



REFERRAL REPORT

Report Date: May 3, 2022
Contact: Yardley McNeill
Contact No.: 604.873.7582
RTS No.: 15139
VanRIMS No.: 08-2000-20
Meeting Date: May 17, 2022

TO: Vancouver City Council
FROM: General Manager of Planning, Urban Design and Sustainability
SUBJECT: CD-1 Text Amendment: 500-650 West 57th Avenue (Pearson Dogwood)

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 by-law(s), in accordance with the recommendations set out below, for consideration at the Public Hearing.

RECOMMENDATION FOR PUBLIC HEARING

- A. THAT the application by IBI Group Inc., on behalf of Onni Pearson Dogwood Holdings Corp., as the registered owner of:
- 7413-7453 Cambie Street, 7418 Paulson Street, 622-688 West 58th Avenue, 603-689 West 59th Avenue, 650-688 West 57th Avenue, 500 West 57th Avenue and 559-589 West 59th Avenue [*Lots A and C-E, District Lot 526, Group 1, New Westminster District, Plan EPP86464, PIDs 030-587-581, 030-587-875, 030-587-905 and 030-587-913 respectively*];
 - 650-788 West 57th Avenue, 719 West 59th Avenue and 7430-7460 Heather Street [*PID: 030-430-631, Lot A, Block 1004, District Lot 526, Group 1 New Westminster District Plan EPP79678 Except Plan EPP86464*];

and Vancouver Coastal Health Authority, as registered owner of:

- 7405 Paulson Street [PID: 030-587-867, Lot B District Lot 526 Group 1 New Westminster District Plan EPP86464];

to amend CD-1 (696) Pearson Dogwood By-law No. 12105 to increase the permitted floor area by 24,650 sq. m (265,334 sq. ft.) and increase maximum building heights to allow the additional development of 216 market rental units and 99 below market rental units, be approved in principle;

FURTHER THAT the draft CD-1 By-law amendment, 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 IBI Group Inc., received August 4, 2021 and amended plans received December 6, 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, if after the Public Hearing, Council approves in principle the rezoning and the Housing Agreements (Secured Rental Housing and Moderate Income Rental) described in Part 2 of Appendix B, the Director of Legal Services be instructed to prepare the necessary Housing Agreement By-laws and amendments to the necessary Housing Agreement By-laws for enactment prior to enactment of the amended CD-1 By-law, subject to such terms and conditions as may be required at the discretion of the Director of Legal Services and the General Manager of Planning, Urban Design and Sustainability.
- C. THAT, at the time of enactment of the amended CD-1 By-law, the General Manager of Planning, Urban Design and Sustainability be instructed to bring forward for approval of the updated Pearson Dogwood Design Guidelines.
- D. THAT, subject to approval of the amended CD-1 By-law, the Parking 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 Parking By-law at the time of enactment of the amended CD-1 By-law.

- E. THAT Recommendations A to D 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 and any expenditure of funds or incurring of costs is at the risk of the person making the expenditure or incurring the cost;
 - (ii) THAT any approval that may be granted following the Public Hearing shall not obligate the City to enact a by-law rezoning the property and any costs incurred in fulfilling requirements imposed as a condition of rezoning are at the risk of the property owner; and

- (iii) THAT the City and all its officials, including the Approving Officer, shall not in any way be limited or directed in the exercise of their authority or discretion, regardless of when they are called upon to exercise such authority or discretion.

REPORT SUMMARY

This report evaluates an application to amend CD-1 (696) (Comprehensive Development) District for 500-650 West 57th Avenue (Pearson Dogwood) to allow for additional rental housing floor area. The Pearson Dogwood Rezoning (now called “Cambie Gardens”) was approved in principle by Council following a public hearing in 2017, enacted in 2018, to permit the construction of a mixed-use development with approximately 3.2 million sq. ft. of floor area (the “2017 Rezoning”). This application builds on the 2017 Rezoning by proposing new below market rental floor area and market rental floor area. The overall site plan approved by Council in 2017 does not change.

The proposed rezoning would increase permitted floor area by 24,650 sq. m (265,334 sq. ft.) and permit height increases ranging from 2.0 m (7 ft.) to 28.0 m (92 ft.) in order to accommodate additional residential rental dwelling units. If approved, this application would create an additional 216 market rental units and 99 below market rental units.

The application is being considered under the *Issues Report on Intensification of Large Sites to include Moderate Income Rental Housing* and the *Pearson Dogwood Policy Statement*. Staff have reviewed the proposal and conclude it meets policy intents to increase secured market rental floor area on large sites. Staff support the application and form of development, subject to design development and other conditions outlined in Appendix B. It is recommended 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, subject to the conditions outlined in Appendix B.

COUNCIL AUTHORITY/PREVIOUS DECISIONS

Relevant Council policies for this site include:

- CD-1 (696) By-law No. 12105 (enacted 2018 and last amended April 2, 2019)
- Issues Report: Intensification of Large Sites to include Moderate Income Rental Housing (2019)
- Pearson Dogwood Policy Statement (2014)
- Pearson Dogwood Design Guidelines (2017)
- Housing Vancouver Strategy (2017)
- 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 2018)
- Rezoning Policy for Sustainable Large Developments (2010, last amended 2018)
- Urban Forest Strategy (2014)
- Community Amenity Contributions Policy for Rezoning (1999, last amended 2021)
- Vancouver Development Cost Levy By-law (2008, last amended 2021)
- Vancouver Utilities Development Cost Levy By-law No. 12183 (2018, last amended 2021)
- Public Art Policy and Procedures for Rezoned Developments (2014)

REPORT

Background/Context

1. Site and Context

The subject site is currently zoned CD-1 (696) and located in the Marpole area. This site is 10.3 hectares (25.4 acres) and located between Cambie and Heather Streets and 57th and 59th Avenues (see Figure 1).

To the south of the site across 59th Avenue are single-family homes currently zoned RS-1. To the southeast of the site, the *Cambie Corridor Plan* allows for six-storey mixed-use buildings while the eastern side of Cambie allows residential buildings of a similar form (see Figure 2). There are also a number of active rezoning applications and recently rezoned lands under the *Cambie Corridor Plan* in the vicinity, with developments ranging from townhomes to six-storey market residential buildings east on 59th Avenue.

Figure 1 — Site and Surrounding Context



Immediately north of the site is Langara Gardens, (see Figure 2) a 20-acre site which underwent a policy planning process in which the *Langara Gardens Policy Statement* was adopted by Council in 2018. Together, Pearson and Langara Gardens are envisioned as a vibrant, mixed-use community within the Cambie Corridor.

Figure 2 — Cambie Corridor Plan

Rezoning Background – Since the 1950s, the Pearson Dogwood site was owned and operated by Vancouver Coastal Health (VCH) for institutional health care uses through two facilities: the George Pearson Centre and the Dogwood Lodge.

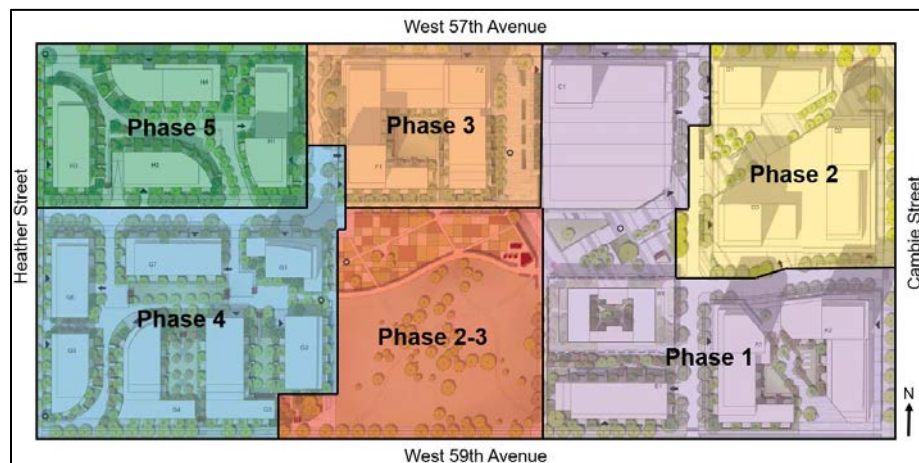
The planning process to redevelop the site began in 2013 where it included a collaborative effort with the community and the landowners, VCH and subsequently Onni Group when they purchased the site in 2015.

In 2014, Council adopted the *Pearson Dogwood Policy Statement* which was developed through a planning program with VCH, a Community Advisory Group, the City's Persons with Disabilities Advisory Committee, the Marpole-Oakridge community and other key stakeholders. The Policy Statement guides the rezoning process by establishing direction on key elements such as land use, built form, density and height, public benefits, housing, transportation and sustainability. It envisions a healthy community that will provide for the renewal of the current health facilities on the site along with a new mixed-use community.

In 2017, Council approved a rezoning in accordance with the Policy Statement for a mixed-use development with approximately 3.2 million square feet of floor area consisting of:

- Approximately 540 social housing units, 114 supportive units and 2,160 strata-titled residential units totaling 259,049 sq. m (2,788,476 sq. ft.);
- 12,196 sq. m (131,281 sq. ft.) of commercial space;
- 19,835 sq. m (213,514 sq. ft.) of health-related facilities, including a community health centre and complex residential care facility;
- 69-space childcare;
- new adult day centre;
- 2.5-acre public park; and
- 1-acre urban farm.

The first phase of development is located at the southeast corner of the site along Cambie Street (see Figure 3). Development of individual building parcels and new city infrastructure is underway. Parcel A of Phase 1 (located at the southeast corner of the site) is currently under construction.

Figure 3 — Phasing Plan from 2017 Rezoning

Local School Capacity – The site is located within the catchment areas of Sir Wilfrid Laurier Elementary School, 500 m to the west, and Sir Winston Churchill Secondary School, 500 m to the north. According to the Vancouver School Board (VSB)’s 2020 Long Range Facilities Plan, Sir Wilfrid Laurier Elementary School will be operating above capacity in the coming years, with a capacity utilization at 117% by 2029 as well as Sir Winston Churchill Secondary with a capacity utilization of 102% by 2029. 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. VSB continues to monitor development and work with the City to help plan for future growth.

Neighbourhood Amenities – The site can be accessed by two major bike routes including the east-west 59th Avenue Greenway and the north-south Heather Street Greenway. Cambie Street is part of TransLink’s Frequent Transit Network with bus service provided north-south every 15 minutes. Canada Line stations are located approximately 800 metres to the north (49th Avenue-Langara) and to the south (Marine Drive). Nearby are Cambie Park and Winona Park, schools, childcare facilities, and the Marpole Community Centre within walking distance.

2. Policy Context

Issues Report: Direction for Intensification of Large Sites to Include Moderate Income Rental Housing – In July 2019, Council directed staff to consider additional height and density on large sites for the addition of new market rental and below market rental units (“moderate income rental”) housing units. The intent of the *Issues Report* was to better align existing policy statements for large sites, like the subject site, with the updated *Rezoning Policy for Sustainable Large Developments*, which includes new rental housing requirements. Any proposed net increase in floor area for affordable rental housing must include at least 25% of the floor area to be rented at below market rental (“moderate income rental”) housing rates.

Pearson Dogwood Policy Statement – In 2014, Council adopted a Policy Statement for the Pearson Dogwood site. The *Pearson Dogwood Policy Statement* provides direction to redevelop the site under the vision of a healthy community that will provide for the renewal of the current health facilities on the site along with a new mixed-use community including market, affordable and health care related residential units, commercial space and a new public park.

Strategic Analysis

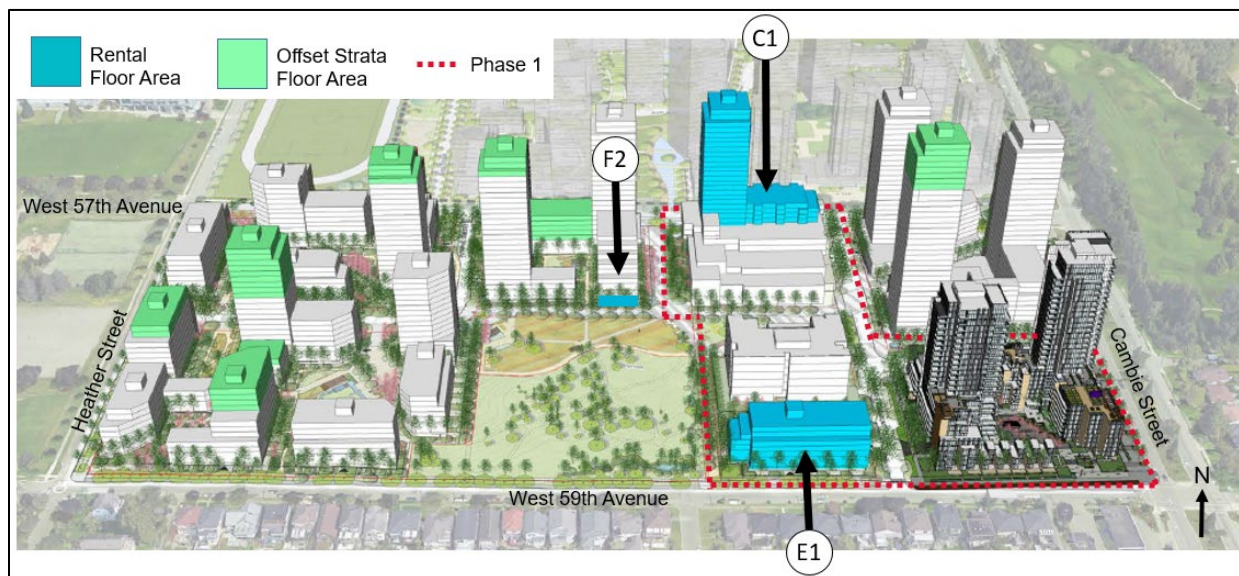
1. Proposal

The development is comprised of five phases containing 21 buildings ranging in height from three-storey townhouses to 28-storey buildings. Changes proposed in this application affect nine of the 21 buildings on site. The site plan is not proposed to be modified and the remainder of the development is not affected.

