



REFERRAL REPORT

Report Date: May 3, 2022
Contact: Yardley McNeill
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RTS No.: 14918
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 Rezoning: 495 West 41st Avenue

RECOMMENDATION TO REFER

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

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

RECOMMENDATION FOR PUBLIC HEARING

- A. THAT the application by PCI Developments Corp., on behalf of Cambie & 41st Holdings Ltd., the registered owner of the lands located at 495 West 41st Avenue [*PID 030-820-529; Lot A Block 856 District Lot 526 Group 1 New Westminster District Plan EPP74464*], to rezone the lands from C-2 (Commercial) District to CD-1 (Comprehensive Development) District to increase the floor space ratio (FSR) from 2.50 to 6.37 and the building height from 13.8 m (45 ft.) to 45.7 m (150 ft.) and 50.0 m (164 ft.) for the rooftop indoor amenity, to permit the development of a 14-storey mixed-use building with 99 secured rental units and commercial space, be approved in principle;

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

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by Perkins + Will, received December 17, 2020 with addendum received on December 3, 2021, provided the Director of Planning

may allow minor alterations to this form of development when approving the detailed scheme of development;

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

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

FURTHER THAT the Director of Legal Services be instructed to bring forward the amendment to the Noise Control By-law at the time of enactment of the 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 rezone 495 West 41st Avenue from C-2 (Commercial) District to CD-1 (Comprehensive Development) District to permit a mixed-use development. The proposal is to permit a 14-storey building with commercial space and 99 secured rental units. A total floor area of 9,370.9 sq. m (100,867 sq. ft.) and a density of 6.37 FSR are proposed. Three levels of underground parking are accessed from the lane.

This application seeks to deliver housing and employment space next to transit, which meets the intent of the *Cambie Corridor Plan*. Staff recommend that the application be referred to a Public Hearing, with the recommendation of the General Manager of Planning, Urban Design and Sustainability to approve it in principle, subject to the Public Hearing, and subject to the Conditions of Approval contained in Appendix B.

COUNCIL AUTHORITY/PREVIOUS DECISIONS

- Cambie Corridor Plan and Cambie Corridor Public Realm Plan (2018)
- C-2 District Schedule and Design Guidelines (2003)
- Housing Vancouver Strategy (2017)
- Family Room: Housing Mix Policy for Rezoning Projects (2016)
- High-Density Housing for Families with Children Guidelines (1992)
- Community Amenity Contributions Policy for Rezoning (1999, last amended 2021)
- Vancouver Development Cost Levy By-law No. 9755 (2008, last amended 2020)
- Vancouver Utilities Development Cost Levy By-law No. 12183 (2018, last amended 2020)
- Public Art Policy for Rezoned Developments (1994, last amended 2014)
- Urban Forest Strategy (2014, last amended 2018)
- Green Buildings Policy for Rezoning (2010, last amended 2020)

REPORT

Background/Context

1. Site and Context

The subject site is located on the northeast corner of Cambie Street and 41st Avenue (Figure 1). Comprised of one legal parcel, the total site area is 1,471.2 sq. m (15,836 sq. ft.) with a frontage of 37.2 m (122 ft.) along 41st Avenue and a depth of 39.6 m (130 ft.). The existing zoning is C-2 and the property is currently a vacant lot.

Figure 1: Location Map – Site and Context



The site is located in the Oakridge Municipal Town Centre, of the Oakridge area. Oakridge Centre and Oakridge-41st Avenue Canada Line Station are directly west. The immediate area consists of high- and medium-density mixed-use buildings with residential and commercial uses. This area is undergoing significant change as part of the Oakridge Municipal Town Centre, with numerous developments under consideration or approved for up to 50 storeys.

Local School Capacity – The site is located within the catchment areas of Sir William Van Horne Elementary School and Eric Hamber Secondary School, at 850 m and 1.3 km away, respectively. According to the Vancouver School Board (VSB)'s *2020 Long Range Facilities Plan*, Sir William Van Horne Elementary will be operating under capacity in the coming years, with a capacity utilization of 89% by 2029. Eric Hamber Secondary will also be operating under capacity by 2029, with a capacity utilization of 86%. The VSB continues to monitor development and work with City staff to plan for future growth.

Neighbourhood Amenities – The following amenities exist in the area:

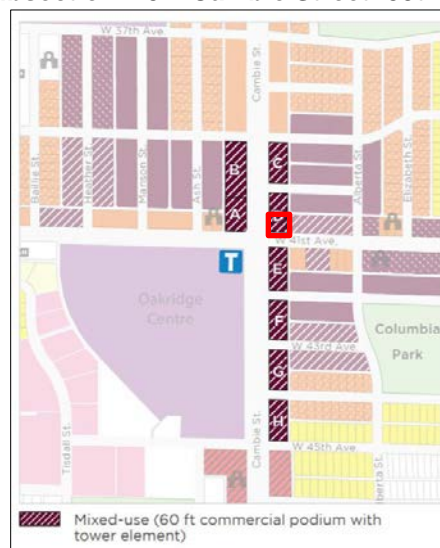
- **Parks:** Future Oakridge Centre park (160 m), Columbia Park (350 m), Queen Elizabeth Park (800 m) and Tisdall Park (850 m)
- **Community Facilities:** Future Oakridge Civic Centre (community centre, library, childcare, seniors centre) (160 m), Jewish Community Centre (850 m), multiple childcare facilities (within 1 km)
- **Services:** Oakridge Shopping Centre (160 m)

2. Policy Context

Cambie Corridor Plan (“Plan”) – The *Plan* guides the transformation of the Cambie Corridor into an area where people can live, work, shop, play and learn – all within close proximity to rapid transit. The site is within the Oakridge Municipal Town Centre neighbourhood, one of 17 designated Municipal Town Centres (MTCs) within Metro Vancouver. MTCs are regionally significant urban centres that serve as activity hubs for housing, employment, cultural uses, and public spaces. The Oakridge MTC is also part of a Frequent Transit Development Area (FTDA), which is a priority location for high-density growth.

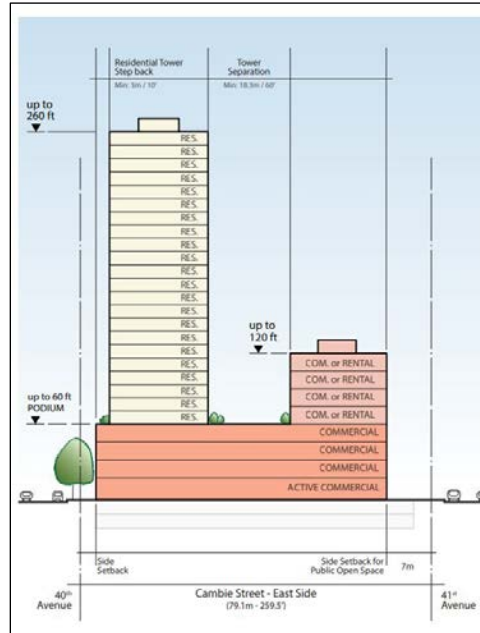
New developments are guided by Subsection 4.3.1 of the *Plan*, for Cambie Street between 39th and 45th Avenues (see Figure 2). This area is expected to redevelop into a “High Street,” with a commercial core for shops, services, active streets, and public plazas. Subsection 4.3.1 also provides public realm directions to guide new developments.

Figure 2: Subsection 4.3.1 Cambie Street: 39th-45th Avenue



This site is also within “Area D” of the MTC. Area D provides form of development direction for a commercial podium and two commercial or residential towers above (see Figure 3). A ‘minor tower’ on the south end of the block can be considered for up to 45.7 m (150 ft.) with a ‘major tower’ on the north end, for up to 79.2 m (260 ft.). A partial storey is permitted for a rooftop indoor and outdoor amenity space. This proposal comprises the southern half of Area D, shown below.

Figure 3: Area D: 40th to 41st Avenue (Looking East)



Redevelopment of sites in Area D are also expected to provide on-site community amenities, delivered turn-key to the City. Amenities are negotiated during the rezoning process, and can include non-profit office space, a youth centre, childcare, and/or artist studios.

Housing Vancouver – *Housing Vancouver* seeks to shift the supply of new homes along a continuum of housing types. The strategy seeks to ensure a diversity of incomes and households by shifting production towards rental and coordinating with partners to deliver housing for the lowest income households. Overall, 72,000 new homes are targeted until 2027, including 20,000 purpose-built rental units. Nearly 50% of all new units will serve households earning less than \$80,000 per year.

Strategic Analysis

1. Proposal

The application seeks to rezone the site from C-2 to CD-1 for a 14-storey mixed-use development. The proposed FSR is 6.37 with a total floor area of 9,370.9 sq. m (100,867 sq. ft.). A building with commercial space in the podium and 99 secured rental units in the ‘minor tower’ above is proposed. The building height is 45.7 m (150 ft.) to the roof parapet and 50.0 m (164 ft.) to the rooftop indoor amenity space (Figure 4).

The site is comprised of the southern half of the block. This partial-block site, combined with future dedications and statutory right-of-ways for road widening and public realm improvements,

reduced the development potential of the site to a single tower and podium without an on-site amenity. The original application did not include a commercial-only podium as anticipated by the *Plan*, and subsequently a revised application was later submitted to meet this policy intent, thus extending the overall review timeline.

Figure 4: View from Southeast Corner of Cambie Street and 41st Avenue



2. Land Use

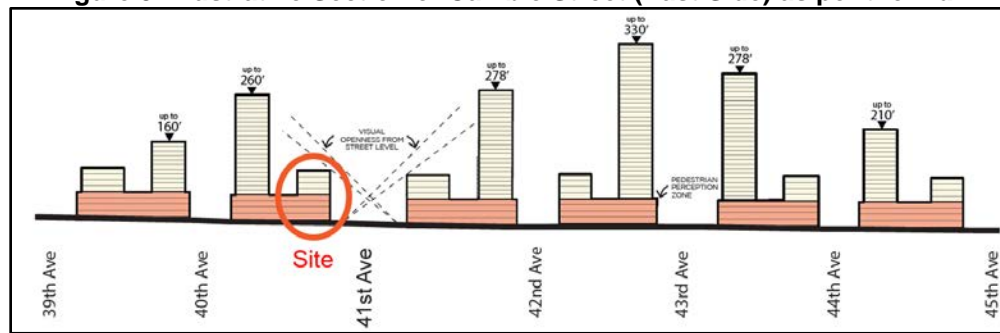
The proposed residential and 2,777 sq. m (29,891 sq. ft.) of commercial uses align with the *Plan*. These uses advance the policy directions to strengthen the area as a vibrant hub with housing and employment space.

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

In assessing the urban design performance, staff considered the built form guidance for the “Municipal Town Centre Commercial Core” within the *Plan* and public realm directions in the *Cambie Corridor Public Realm Plan*.

