



REFERRAL REPORT

Report Date: May 24, 2022
Contact: Yardley McNeill
Contact No.: 604.873.7582
RTS No.: 14906
VanRIMS No.: 08-2000-20
Meeting Date: June 7, 2022

TO: Vancouver City Council

FROM: General Manager of Planning, Urban Design and Sustainability

SUBJECT: CD-1 Rezoning: 131-163 West 49th 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-law(s), in accordance with the recommendations set out below, for consideration at the Public Hearing.

RECOMMENDATION FOR PUBLIC HEARING

A. THAT the application by Yamamoto Architecture on behalf of 1327278 B.C. Ltd.¹, the registered owner of the lands located at:

- 131-161 West 49th Avenue [*Lots 15-20 of Block 1163 District Lot 526 Plan 4757; PIDs 007-472-528, 011-324-414, 011-324-431, 011-324-449, 011-324-481 and 011-324-503, respectively*]; and
- 163 West 49th Avenue [*PID 011-602-546; Lot A of Lot 7 Block 1000 District Lot 526 Plan 21840*];

to rezone the lands from RS-1 (Residential) District to CD-1 (Comprehensive Development) District, to increase the maximum floor space ratio (FSR) from 0.7 to 2.5 and the maximum building height from 10.7 m (35 ft.) to 17.7 m (58 ft.) to permit the development of a four-storey mixed-use building containing

¹ Represented by Alabaster Developments Ltd.

68 strata-titled residential units with commercial space on the ground floor, 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 Yamamoto Architecture, received July 27, 2021 and supplemental plans received September 9, 2021, provided that 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 enactment of the CD-1 By-law, the Subdivision By-law be amended generally as set out in Appendix C;

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

- C. THAT subject to approval of the CD-1 By-law, the application to amend the Sign By-law to establish regulations for the 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 through 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 131-163 West 49th Avenue from RS-1 (Residential) District to CD-1 (Comprehensive Development) District to permit the development of a four-storey mixed-use building. The proposal includes ground-floor commercial space fronting 49th Avenue, two storeys of office space at the rear lane, and 68 strata-titled residential units above. A building height of 17.7 m (58 ft.), a total floor area of 7,170 sq. m (77,172 sq. ft.), and floor space ratio (FSR) of 2.5 are proposed.

Staff have assessed the application and conclude that it 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 conditions contained in Appendix B.

COUNCIL AUTHORITY/PREVIOUS DECISIONS

- Cambie Corridor Plan and Cambie Corridor Public Realm Plan (2018)
- Family Room: Housing Mix Policy for Rezoning Projects (2016)
- High-Density Housing for Families with Children Guidelines (1992)
- Tenant Relocation and Protection Policy (2015, amended 2019)
- Green Buildings Policy for Rezoning (2010, last amended 2018)
- Latecomer Policy (2021)
- Community Amenity Contributions Policy for Rezoning (1999, last amended 2022)
- Vancouver Development Cost Levy By-law No. 9755
- Vancouver Utilities Development Cost Levy By-law No. 12183
- Urban Forest Strategy (2014, amended 2018)