This application proposes 24,650 sq. m (265,334 sq. ft.) of new rental residential floor area, of which 6,063.3 sq. m (65,265 sq. ft.) will be secured as below market rental units. A total of 315 new secured rental units are proposed (including 99 units of below market rental housing). If approved, the development would contain a total of 275,277.8 sq. m (2,963,066 sq. ft.) of residential floor area.

To accommodate the new rental residential floor area, two buildings in Phase 1 (Buildings C1 and E1) would be converted from strata-titled to secured rental housing. In addition, 993.2 sq. m (10,691 sq. ft.) of new rental residential floor area would be added to Building F2. (See Figure 4)

Figure 4 – Perspective view of the site looking north



The 23,657.1 sq. m (254,643 sq. ft.) of offset strata-titled residential floor area – from the converted Buildings C1 and E1 - would be distributed across seven strata residential buildings in later phases of the development. This relocation of strata-titled residential floor area provides the opportunity for secured rental housing to be delivered in the first phase of development.

2. Land Use

The proposed residential uses are consistent with the existing CD-1 By-law. No additional uses are proposed and, except as set out in this report, no additional changes to the CD-1 By-law are proposed. This mix of uses will continue to advance the *Pearson Dogwood Policy Statement* and direction in the *Issues Report: Direction for Intensification of Large Sites to include*

Moderate Income Rental Housing (“July 2019 Issues Report”) to help meet Housing Vancouver targets.

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

In assessing urban design performance, staff took into consideration the built form guidance as outlined in the *Pearson Dogwood Policy Statement*, the *Pearson Dogwood Design Guidelines*, and the July 2019 Issues Report.

The approved master plan from the 2017 Rezoning consists of new buildings arranged around a large, central open space consisting of a new park, urban farm, and plaza. The site incorporates a variety of building heights, with the tallest towers-located at the northeast corner of the site. Building heights decrease from the northeast corner to the west and south to create an overall pattern of descending tower heights as a transition to the adjacent lower density residential neighbourhoods.

The proposed increase in density from 2.83 to 3.08 FSR results from the addition of rental residential floor area, achieved through proposed increases in building heights. There are no other proposed changes to the intended building footprints or tower floorplate sizes. The proposed amendments to the building heights are outlined later in this section; but otherwise all key features of the approved master plan are maintained.

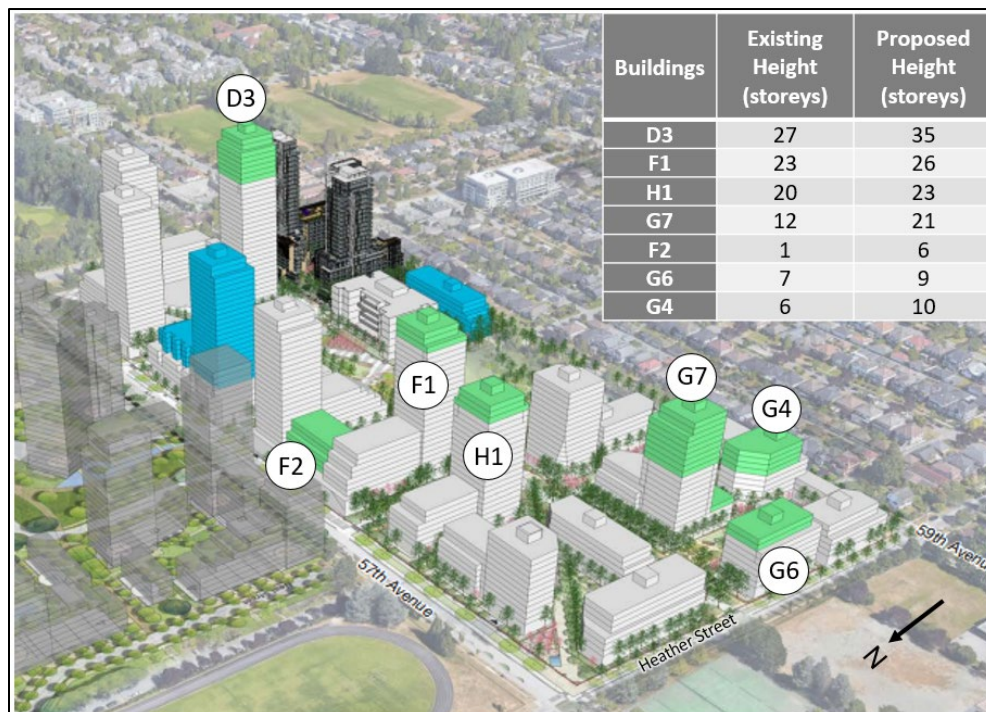
Following the July 2019 Issues Report, staff worked closely with the applicant to identify appropriate locations for increased building heights to support the provision of rental housing, while following the overall intent and guiding principles of the *Pearson Dogwood Policy Statement* (“the Policy”). The strategy was to locate additional height to align with the general pattern of descending tower heights anticipated by the Policy and to minimise shadow impacts on the new park and public open spaces as much as possible. Additional height is indicated in green in Figure 5, with key changes and considerations as follows:

- The tower D3 at the interior corner of the northeast parcel is proposed to increase in height from 27- to 35-storeys. This consistent with the intent of the Policy to concentrate height at the primary gateway entry to the site as a focal point.
- There is no change to the tower heights along West 57th Avenue and Cambie Street to limit shadow impacts to the Langara Gardens site to the north and the Langara Golf Course to the east.
- A more modest additional height of three storeys is proposed for each the two towers, F1 and H1, to the north and northwest of the Urban Farm. Tower F1 increases in height from 23- to 26-storeys; Tower H1 increases in height from 20- to 23-storeys. This further supports the urban design principal of descending tower heights against the skyline moving westward.
- The 12-storey tower G7 located at the entrance to the site from Heather Street is increased to 21-storeys. The increased height strengthens its role as a focal point to mark the entry to the site from Heather Street.

- There is no change to the tower floorplate maximum size of 603.9 sq. m (6,500 sq. ft.) in order to ensure tower forms remain slim and compact consistent with the Policy, and to limit shadow impacts.
- The podium F2 increases in height from 1- to 6-storeys with step backs at the upper storeys which provides greater consistency with the podium height for adjacent parcels along West 57th Avenue in order to frame the street.
- There are modest height increases for the buildings at the southwest corner of the site (buildings G6 and G4) facing Heather Street and West 59th Avenue. Buildings G6 and G4 continue to be lower mid-rise buildings within the western residential precinct at 9- and 10-storeys respectively, and include step backs at the upper storeys to minimize the impact of the additional height.
- The additional height has been carefully located to result in no additional shadow impact to the new park and urban farm at the site, during the Spring/Fall Equinox between 10:00 a.m. and 4:00 p.m.

It is noted that there is some additional shadow impact to the Langara Golf Course to the east during the Spring/Fall Equinox at 6:00 p.m. (see Appendix F). This is supported by staff noting it is a modest increase in shadowing relative to the overall size of the golf course and it being late in the day. It is also noted that design development of the first parcel currently under construction (Parcel A at the southeast corner of the site) has resulted in less shadow impact than anticipated, which assists in offsetting the aggregate impact to the course.

Figure 5 – Perspective view from northeast



The additional building heights are carefully located to be consistent with the intent of the *Pearson Dogwood Policy Statement* and the *Pearson Dogwood Design Guidelines*, therefore

staff did not refer the rezoning amendment application to the Urban Design Panel. Subsequent Development Permit applications for tower sites will be brought to the Urban Design Panel to ensure consistency with the Policy and Design Guidelines as the design of each parcel is refined.

4. Housing

Secured Market Rental and Below Market Rental Housing – *Housing Vancouver* is the culmination of a year-long process of gathering, synthesizing and testing new ideas and approaches to address affordability in Vancouver. The addition of new below market and market rental units to the City's inventory contributes toward the *Housing Vancouver* targets, shown in Figure 6.

Figure 6 – Progress towards 10 Year Housing Vancouver Targets for Purpose-Built Market and Developer-Owned Below-Market Rental Housing as of December 31, 2021

Housing Type	Category	10-Year Targets*	Units Approved Towards Targets**
Purpose-Built Market Rental Housing Units	Market Rental	16,000	8,275 (52%)
	Below Market Rental	4,000	660 (17%)
	Total	20,000	8,935 (45%)

*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.

As per the July 2019 Issues Report, the proposal includes an additional 24,650 sq. m (265,334 sq. ft.) of new rental floor area. A total of 315 new secured rental units are proposed, comprised of 216 market units and 99 below market units as shown in Figure 7. This secured rental and below market rental housing will be delivered by the applicant in Buildings C1 and E1 of Phase 1 and Building F2 in Phase 3.

Of the additional residential rental floor area, 6,063.3 sq. m (65,265 sq. ft.) or approximately 25% is proposed to be targeted to below market rental units. The requirement per the July 2019 Issues Report is for a minimum 25% of the new floor area to be rented at below market rental rates. A housing condition is included to ensure that the proposal meets the minimum 25% below market floor area.

Figure 7 – Developer-Owned New Market Rental and Below Market Rental Housing Floor Area / Units

	New Rental Floor area		% of Total	Units
Secured Market Rental	18,587 sq. m	200,069 sq. ft.	75%	216
Below Market Units	6,063 sq. m	65,265 sq. ft.	25%	99
Total New Rental Floor Area	24,650 sq. m	265,334 sq. ft.	100%	315

The proposed below market rental units will be targeted to individuals with moderate household incomes, which are currently defined as having a gross household annual income between \$30,000 and \$80,000. The below market rental units will be subject to the requirements set out

in the *Moderate Income Rental Housing Pilot Program*. The addition of new below market rental and secured rental housing units aligns with the *Rezoning Policy for Sustainable Large Developments* and contributes towards the *Housing Vancouver* Strategy targets. Conditions related to securing these units are contained in Appendix B.

Vacancy Rates – Vancouver has exhibited historically low vacancy rates in the last 30 years. In 2021, the average vacancy rate for purpose built apartments in Marpole, based on the Canadian Mortgage and Housing Corporation (CMHC) Market Rental Survey, was 0.4%. A vacancy rate between 3% and 5% is considered to be a balanced rental market.

Proposed Rents and Income Thresholds – This application would deliver approximately 99 units to be rented at rates that meet the affordability requirements of moderate-income households, as illustrated in Figure 8. To be eligible for moderate-income rental housing, a household must have a gross annual income that meets the requirements for the specific unit type, and there must be at least one household member per bedroom. The eligibility requirements are described in further detail in the *Moderate Income Rental Housing Pilot Program: Application Process, Project Requirements and Available Incentives* document. All residents in the building will have equal access to common indoor and outdoor amenities and facilities.

Figure 8 – Comparable Average Below Market and Market Rents (Westside)

		Below Market Units		Newer Market Rental Buildings – Westside	
	Proposed Average Unit Size (sq. ft.)	Average Starting Rents	Average Household Income Required ¹	Average Market Rent ²	Average Household Income Required
Studio	441	\$950	\$38,000	\$1,832	\$73,280
1-bed	596	\$1,200	\$48,000	\$1,975	\$79,000
2-bed	819	\$1,600	\$64,000	\$2,804	\$112,160
3-bed	1,039	\$2,000	\$80,000	\$3,349	\$133,960

¹ As per CMHC, affordable housing is defined as shelter costs equal to less than 30% of total before-tax household income, and these values represent the average minimum household income required for the average unit according to the CMHC definition. The actual rents and income required will be a range.

² 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.

Average market rents in newer rental buildings on the westside are also shown in Figure 8. When compared to home ownership costs in Figure 9, market rents provide a more affordable alternative to home ownership. Market rental housing provides options which are significantly more affordable than average home ownership costs.

