



**RM-8AN Rezoning:**  
Cambie Corridor Townhouses

Public Hearing – March 1, 2022

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

# Townhouse Application Process

- Townhouse rezonings under a simplified rezoning process
- Necessary to secure utilities infrastructure requirements
- Form of development at development permit stage with design guidelines
- Public feedback continued at development permit stage



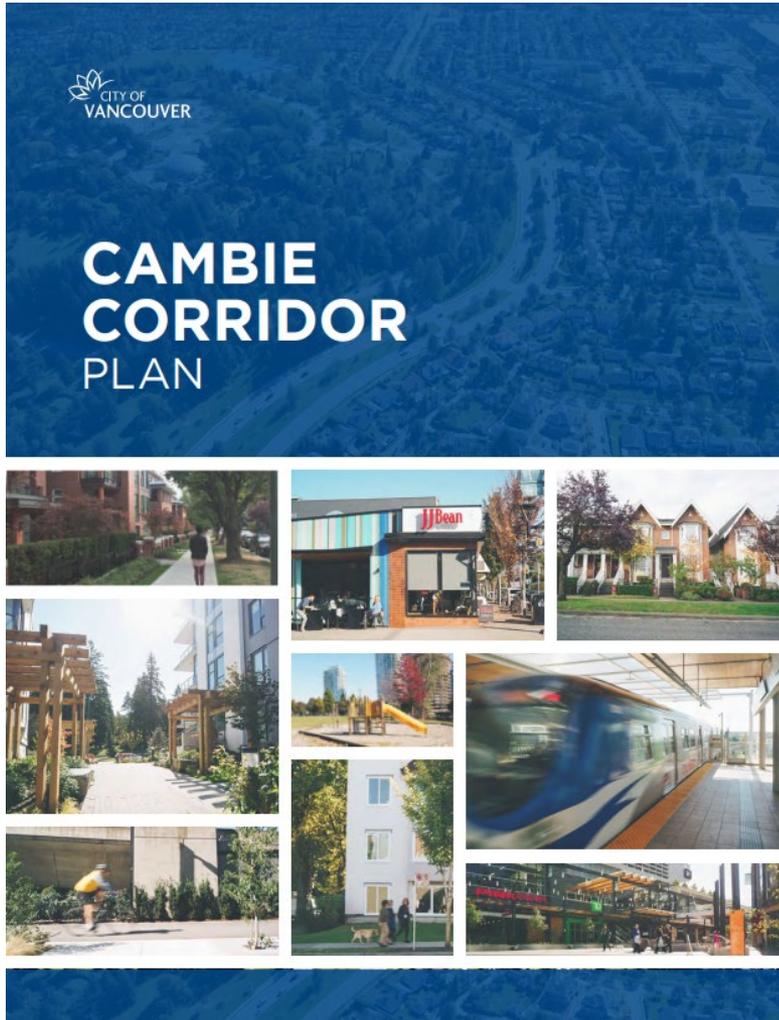
# Location and Proposal

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

- RT-1 to RM-8AN
- Stacked townhouses or rowhouses up to 3 storeys fronting the street
- A maximum floor space ratio (FSR) of 1.20