Form of Development – The *Plan* envisions that Cambie Street, from 39th to 45th Avenues, evolves into a new commercial core. Strong commercial podiums with vertical towers aim to establish continuous streetwalls with active commercial uses on the ground floor and slender towers to reduce shadow impacts. Tower elements above the podiums are to provide residential or office space, adding to the vibrancy and a mix of uses for a commercial core. Towers are to be stepped back and lower in height at the intersection to ensure expansive views and openness, and preserve views from the transit plaza at Oakridge Centre (see Figure 5).

While the *Plan* anticipated a full block redevelopment for a minor tower and a major tower, the proposal consists of a partial block. The northern property is currently developed with a 1994 building and the applicant was unable to consolidate with the adjacent owner to assemble both properties. As such, this proposal has been designed accordingly, with one tower instead of two.

Figure 5: Illustrative Section of Cambie Street (East Side) as per the Plan

A 45.7 m (150 ft.) minor tower on the southern portion of the block is proposed over a 15.2 m (50 ft.) commercial podium (see Figure 6). The partial storey above Level 14 includes an indoor amenity space contiguous to an outdoor amenity space. The minor tower is set back from the north property line to ensure sufficient tower separation to a future major tower to the north. As such, the remainder of the block can still accommodate both towers, should the northern owner wish to redevelop in the future. A condition has been applied to this rezoning to ensure that the proposed building maintains sufficient tower spacing from a future tower to the north.

Figure 6: Perspective of the Proposal Looking Northeast

A residential tower floor plate of 603.9 sq. m (6,500 sq. ft.) includes a wider podium that gradually steps down to the lane, offering a soft transition to the neighbouring context. At-grade continuous retail space with office space in the podium aligns with uses expected in the *Plan*. Finally, the tower is stepped back to distinguish it from the podium and reinforce the streetwall.

Private Amenity Space – The development offers several on-site amenities for residents. In addition to the common rooftop amenity spaces, a dedicated common children’s play area is located on the roof. A condition to enhance the functionality and quality of the amenity spaces is included in Appendix B.

Public Realm – The *Cambie Corridor Public Realm Plan* sets out expectations for an activated public realm. Continuous ground-floor commercial frontages are expected to enhance the pedestrian character by incorporating highly transparent material to add visual prominence to the commercial spaces. In addition, residential and commercial lobbies are to have identifiable entrances to further animate the streetscape, per conditions in Appendix B.

The rear lane is identified as a 'Lane Connector,' which is intended to further activate this pedestrian network with setbacks for sidewalks, planting, and additional lighting. Corner lots offer street activation opportunities by wrapping the retail entrances to the lane, which this application proposes. A condition to maintain an unobstructed rear yard setback by deleting the at-grade planters will further enhance the future lane environment.

Height – The *Plan* establishes three maximum heights. The podium is permitted up to 18.3 m (60 ft.) and a minor tower can be up to 45.7 m (150 ft.). Additional height for a partial storey at 50.0 m (164 ft.) above the minor tower for an indoor amenity space is supported. The proposal's heights align within the *Plan*'s permitted heights.

Density – The *Plan* anticipates a site-specific density that is subject to design performance, per the built form guidelines. With a minor tower and podium for a portion of the block, the application for density of 6.37 FSR complies with the objectives of the guidelines.

Urban Design Panel – The Urban Design Panel supported the application on June 9, 2021. Panel recommendations included enhancing the tower and podium relationship, strengthening the residential entrance, and improving the amenities and overall privacy (Appendix D).

The proposal reflects the density, height and built form expectations of the *Plan* and is appropriate for the context. Additional urban design conditions are detailed in Appendix B.

4. Housing

Housing Vancouver establishes 10-year targets for new market rental units shown in Figure 7. If approved this project would add 99 rental units to the city's rental housing stock.

Figure 7: Progress Towards 10-Year Housing Vancouver Targets for Purpose-Built Market Rental Housing as of Dec 31, 2021

Housing Type	10-Year Targets	Units Approved Towards Targets
Purpose-Built Market Rental Housing Units	20,000	8,935 (45%)

1. Tracking progress towards 10-year targets began in 2017

2. Unit numbers exclude the units in this proposal.

3. Includes Developer-Owned Below-Market Rental Housing

Vacancy Rates – Vancouver has exhibited historically low vacancy rates during the last 30 years. In 2021, the purpose-built apartment vacancy rate was 1.1% in Vancouver (based on Canadian Mortgage and Housing Corporation Market Rental Survey). The vacancy rate for Southeast Vancouver, where the site is located, was 0.6% in 2021. A vacancy rate between 3% and 5% represents a balanced market.

Housing Mix – The proposed units are to be designed in accordance with the *Family Room: Housing Mix Policy for Rezoning*s. The provision of at least 35% family units (with two- and three-bedrooms) for new rental projects is required. This application would deliver 44 family units (44%) across the project, shown in Figure 8. There are no three-bedroom units proposed.

Figure 8: Proposed Unit Mix

Type	Count	Percentage
Studio	0	0%
1-bed	55	56%
2-bed	44	44%
3-bed	0	0%
Total	99	100%

Conditions in Appendix B encourage the applicant to explore the addition of three-bedroom units at the development permit stage. All units are to also meet the objectives of the *High-Density for Families with Children Guidelines*, which establish amenity space and liveability objectives.

Proposed Rents and Income Thresholds – Average market rents in newer rental buildings in the Westside are shown in Figure 9. The market rental component will provide options that are more affordable than home ownership, as illustrated in Figure 9.

Figure 9: Comparable Average Market Rents and Home-Ownership Costs (Westside)

	Project Proposed Rents	Average Market Rent in Newer Buildings – Westside (CMHC, 2021) ¹	DCL By-Law Maximum Averages – Westside (CMHC, 2021) ²	Monthly Costs of Ownership for Median-Priced Apartment with 10% Down-Payment – Westside (BC Assessment 2020) ³	Monthly Costs of Ownership for Median-Priced Apartment with 20% Down-Payment – Westside (BC Assessment 2020) ³
Studio	--	\$1,561	\$1,859	\$2,857	\$2,569
1-bed	\$2,243	\$2,073	\$2,243	\$3,554	\$3,191
2-bed	\$2,996	\$2,997	\$2,996	\$5,355	\$4,812
3-bed	--	\$3,785	\$4,135	\$8,707	\$7,809

1. Data from October 2021 CMHC Survey for rental buildings completed in 2011 or later on the Westside of Vancouver

2. For studio, 1-, 2-, and 3-bedroom units, the maximum DCL rents are average rents for purpose-built rental buildings since 2005 as published by CMHC in the Fall 2021 Rental Market Survey, plus 10%.

3. Assumptions: median of BC Assessment apartment sale prices in Westside in 2020 by unit type, 10%/20% down-payment, 5% mortgage rate (in-line with Bank of Canada conventional rate), 25-year amortization, \$150-250 monthly strata fees, monthly property taxes at \$2.92 per \$1,000 of assessed value

Security of Tenure – All 99 rental units will be secured as rental through a Housing Agreement and a Section 219 Covenant for the longer of 60 years and the life of the building. The agreement is to be registered on title to secure starting rents for the market units and will prohibit the stratification and separate sale of individual units. Conditions related to securing the units are contained in Appendix B.

5. Parking and Transportation

Three levels of underground parking are proposed, accessed from the lane. A total of 65 vehicle spaces, 186 bicycle spaces, and four loading spaces are proposed.

Given the proximity to the SkyTrain station and bus service, the proposal is eligible for vehicle parking reductions. Further parking reductions through transportation demand management

(TDM) strategies may be explored during the development permit stage. Engineering conditions in Appendix B secure statutory right-of-ways along Cambie Street and 41st Avenue for an expanded public realm and continuous weather protection along both frontages.

6. Environmental Sustainability and Natural Assets

Green Buildings – The *Green Buildings Policy for Rezoning*s requires that applications satisfy either the near zero emission buildings or low emissions green building requirements. This application is pursuing the low emissions requirements, which establishes energy and carbon limits to create efficient and comfortable homes and workplaces. The applicant has submitted a design strategy outlining how the project will meet targets. Conditions are included in Appendix B.

Natural Assets – The *Urban Forest Strategy* seeks to protect and strengthen Vancouver's urban forest. The *Protection of Trees By-law* requires permission be sought to remove trees and to retain as many healthy trees as possible while still meeting the challenges of development. These efforts are in keeping with City's goals of resilient natural systems in our urban areas.

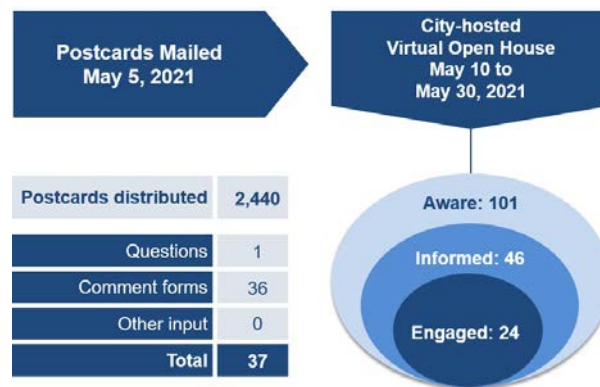
There is one existing on-site tree and no adjacent city trees. Retention of this tree is not possible due to future road widening and street improvements. Six new street trees are proposed on both the Cambie Street and 41st Avenue boulevards. See Appendix B for landscape and tree conditions, which improve future street green assets in the boulevards.

7. Public Input

Public Notification – A rezoning information sign was installed on the site on March 24, 2021. Approximately 2,440 notification postcards were distributed within the neighbouring area on or about May 5, 2021. Notification, application information, comment form, were provided on the City's digital engagement platform, *Shape Your City*.

Virtual Open House – A virtual open house was held from May 10 to May 30, 2021 on the Shape Your City platform. The open house consisted of an online event where questions were submitted and posted with a response. Digital presentations and a digital model representation were available for online viewing.

Public Responses – Public input was received via online questions, comment forms, email, and by phone. A total of 37 submissions were received. A summary of all public responses are in Figure 10 and detailed in Appendix D.

Figure 10: Overview of Notification and Engagement

Generally, comments of support fell within the following areas:

- **Height, massing, and density:** The height, massing, density is appropriate given the proximity to rapid transit, services and adjacency to the future Oakridge redevelopment.
- **Rental housing:** More options for rental housing is greatly needed.
- **Building design:** The building and associated amenity space is well designed.
- **Retail space:** The inclusion of retail is a welcome addition to this development.

Generally, comments of concern fell within the following areas:

- **Building design:** The design is unpleasant and not unique compared to the context and given its prime location at the corner of Cambie Street and West 41st Avenue.
- **Height, massing, and density:** The height of the building obstructs the north facing views along Cambie Street. The rate of change in this area is happening too quickly.
- **Parking:** Insufficient parking is proposed.
- **Public realm:** Insufficient buffer between the busy arterials given the narrow sidewalks.