Figure 9 – Home-Ownership Costs of a Median-Priced Unit (Westside)

	Monthly Costs of Ownership ¹	20% Down Payment Amount	Average Household Income Required
Studio	\$2,569	\$99,050	\$102,776
1-bed	\$3,191	\$124,600	\$127,654
2-bed	\$4,812	\$186,600	\$192,492
3-bed	\$7,809	\$309,000	\$312,350

¹ 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 (inline with Bank of Canada conventional

rate), 25-year amortization, \$150 to \$250 monthly strata fees and monthly property taxes at \$2.92 per \$1,000 of assessed value (2020 assessments and property tax rate).

Housing Mix – The *Family Room: Housing Mix Policy for Rezoning Projects* policy sets family housing requirements at 35%. These units are to be designed in accordance with the *High Density Housing for Families with Children Guidelines*. The proposal includes a range of unit types for the market rental and below market rental component, as indicated in Figure 10.

Figure 10 – Proposed Unit Mix

Type	Market Rental	Below Market Rental	Total	Percentage
Studio	50	23	73	23.2 %
1-bedroom	82	42	124	39.3 %
2-bedroom	59	24	83	26.3 %
3-bedroom	25	10	35	11.1 %
Total	216	99	315	100 %

Security of Tenure – All market rental units in the project, including below market rental units, will be secured through a Housing Agreement and a Section 219 Covenant for the longer of 60 years or the life of the building. The housing agreement is required to be enacted by Council and registered on title to secure starting rents for the privately operated below market rental units. The agreement will prohibit the stratification and separate sale of individual units. The agreement will also limit the rates at which rents for the below market units may be increased, even after a change in tenant. Annual reporting on the operation of the below market rental units will be required and must contain information on rents and verification of tenant eligibility. Conditions related to securing the units are contained in Appendix B.

5. Transportation and Parking

A key principle of the *Pearson Dogwood Policy Statement* as a health focused community is to prioritize pedestrians, wheelchair users and cyclists while also minimizing traffic impacts on the surrounding community. The 2017 Rezoning met these objectives through a number of means including a large car-free wellness zone is proposed in the middle of the site to promote alternative means of transportation. No changes are proposed in this application with regards to access and movement.

Conditions include the provision of an updated Transportation Demand Management (TDM) plan to match the increase in residential units and non-residential floor area. To ensure bicycle-parking requirements are consistent with current city-wide parking rates, an amendment to Schedule C of the Parking By-law is proposed (Appendix C). Additional parking space requirements generated through the additional floor area contemplated in this rezoning will be in accordance with the Parking By-law. Engineering Services has reviewed the rezoning application and have no objections to the proposed rezoning provided the rezoning conditions included in Appendix B are satisfied.

6. 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 contained within the policy. The site will continue to satisfy the low emissions green buildings requirements.

Natural Assets – The *Urban Forest Strategy* seeks 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 permission be sought 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 areas.

As this application does not propose any changes to the previously approved site plan, the proposed additional floor area does not have impacts on the landscape plan. A landscape condition to ensure the development maintain the overall high quality landscape treatment and programming is included in Appendix B.

7. Public Input (refer to Appendix E)

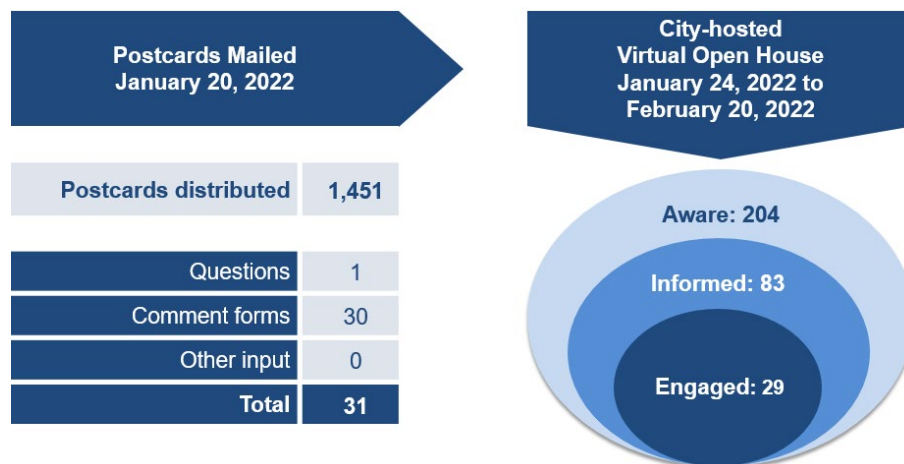
Public Notification – A rezoning information sign was installed on the site on January 6, 2022. Approximately 1,451 notification postcards were distributed within the neighbouring area on or about January 20, 2022. Notification and application information, and an online comment form, was provided on the City’s *Shape Your City Vancouver* (shapeyourcity.ca/) platform.

Virtual Open House – A virtual open house was held from January 24, 2022 to February 20, 2022 on the Shape Your City platform. The 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 digital model were posted for online viewing.

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

Public Response – Public input was via online questions, comment forms, by email and phone. A total of 31 submissions were received.

Figure 11 – Overview of Notification, Responses and Engagement



Comments of support included support for the height, density, massing and context considering the addition of rental housing.

Generally, comments of concern related to affordability of units, insufficient infrastructure and amenities and the lack of information regarding the West 57th Avenue Canada Line station.

Response to Public Comments – Staff note that the proposal generally complies with the *Pearson Dogwood Policy Statement* and the proposal adds significant rental housing, including below market rental units, in a location close to transit and amenities. The July 2019 Issues Report allowed consideration for the inclusion of new rental and below market rental housing as part of the redevelopment.

8. Public Benefits

Community Amenity Contribution (CACs) – Within the context of the City's Financing Growth Policy and the Cambie Corridor Plan, an offer of a community amenity contribution (CAC) to address the impacts of rezoning can be anticipated from the owner of a rezoning site. CAC offers typically include the provision of on-site amenities or a cash contribution based on community needs, area deficiencies and the impact on City services.

For this site, a CAC was secured as part of the amendments to the CD-1 By-law enacted on May 15, 2018, including a cash contribution and in-kind contributions towards social housing, a 69-space childcare, a 2.5-acre park space and 1-acre urban farm.

Real Estate staff have reviewed the proposed application and have determined that an additional CAC is not warranted from the proposed changes as the addition of market rental floor area is fully offset by the below market rental component.

Secured Market and Below Market Rental Housing – The proposed 315 rental residential units will be secured as rental housing (non-stratified) for the longer of 60 years or the life of the building, of which 99 units will be secured as below market rental units. The public benefit accruing from these uses is the contribution to the City's secured rental housing stock serving a range of income levels.

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

The site is currently subject to the City-wide DCL and 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 in effect as of September 30, 2021 and the proposed 24,650 sq. m (265,334 sq. ft.) of additional rental residential floor area, \$7,527,371 of DCLs would be expected from the additional floor area proposed in this application.

The applicant has requested and may be eligible for a DCL waiver for the new rental residential floor area of the project with the exception of the estimated 993.2 sq. m. (10,691 sq. ft.) of additional floor area in Building F2, as it includes a mix of rental and strata-titled residential floor area. To be eligible for the waiver, this project must meet the maximum average initial rental rates for the below market rental units; these requirements form part of the Housing Agreement conditions in Appendix B. If the DCL waiver is taken, the value of the City-wide DCL waiver on the eligible additional rental residential floor area would be approximately \$4,644,298.

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

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.). Residential floor area attributed to social housing is exempt under this policy. Applicants may elect to provide on-site artwork or cash-in-lieu (at 80% of the public art budget). Based on the policy rate (2016), the additional public art budget associated with the 24,650 sq. m (265,334 sq. ft.) increase of rental residential floor area is estimated to be \$525,353. The public art budget is finalized at the development permit stage and is subject to adjustments to address inflation.

A public art agreement was finalized through the 2017 Rezoning. A new or revised agreement is anticipated to reflect this current rezoning application which includes updated floor area calculations (see Condition 2.6 in Appendix B).

A summary of the public benefits for this application is provided in Appendix G.

FINANCIAL IMPLICATIONS

The new secured rental housing, equivalent to 216 units of market rental and 99 units of below market rental, will be privately owned and operated, secured by a Housing Agreement and Section 219 Covenant for 60 years or the life the building.

Based on the DCL by-law and rates in effect as of September 30, 2021, it is estimated that the additional floor area from this application will pay \$7,527,371 in DCLs. If the applicant requests a DCL waiver at the development permit stage, the value of the City-wide DCL waiver on the eligible additional floor area is estimated at \$4,644,298.

The additional public art contribution associated with the additional rental residential is estimated at \$525,353.

CONCLUSION

The application proposes a significant addition of secured market rental and below market rental units which would contribute to the City's objectives and targets for affordable housing.

Staff conclude that the proposed form of development is an appropriate urban design response to the site and its context, and that the application, along with the recommended conditions of approval, is consistent with the July 2019 *Issues Report: Direction for Intensification of Large Sites to include Moderate Income Rental Housing* and the *Pearson Dogwood Policy Statement*.

The General Manager of Planning, Urban Design and Sustainability recommends that the rezoning application be referred to Public Hearing, together with draft amendments to the CD-1 (696) By-law, as generally shown in Appendix A. Further, it is recommended that, subject to the Public Hearing, the application including the form of development, as shown in plans in Appendix F, be approved in principle, subject to the applicant fulfilling conditions of approval in Appendix B.

* * * * *

**500-650 West 57th Avenue (Pearson Dogwood)
PROPOSED BY-LAW PROVISIONS
to amend CD-1 (696) By-law No. 12105**

Note: A By-law to amend CD-1 (696) By-law No. 12105 will be prepared generally in accordance with the provisions listed below, subject to change and refinement prior to posting.

1. This By-law amends the indicated provisions of By-law 12105.
2. Council renumbers sections 2 through 10 as sections 3 through 11, including all of the subsections contained within those sections, respectively.
3. Council adds a new section 2 as follows:

“2 Definitions

Words in this by-law have the meanings 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 5.5 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 6.7 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.”.
4. Council strikes out section 4.2(g) and substitutes “Retail Uses;”
5. In section 5, Council:
 - (a) strikes out section 5.2 and substitutes:

“5.2 The design and layout of at least 35% of the secured market rental dwelling units, and at least 35% of the moderate income rental housing units, must:

 - (a) be suitable for family housing;
 - (b) include two or more bedrooms; and
 - (c) comply with Council’s “High Density Housing for Families with Children Guidelines”.;
 - (b) renumbers section 5.3 as section 5.4, and renumbers sections 5.4 and 5.5 as sections 5.6 and 5.7, respectively;

- (c) adds a new section 5.3 as follows:

“5.3 The design and layout of at least 35% of the strata dwelling units must:

- (a) be suitable for family housing;
- (b) include two or more bedrooms, of which:
 - (i) at least 25% of the total dwelling units must be two-bedroom units; and
 - (ii) at least 10% of the total dwelling units must be three-bedroom units; and
- (c) comply with Council’s “High Density Housing for Families with Children Guidelines”.

- (d) adds a new section 5.5 as follows:

“5.5 A minimum of 25.0% of the total secured rental dwelling unit area, excluding any social housing dwelling unit area, must be moderate income rental housing units.”

6. In section 6, Council:

- (a) strikes out Table A in section 6.1 and substitutes the following:

“

Sub-Area of Figure 1	Maximum permitted floor area (sq. m)
A	93,540
B	72,635
C	48,211
D	57,823
E	43,339
F	100

“

- (b) In section 6.2, Council strikes out “250,490” and substitutes “275,140”.
- (c) renumbers sections 6.4 through 6.8 as sections 6.6 through 6.10 respectively;
- (d) adds a new section 6.4 as follows:

“6.4 Development must include not less than 242 m² of residential amenity areas for secured market rental housing and moderate income rental housing in sub-area A.”; and

(e) adds a new section 6.5 as follows:

“6.5 Computation of the floor area for secured market rental housing and moderate income rental housing in sub-area A may exclude, at the discretion of the Director of Planning or Development Permit Board, residential amenity spaces, except that the total exclusion must not exceed 242 m².”.

7. In section 6.7, Council strikes out “Computation of floor area must exclude:” and substitutes “Computation of floor area and dwelling unit area must exclude:”.

8. Council strikes out Table B in section 7.1 and substitutes the following:

“

Sub-Area	Maximum Permitted Height
1	87 m
2	74 m
3	22 m
4	31 m
5	90 m
6	91 m
7	113 m
8	83 m
9	32 m
10	68 m
11	53 m
12	22 m
13	22 m
14	35 m
15	22 m
16	26 m
17	40 m
18	73 m
19	22 m
20	5 m

“

9. Council adds a new section 7.2 as follows:

“7.2 Despite section 7.1 of this By-law and section 10.18 of the Zoning and Development By-law, if the Director of Planning permits common rooftop amenity space and mechanical appurtenances, the additional height of the portion of the building used for the common rooftop amenity space, mechanical appurtenances and rooftop access structures must not exceed 4.5 m.”

