	37,813 sq. ft.	47,266 sq. ft. to 75,626 sq. ft.
Land Use	Two-Family Dwelling (Residential)	Multiple Dwelling (Residential)

Summary of development contributions anticipated under

City-wide DCL <sup>2</sup>	\$319,898
Utilities DCL <sup>2</sup>	\$176,209
Density Bonus Zone Contribution <sup>1</sup> (for density above 0.75 FSR)	\$1,565,466
<b>TOTAL</b>	<b>\$2,061,573</b>

<sup>1</sup> Assumes the development maximizes the allowable density. Based on rates as of September 30, 2021. Rates are subject to future adjustment by Council, including annual inflationary adjustments.

<sup>2</sup> Based on rates in effect as at September 30, 2021. Rates are subject to future adjustment by Council including annual inflationary adjustments. DCLs are payable at building permit issuance based on rates in effect at that time. A development may qualify for 12 months of in-stream rate protection, see the [DCL Bulletin](#) for details.

\* \* \* \* \*

**5327-5477 Oak Street and 1006-1008 West 37th Avenue**  
**APPLICANT, PROPERTY, AND DEVELOPMENT PROPOSAL INFORMATION**

**Property Information**

Address	Property Identifier (PID)	Legal Description
5475/5477 Oak Street	009-003-592	Lot 1 Block 915 District Lot 526 Plan 11811
5423/5425 Oak Street	004-076-621	Lot 2 Block 915 District Lot 526 Plan 11811
5387/5389/5391 Oak Street	005-264-511	Lot 3 Block 915 District Lot 526 Plan 11811
5347/5349 Oak Street	009-003-622	Lot 5 Block 915 District Lot 526 Plan 11811
5327/5329 Oak Street	009-003-631	Lot 6 Block 915 District Lot 526 Plan 11811
1006/1008 West 37th Avenue	009-003-649	Lot 7 Block 915 District Lot 526 Plan 11811
5367 Oak Street	016-914-368	Strata Lot 1 District Lot 526 Strata Plan VAS2829
5369 Oak Street	016-914-376	Strata Lot 2 District Lot 526 Strata Plan VAS2829
5367-5369 Oak Street	NPA	Common Property Strata Plan VAS2829

**Applicant Information**

Architect/Applicant	Formwerks Architectural Inc.
Property Owners	Oak 37 BT Limited

**Site Statistics**

Site Area	5,855 sq. m (63,022 sq. ft.); Site dimensions 148 m (485 ft.) x 40 m (131 ft.)
-----------	--

**Development Statistics**

	Permitted Under Existing Zoning	Development Permitted Under Proposed Zoning
Zoning	RT-1	RM-8AN
Uses	Two-family Dwelling (Residential)	Multiple-Dwelling (Residential)
Maximum Density	0.60 FSR	Up to 1.20 FSR
Floor Area	3,513 sq. m (37,813 sq. ft.)	Up to 7,026 sq. m (75,626 sq. ft.)
Height	6.1 m (20 ft.)	Up to 3 storeys (at the street): 11.5 m (37.5 ft.)
Unit Mix	n/a	as per RM-8AN District
Parking, Loading and Bicycle Spaces	as per Parking By-law	as per Parking By-law
Natural Assets	To be assessed at the development permit stage	