Response to Public Comments – The proposal complies with the *Plan* in terms of housing tenure, building height and density. Regarding parking, the number of parking spaces take into consideration the site's proximity to transit, which may be further reduced at a future development permit stage. Per conditions in Appendix B, further design development is required to improve the public realm with widened sidewalks and enhanced lane treatment.

8. Public Benefits

Community Amenity Contributions (CACs) – Within the context of the City's *Financing Growth Policy*, 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. *The Cambie Corridor Public Benefits Strategy* (PBS) also identifies the need for short- and long-term public benefits to support growth.

The *Plan* expects sites at this location to provide an on-site amenity, delivered turn-key to the City. However, the direction for an on-site amenity assumed a single redevelopment for the full block. Since the subject site is a partial-block for one minor tower, an on-site amenity is not

proposed. In reviewing the financial pro forma, staff have determined that there is insufficient land lift to deliver an on-site community amenity.

Real Estate Services staff reviewed the applicant's pro forma and determined that no additional CAC is expected. The public benefit from this application is the contribution to the City's rental housing stock. As a condition of by-law enactment, a Housing Agreement and Section 219 Covenant are required to be registered on title to preclude, among other things, stratification of the building, separate sale of individual units, and rentals for less than one month at a time.

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

The site is subject to the City-wide and Utilities DCL, calculated on the floor area proposed at the development permit stage. In accordance with Section 3.1A of the Vancouver DCL By-law, the applicant has requested a waiver of the City-wide DCL attributable to the floor area qualifying as "for-profit affordable rental housing". The DCL By-law establishes maximum average unit sizes and maximum average rents by unit type for a project to be eligible for the waiver.

Based on rates as of September 30, 2021, and the proposed of 6,593.9 sq. m (70,976 sq. ft.) of residential floor area and 2,777 sq. m (29,891 sq. ft.) of commercial floor area, \$1,338,336 of DCL would be expected from the development. The value of the City-wide DCL waiver on the residential floor area is estimated at \$1,294,514.

A summary of how the application meets the waiver criteria is provided in Appendix F. Compliance with DCL Bylaw for the purposes of this waiver will be assessed up to occupancy permit issuance to ensure compliance with maximum average unit sizes and maximum initial monthly rent requirements as set out in the DCL Bylaw and a final rent roll confirming same will be required prior to occupancy permit issuance.

DCL bylaws 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 [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.) requirement. The public art budget is estimated to be \$199,694, provided on-site or at 80% cash-in-lieu.

See Appendix H for a summary of the public benefits for this application.

Financial Implications

The 99 secured rental housing units will be privately owned and operated, secured by a Housing Agreement and Section 219 Covenant for the longer of 60 years and the life of the building.

Based on rates in effect as at September 30, 2021, it is estimated the project would pay \$1,338,336 of DCLs. The value of the City-wide DCL waiver on the residential floor area is estimated at \$1,294,514.

If the rezoning application is approved, the applicant will be required to provide public art on site at an estimated value of \$199,694, or make a cash contribution to the City for off-site public art for 80% of that amount.

CONCLUSION

Staff conclude that the proposed land uses, height, and density for a minor tower and podium align with the intent of the *Cambie Corridor Plan*. The form of development represents an appropriate urban design response for redevelopment of a portion of the block. If approved, the application would contribute 99 secured-rental units to the City's rental housing stock along with commercial space close to transit.

The General Manager of Planning, Urban Design and Sustainability recommends that the rezoning application be referred to Public Hearing, together with the draft CD-1 By-law provisions, 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 E, be approved in principle, subject to the applicant fulfilling conditions of approval in Appendix B.

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495 West 41st Avenue
PROPOSED CD-1 BY-LAW PROVISIONS

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

Zoning District Plan Amendment

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

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

Designation of CD-1 District

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

Uses

3. Subject to Council approval of the form of development, to all conditions, guidelines and policies adopted by Council, and to the conditions set out in this By-law or in a development permit, the only uses permitted within CD-1 (___) and the only uses for which the Director of Planning or Development Permit Board will issue development permits are:
 - (a) Cultural and Recreational Uses;
 - (b) Dwelling Uses, limited to Multiple Dwelling and Dwelling Units in conjunction with any of the uses listed in this section;
 - (c) Institutional Uses;
 - (d) Office Uses;
 - (e) Retail Uses;
 - (f) Service Uses;
 - (g) Utility and Communication Uses; and
 - (h) Accessory Uses customarily ancillary to the uses permitted in this section.

Conditions of use

- 4.1 The design and layout of at least 35% of the total number of dwelling units must:
- (a) be suitable for family housing; and
 - (b) include two or more bedrooms.
- 4.2 No portion of the first storey of a building may be used for residential purposes except for entrances to the residential portion.
- 4.3 All commercial uses and accessory uses listed in this section shall be carried on wholly within a completely enclosed building except for the following:
- (a) Farmers' Market;
 - (b) Neighbourhood Public House;
 - (c) Public Bike Share;
 - (d) Restaurant; and
 - (e) Display of flowers, plants, fruits and vegetables in conjunction with a permitted use.
- 4.4 The Director of Planning may vary the use conditions of section 4.3 to permit the outdoor display of retail goods, and may include such other conditions as the Director of Planning deems necessary, having regard to the types of merchandise, the area and location of the display with respect to adjoining sites, the hours of operation and the intent of this By-law.

Floor area and density

- 5.1 Computation of floor space ratio must assume that the site consists of 1,471.2 m², being the site size at the time of the application for the rezoning evidenced by this By-law, prior to any dedications.
- 5.2 The floor space ratio for all uses combined must not exceed 6.37.
- 5.3 Computation of floor area must include all floors having a minimum ceiling height of 1.2 m, both above and below base surface, measured to the extreme outer limits of the building.
- 5.4 The total floor area for commercial uses must not be less than 2,400 m².
- 5.5 Computation of floor area must exclude:
- (a) balconies and decks, and any other appurtenances which in the opinion of the Director of Planning are similar to the foregoing, except that:

- (i) the total area of these exclusions must not exceed 13.5% of the floor area being provided; and
 - (ii) the balconies must not be enclosed for the life of the building;
 - (b) patios and roof decks, provided that the Director of Planning first considers the effect on privacy and overlook;
 - (c) areas used for off-street parking and loading, the taking on or discharging of passengers at or below base surface, except that the exclusion for a parking space must not exceed 7.3 m in length;
 - (d) areas used for bicycle storage;
 - (e) areas used for heating and mechanical equipment;
 - (f) entries, porches and verandahs if the Director of Planning first approves the design;
 - (g) all residential storage area above or below base surface, except that if residential storage area above base surface exceeds 3.7 m² for a dwelling unit, there will be no exclusion for any of the residential storage area above base surface for that unit;
 - (h) all storage area below base surface for non-dwelling uses.
- 5.6 Computation of floor area may exclude, at the discretion of the Director of Planning or Development Permit Board, common amenity areas, to a maximum of 10% of the total floor area being provided.

Building height

- 6.1 Building height, measured from base surface, must not exceed 45.7 m.
- 6.2 Despite section 6.1 of this By-law and section 10.18 of the Zoning and Development By-law:
- (a) if the Director of Planning permits common rooftop amenity space, the height of the portion of the building with the common amenity space must not exceed 50.0 m; and
 - (b) the Director of Planning may permit rooftop mechanical and architectural appurtenances, mechanical rooms and rooftop access structures to exceed the maximum building height, up to a maximum of 54.0 m.

Horizontal angle of daylight

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

- 7.2 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 Measurement of the plane or planes referred to in section 7.2 must be horizontally from the centre of the bottom of each window.
- 7.4 The Director of Planning or Development Permit Board may relax the horizontal angle of daylight requirement if
- (a) the Director of Planning or Development Permit Board first considers all the applicable policies and guidelines adopted by Council; and
 - (b) the minimum distance of unobstructed view is not less than 3.7 m.
- 7.5 An obstruction referred to in section 7.2 means:
- (a) any part of the same building excluding permitted projections; or
 - (b) the largest building permitted under the zoning on any adjoining site.
- 7.6 A habitable room referred to in section 7.1 is a room in a dwelling unit and does not include:
- (a) a bathroom; or
 - (b) a kitchen whose floor area is the lesser of:
 - (i) 10% or less of the total floor area of the dwelling unit; or
 - (ii) 9.3 m².

Acoustics

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

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

* * * * *

**495 West 41st Avenue
CONDITIONS OF APPROVAL**

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

PART 1: CONDITIONS OF APPROVAL OF THE FORM OF DEVELOPMENT

Note: Consideration by Council at the Public Hearing of the proposed form of development is in reference to plans prepared by Perkins + Will, on behalf of the registered owner, received December 17, 2020, with addendum received December 3, 2021, and provides that the Director of Planning may allow minor alterations to this form of development when considering the detailed scheme of development submitted with the development application.

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

Urban Design

- 1.1 Design development to improve the tower relationship to the future north tower by increasing the tower setback from the north property line.

Note to Applicant: As per the *Cambie Corridor Plan*, the distance between the two residential towers on this block should be a minimum of 24.38 m (80 ft.). Given that the proposal includes a portion of the block, it should account for half of the required tower separation (a minimum of 12.19 m (40 ft.)). Ensure that this setback is measured at the pinch point (i.e. northeast corner).

- 1.2 Design development to reduce the perceived bulk; enhance the relationship between the tower and podium.

Note to Applicant: Explore strategies to reduce the perceived bulk, such as introducing gaps between the balconies to break up their continuity and deleting framing elements. As noted by the Urban Design Panel, clarify the architectural language and expression of the tower and podium to strengthen their relationship. Suggested strategies include additional variety and visual interest to the podium that complements the tower.

- 1.3 Design development to ensure an engaging and comfortable pedestrian experience as follows:

- (a) Maintain an unobstructed rear yard setback by deleting the at-grade planters.

Note to Applicant: Lanes within one block of Cambie Street are associated with commercial uses could be activated in a variety of ways such as promoting secondary entries on the lane. This will foster the creation and expansion of public space in key areas around each station. Setbacks on the mixed-use side of the lane connector are intended to allow for some “spillover” activities to take

place on the lane side, especially for corner lots where there are opportunities to wrap commercial usage around the side street to the lane.

- (b) Confirm the dimension of the south setback.

Note to Applicant: The south setback should be 7.0 m (23.0 ft.) measured from the property line to accommodate significant pedestrian space and other future street requirements.

- 1.4 Design development to further enhance the livability and security of the lobbies.

Note to Applicant: The internal commercial and residential lobbies and circulation should be separated to ensure security. Residential lobbies should be differentiated from the commercial frontage, not create a large break in the retail continuity (i.e. minimize the mailroom's frontage), animate the public realm, and facilitate the interaction of residents.