10. In section 8.5(a), Council strikes out “including” and substitutes “excluding”.

* * * * *

500-650 West 57th Avenue (Pearson Dogwood)
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 FORM OF DEVELOPMENT

Note: Consideration by Council at the Public Hearing of the proposed form of development is in reference to plans prepared by IBI Group Inc., received December 6, 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 ensure sufficient common amenity space is provided for residents.

Note to Applicant: Each building should provide common indoor and outdoor amenity space consistent with the number and type of residences.

Landscape Design

- 1.2 Design development to maintain the overall high quality landscape treatment and programming for all open spaces at ground level, terraced, podium, rooftop amenity areas and private realm adjacent the park.

Note to Applicant: Further clarification is required of any landscape changes in the private realm, on and around buildings. Further comments may be applicable at the development permit stage.

Parks

- 1.3 Design development to ensure there are no additional shadowing impacts (beyond what is shown in this application) to the on-site park and urban farm, Langara Golf Course or other nearby parks.

Social Policy (Sustainable Food Systems)

- 1.4 Fulfill, to the satisfaction of the Director of Social Policy and the General Manager of Parks and Recreation, the Sustainable Food Systems requirements of the Rezoning Policy for Sustainable Large Developments. Based on the approved rezoning in 2018, it is anticipated that the development will provide a one-acre urban farm, community

gardens and shared garden plots, and edible landscaping. The following are further refinements of these deliverables:

- (a) **Urban farm:** design development to provide a 1-acre urban farm parcel generally in alignment with the Design Guidelines and to the satisfaction of the General Manager of Parks and Recreation.
- (b) **Community gardens and shared garden plots:** design development of each parcel to include community garden plots satisfying the Rezoning Policy for Sustainable Large Developments Administrative Bulletin and the City's Urban Agriculture Guidelines for the Private Realm, or any other applicable policy at the time of development permit, and meeting the following requirements:
 - (i) Provide a combination of individual plots and shared growing space to meet the minimum requirement for 24 sq. ft. of gardening space for at least 30% of the residential units with less than 100 sq. ft. of private outdoor space;
 - (ii) Provide support facilities as outlined in the Urban Agriculture Guidelines for the Private Realm; and
 - (iii) To the extent possible, provide plots in semi-public areas to enable public access.

Note to applicant: indicate urban agriculture plots and support facilities on all plans and drawings submitted as part of the development permit process, and provide the following specific information to facilitate staff review:

- A table of areas demonstrating achievement of minimum plot area requirement;
- A test fit of the agricultural plot area(s) demonstrating sufficient capacity to accommodate the proposed number of plots and required support facilities;
- If plots are centrally located, an operations plan outlining how residents of all buildings will access the plots;
- A shadow study for all urban agriculture plot areas.

- (c) **Edible landscaping:** Design development to include edible landscaping meeting the Design Guidelines outlined in the Sustainable Large Developments Administrative Bulletin and generally distributed throughout the site.

Note to Applicant: Indicate edible landscaping on all plans and drawings submitted as part of the development permit process, and provide the following specific information to facilitate staff review:

- Edible planting species list.
- Table of areas denoting edible landscaping as a proportion of total landscaped area.

Housing

- 1.5 The market units of 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 in each building 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 location to maximize sunlight access (See 3.3.2 and 3.4.3);
 - (b) A minimum of 2.3 sq. m (24.7 sq. ft.) of bulk storage for each dwelling unit (See 4.4.2); and
 - (c) Multi-purpose indoor amenity space(s) of adequate floor area in each building depending on the number of units, 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 (See Section 3.7.3).
- 1.6 Design development to include accessible urban agriculture planters for amenity areas along with supporting infrastructure including high efficiency irrigation and/or hose bib, potting bench, tool storage and compost box, as per the *Urban Agriculture Guidelines for the Private Realm*, refer to: <https://vancouver.ca/files/cov/urban-agriculture-guidelines.pdf>;
- 1.7 Moderate income rental units should comprise a minimum of 25.0% of the total residential rental floor area, and be evenly distributed in Parcel C and Parcel E. Each building should contain a mix of unit types, including studio, one-bedroom units, two-bedroom units, and three-bedroom units.
- 1.8 The proposed unit mix for the market rental component, including 50 studio units (23%), 82 one-bedroom units (38%), 59 two-bedroom units (27%), and 25 three-bedroom units (12%) is to be included in the Development Permit drawings, and should generally comply with the unit mix guidelines in the *Moderate Income Rental Housing Pilot Program: Application Process, Project Requirements and Available Incentives*.
- 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.
- 1.9 The proposed unit mix for the moderate income rental component, including 23 studio units (23%), 42 one-bedroom units (42%), 24 two-bedroom units (24%), and 10 three-bedroom units (10%) is to be included in the Development Permit drawings, including a revision to increase the family unit mix (two- and three-bedroom units) to a minimum of 35.0%. and should generally comply with the unit mix guidelines in the *Moderate Income Rental Housing Pilot Program: Application Process, Project Requirements and Available Incentives*.

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.

Engineering Services

- 1.10 All archaeological sites, whether on Provincial Crown or private land (including land under water) that are known or suspected to predate AD 1846, are automatically protected under the Heritage Conservation Act (HCA) (S.13). Certain sites, including human burials and rock art sites with heritage value, are automatically protected regardless of their age. Shipwrecks and plane wrecks greater than two years of age are also protected under the HCA. The HCA does not distinguish between those archaeological sites which are "intact," (i.e., those sites which are in a pristine, or undisturbed state) and those which are "disturbed" (i.e., those sites which have been subject to alteration, permitted or otherwise). All archaeological sites, regardless of condition, are protected by the HCA, as described above. HCA-protected archaeological sites or objects cannot be disturbed or altered without a permit issued by the Archaeology Branch (Ministry of Forests, Lands Natural Resource Operations and Rural Development). It is the developer's responsibility to exercise due diligence to avoid damage to any unrecorded archaeological sites, which are still protected under the HCA.
- 1.11 Provision of a Construction Management Plan directly to Translink (MRN@translink.ca) with a copy of the correspondence provided to the City of Vancouver a minimum 8 weeks prior to the start of any construction activity.

Note to Applicant: The City of Vancouver and Translink have authority over construction works carried out on a City Street that is designated as part of the Major Road Network (MRN). This development site has been identified as being adjacent the 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> [translink.ca]) on one or more frontages. Potential impacts to the road network due to site specific construction activity must be reviewed and approved for all sites proposing street use outside of currently regulated zone limitations.

- 1.12 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.

- 1.13 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.
- 1.14 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.
- 1.15 Provision of construction details to determine ability to meet municipal design standards for shotcrete removal 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.
- 1.16 As this site meets the criteria for the Rezoning Policy for Sustainable Large Developments, projects are expected to be leaders in waste minimization and waste diversion and must submit a Zero Waste Design and Operations Plan as described in the Section F of the Rezoning Policy for Sustainable Large Developments, which addresses the applicable site requirements as outlined in both section F of the [Policy - Rezoning: Sustainable Large Developments \(vancouver.ca\)](#) and Section 6 of the [Sustainable Large Developments Bulletin \(vancouver.ca\)](#). Additionally, the Zero Waste Design and Operations Plan must also ensure:
 - (a) Solid waste storage amenities must be no more than one storey below grade. They must be designed to ensure all waste collection day activities occur on-site, as opposed to placing bins onto City property for collection;
 - (b) The size of storage rooms must be in compliance with the guidelines set out in the Garbage and Recycling Storage Amenity Design Supplement allowing a sufficient number of carts/containers to meet the needs of the entire building;
 - (c) The space allotted must exceed the minimum set out in the guidelines to allow for waste diversion programs to ensure items banned from garbage are not put in garbage (e.g. electronics, plastic bags, foam packaging); and
 - (d) There must be an infrastructure and maintenance plan to maintain a litter-free environment in exterior areas (e.g. sidewalks and paths).
- 1.17 Arrangements shall be made to the satisfaction of the General Manager of Engineering Services and Director of Legal Services for a Solid Waste Reporting Covenant prior to the issuance of the first development permit.

- 1.18 Provision of an updated application package, including landscape, site plan, design guidelines, and associated studies, that reflect the requirement for the publically accessible spaces for walking, cycling, and motor vehicle travel to be designed to encourage slow cycling without the need for dismount or be separated to provide comfort for all active transportation modes to be provided as part of bylaw enactment.

Note to Applicant: Some of the sections of the application package that must be updated include:

- (a) 4.9.1 "Pedestrian Network" – update the "pedestrian/path (SROW)" entry on the legend to include "cycling";
 - (b) 4.9.2 "Bicycle Network" – update to remove the references to bicycle dismount locations, bicycle dismount paths and pedestrian/wheelchair priority; revise to read "walking, rolling and slow cycling paths";
 - (c) TAMS 7.2 "Bicycle Plan" - update descriptions of 7.2 Bicycle Plan on page 208 to reflect "a site-wide system of internal pathways for 24-hour pedestrian and cyclist access and recreational use by the public; that are designed to encourage slow cycling without the need for dismount or be separated to provide safety and comfort for all active modes."; and
 - (d) TAMS "Pedestrian Plan and Bicycle Plan" – update figures 22 and 23 on page 209 to reflect the updated diagrams from section 4.9.1 and 4.9.2.
- 1.19 Provision of an updated signed, sealed and finalized Transportation Assessment and Management Study (TAMS), to the satisfaction of the General Manager of Engineering Services, including the following:
- (a) New counts within 2 years for the Cambie St and Heather St intersections and updated traffic analysis. Existing volumes shown along Cambie St are inconsistent with COV March 2017 counts;
 - (b) Separate volume figures for background development added traffic and annual corridor growth;
 - (c) The following provided within appendices:
 - (i) Correspondence with City staff;
 - (ii) Excerpts from the Parcel D Traffic Study; and
 - (iii) Other documents to support information used in the TAMS (e.g. annum growth rate, assumed number of background development residential units, "approved" site trip generation rates, etc.).
 - (d) Vehicle access not provided to/from the east leg of W 58th Ave from Cambie St for future horizon years. Reroute these volumes in 2025 and 2035 with justification provided;

- (e) Confirmation of calculations for “Future Base + Background + Site Trip” volumes for all intersections. It appears these have not have been calculated correctly (Figures 18-21). For example, proposed site traffic was only added at West 57th Avenue & Internal Street 2 and West 59th Avenue & Internal Street 2;
 - (f) Updated Synchro models to calculate %HV for each movement; and
 - (g) Synchro analysis for both “Future Base + Background” and “Future Base + Background + Site” scenarios with recommended geometric changes, to assess the proposed site impact to the road network.
- 1.20 Provision of a finalized Transportation Demand Management (TDM) Plan for each development application for the Rezoning Site of the subject amended CD-1, to the satisfaction of the General Manager of Engineering Services.

Note to applicant: A single TDM measure may count towards multiple land uses if it is usable by each land use. Refer to Schedule B of the TDM policy for detailed requirements for each measure. Provide TDM Plans as a separate package with complete information on TDM measures proposed.
- 1.21 Subject to the acceptance of an approved TDM Plan, entry into a TDM agreement, to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services, which identifies the following:
 - (a) Secures provision of funding towards long-term TDM monitoring fund in the amount of \$2 per square metre of gross floor area;
 - (b) Secures the provision of TDM measures on the site;
 - (c) Permits the City to access and undertake post occupancy monitoring of the Transportation Demand Management (TDM) measures proposed; and
 - (d) Agrees to make reasonable adjustments to the TDM measures as requested by the City, based on the TDM monitoring results.
- 1.22 Design development to improve access and design of loading spaces and demonstrate compliance with the Parking and Loading Design Supplement by performing the following:
 - (a) Provision of a clear unloading area or raised rear dock, minimum 1.8 m (5.9 ft.) wide, with suitable access to facilitate goods loading /unloading.
- 1.23 Provision of the following information as part of the drawing submission at the development permit stage to facilitate a complete Transportation review:
 - (a) Complete tech tables are required to show 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. Minimum vertical clearances should be shown to the underside of raised security gates on parking ramps and for access to loading.

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

- 1.24 Building grade application for the majority of the parcels in this site have not been started. Building grades are required to be finalized prior to DP application.
- 1.25 Parking, loading, bicycle, and passenger loading spaces must be provided and maintained in accordance with the requirements of the Vancouver Parking By-Law including Schedule C Bylaw (12105).
- 1.26 Provision of a Final Hydrogeological Study which addresses the requirements outlined in the Groundwater Management Bulletin and includes the following:
 - (a) A Groundwater Management Plan which includes anticipated groundwater discharge rates for City approval; and

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

- (b) An Impact Assessment which includes an 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.

- 1.27 Provision of an updated Integrated Rainwater Management Plan that utilizes sustainable strategies to allow for infiltration, retention, treatment and utilization of rainwater where applicable and appropriate on site, to the satisfaction of the Chief Building Official, the General Manager of Engineering Services and the Director of Planning.

Note to Applicant: The development's Integrated Rainwater Management Plan must address the City's Integrated Rainwater Management Plan. Post-development flows cannot exceed the site's pre-development flows. Updates to the Integrated Rainwater Management Plan (IRMP) shall be resubmitted at each project phase to confirm that rate and volume targets have been achieved.