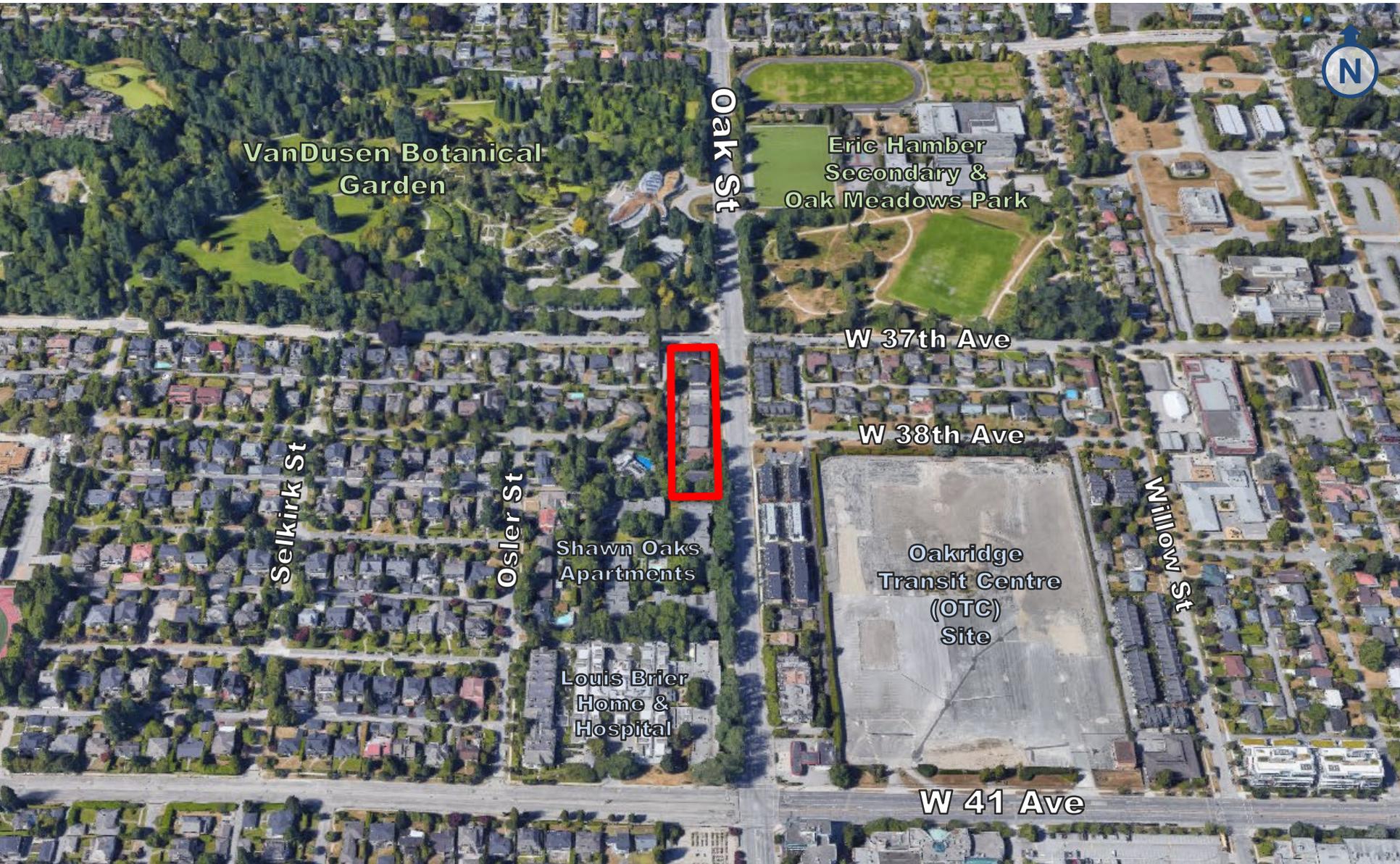


# Supporting Policies



- Housing type aligns by adding to the diversity of Vancouver's housing stock
- Provides ground-oriented, missing middle homes with outdoor space for families

# Existing Site and Context



VanDusen Botanical Garden

Oak St

Eric Hamber Secondary & Oak Meadows Park



W 37th Ave



W 38th Ave

Selkirk St

Osler St

Shawn Oaks Apartments

Oakridge Transit Centre (OTC) Site

Willow St

Louis Brier Home & Hospital

W 41 Ave

# Tenant Relocation and Protection Policy

- 18 rental tenancies
- A Tenant Relocation Plan (TRP)
- Applicant is providing TRP coverage for all rental tenants
  - Increased financial compensation
  - Relocation assistance
- TRP specialists have engaged with the tenants and are currently assisting in their relocation



**City of Vancouver** *Planning By-law Administration Bulletin*  
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## **TENANT RELOCATION AND PROTECTION POLICY – PROCESS AND REQUIREMENTS**

*Authority - Director of Planning*

*Effective June 11, 2019. Updated November 10<sup>th</sup>, 2021*

This Bulletin replaces the Tenant Relocation and Protection Guidelines, adopted by City Council on December 10, 2015, amended February 15, 2016, June 22, 2018, and August 15, 2018.

### **1 Intent**

These guidelines are intended to be used in conjunction with the Tenant Protection and Relocation Policy to assess rezoning and development permit applications where tenants will be affected or displaced due to major renovation or redevelopment.

### **2 Policy Target**

#### **2.1 Applicable Housing Types and Geography**

This policy applies to the following instances:

- the “primary” rental stock, where the purpose of the building is to operate rental housing in the long-term. This includes existing:
  - purpose-built market rental housing;
  - buildings with rental units above commercial spaces; and
  - multiple conversion dwellings with five or more units.
- Non-profit social and co-op housing. This includes existing:
  - non-profit social housing, defined as rental housing that is owned and/or operated by a non-profit organization or government partner; and
  - non-profit co-op housing, defined as co-op that meets the terms of section 173 of the provincial *Cooperative Association Act* and section 149 (1) (l) of the federal *Income Tax Act*.
- the “secondary” rental stock (such as rented houses, secondary suites, laneways, rented units in strata developments, etc.) where there is a proposal for a new multiple dwelling (e.g. townhouse, apartment) of five or more units involving the consolidation of two or more lots

#### **Exclusions:**

- This policy is applicable in all zoning districts except for agricultural areas

# Public Notification and Feedback

## Postcards Mailed September 7, 2021

**Postcards Distributed**

**567**

**Comment Forms**

**12**

**Signatures on Petition**

**17**

### Support:

- Height and density appropriate

### Concerns:

- Proposal should be rental housing
- Existing tenants should be allowed to return
- Height and density should be greater
- Height and density will impact privacy and shadow neighbours
- Lack of sufficient outdoor space

# Staff Response



- **Height and Density** – Three storeys is (37.5 ft.) supportable
- **Rental Housing** – The Plan anticipates delivery of rental and social housing on unique and large sites
- **Existing Tenants** – All being provided compensation
- **Housing Tenure** – Choice of tenure. Form maximizes ground-oriented, family-oriented housing, and home ownership opportunities
- **Outdoor Space** – Setbacks, open space, landscaping required per Design Guidelines

# Public Benefits

	Contribution
<b>Density Bonus Zone Contribution (DBZ)</b> (\$55.20 per sq. ft. applied from the increase from 0.75 to 1.20 FSR)	<b>\$1,565,466</b>
<b>City-wide and Utilities DCL</b>	<b>\$496,107</b>
<b>Total Value of Public Benefits</b>	<b>\$2,061,573</b>

# Conclusion

- Complies with the *Cambie Corridor Plan*
- Recommend approval to rezone to RM-8AN District Schedule, with the form of development reviewed through development permit process