- 1.5 Design development to enrich the private amenities as follows:

- (a) Introduce podium-level children's play area.

Note to Applicant: A children's play space on the podium should supplement the play space at the tower rooftop to provide an option with enhanced comfort and safety. Flexible, natural play elements and exploratory structures are encouraged. The size and use should be appropriate for the number of family units. Refer to the *High-Density Housing for Families with Children Guidelines*: <https://guidelines.vancouver.ca/guidelines-high-density-housing-for-families-with-children.pdf>.

- (b) Consider providing indoor and outdoor amenities for the podium offices.

Note to Applicant: The rear terrace at Level 3 could be reconfigured to allow access to shared outdoor amenities that can enhance the office's work environment and occupants' wellbeing.

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

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

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

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

Crime Prevention through Environmental Design (CPTED)

- 1.8 Design development to respond to CPTED principles, including:
- (a) Provide natural surveillance throughout pedestrian realm including underground parking, with glazing into publicly accessible areas such as elevator lobbies, and stairs.
 - (b) Reduce opportunities for theft in the underground parking and mail theft.
 - (c) Reduce opportunities for mischief in alcove and vandalism, such as graffiti.
 - (d) Reduce opportunities for skateboarding in the open spaces.

Landscape Design

- 1.9 Design development to adhere to the guidelines set forth in the *Cambie Corridor Public Realm Plan*, in keeping with the general intent of this document, including street tree planting as required, in coordination with Engineering.
- 1.10 Explore options to improve privacy between private patios and adjacent amenity areas.
- Note to Applicant: Refer to the Urban Design Panel comments seeking common amenity space improvements, in addition to Urban Design condition 1.5.
- 1.11 Provision of large scale plans, plan details and documentation/calculations that support integrated rainwater management, including absorbent landscapes, soil volumes and detention systems, as follows:
- (a) Soil volume overlay plan.
 - (b) Grading plan(s) indicating intent to direct rainwater to infiltration zones.
 - (c) Vegetative cover overlay plan(s) with calculations for percentage of: green roof coverage, permeable/impermeable coverage, and notations describing rainwater storage locations.
- 1.12 Verification that the proposed green roof elements shown at rezoning will be provided at the Development Permit stage, and the structure will be designed accordingly.
- 1.13 Provision of additional large scale details for the modular roof planters, the urban agriculture and children's play areas.
- Note to Applicant: Urban agriculture garden plots should include hose bib(s), potting benches, tool storage and composting.
- 1.14 Provision of a detailed Landscape Plan illustrating soft and hard landscaping.
- Note to Applicant: The plans should be at 1/8 inch: 1 ft. scale minimum. The Plant list should include the common and botanical name, size and quantity of all existing/ proposed plant material. Plant material should be clearly illustrated on the Plan and

keyed to the Plant List. The landscape plan should include the public realm treatment (to the curb) and all existing or proposed street trees, adjoining walkways, surface materials, PMT/Vista transformers and public utilities such as lamp posts, hydro poles, fire hydrants.

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

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

- 1.16 Provision of a vegetative cover calculation sheet, included with the landscape plans.

Note to Applicant: Include a comparison of the percentage vegetative cover for the overall site and a separate calculation of the total roof area.

- 1.17 Provision of a soil depth overlay sheet, included with the landscape plans.

- 1.18 Provision of an outdoor lighting plan.

Note to Applicant: Refer to Dark Night Design Principles at <https://vancouver.ca/files/cov/outdoor-lighting-design-tips.pdf>. Provide dimmers and timers for lights where feasible.

- 1.19 Provision of a high-efficiency automatic irrigation system for all planted areas.

Note to Applicant: Provide a partial irrigation plan demonstrating intent, including notations, legend and symbols to confirm stub out and hose bib locations. Any limitations to the installation of hose bibs on private decks to be brought to the attention of staff in the written response.

- 1.20 Provision of landscape features intended to create bird friendly design.

Note to Applicant: Bird friendly plants should be included on the plant palette, enabling bird habitat conservation and bird habitat promotion. Refer to the *Bird Friendly Design Guidelines* for examples of landscape features that may be applicable, and provide a design rationale for the features noted. Refer to: <http://council.vancouver.ca/20150120/documents/rr1attachmentB.pdf> and <http://council.vancouver.ca/20150120/documents/rr1attachmentC.pdf>.

- 1.21 Provision of a detailed arborist "letter of undertaking" containing an outline of specific arborist duties during the project.

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

- 1.22 Coordination of new proposed street trees with Engineering and the Park Board, confirming quantities, species, sizes and locations, and addition of the following note on the plans: "Final location, quantity, tree species to the satisfaction of the General Manager of Engineering. Contact Engineering Services (Streets Design Branch) at 604-871-6131 to confirm planting location. New tree must be of good standard, minimum 6 cm calliper and installed with approved root barriers, tree guards and appropriate soil. Root barriers shall be 8 feet long and 18 inches deep. Planting depth of root ball must be below sidewalk grade. New street trees to be confirmed prior to issuance of the building permit. Call Park Board at 311 for tree species selection and planting requirements. Park Board to inspect and approve after tree planting completion."
- 1.23 Provision of confirmed trenching locations for utility connections, avoiding conflict with tree root zones and addition of the following note: "Trenching for utility connections to be coordinated with Engineering Department to ensure safe root zones of retained trees. Methods of tree protection for street trees to be approved by Park Board".

Note to Applicant: Methods of tree protection for street trees (as approved by Park Board) to be shown on plan. Relocation of trenching locations are required if in conflict with tree protection. Please contact Engineering services as soon as possible to begin the process for confirming the trenching locations for Sewer and for Water.

Housing

- 1.24 The design and layout of at least 35% of the dwelling units must:
- (a) Be suitable for family housing.
 - (b) Include two or more bedrooms.
 - (c) Comply with Council's *High-Density Housing for Families with Children Guidelines*.
- 1.25 The proposed unit mix, including 55 one-bedroom units (56%), and 44 two-bedroom units (44%) is to be included in the development permit drawings.

Note to Applicant: The provision of a more balanced unit mix, with additional studios and three-bedroom units, is encouraged due to a limited supply of three-bedroom units suitable for larger families and households in the city.

Note to Applicant: Any significant 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 below 35% of the dwelling units designed to be suitable for families with children.

- 1.26 The development should be designed in accordance with the *High-Density Housing for Families with Children Guidelines*, including the provision of:
- (a) An outdoor amenity area to include areas suitable for a range of children's play activities and urban agriculture, ranging in size from 130 sq. m (1,399 sq. ft.) to 280 sq. m (3,014 sq. ft.) and situation to maximize sunlight access (S. 3.3.2,

3.4.3).

- (b) A minimum size of 2.3 sq. m (24.7 sq. ft.) of bulk storage for each dwelling unit (S. 4.4.2).
- (c) A multi-purpose indoor amenity space at least 37 sq. m (398 sq. ft.) with a wheelchair accessible washroom and kitchenette. Consider positioning this adjacent to the children's play area to enable parental supervision from the amenity room (S. 3.7.3).
- (d) A balcony for each unit with 1.8 m (6 ft.) by 2.7 m (9 ft.) minimum dimensions (S. 4.3.2).

Sustainability

- 1.27 All new buildings in the development will meet the requirements of the *Green Buildings Policy for Rezoning*s (amended February 7, 2017), including all requirements for Near Zero Emissions Buildings (i.e. Passive House certified or alternate near zero emissions standard approved by the Director of Sustainability), or Low Emissions Green Buildings. The requirements for Low Emissions Green Buildings are summarized at <http://guidelines.vancouver.ca/G015.pdf>.

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

Engineering

- 1.28 Confirmation of whether the proposed development impacts the Major Road Network (MRN), as defined under the South Coast British Columbia Transportation Authority Act (<https://www.translink.ca/plans-and-projects/projects/major-road-network>). In the event it is confirmed the proposed development impacts the MRN, a Construction Management Plan shall be submitted directly to TransLink with a copy of the correspondence provided to the City of Vancouver.

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

Note to Applicant: Applicant to consult TransLink's AID group: AIDreview@translink.ca

- 1.29 Water Sustainability Act: Construction dewatering is a Water Use Purpose under the Water Sustainability Act requiring a provincial Approval or License. Applications for provincial Approvals or Licenses can be completed online. The application will be received and accepted into the province's online system, and the provincial authorizations team strives for 140 days to get the approval to the applicant. The approval holder must be able to produce their approval on site so that it may be shown to a government official upon request. Dewatering before this approval is granted is not in compliance with the provincial Water Sustainability Act. Provide a letter confirming acknowledgement of the condition.

For more information: <https://www2.gov.bc.ca/gov/content/environment/air-land-water/water/water-licensing-rights/water-licences-approvals>.

- 1.30 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.
- 1.31 Provision of construction details to determine ability to meet municipal design standards for shotcrete removal (Street Restoration Manual section 02596 and Encroachment By-law (#4243) section 3A) and access around existing and future utilities adjacent your site. Current construction practices regarding shotcrete shoring removals have put City utilities at risk during removal of encroaching portions of the shoring systems. Detailed confirmations of these commitments will be sought at the building permit stage with final design achievements certified and confirmed with survey and photographic evidence of removals and protection of adjacent utilities prior to building occupancy. Provision of written acknowledgement of this condition is required. Please contact Engineering Services for details.
- 1.32 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 and 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.
- 1.33 Gates/doors are not to swing more than 1 ft. over the property lines or into the statutory right-of-way (SRW) area.
- 1.34 Provision of generous and continuous weather protection on both frontages.
- 1.35 Remove the parkade intake vents from the sidewalk SRW on Cambie Street.
- 1.36 Remove the portion of the entry vestibule proposed within the SRW at the corner of Cambie Street and West 41st Avenue.
- 1.37 Provision of a finalized TDM Plan to the satisfaction of the General Manager of Engineering Services.
- 1.38 The following information is required for drawing submission at the development permit stage to facilitate a complete Transportation review:
 - (a) A complete tech table is required showing the calculations for the minimum required parking, loading, bicycle spaces and the number of spaces being provided.
 - (b) All types of parking and loading spaces individually numbered, and labelled on the drawings.
 - (c) Dimension of column encroachments into parking stalls.
 - (d) Show 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 manoeuvre 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. These clearances must consider mechanical projections and built obstructions.
- (i) Details on the ramp/parkade warning and/or signal systems and locations of lights, signs and detection devices to be shown on the plans.
- (j) Areas of minimum vertical clearances labelled on parking levels.
- (k) Design elevations on both sides of the ramps and drive aisles at all breakpoints, loading bays, disability spaces, and at all entrances. The slope and length of the ramped sections at all breakpoints to be shown on the submitted drawings.
- (l) Indicate the stair-free access route from the Class A bicycle spaces to reach the outside. Stair ramps are not generally acceptable.
- (m) Existing street furniture including bus stops, benches etc. to be shown on plans.
- (n) The location of all poles and guy wires to be shown on the site plan.