- (a) General Requirements:

- (i) Provision of an updated Site-wide Rainwater Management Plan (RWMP) to the satisfaction of the Development and Water Resources Branch prior to DP approval for this parcel. As it is acknowledged that as not all design components are advanced fully at this stage, placeholders will be accepted in this resubmission with the expectation the final report will include all relevant details;

Note to Applicant: The updated site-wide plan shall achieve outstanding comments provided by emailed memo in May 2021 and summarized in the table provided by email on January 19, 2022.

- (ii) Provision of a Parcel-specific draft final Rainwater Management Plan (RWMP) report to the satisfaction of the Development and Water Resources Branch prior to DP issuance for each Parcel; and

Note to Applicant: The draft final RWMP report submitted at DP stage will, along with achieving the objectives outlined for the site-wide RWMP, achieve the following:

- i. The Parcel-level DP submission must demonstrate how the individual Parcel contributes to the overall site-wide Rainwater Management Plan. The DP submission will also include an updated overall site plan with details provided for the Parcel. Clearly demonstrate how the proposed Parcel RWM system design is consistent with the site-wide RWMP report and that relevant RWM targets have been met;

- ii. Provide a servicing plan which includes all routing of rainwater into the proposed systems and out to the municipal system;
- iii. Provide draft final detailed drawings of all proposed rainwater management systems including but not limited to, dimensions, inverts, stage-storage-discharge characteristics, design criteria and all assumptions;

Note to Applicant: Detailed drawings for rainwater management systems located within the building footprint that may be subject to Mechanical Engineer design at a later stage can be deferred to BP Stage submission. Preliminary design for these systems should be provided with the DP submission.

- iv. Provide a landscaping plan to support the proposed landscaping capture volumes. Soil storage capacities and green roof system details will be required to support this proposal in coordination with the landscape architect;
- v. Provide the results of the previously requested infiltration facility drawdown testing for City review when available;
- vi. 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 Parcel DP/BP submissions, the following should be included for review for all proprietary devices:
 - a. Product Name and Manufacturer/Supplier;
 - b. Total area and % Impervious being treated;
 - c. Treatment flow rate;
 - d. Supporting calculations to demonstrate adequate sizing system based on the contributing drainage area;
 - e. Include discussion of the specified treatment device's % Total Suspended Solids (TSS) removal efficiency certification by TAPE or ETV; and
 - f. Location of device in drawing or figure in the report.

Note to Applicant: The proposed CDS oil/grit separator unit is certified for pre-treatment (~50% TSS removal) by ETV Canada and TAPE. This is acceptable as a part of a treatment train for this

Parcel draining through the proposed central infiltration facility and containing significant green roof areas.

- (iii) Submission of a Rainwater Management Infiltration Facility System Design Brief to the satisfaction of the Development and Water Resources Branch as per the City Memo dated August 16, 2019 as either a supporting document or have all relevant content included in the Site-wide Rainwater Management Plan.

Note to Applicant: As it is acknowledged that not all design components are advanced fully at this stage, placeholders will be accepted in this resubmission with the expectation the final RWMP will include all relevant details.

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

- 1.28 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.
- 1.29 Provision of a final signed and sealed RWMP for each parcel, 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.
- 1.30 Provision of a final signed and sealed standalone Operations and Maintenance (O&M) Manual to the satisfaction of the General Manager of Engineering Services and the City Engineer prior to the issuance of any building permit.

The O&M Manual shall include, but not be limited to the following components:

- (a) Phasing considerations (i.e. early stage requirements immediately following construction, and on-going requirements once the site is established);
- (b) A table or schedule that describes the level of effort and frequency of tasks required to maintain optimal performance for each individual component of the system;
- (c) Fact sheets (or similar reference material) for proposed plantings;
- (d) Contact information for any proprietary systems to be located on-site (for example oil/grit separators); and
- (e) Checklists to assist non-technical persons in assessing operation and maintenance performance and requirements.

- 1.31 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. Provision of written confirmation that all required electrical plants will be provided within private property.

Note to Applicant: BC Hydro System Vista, Vista switchgear, pad mounted transformers, low profile transformers and kiosks as well as telecommunications kiosks 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.

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 (or successors in function), as necessary, and at the sole cost and expense of the owner/developer, make arrangements for the following:

Urban Design

- 2.1 Provision of updated Pearson Dogwood Design Guidelines, to the satisfaction of the General Manager of Planning, Urban Design and Sustainability in consultation with the Director of Legal Services, for the proposed development. The updated Design Guidelines will be brought forward for approval at Council at the time of By-law Enactment.

Housing

- 2.2 Make arrangements to the satisfaction of the General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services to enter into one or more Housing Agreements pursuant to Section 565.2 of the *Vancouver Charter* and Covenants pursuant to Section 219 of the *Land Title Act*, to secure not less than an aggregate of 24,650.3 sq. m (265,334 sq. ft.) of residential units in Buildings C1, E1 and F2 (as shown and described on Page 7 of this Report) as secured rental housing units, including at least an aggregate of 6,162.6 sq. m (66,334 sq. ft.) of the residential floor area within Buildings C1 and E1, secured as moderate income rental units subject to the conditions and requirements set out below for such units and in accordance with the requirements set out in the *Moderate Income Rental Housing Pilot Program (MIRHPP) Rezoning Policy*, as applicable, for the longer of 60 years and life of the respective building:

For the Housing Agreement and Section 219 Covenant registered on each of the lands on which Buildings C1, E1 and F2 are situate:

- (a) A no separate-sales covenant is required;

- (b) A no stratification covenant is required;
- (c) A provision that none of the units are to be rented for less than one month at a time; and
- (d) Such other terms and conditions as the General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services may in their sole discretion require

For the Housing Agreement and Section 219 Covenant registered on each of the lands on which Buildings C1 and E1 are situate, in addition to subsections (a) – (d) above:

- (e) That the average initial starting monthly rents for each unit type of moderate income rental housing unit, which moderate income rental housing units will comprise at least 25.0% of the residential rental floor area within each of Buildings C1 and E1 that is counted in the calculation of the floor space ratio, will be at or below the following rents, not subject to adjustment (unless permitted in the Vancouver Development Cost Levy By-law), as set out in section 3.1A (d) of the Vancouver Development Cost Levy By-law and section 2a of the *Moderate Income Rental Housing Pilot Program (MIRHPP) Rezoning Policy*:

Unit Type	Proposed Average Starting Rents
Studio	\$950
1-bed	\$1,200
2-bed	\$1,600
3-bed	\$2,000

- (f) That a rent roll indicating the agreed maximum average initial monthly rents for the units secured at moderate income rates will be required when the respective Housing Agreement is entered into, prior to the issuance of each respective 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;
- (g) The applicant will verify eligibility of new tenants for the units secured at moderate income 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 moderate income 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 moderate income 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 moderate income rental units, and a summary of the results of eligibility testing for these units;
- (j) That the average size of each unit type for all rental units will be at or below the limit as contemplated by the Vancouver Development Cost Levy By-law:

Unit Type	Maximum Average Unit Size
Studio	42 sq. m (450 sq. ft.)
1-bed	56 sq. m (600 sq. ft.)
2-bed	77 sq. m (830 sq. ft.)
3-bed	97 sq. m (1044 sq. ft.)

- (k) That rent increases after the issuance of an Occupancy Permit for the moderate income units 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; and
- (l) Such other terms and conditions as the General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services may in their sole discretion require.

Engineering

2.3 Provision of a Section 219 Covenant to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services to place a hold on the issuance of any Development Permit for the Rezoning Site of the subject amended CD-1, and such agreement shall include, without limitation, the following provisions:

- (a) That no Development Permit for the Rezoning Site or any improvements or building thereon shall be issued until the following have been satisfied:
 - (i) Provision of a detailed Transportation Demand Management (TDM) Plan for each development permit, meeting the requirements for large sites as described in the Transportation Demand Management for Developments in Vancouver Administrative Bulletin, for the approval of the General Manager of Engineering Services;
 - (ii) Provision of further legal agreements, including without limitation a TDM Agreement, to ensure that the owner of the lands will construct, install, operate and continuously maintain the TDM measures set out in the approved TDM Plan. Such agreement(s) will:
 - vii. Permit the City to access and undertake post occupancy monitoring of the Transportation Demand Management (TDM) measures proposed; and

- viii. Require the owner of the lands to make reasonable adjustments to the TDM measures as requested by the City, based on the TDM monitoring results.

Note to Applicant: These agreements would include but not be limited to a Section 219 Covenant and Statutory Right-of-Way, subject to additional details being formalized through detailed design.

- (iii) Provision of financial security in the form of Letter of Credit or alternate forms of security to the satisfaction of the Director of Legal Services to secure the obligations set out in the TDM Agreement;
- (iv) Provision of funding towards long-term TDM monitoring fund in the amount of \$2 per square metre of gross floor area; and
- (v) Such other terms and conditions as the Director of Legal Services, in consultation with the General Manager of Engineering Services, may in her sole discretion require.

2.4 Provision of a Services Agreement to detail the on-site and off-site works and services necessary or incidental to the servicing of the site (collectively called the "Services") such that they are designed, constructed and installed at no cost to the City and all necessary street dedications and rights of way for the services are provided. No development permit for the site will be issued until the security for the services are provided. 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;

Note to Applicant: Based on the confirmed Fire Underwriter's Survey Required Fire Flows and domestic flows submitted by Integral Group Inc. dated December 8, 2020, no additional water main upgrades are required to service the increased floor area. All previously identified rezoning conditions for the Pearson Dogwood Site still apply.

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

- (b) Provision of street improvements on both sides of Heather Street from West 57th Avenue to West 59th Avenue, including full width mill and pave of the existing road;
- (c) Provision of Green Infrastructure (GI) to be used to manage rainwater from the public realm, including existing and new streets right-of-way (ROW), civil facilities, parks and open spaces, as required in the [Cambie Corridor Public Realm Plan](#);

Note to Applicant: The typical rainwater retention standard for the public realm is to treat and retrain the first 48 mm of rainfall (i.e. 90% of annual rainfall) where possible according to the City's [Rain City Strategy](#). Considering that the initial RZ application predates the Rain City Strategy, the rainwater management target can be reduced from 48 mm to 24 mm for this rezoning application, however the applicant is encouraged to exceed the reduction. This reduced target is consistent with the green infrastructure design criteria being applied in Parcel A offsite design, which includes Paulson Street, West. 59th Avenue, Cambie Street and West 58th Avenue. Prescribed GI measures include bioretention, bioswale, stormwater tree trench, and permeable pavement, etc.

Schedule a meeting with the City by contacting rainwater@vancouver.ca to present the draft proposed site plan with all proposed rainwater management system features included and receive feedback prior to re-submission at the development permit application stage. Meeting will also include an opportunity for the Applicant team to ask questions related to the conditions and notes.

- (d) Provision of upgraded street lighting (roadway, sidewalk, bikeway, pathway, plaza) adjacent to the site to current City standards and IESNA recommendations;
- (e) Provision of upgraded entire intersection lighting to current City standards and IESNA recommendations:
 - (i) Cambie Street and West 57th Avenue;
 - (ii) Cambie Street and West 58th Avenue;
 - (iii) Cambie Street and West 59th Avenue;
 - (iv) Internal Street 2 and West 57th Avenue;
 - (v) Internal Street 2 and West 58th Avenue;
 - (vi) Internal Street 2 and West 59th Avenue;
 - (vii) Ash Street and West 59th Avenue;
 - (viii) Heather Street and West 59th Avenue;
 - (ix) Heather Street and Internal Street 1;
 - (x) Heather Street and West 57th Avenue;
 - (xi) Internal Street 1 and West 57th Avenue;
 - (xii) Neal Street and West 57th Avenue; and

(xiii) Ash Street and West 57th Avenue.

- (f) Provision of new or replacement duct bank adjacent to the development site that meets current City's standards. Duct banks are to consist of electrical and communication ducts and cables, and connected to existing electrical and communication infrastructure;

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

- (g) Provision of new pad mounted service cabinet/kiosk on Internal Street 1 or Plaza; and

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 current COV Engineering Design Manual, Construction Specifications, Standard Detail Drawing, Canadian Electrical Code and the Master Municipal Construction Documents.

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

Note to Applicant: City of Vancouver to provide approved Geometric design. All elements of the Geometric design must be constructed to meet City Standards including, but not limited to relocation of existing catch basins or installation of new catch basins where required to accommodate the geometric design.

Note to Applicant: For general Latecomer Policy information refer to the website at <https://vancouver.ca/home-property-development/latecomer-policy.aspx#redirect>.

Environmental Contamination

2.5 If applicable:

- (c) Submit a site disclosure statement to Environmental Services (Environmental Protection);
- (d) 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
- (e) 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.

Public Art

- 2.6 Execute a new Public Art Agreement (or an amendment to the existing Public Art Agreement) satisfactory to the Director of Legal Services and the Director of Cultural Services for the provision of public art in accordance with the City's Public Art Policy, such agreement to cover all requirements for the additional density and to provide for security in a form and amount satisfactory to the aforesaid officials; and provide the Public Art Checklist with development details to the satisfaction of the Head of Public Art.