- 1.39 Prior to the issuance of the development permit provision of a Final Hydrogeological Study which includes the results of the planned on-site investigation outlined in the Preliminary Hydrogeological Study.

Note to Applicant: Construction-related discharge to the sewer must be measured, and reported to the City. This monitoring must include daily average flow rates, and be submitted monthly to groundwater@vancouver.ca. A hold will be placed on the building permit. To lift the hold, provide an anticipated start date for excavation, and the contact details for the professional services that have been retained to conduct this monitoring, to groundwater@vancouver.ca.

Note to Applicant: The water level within the Quadra Sands aquifer is being artificially lowered by up to 5 metres by pumping locally. The proposed design should consider the implications on the development and/or site drainage system should pumping ever cease, either temporarily or permanently.

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

- (a) Provide design specifics and details of all best management practices to support the design claim for meeting target requirements. Coordinate with the landscape architect on the details specific to the landscape portion, such as proposed growing medium depth.

Note to Applicant: Please clarify the extent of infiltration proposed onsite.

- (b) Provide post-development site plan(s) that includes the following:
- (i) building location/footprint;
 - (ii) underground parking extent;
 - (iii) proposed service connections to the municipal sewer system;
 - (iv) location and labels for all proposed rainwater management practices;
 - (v) area measurements for all the different land use surface types within the site limits; and
 - (vi) delineated catchments to demonstrate BMPs are appropriately sized.
- (c) Provide summary of all the catchment areas in a tabular form, including the required capture and treatment, any direct capture and treatment achieved from adjacent surfaces, and storage capacities for that catchment.

Provide additional Tier 1 and Tier 2 measures wherever feasible. The proposed rainwater management strategy only includes 15% capture by Tier 1 and 2 practices but the City requires prioritization of the Tiers outlined in the rainwater management bulletin to meet the 24 mm Volume Reduction requirement. More should be proposed for the resubmission at DP or appropriate detailed justifications must be provided to determine if exemptions may be granted.

Note to Applicant: Several best management practices qualify as Tier 1 and 2 practices. These include but are not limited to: green roofs, rainwater harvesting and reuse system, infiltration practices, lined green infrastructure where infiltration isn't feasible and grading of hardscape surfaces to adjacent adequately sized pervious landscaped areas.

- (d) Calculation of any detention system volume to equal the greater of either the pre-development peak flow storage volume or the amount of the 24 mm rainfall not captured in Tier 1 and Tier 2 practices.

Note to Applicant: Correct the detention tank's release rate to utilize the full required detention system volume since the required volume is greater than the amount necessary to meet pre development peak flow.

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

Note to Applicant: Include peak flow estimate in post development conditions for both with and without release rate controls.

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'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.

- 1.41 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.
- 1.42 Provision of a final signed and sealed RWMP, which includes a written report, supporting calculations, computer models and drawings to the satisfaction of the General Manager of Engineering Services and the City Engineer prior to the issuance of any building permit.
- 1.43 Provision of a final signed and sealed Operations and Maintenance Manual for the rainwater management system to be included as an appendix in the RWMP Legal Agreement, to the satisfaction of the General Manager of Engineering Services and the City Engineer prior to the issuance of any building permit.
- 1.44 Submission of a Key Plan to the City for review and approval prior to submission of any third party utility drawings is required.

The review of third party utility service drawings will not be initiated until the Key Plan is defined and achieves the following objectives:

- (a) The Key Plan shall meet the specifications in the City of Vancouver Engineering Design Manual Section 2.4.4 Key Plan <https://vancouver.ca/files/cov/engineering-design-manual.PDF>;
- (b) All third party service lines to the development is to be shown on the plan (e.g., BC Hydro, Telus, Shaw, etc.) and the applicant is to provide documented acceptance from the third party utilities prior to submitting to the City.

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

- 1.45 Confirm new property dedication at the corner of West 41st Avenue and Cambie Street meets City-issued building grades plan.

Note to Applicant: Building grades should be applied for and re-issued prior to DP application to reflect the new property dedication if they do not match.

- 1.46 Follow Cambie Corridor streetscape guidelines as per the *Cambie Corridor Public Realm Plan*.
- 1.47 The following statement is to be placed on the landscape plan: "This plan is NOT FOR CONSTRUCTION and is to be submitted for review to Engineering Services a minimum

of eight weeks prior to the start of any construction proposed for public property. No work on public property may begin until such plans receive "For Construction" approval and related permits are issued. Please contact Engineering, Development and Major Projects and/or your Engineering, Building Site Inspector for details."

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:

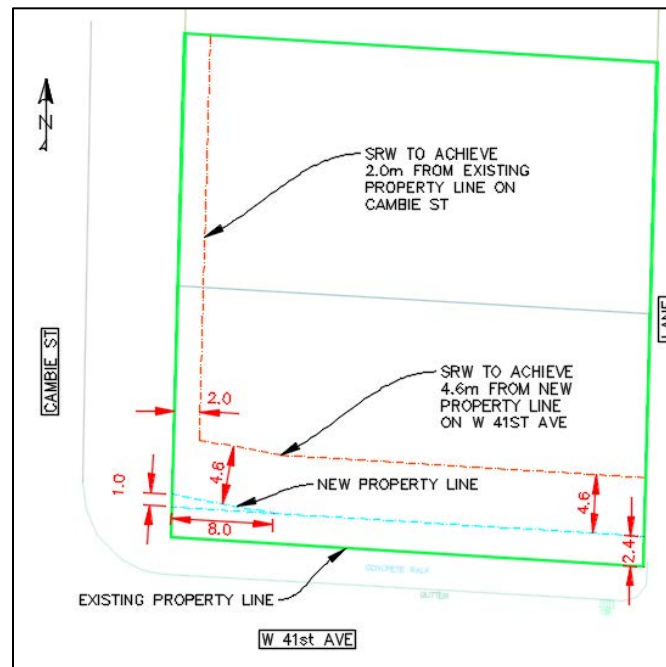
Engineering

- 2.1 Arrangements are to be made for the dedication of the south 2.4 m of the site for road purposes and of the further dedication of a corner-cut truncation for road purposes at the southwest corner, measured from the intersection of the 2.4 m dedication line and the current Cambie Street property line, northerly 1.0 m distance along the west property line and 8.0 m distance in an easterly direction along the 2.4 m dedication line. A subdivision is required to effect the dedication. A subdivision plan and application to the Subdivision and Strata Group is required. For general information see the subdivision website at: <http://vancouver.ca/home-property-development/apply-to-subdivide-or-join-properties.aspx>
- 2.2 Arrangements are to be made for release of Easement and Indemnity Agreement 270668M (commercial crossing) prior to building occupancy.

Note to Applicant: Arrangements are to be secured prior to zoning enactment, with release to occur prior to issuance of an occupancy permit for the site. Provision of a letter of commitment will satisfactorily address this condition for zoning enactment.

Note to Applicant: Prior to building occupancy the applicant is to supply a written request to the City, a fresh title search and a copy of the documents along with executable discharge documents to affect the releases.
- 2.3 Provision of a building setback and surface statutory right-of-way (SRW) for public pedestrian use over a portion of the site along West 41st Avenue to achieve a 4.6 m offset distance measured from the new property line for widened sidewalks. The SRW will be free of any encumbrance such as vents, structure, stairs, and planter walls at grade (and is to accommodate the underground parking structure within the SRW agreement). See Figure 1 for more details.
- 2.4 Provision of a building setback and surface statutory right-of-way (SRW) for public pedestrian use over a portion of the site along Cambie Street to be achieved through a 2.0 m offset distance measured from the property line for widened sidewalks. The SRW will be free of any encumbrance such as vents, structure, stairs, and planter walls at grade (and is to accommodate the underground parking structure within the SRW agreement). See Figure 1 for more details.

Figure 1: SRW Dimensions



- 2.5 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.

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

- (a) Provision of adequate water service to meet the fire flow demands of the project.

Based on the confirmed Fire Underwriter’s Survey Required Fire Flows and domestic flows submitted by S.T. Clinton, P. Eng. dated November 12, 2020, no water main upgrades are required to service the development.

Note to Applicant: The main servicing the proposed development is 200 mm along Cambie Street, or 200 mm along West 41st Avenue. Should the development require water service connections larger than the existing main, the developer shall upsize the existing main to the satisfaction of the General Manager of Engineering Services. The developer is responsible for 100% of the cost of the upgrading.

Note to Applicant: Should the development’s Fire Underwriter’s Survey Required Fire Flow calculation change as the building design progresses, a resubmission

to the City of Vancouver Waterworks Engineer is required for re-evaluation of the Water System.

- (b) Provision for the installation of a fire hydrant fronting the development along Cambie Street.
- (c) Provision of adequate sewer (storm and sanitary) service to meet the demands of the project. For implementation of development(s) at 495 West 41st Avenue, no sewer upgrade is required.

The post-development 10-year flow rate discharged to the storm sewer shall be no greater than the 10-year pre-development flow rate. The pre-development estimate shall utilize the 2014 IDF curves, whereas the post-development estimate shall utilize the 2100 IDF curves to account for climate change.

Note to Applicant: Development to be serviced to the existing 500 mm COMB sewers on West 41st Avenue.

- (d) Provision of improvements at the intersection of Cambie Street and West 41st Avenue, including signal modifications to accommodate the geometric changes proposed at the northeast corner of the intersection.
- (e) Provision for the construction of, or full funding for, future street improvements from the centerline of Cambie Street and West 41st Avenue adjacent to the site, including any transition areas to connect existing and new curb alignments, all to the satisfaction of the General Manager of Engineering Services. These improvements will generally include the following: new concrete curb and gutter, raised asphalt protected bike lanes, concrete sidewalks, protected intersection corner, curb ramps, and improved street lighting and additional pedestrian scale lighting including adjustment to all existing infrastructure to accommodate the proposed street improvements.

Note to Applicant: Work to include:

- (i) Removal of existing driveways on Cambie Street and replace with full height curb, boulevard and sidewalk.
- (ii) Removal of existing retaining walls and other structures from future property dedication area on West 41st Avenue.
- (iii) Relocation of existing kiosk on Cambie Street boulevard out of the future sidewalk area.
- (iv) Relocation of existing wayfinding sign.
- (f) Provision for construction of green infrastructure boulevard bioswales to manage runoff from street frontages on West 41st Avenue, sized to meet *Rain City Strategy* targets.

Note to Applicant: Rainwater management targets for impervious surfaces in the right-of-way: treat and retain a 48 mm of rain in any 24 hr event (or 90% of the average annual rainfall), to the greatest extent practical.

For further information, contact Green Infrastructure Implementation Branch,
ESRGGIIDL@vancouver.ca.

- (g) Provision of upgraded street lighting (roadway and sidewalk) adjacent to the site to current City standards and IESNA recommendations.
- (h) Provision of the relocation of the existing bus stop amenities adjacent to the site on Cambie Street.

Note to Applicant: Amenities will be relocated by the City's street furniture contractor.

- (i) Provision of new integral concrete curb and bus pad at the bus stop on Cambie Street.
- (j) Provision for an advance cash security deposit of \$25,000 retained for protection, relocation and/or provision of bus stop amenities.

Note to Applicant: Bus shelters shall be placed in such a way as to maintain accessibility for bus boarding and alighting. Refer to the following standards:

- (i) Typical bus shelter dimensions are approx. 4.3 m long by 2.2 m wide.
 - (ii) Bus shelters shall be a minimum of 1.8 m from the curb.
 - (iii) Bus shelters shall be a maximum of 9 m from the bus ID pole.
 - (iv) There shall be a minimum of 3 m width direct clear path from the bus ID pole to the sidewalk to allow for ramp deployment and access to the front doors of the bus.
 - (v) No conflict with underground utilities.
- (k) Provision of a new pad mounted service cabinet/kiosk.

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

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

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

- (m) Provision to rebuild laneway along the development site's frontage as per City "Higher Zoned Laneway" pavement structure. Relocate catch basins to the centreline of the laneway.

- (n) Provision of lane lighting on standalone poles with underground ducts. The ducts must be connected to the existing City street lighting infrastructure. BC Hydro poles, where they exist, may be used to mount lane lights with overhead supply provided the applicant/applicant's consultant obtains written approval from BC Hydro.
 - (o) Provision of a new standard concrete pedestrian lane crossing, new curb returns and curb ramps at the existing lane crossing on West 41st Avenue adjacent to the site.
 - (p) Provision for the installation of parking regulatory signage on streets adjacent to the site to the satisfaction of the General Manager of Engineering Services.
- 2.6 Provision of all third party utility services (e.g., BC Hydro, Telus and Shaw) to be underground. BC Hydro service to the site shall be primary.

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

Contact Utilities Management Branch at 604-829-9447 or at umb@vancouver.ca.

Housing

- 2.7 Make arrangements to the satisfaction of the General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services to enter into a Housing Agreement and/or Section 219 Covenant to secure all residential units as secured rental housing units for the longer of 60 years or the life of the building, and such other terms and conditions as the General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services may require. The agreement or agreements will include but not be limited to the following terms and conditions:
- (a) A no separate sales covenant.
 - (b) A no stratification covenant.
 - (c) A provision that none of such units will be rented for less than one month at a time.
 - (d) All rental units will be secured as rental for a term of 60 years or the life of the building, whichever is greater.
 - (e) The average size of each unit type of residential units will not be greater than specified for "for-profit affordable rental housing" in the DCL Bylaw:

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 (1,044 sq. ft.)

- (f) The average initial starting monthly rents for each unit type will be established in accordance with Section 3.1A(e) of the Vancouver Development Cost Levy-By-law at the time of issuance of the “prior-to” development permit letter, which rents will be subject to adjustment as contemplated by Section 3.1B(c) of the Vancouver Development Cost Levy-By-law;
- (g) Such other terms and conditions as the General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services may require in their sole discretion.

Note to Applicant: A rent roll will be required indicating agreed initial monthly rents for each rental unit when the Housing Agreement is entered into, prior to development permit issuance and prior to DCL calculation during the building permit process to ensure that all residential meet the definition of “for-profit affordable rental housing” in the DCL Bylaw.

Note to Applicant: If the applicant elects not to seek a waiver of DCLs at the development permit stage, a new Housing Agreement will be required prior to development permit issuance.

Public Art

- 2.8 Execute an agreement satisfactory to the Director of Legal Services and the General Manager of Arts, Culture and Community Services for the provision of public art in accordance with the City’s Public Art Policy, such agreement to provide for security in a form and amount satisfactory to the aforesaid officials; and provide development details to the satisfaction of the Public Art Program Manager.

Note to Applicant: Please call Tamara Tosoff, Public Art Planner (604-873-7947), to discuss your application.

Sustainability

- 2.9 Enter into such agreements as the General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services determine are necessary that require the owner to report energy use data, on an aggregated basis, for the building as a whole and for certain common areas and building systems. Such agreement or agreements will also provide for the hiring of a qualified service provider to assist the owner for a minimum of three years in collecting and submitting energy use data to the City.

Non-stratification Covenant

- 2.10 Enter into a Covenant pursuant to Section 219 of the Land Title Act prohibiting both the separate sale and further strata subdivision of the Office leasehold portion of the property on floors 1 through 3.

Environmental Contamination

- 2.11 As applicable:

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

Agreements

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

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

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

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495 West 41st Avenue
DRAFT CONSEQUENTIAL AMENDMENTS

DRAFT AMENDMENTS TO THE SIGN BY-LAW NO. 11879

Amend Schedule A (CD-1 Zoning Districts regulated by Part 9) by adding the following:

“495 West 41st Avenue [CD-1 #] [By-law #] C-2”

DRAFT AMENDMENTS TO THE NOISE CONTROL BY-LAW NO. 6555

Amend Schedule B (Intermediate Zone) by adding the following:

“[CD-1 #] [By-law #] 495 West 41st Avenue”

* * * * *

495 West 41st Avenue
ADDITIONAL INFORMATION

1. Urban Design Panel

EVALUATION: Support with Recommendations (9-0)

Minutes: <https://vancouver.ca/files/cov/udp-minutes-06092021.pdf>

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

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

1. How well does the proposal meet the Plan's intent for a minor residential tower on a commercial podium to support the Corridor's new commercial and job core?
2. Height, density and massing, within the expectations of the Plan. In particular: the legibility of a commercial podium and street wall; the minor tower as a subordinate slender form; massing transitions.
3. Quality and functionality of the common amenities.
4. Any preliminary advice for consideration at the Development Permit stage such as architectural expression, public realm and sustainability approach.

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

The Staff and Applicant teams then took questions from the Panel.

Panel's Consensus:

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

1. Design development to the tower-podium relationship to clarify language and relationship.
2. Design development to the Cambie Street elevation to enhance the residential entrance.
3. Provide indoor amenity space to support outdoor amenity space to support level 5 and 6.
4. Increase planting and screening on level 5 to reduce privacy concerns.

2. Public Consultation Summary

List of Engagement Events, Notification, and Responses

	Date	Results
Event		
Virtual open house (City-led)	May 10 – May 30, 2021	101 participants (aware)* <ul style="list-style-type: none">• 46 informed• 24 engaged
Public Notification		

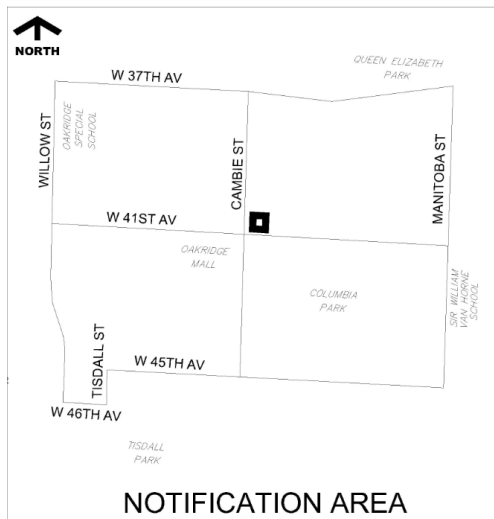
Postcard distribution – Notice of rezoning application and virtual open house	May 5, 2021	2,440 notices mailed
Public Responses		
Online questions	May 10 – May 30, 2021	1 submittal
Online comment forms <ul style="list-style-type: none"> Shape Your City platform 	March, 2021 – January, 2022	36 submittals
Overall position <ul style="list-style-type: none"> support opposed mixed 	March, 2021 – January, 2022	36 submittals <ul style="list-style-type: none"> 27 responses 5 responses 3 responses
Other input	March, 2021 – January, 2022	0 submittal
Online Engagement – Shape Your City Vancouver		
Total participants during online engagement period	March, 2021 – January, 2022	542 participants (aware)* <ul style="list-style-type: none"> 218 informed 37 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.

Map of Notification Area



Analysis of All Comments Received

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

Generally, comments of support fell within the following areas:

- **Building height, massing, density and context:** The building height, massing, density and context is appropriate with close proximity to rapid transit options and services, due to being directly across the street from the future Oakridge redevelopment.
- **Rental housing:** More options for rental housing is greatly needed.
- **Building design:** The building is well designed and the amount of amenity spaces provided are well thought out.
- **Retail space:** The inclusion of retail is a welcome addition to this development.

Generally, comments of concern fell within the following areas:

- **Building design:** The building design is aesthetically unpleasing and not very unique compared to the surrounding developments given its prime location at the corner of Cambie Street and West 41st Avenue.
- **Building height, massing, density and context:** The height of the building obstructs the north facing views along Cambie Street. The rate of change in this area is happening too quickly.
- **Public realm:** Not enough buffers between the busy streets of Cambie and West 41st Avenue as the existing sidewalk is quite narrow.
- **Parking:** Not enough parking proposed.

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 amount of family housing units is appropriate.
- The inclusion of 221 bicycle parking and roadway improvements for cycling infrastructure as well as the close proximity to rapid transit aligns with the City's goal of reducing carbon emissions. It will also incentivize future tenants to use alternative modes of transportation.

Neutral comments/suggestions/recommendations:

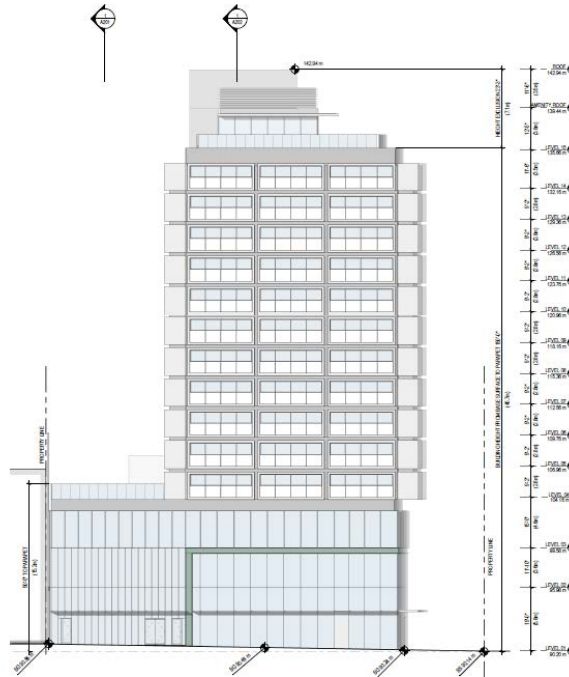
- Considering the location of this project is at a prominent intersection and adjacent to a SkyTrain station, more density and height should be given to this site.
- Too many parking spaces proposed for this development given close proximity to the R4 Rapid Bus and Canada Line station.
- The simplistic nature of this project as well as being completely policy compliant with the *Plan* – this project did not have to go through a standard lengthy rezoning procedure. Staff time and resources could have been allocated to something more meaningful.