Note to Applicant: Please contact Eric Fredericksen, Head of Public Art (604-871-6002), to discuss your application.

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 Covenants pursuant to Section 219 of 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-laws.

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.

* * * * *

500-650 West 57th Avenue (Pearson Dogwood)
DRAFT CONSEQUENTIAL AMENDMENT

A By-law to amend Parking By-law No. 6059
with regard to CD-1 District Parking requirements

Note: A By-law to amend Parking By-law No. 6059 will be prepared generally in accordance with the provisions listed below, subject to change and refinement prior to posting.

1. This By-law amends the indicated provisions of the Parking By-law.
2. In Schedule C, in the entry for 500-650 W 57th Avenue, By-law No. 12105, CD-1 No. (696), Council:
 - (a) in subsection (b), adds “and” at the end of the subsection;
 - (b) in subsection (c), strikes out “,” and substitutes “.”; and
 - (c) strikes out subsections (d) and (e).

* * * * *

500-650 West 57th Avenue (Pearson Dogwood)
BLACKLINE VERSION OF DRAFT BY-LAW NO. 12105

THIS DOCUMENT IS BEING PROVIDED FOR INFORMATION ONLY AS A REFERENCE TOOL TO HIGHLIGHT THE PROPOSED AMENDMENTS IN APPENDIX A. SHOULD THERE BE ANY DISCREPANCY BETWEEN THIS BLACKLINE VERSION AND THE DRAFT AMENDING BY-LAW, THE DRAFT AMENDING BY-LAW SHALL PREVAIL.

1 Zoning District Plan Amendment

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 marginally numbered Z-724 (a) attached as Schedule A to this By-law, and incorporates Schedule A into Schedule D, to By-law No. 3575.

2 Definitions

Words in this by-law have the meanings 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 5.5 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 6.7 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.”.

2 3 Sub-areas

- ~~2.1~~ 3.1 The site is to consist of five sub-areas generally as illustrated in Figure 1, solely for the purpose of establishing maximum permitted floor area and establishing permitted uses.

Figure 1: Sub-Areas for Maximum Permitted Floor Area and Permitted Uses



- ~~2.2~~ 3.2 The site is to consist of twenty sub-areas generally as illustrated in Figure 2, solely for the purpose of establishing maximum permitted building storeys and building height.

Figure 2: Sub Areas for Maximum Permitted Building Storeys and Building Height



3 4 Uses

- ~~3.1~~ 4.1 The description of the area shown within the heavy black outline on Schedule A is CD-1 (696).

- ~~3.2~~ 4.2 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 (696), and the only uses for which the Director of Planning or Development Permit Board will issue development permits are:

- (a) Agricultural Uses, limited to Urban Farm;
- (b) Cultural and Recreational Uses, limited to Arcade, Artist Studio, Arts and Culture Indoor Event, Billiard Hall, Bowling Alley, Club, Community Centre or Neighbourhood House, Fitness Centre, Hall, Library, Park or Playground, Swimming Pool, or Theatre;
- (c) Dwelling Uses limited to Multiple Dwelling, Dwelling Uses in conjunction with any use listed in this section ~~3.2~~ 4.2, Seniors Supportive and Assisted Housing and Lock-off Units;
- (d) Institutional Uses;
- (e) Manufacturing Uses, limited to Bakery Products Manufacturing, Brewing or Distilling, Dairy Products Manufacturing, Food and Beverage Products Manufacturing, Jewelry Manufacturing and Printing or Publishing;
- (f) Office Uses;
- (g) Retail Uses, ~~limited to Farmers' Market, Furniture or Appliance Store, Grocery or Drug Store, Liquor Store, Public Bike Share, Retail Store, Secondhand Store, or Small-scale Pharmacy;~~
- (h) Service Uses, limited to Animal Clinic, Barber Shop or Beauty Salon, Beauty and Wellness Centre, Cabaret, Catering Establishment, Hotel, Laboratory, Laundromat or Dry Cleaning Establishment, Motor Vehicle Wash, Neighbourhood Public House, Photofinishing or Photography Laboratory, Photofinishing or Photography Studio, Print Shop, Production or Rehearsal Studio, Repair Shop – Class B, Restaurant, School – Arts or Self-Improvement, School – Business, School – Vocational or Trade, or Wedding Chapel; and
- (i) Accessory Uses customarily ancillary to the above uses.

Note: Information included in square brackets [] identifies the by-law numbers and dates for the amendments to By-law No. 12105 or provides an explanatory note.

4 5 Conditions of use

~~4.1~~ 5.1 All commercial uses permitted by this By-law shall be carried on wholly within a completely enclosed building except for:

- (a) Farmer's Market
- (b) Restaurant;
- (c) Neighbourhood Public House; and
- (d) Display of plants, flowers, fruit and vegetables in conjunction with a permitted use.

~~4.2~~ The design and layout of at least 35% of all dwelling units except for social housing units shall:

- ~~(a) be suitable for family housing;—~~
- ~~(b) include two or more bedrooms; and—~~
- ~~(c) comply with Council's "High Density Housing for Families with Children Guidelines".~~

5.2 The design and layout of at least 35% of the secured market rental dwelling units, and at least 35% of the moderate income rental housing units, must:

- (a) be suitable for family housing;
- (b) include two or more bedrooms; and
- (c) comply with Council's "High Density Housing for Families with Children Guidelines".

5.3 The design and layout of at least 35% of the strata dwelling units must:

- (a) be suitable for family housing;
- (b) include two or more bedrooms, of which:
 - (i) At least 25% of the total dwelling units must be two-bedroom units; and
 - (ii) At least 10% of the total dwelling units must be three-bedroom units; and
- (c) comply with Council's "High Density Housing for Families with Children Guidelines".

~~4.3~~ 5.4 The design and layout of at least 50% of the social housing units shall:

- (a) be suitable for family housing;
- (b) include two or more bedrooms; and
- (c) comply with Council's "High Density Housing for Families with Children Guidelines".

5.5 A minimum of 25.0% of the total secured rental dwelling unit area, excluding any social housing dwelling unit area, must be moderate income rental housing units.

~~4.4~~ 5.6 No portion of the first storey of any building located on Cambie Street in Sub-area A and B, to a depth of 10.7 m from the east wall of the building and extending across its full width along Cambie Street shall be used for residential purposes except for entrances to the residential portion.

~~4.5~~ 5.7 No portion of the first storey of any building located on 57th Avenue in Sub-Areas A, B and C, to a depth of 10.7 m from the north wall of the building and extending across its full width along 57th Avenue shall be used for residential purposes except for entrances to the residential portion.

5 6 Floor area and density

~~5.1~~ 6.1 The floor area for all permitted uses in each sub-area of Figure 1 must not exceed the maximum permitted floor area set out in the following table:

Table A: Maximum Permitted Floor Area

Sub-Area of Figure 1	Maximum permitted floor area (sq. m)
A	93,540
B	65,020 72,635
C	43,730 48,211
D	47,280 57,823
E	41,530 43,339
F	100

5.2 6.2 The maximum floor area for all dwelling uses in all sub-areas combined is ~~250,490~~ 275,140 m².

5.3 6.3 The minimum floor area for institutional and health care office uses in Sub Area A is 19,835 m². [12186; 2018 07 24]

6.4 Development must include not less than 242 m² of residential amenity areas for secured market rental housing and moderate income rental housing in sub-area A.

6.5 Computation of the floor area for secured market rental housing and moderate income rental housing in sub-area A may exclude, at the discretion of the Director of Planning or Development Permit Board, residential amenity spaces, except that the total exclusion must not exceed 242 m².

5.4 6.6 Computation of floor area must include:

- (a) all floors having a minimum ceiling height of 1.2 m, including earthen floor, both above and below ground level, to be measured to the extreme outer limits of the building; and
- (b) stairways, fire escapes, elevator shafts, and other features which the Director of Planning considers similar, measured by their gross cross-sectional areas and included in the measurements for each floor at which they are located.

5.5 6.7 Computation of floor area and dwelling unit area must exclude:

- (a) open residential balconies or sun decks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, except that:
 - (i) the total area of all such exclusions must not exceed 12% of the residential floor area in any sub-area, and
 - (ii) no enclosure of balconies is permissible for the life of the building;
- (b) patios and roof gardens, only if 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 the base surface, except that the exclusion for a parking space must not exceed 7.3 m in length;
- (d) Child Day Care Facility and Social Service Centre for senior citizens, only if the Director of Planning first approves the design; and
- (e) Swimming Pool, only if it is used for medical therapy and if the Director of Planning first approves the design.

~~5.6~~ **6.8** For social housing included in any sub-area, computation of floor area must exclude:

- (a) 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; and
- (b) amenity areas, except that the total exclusion for amenity areas in any sub-area must not exceed 753 m².

~~5.7~~ **6.9** The Director of Planning may exclude from the computation of floor area up to 10 m² per floor to facilitate enhanced accessibility through the provision of a larger passenger elevator, increased common hallway width, or other similar measures. [12401; 2019 04 02]

~~5.8~~ **6.10** The floor area excluded under sections ~~5.5, 5.6 and 5.7~~ **6.7, 6.8 and 6.9** must not include any use other than that which justified the exclusion. [12401; 2019 04 02]

~~6~~ **7** Building heights and number of storeys

~~6.1~~ **7.1** Buildings, measured above base surface, and to the top of the roof slab above the uppermost habitable floor excluding parapet wall, must not exceed the maximum permitted height in each sub-area of Figure 2, as set out in Table B.

Table B: Maximum Permitted Building Height

Sub-Area	Maximum Permitted Height
1	87 m
2	74 m
3	22 m
4	31 m
5	90 m
6	91 m
7	91 m 113 m
8	81 m 83 m
9	25 m 32 m
10	40 m 68 m
11	53 m
12	22 m
13	22 m
14	22 m 35 m
15	22 m
16	26 m
17	40 m
18	64 m 73 m
19	22 m
20	5 m

[12186; 2018 07 24]

7.2 Despite section 7.1 of this By-law and section 10.18 of the Zoning and Development By-law, if the Director of Planning permits common rooftop amenity space and mechanical appurtenances, the additional height of the portion of the building used for the common rooftop amenity space, mechanical appurtenances and rooftop access structures must not exceed 4.5 m.”

~~7~~ **8** Horizontal angle of daylight

~~7.1~~ **8.1** Each habitable room must have at least one window on an exterior wall of a building.

~~7.2~~ **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.

~~7.3~~ **8.3** Measurement of the plane or planes referred to in section ~~7.2~~ **8.2** must be horizontally from the centre of the bottom of each window.

~~7.4~~ **8.4** The Director of Planning or Development Permit Board may relax the horizontal angle of daylight requirements in section ~~7.2~~ and ~~7.3~~ **8.2** and **8.3** if the Director of Planning or Development Permit Board first considers any applicable policies and guidelines.

~~7.5~~ **8.5** An obstruction referred to in section ~~7.2~~ **8.2** means:

- (a) any part of the same building or an adjacent building ~~including~~ **excluding** permitted projections; or
- (b) the largest building permitted under the zoning on any site adjoining CD-1 (696).

~~7.6~~ **8.6** A habitable room referred to in section ~~7.1~~ **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.

~~8~~ **9** Acoustics

For sites located on 57th Avenue or Cambie Street, development permit applications require evidence in the form of a report and recommendations prepared by a person trained in acoustics and current techniques of noise measurement, demonstrating that the noise levels in those portions of dwelling units listed below do not exceed the noise level set opposite such portions. For the purposes of this section, the noise level is the A-weighted 24-hour equivalent (Leq) sound level and is 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

~~9~~ **10** Severability

A decision by a court that any part of this By-law is illegal, void, or unenforceable severs that part from this By-law, and is not to affect the balance of this By-law.

~~10~~ **11** Force and effect

This By-law is to come into force and take effect on the date of its enactment.

* * * * *

500-650 West 57th Avenue (Pearson Dogwood)
PUBLIC CONSULTATION SUMMARY

1. List of Engagement Events, Notification, and Responses

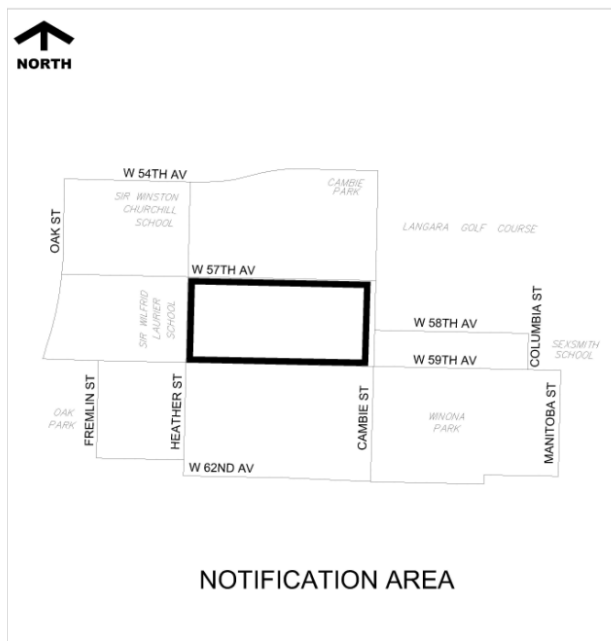
	Date	Results
Event		
Virtual open house (City-led)	January 24, 2022 – February 20, 2022	126 participants (aware)* <ul style="list-style-type: none"> • 51 informed • 23 engaged
Public Notification		
Postcard distribution – Notice of rezoning application and virtual open house	January 20, 2022	1,451 notices mailed
Public Responses		
Online questions	January 24, 2022 – February 20, 2022	1 submittal
Online comment forms <ul style="list-style-type: none"> • Shape Your City platform 	January, 2022 – February, 2022	30 submittals
Overall position <ul style="list-style-type: none"> • support • opposed • mixed 	January, 2022 – February, 2022	30 submittals <ul style="list-style-type: none"> • 21 responses • 4 responses • 5 responses
Other input	January, 2022 – February, 2022	0 submittal
Online Engagement – Shape Your City Vancouver		
Total participants during online engagement period	January, 2022 – February, 2022	204 participants (aware)* <ul style="list-style-type: none"> • 83 informed • 21 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. Map of Notification Area



3. Analysis of All Comments Received

Below is an analysis of all public feedback by topic.

Generally, comments of support fell within the following areas:

- **Building height, massing, density and context:** The building height, massing, density and context are all appropriate for this site and the trade off for receiving more rental and moderate income housing in exchange for taller building heights is fair. Increased shading would be justified especially in the hot summer season.
- **Rental housing:** Strong support for converting strata units into rental units as there is a need for more rental housing stock in the City. This will meet the City's housing goals.

Generally, comments of concern fell within the following areas:

- **Amenities and infrastructure:** Concerns over insufficient infrastructure and amenities as well as lack of infrastructure upgrades. Lack of retail opportunities that address resident's daily needs (ie. grocery store).
- **Canada Line station:** The continued silence regarding the inclusion of the West 57th Avenue Canada Line station is a concern especially when more density is anticipated in this area.
- **Affordability:** While 25% of the units will be affordable, the rest are still deemed unaffordable to most moderate income earners.

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:

- The inclusion of childcare on site is a welcome addition.

General comments of concern:

- This will increase shading onto public spaces and plazas.
- Too many rental units proposed.
- Increased traffic, noise, air pollution and construction related issues will become more prevalent especially to the nearby elementary and high school.

Neutral comments/suggestions/recommendations:

- Given the scale of this project, more consultation should be done.

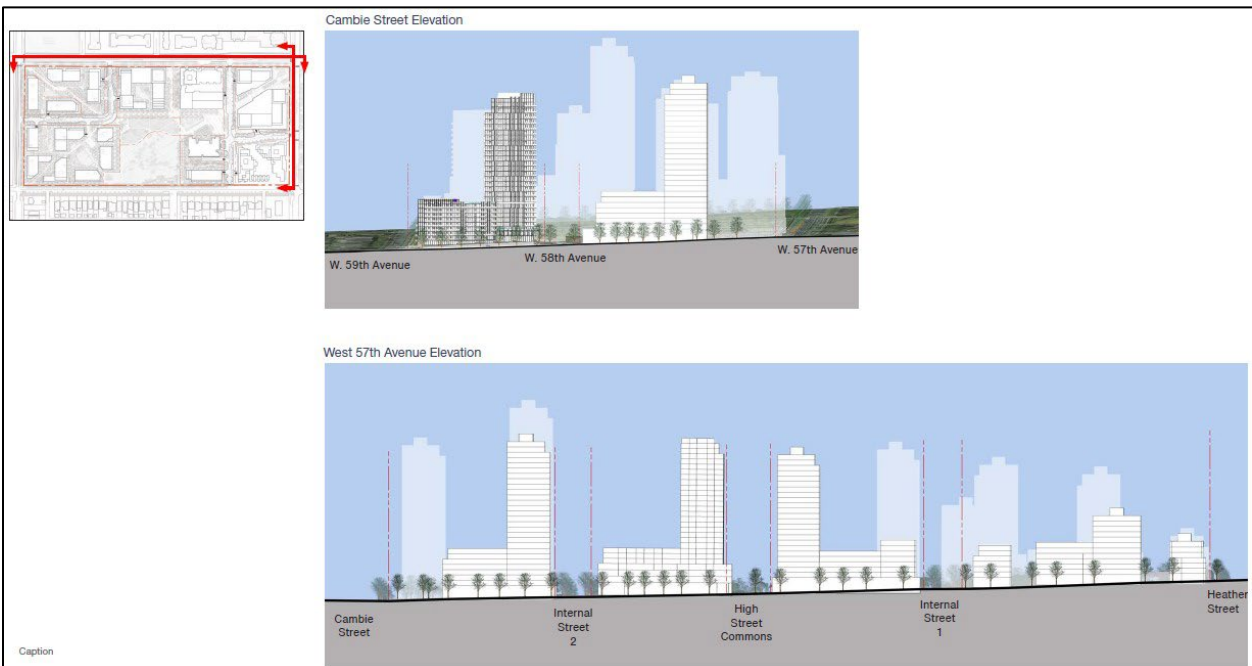
* * * * *

500-650 West 57th Avenue (Pearson Dogwood)
FORM OF DEVELOPMENT

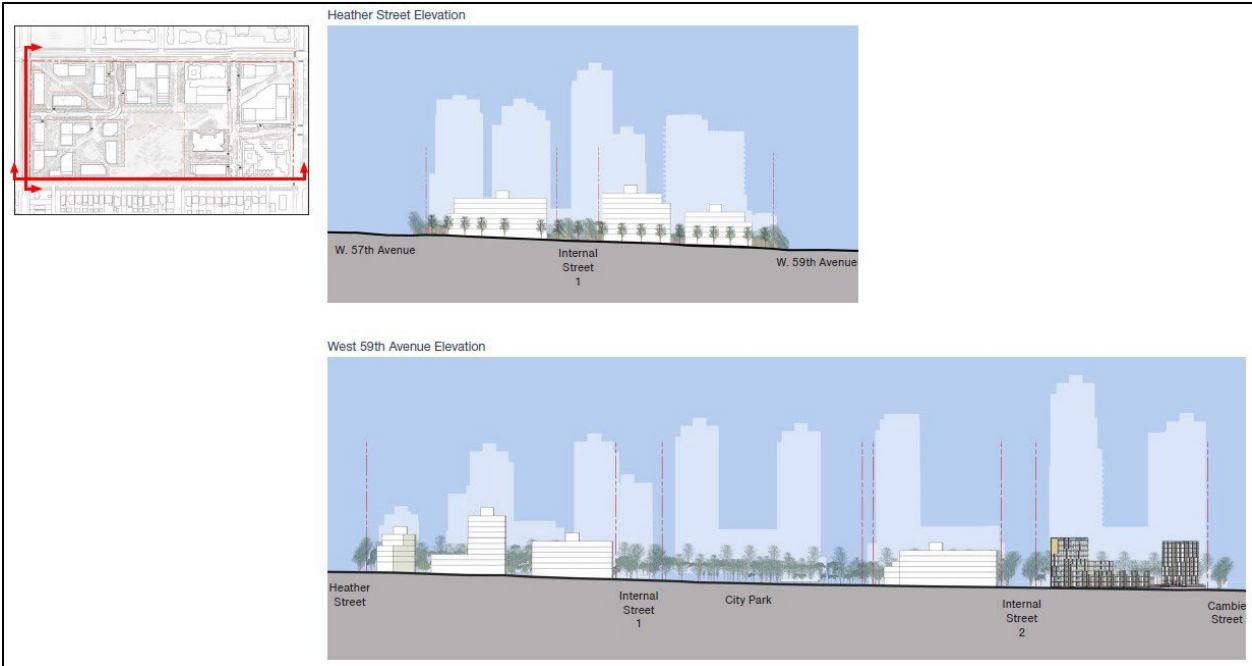
Site Plan



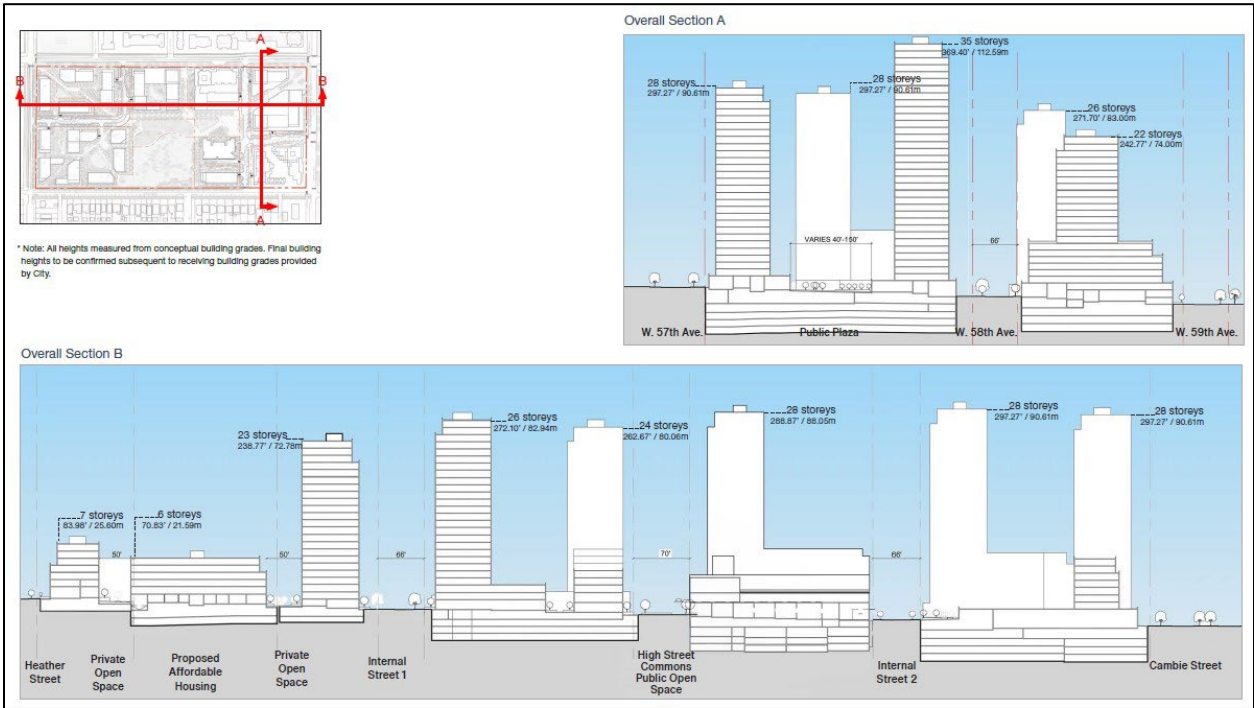
Elevations (North and East)



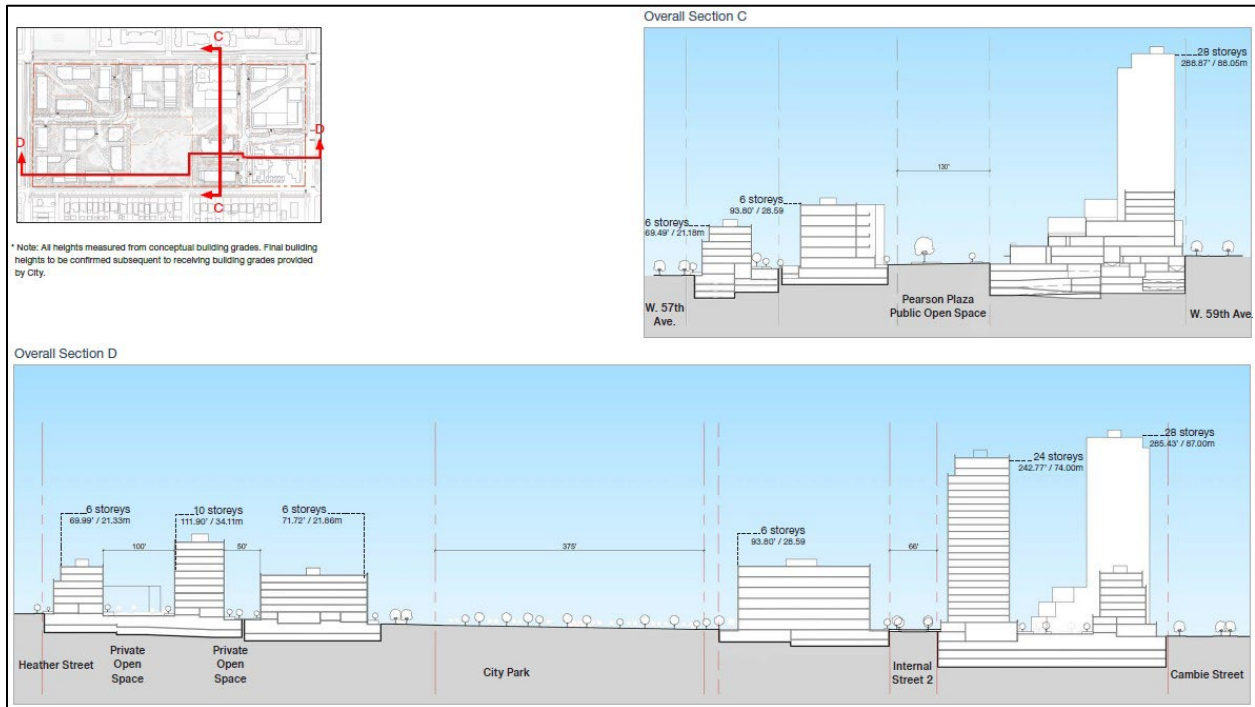
Elevation (South and West)