* * * * *

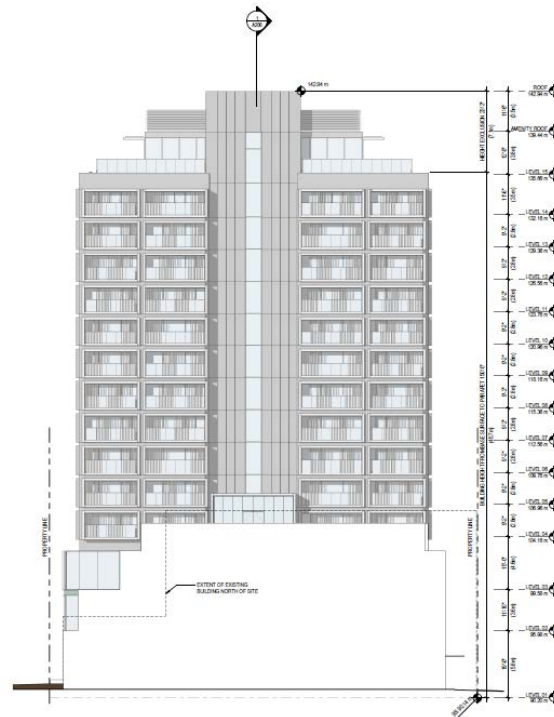
495 West 41st Avenue

FORM OF DEVELOPMENT
(BASED ON ADDENDUM DRAWINGS DATED DECEMBER 3, 2021)

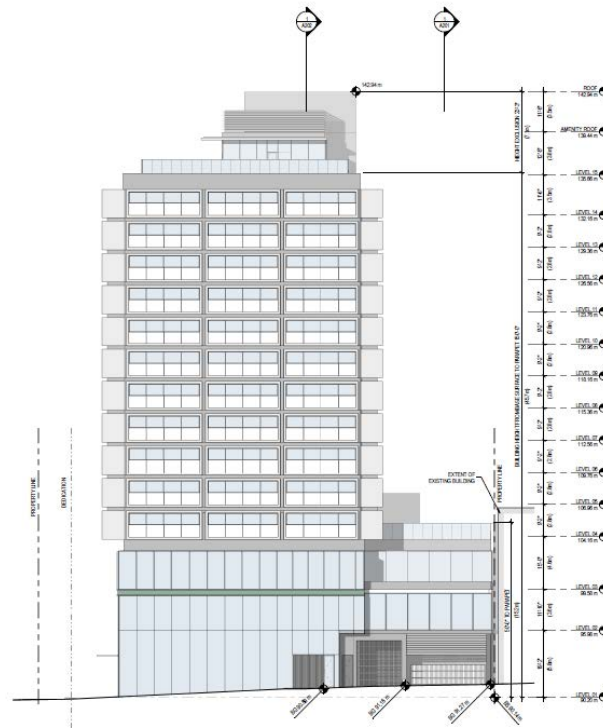
West Elevation (Cambie Street)



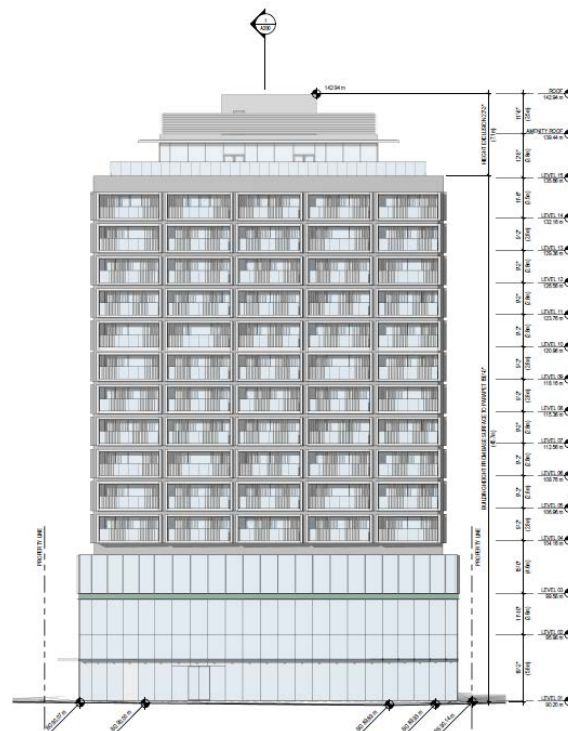
North Elevation



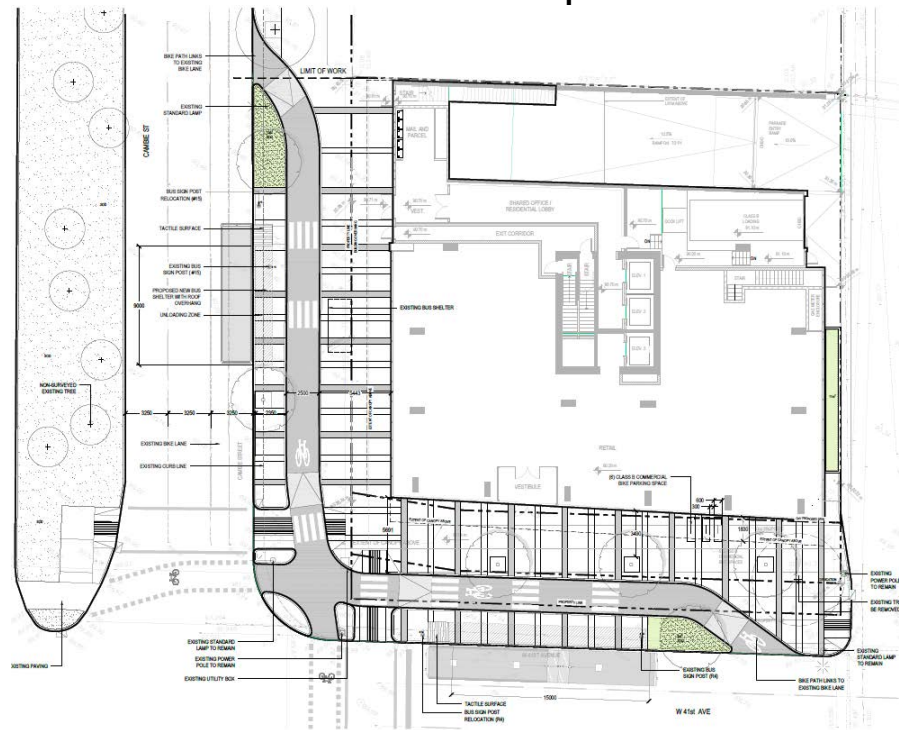
East Elevation (Lane)



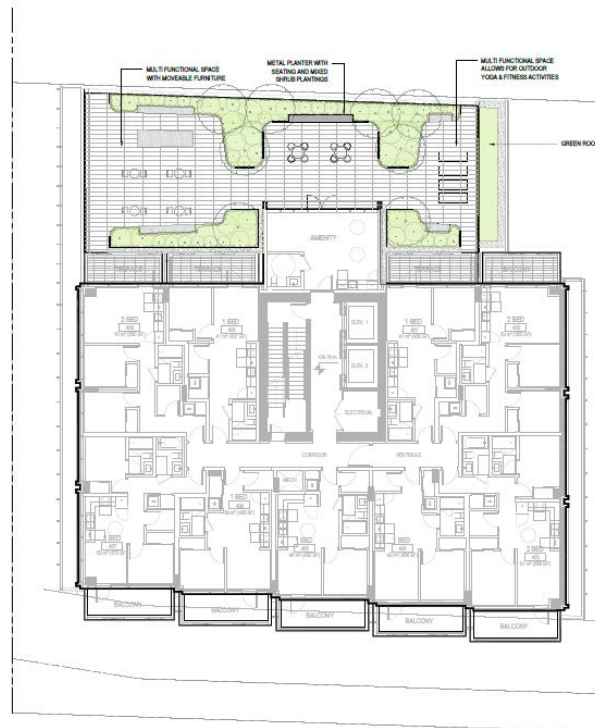
South Elevation (41st Avenue)



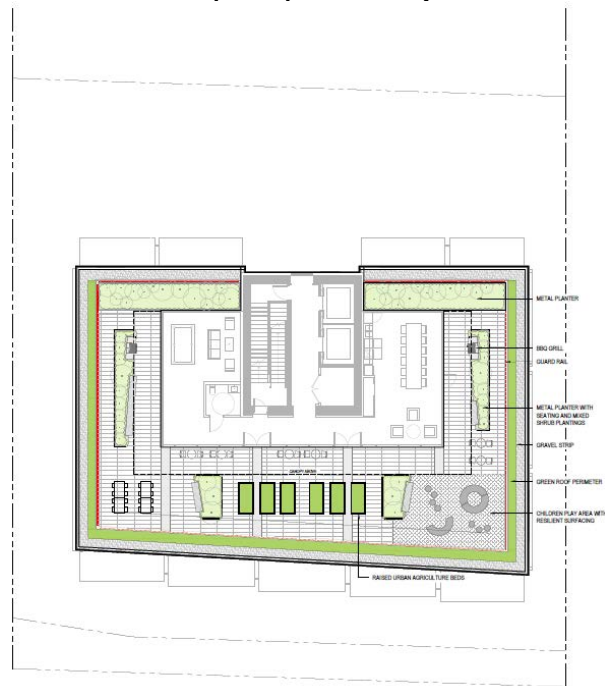
Ground Floor Landscape Plan



Level 4 Landscape Plan



Level 15 (Roof) Landscape Plan



Shadow Studies



6 SHADOW STUDY MARCH/SEPTEMBER 21, 10AM
1:2000



5 SHADOW STUDY MARCH/SEPTEMBER 21, 12PM
1:2000



4 SHADOW STUDY MARCH/SEPTEMBER 21, 2PM
1:2000



3 SHADOW STUDY JUNE 21, 10AM
1:2000



2 SHADOW STUDY JUNE 21, 12PM
1:2000



1 SHADOW STUDY JUNE 21, 2PM
1:2000

Perspective as Viewed from Southwest



Perspective as Viewed from South



* * * * *

495 West 41st Avenue
DEVELOPMENT COST LEVY WAIVER ANALYSIS

To qualify for waiver of the Development Cost Levy (DCL) for the residential floor space, the application must meet the criteria set out in the relevant DCL By-law under section 3.1A. This application qualifies as outlined below.

- (a) All dwelling units proposed in the building will be secured as rental through the Housing Agreement called for in the Conditions of Approval (Appendix B).
- (b) None of the proposed dwelling units will be strata units, as required through the Housing Agreement.
- (c) The average size of all the proposed dwelling units will not be greater than specified in the DCL By-law.

Unit Type	No. units proposed	DCL By-law maximum average unit size	Proposed average unit size
Studio	0	42 sq. m (452 sq. ft.)	--
1-bedroom	55	56 sq. m (603 sq. ft.)	40.2 sq. m (433 sq. ft.)
2-bedroom	44	77 sq. m (829 sq. ft.)	54.1 sq. m (582 sq. ft.)
3-bedroom	0	97 sq. m (1,044 sq. ft.)	--

- (d) The average initial rents for all proposed below-market rental housing units do not exceed rents specified in section 3.1A(d) of the DCL By-law.

Unit Type	No. units proposed	DCL By-law maximum average unit rent
Studio	0	\$1,859
1-bedroom	55	\$2,243
2-bedroom	44	\$2,996
3-bedroom	0	\$4,135

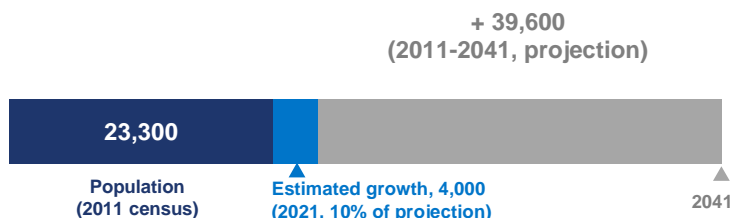
By way of the Housing Agreement, the tenure of the housing will be secured as rental for the longer of the life of the building and 60 years, and the initial rents at occupancy will be secured to meet the averages set out under (d) above.

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495 West 41st Avenue
PUBLIC BENEFITS IMPLEMENTATION TRACKING
CAMBIE CORRIDOR PLAN (2018) – North of 57th Avenue
Updated mid-year 2021

POPULATION GROWTH^a

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

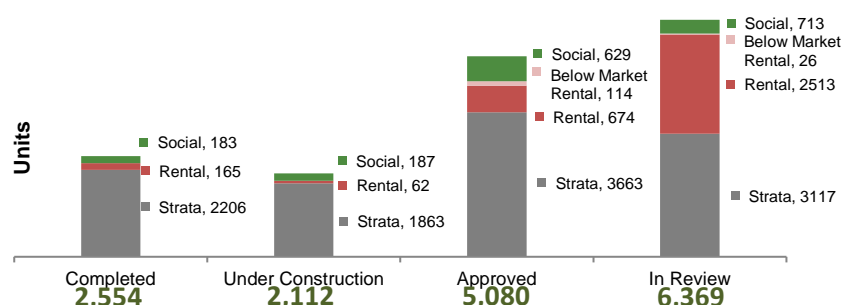


DEVELOPMENT ACTIVITY (UNITS)^b

Recent rezoning approvals:

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

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



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

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

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

TARGETS	Completed	Construction	Planning / Design	Progress
See Chapter 13 of the Cambie Corridor Plan for more details				
HOUSING <ul style="list-style-type: none"> ~ 4,700 additional secured market rental units ~ 2,250 social housing units ~ 400 additional below-market units (Gross numbers of units reported) 	<ul style="list-style-type: none"> 183 social housing units (408-488 West King Edward Avenue, 4899 Heather Street, 5688 Ash Street, 5077 and 5095 Heather Street (TMH)) 165 secured market rental units (210-268 West King Edward Avenue, 408-488 West King Edward Avenue, 452-486 West 41st Avenue, 4867 Cambie Street) 	<ul style="list-style-type: none"> 187 social housing units (Oakridge Centre) 62 secured market rental units (431-455 West King Edward Avenue, 6137 Cambie Street) 		16% of social housing target achieved 5% of secured rental target achieved ○
CHILDCARE <ul style="list-style-type: none"> ~ 1,080 spaces for all age groups 	<ul style="list-style-type: none"> Restoration of 8 Oaks Acorn childcare outdoor area 	<ul style="list-style-type: none"> 198 childcare spaces (Oakridge Civic Centre, Eric Hamber Secondary School) 		18% of childcare spaces target achieved ✓
TRANSPORTATION / PUBLIC REALM <ul style="list-style-type: none"> Upgrade/expand walking and cycling networks Complete Street design on Cambie St. and major streets 	<ul style="list-style-type: none"> 45th Ave Bikeway improvements Interim Plazas (17th and Cambie; 18th and Cambie) Cambie Complete Streets (West 33rd to West 35th Avenues; McGuigan to West 35th Avenue) 29th and Cambie Plaza + Public Art 	<ul style="list-style-type: none"> King Edward Avenue Complete Street (Yukon to Columbia Streets) Complete Street (West 35th to West 37th Avenues) Oak Street and 27th Avenue pedestrian and bike signal 	<ul style="list-style-type: none"> 54th Avenue Curb Bulge Bioretention Upgrade Cambie and 31st Avenue Street Closure 	→

<ul style="list-style-type: none"> • “Car-light” greenway on Heather Street. 		<ul style="list-style-type: none"> • Ontario and 16th Curb Bulge Bioretention 		
TARGETS See Chapter 13 of the Cambie Corridor Plan	Completed	Construction	Planning / Design	Progress
CULTURE <ul style="list-style-type: none"> • 5 new artist studios 	<ul style="list-style-type: none"> • Public art from rezonings (29th Avenue and Cambie Street Plaza) 	<ul style="list-style-type: none"> • Cultural space, performance theatre, outdoor performance space at Oakridge Civic Centre 		✓
CIVIC / COMMUNITY <ul style="list-style-type: none"> • Oakridge Civic Centre • Oakridge Library eexpansion • Additional library branch • Hillcrest Community Centre (fitness centre expansion) • Firehall #23 • Community Policing Centre 		<ul style="list-style-type: none"> • Oakridge Civic Centre (129-space childcare, library) 	<ul style="list-style-type: none"> • VanDusen & Blodel Strategic Plan 	✓
HERITAGE <ul style="list-style-type: none"> • 5% allocation from cash community amenity contributions in Cambie Corridor 	<ul style="list-style-type: none"> • James Residence (587 King Edward Avenue) • Milton Wong Residence (5010 Cambie Street) • 5% allocation from cash community amenity contributions 			✓
SOCIAL FACILITIES <ul style="list-style-type: none"> • Renewal and expansion of Oakridge Seniors Centre • Youth Hub • Non-profit organization centre • Additional Seniors' Centre 		<ul style="list-style-type: none"> • Renewal and expansion of Seniors Centre and Youth Centre (Oakridge Civic Centre) 		➔
PARKS <ul style="list-style-type: none"> • New parks on large sites • Queen Elizabeth Master Plan and Phase 1 upgrades • 6 plazas and enhanced open spaces • Neighbourhood park improvements 	<ul style="list-style-type: none"> • Upgrades to Riley Park and Hillcrest Park • Lillian To Park (17th Avenue and Yukon Street) • Playground renewal at Douglas Park • Queen Elizabeth Park tennis court resurfacing 	<ul style="list-style-type: none"> • Oakridge Park 	<ul style="list-style-type: none"> • Alberta Street Blue-Green System and Columbia Park Renewal • Queen Elizabeth Master Plan • Oak Park Schematic Design • Little Mountain Plaza and Wedge Park • Heather Park off-leash dog area 	➔

EXPLANATORY NOTES

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

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

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

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

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

Planning/Design: Public benefits in planning/design typically include City- or partner-led projects that have begun a public process or have made significant progress in planning or design stages, but have not yet moved to construction. *Housing units in developer-initiated applications are not included in the planning/design column and not counted towards public benefits achieved prior to construction as numbers and status may change throughout the permitting process.*

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**495 West 41st Avenue
PUBLIC BENEFITS SUMMARY**

Project Summary

A 14-storey mixed-use development with commercial space and 99 secured rental units.

Public Benefit Summary:

The proposal would provide 99 secured rental housing units through a Housing Agreement for the longer of the life of the building and 60 years. This project would also generate DCLs and a public art contribution.

	Current Zoning	Proposed Zoning
Zoning District	C-2	CD-1
FSR (site area = 1,471.2 sq. m / 15,836 sq. ft.)	2.50	6.37
Floor Area	3,677.8 sq. m (39,588 sq. ft.)	9,370.9 sq. m (100,867 sq. ft.)
Land Use	Commercial	Mixed-use

Summary of development contributions expected under proposed zoning

City-wide DCL ¹	\$460,140
Utilities DCL ¹	\$878,187
Public Art ²	\$199,694
TOTAL	\$1,538,021

¹ Based on rates in effect as of September 30, 2021. Rates are subject to future adjustment by Council including annual inflationary adjustments.

² Based on rates in effect as of 2016, subject to adjustments.

³ The applicant has requested a waiver of the City-wide DCL attributed to the residential floor area qualifying as “for-profit affordable rental housing”, as permitted under Section 3.1A of the DCL By-law. Compliance with DCL waiver requirements will continue to be assessed through the development permit stage up to occupancy permit issuance, ensuring that maximum average unit sizes are not exceeded and a final rent roll that sets out the initial monthly rents is submitted. Based on DCL by-laws and rates in effect as of September 30, 2021, the value of the City-wide DCL waiver is approximately \$1,294,514.

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495 West 41st Avenue
APPLICANT, PROPERTY, AND DEVELOPMENT PROPOSAL INFORMATION

Property Information

Address	Property Identifier (PID)	Legal Description
495 West 41st Avenue	030-820-529	Lot A Block 856 District Lot 526 Group 1 New Westminster District Plan EPP74464

Applicant Information

Architect	Perkins + Will
Developer	PCI Developments Corp.
Property Owner	Cambie & 41st Holdings Ltd.

Development Statistics

	Permitted Under Existing Zoning	Proposed Development
Zoning	C-2	CD-1
Site Area	1,471.2 sq. m (15,836 sq. ft.)	1,471.2 sq. m (15,836 sq. ft.)
Uses	Commercial	Mixed use
Floor Area	3,677.8 sq. m (39,588 sq. ft.)	9,370.9 sq. m (100,867 sq. ft.)
Floor Space Ratio (FSR)	2.50	6.37
Height	13.8 m (45 ft.)	Top of parapet: 45.7 m (150 ft.) Top of amenity room: 50.0 m (164 ft.) Top of mechanical appurtenances: 54.0 m (177 ft.)
Unit Mix	n/a	Total units: 99 Studio units: 0 (0%) One-bedroom units: 55 (56%) Two-bedroom units: 44 (44%) Three-bedroom units: 0 (0%)
Parking, Loading and Bicycle Spaces	as per Parking By-law	65 vehicle parking spaces 186 bicycle spaces 3 Class A loading spaces 1 Class B loading space To be determined at development permit stage
Natural Assets	1 on-site tree 0 street trees	6 replacement off-site trees To be determined at development permit stage

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