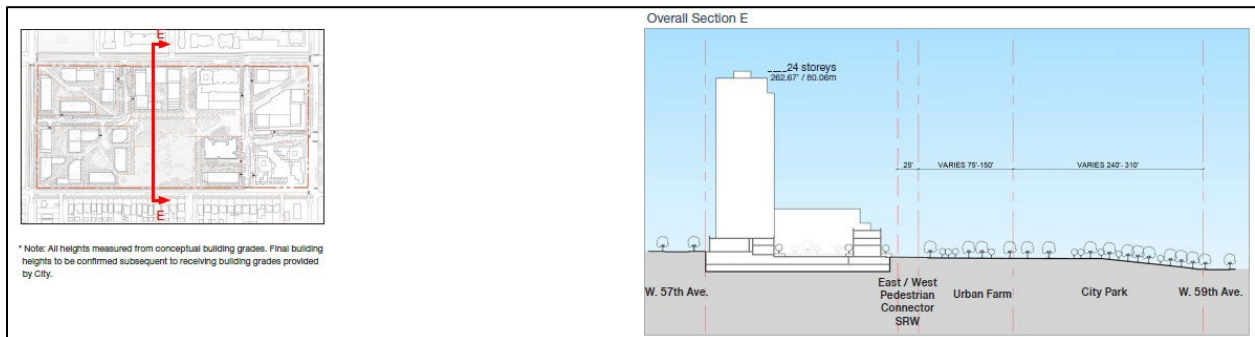
Site Sections (A and B)



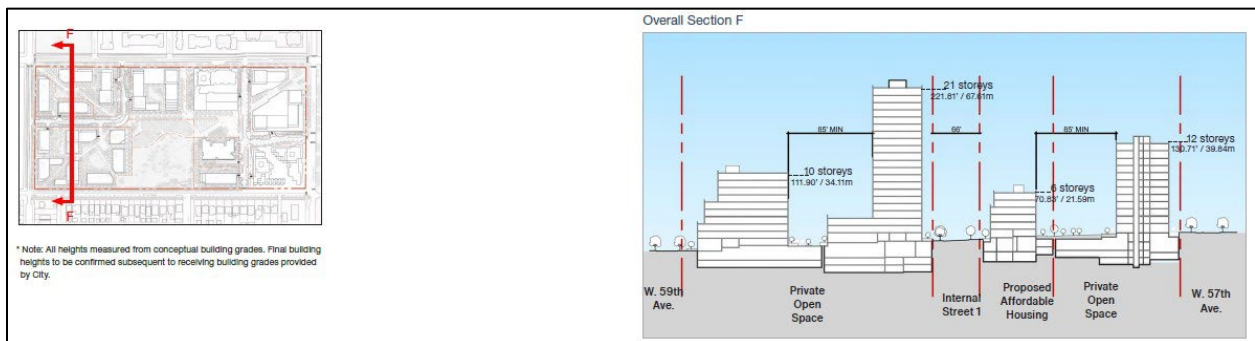
Site Sections (C and D)



Site Section (E)



Section (F)



Perspective (view from Northeast to Southwest)

 Rental
Floor Area  Offset Strata
Floor Area

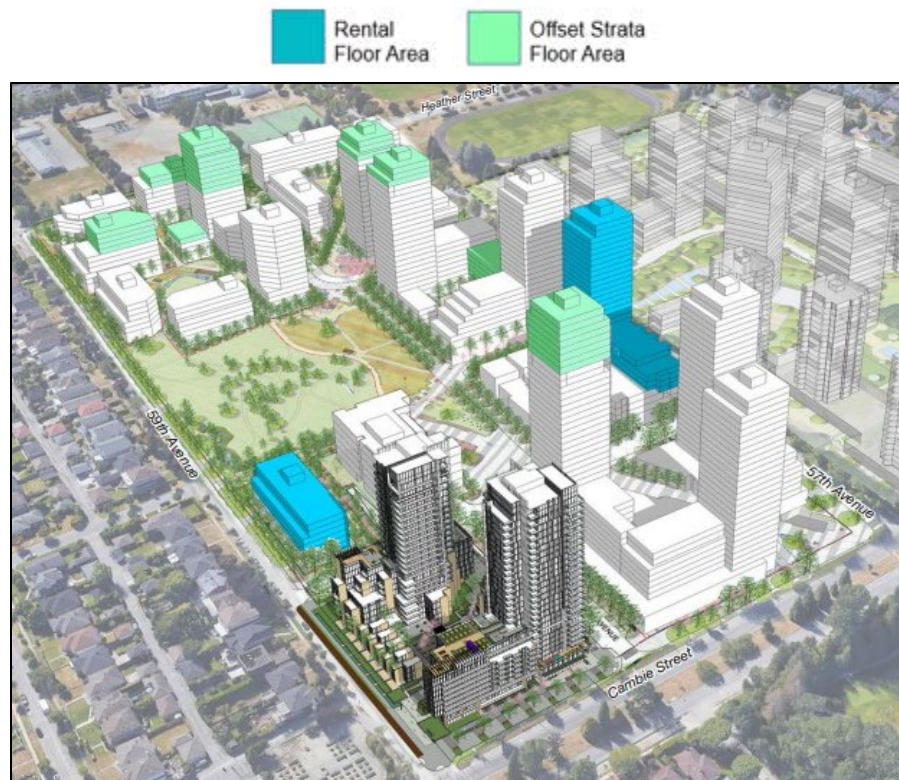


Perspective (view from Northwest to Southeast)

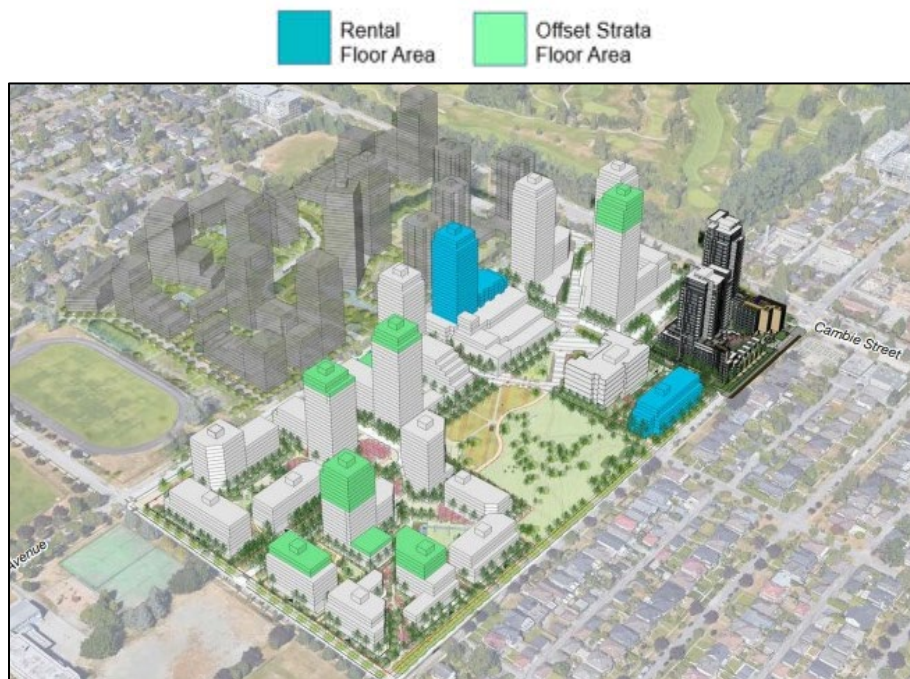
 Rental
Floor Area  Offset Strata
Floor Area



Perspective (View from Southeast to Northwest)



Section (View from Southwest to Northeast)



Shadow Studies



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**500-650 West 57th Avenue (Pearson Dogwood)
PUBLIC BENEFITS SUMMARY**

Project Summary

Amendment to CD-1 (696) By-law to increase the permitted floor area and increase building heights to allow additional development of 216 market rental units and 99 below market rental units.

Public Benefit Summary

The proposal would provide secured market and below market rental units.

	Current Zoning	Proposed Zoning
Zoning District	CD-1 (696)	Amended CD-1 (696)
Floor Space Ratio (Site area = 99,804 sq. m/ 1,074,282 sq. ft.)	2.83	3.08
Floor Area	282,446 sq. m (3,040,219 sq. ft.)	307,096 sq. m (3,305,550 sq. ft.)
Land Use	Mixed-use	No change

Summary of Additional Development Contributions Expected Under Proposed Zoning

City-wide DCL ^{1,2}	\$4,839,228
Utilities DCL ¹	\$2,688,083
Public Art ³	\$525,353
TOTAL VALUE OF PUBLIC BENEFITS	\$8,052,724

Other Benefits (non-quantified components): 216 market rental units and 99 below market rental units secured for the longer of 60 years and the life of the building.

¹ Based on rates in effect as of September 30, 2021; DCL 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 City's [DCL Bulletin](#) for details.

² If the Applicant requests a DCL waiver, as "for-profit affordable rental housing", the value of the City-wide DCL waiver on the eligible additional residential floor area is estimated at \$4,644,298.

³ Based on rates in effect as of 2016; rates are subject to adjustments. See [Public Art Policy and Procedures for Rezoned Developments](#) for details.

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**500-650 West 57th Avenue (Pearson Dogwood)
APPLICANT, PROPERTY, AND DEVELOPMENT PROPOSAL INFORMATION**

Property Information

Address	Property Identifier (PID)	Legal Description
Registered Owner: Onni Pearson Dogwood holdings Corp. 7413-7453 Cambie Street, 7418 Paulson Street, 622-688 West 58th Avenue, 603-689 West 59th Avenue / 650-688 West 57th Avenue / 500 West 57th Avenue / 559-589 West 59th Avenue	030-587-581 / 030-587-875 / 030-587-905 / 030-587-913	Lots A and C-E, District Lot 526, Group 1, New Westminster District Plan EPP86464
Registered Owner: Onni Pearson Dogwood holdings Corp. 650-788 West 57th Avenue, 719 West 59th Avenue and 7430-7460 Heather Street	030-430-631	Lot A, Block 1004, District Lot 526, Group 1, New Westminster District Plan EPP79678 Except Plan EPP86464
Registered Owner: Vancouver Coastal Health Authority 7405 Paulson Street	030-587-867	Lot B, District Lot 526, Group 1, New Westminster District Plan EPP86464

Applicant Information

Architect	IBI Group inc.
Registered Owner	Onni Pearson Dogwood Holdings Corp. / Vancouver Coastal Health Authority

Development Statistics

	Permitted Under Existing Zoning	Proposed Development
Zoning	CD-1 (696)	Amended CD-1 (696)
Uses	Cultural and Recreational Uses, Dwelling Uses, Institutional Uses, Manufacturing Uses limited to Brewing or Distilling, Office Uses, Parking Uses, Retail Uses, Services Uses	No change
Floor Area	282,446 sq. m (3,040,219 sq. ft.)	307,096 sq. m (3,305,550 sq. ft.)
FSR	2.83	3.08
Height	<u>Sub-area</u> <u>Height (m)</u>	<u>Sub-area</u> <u>Height (m)</u>
	1 87	1 no change
	2 74	2 no change
	3 22	3 no change
	4 31	4 no change
	5 90	5 no change
	6 91	6 no change
	7 91	7 113
	8 81	8 83
	9 25	9 32
	10 40	10 68
	11 53	11 no change
	12 22	12 no change
	13 22	13 no change
	14 22	14 35
	15 22	15 no change
	16 26	16 no change
	17 40	17 no change
	18 64	18 73
	19 22	19 no change
	20 5	20 no change

Dwelling Units	Affordable Housing 540 Pearson Supportive Units 114 Market Strata Units 2,160 Market Rental Units n/a Below Market Rental Units n/a TOTAL Dwelling units 2,814	Affordable Housing 540 Pearson Supportive Units 114 Market Strata Units 2,160 Market Rental Units 216 Below Market Rental Units 99 TOTAL Dwelling units 3,129
Parking, Loading and Bicycle Spaces	as per Parking By-law	as per Parking By-law

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