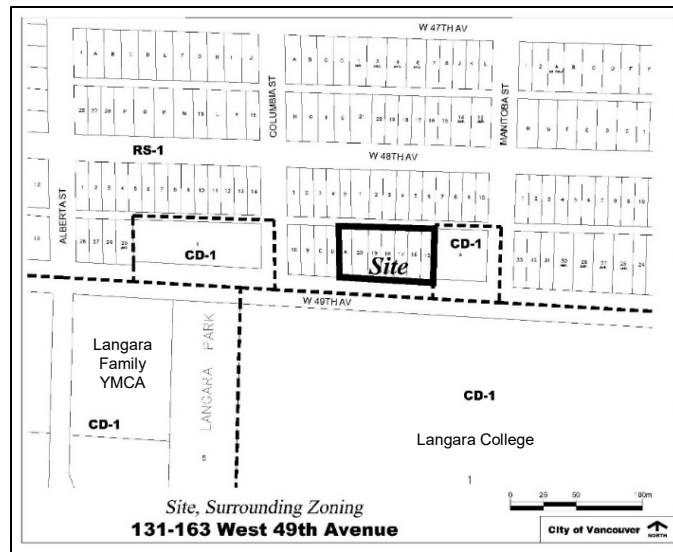
REPORT

Background/Context

1. Site and Context

The subject site is located midblock on the north side of 49th Avenue, between Columbia and Manitoba Streets (see Figure 1). Comprised of seven properties, the frontage is 71.2 m (233 ft.) along 49th Avenue and a depth of 40 m (130 ft.) for a site area of 2,868 sq. m (30,869 sq. ft.). There are six detached homes that were constructed between 1939 and 1989 and one vacant property. Four of the homes are occupied by existing residential tenants. The *Tenant Relocation and Protection Policy* applies to tenancies on site, as explained in the “Housing” section.

The site is located two blocks away from the Langara-49th Avenue Canada Line Station. Nearby properties on the north of 49th Avenue are zoned RS-1 or CD-1, which permit single-family homes and four-storey mixed-use buildings. On the south of 49th Avenue, Langara College was approved in principle at Public Hearing to expand campus facilities. The Langara Family YMCA site has a rezoning application that proposes a 13-storey rental building, a 20-storey strata-titled residential building, and new and expanded recreational facilities (Figure 1).

Figure 1: Surrounding Zoning and Context

Neighbourhood Amenities – The following amenities are within the vicinity:

- **Parks** – Tisdall Park, Langara Park, and Sunset Park are all within an 800 m distance.
- **Cultural/Community Spaces** – Sunset Community Centre is 850 m away and the Oakridge Centre redevelopment is 940 m away which will include a rooftop park, community centre, library, seniors' centre, performance space and childcare facility.
- **Childcare Facilities** – Langara College, the Langara Family YMCA and Sunset Community Centre have childcare programs. Irene's Child Care is 110 m to the east.

Local School Capacity – The site is within the catchment area of Sir William Van Horne Elementary School at 5855 Ontario Street and Eric Hamber Secondary School at 5025 Willow Street. According to the Vancouver School Board (VSB)'s 2020 *Long Range Facilities Plan* from January 25, 2021, Van Horne Elementary was operating at 93% capacity in 2019 and is anticipated to be operating under capacity in the coming years, with a capacity utilization of 89% by 2029. Eric Hamber Secondary is operating under capacity, with a capacity utilization of 90% in 2019 and 86% by 2029.

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

2. Policy Context

Cambie Corridor Plan ("Plan") – The subject site is located within the Langara neighbourhood of the *Plan*. Subsection 4.4.3 of the *Plan* supports mixed-use buildings up to four storeys with a density of up to 2.5 FSR (Figure 2). Supportable density is determined by site-specific urban design and public realm analysis. Active commercial uses, including service and retail at grade, with a continuous streetwall along 49th Avenue are required.

The *Plan* also allows for consideration of an additional partial storey for common rooftop indoor amenity space if contiguous with common outdoor amenity space.

Figure 2: Subsection 4.4.3: 49th Avenue: Active link-Ontario Street (Subject Site in Red)



Cambie Corridor Public Realm Plan (“Public Realm Plan”) – The Public Realm Plan provides policy direction for a walkable, mixed-use neighbourhood with outdoor space opportunities to compliment the Langara College campus. Policy direction seeks enhancements to the public realm with wider sidewalks, street dedications for green spaces, cycling and pedestrian improvements, along with tree retention to mitigate noise and traffic.

Strategic Analysis

1. Proposal

The application proposes a four-storey mixed-use building, with double-height, ground-floor commercial uses fronting 49th Avenue, two storeys of office space at the rear lane, and 68 strata-titled residential units above (Figure 3). A building height of 17.7 m (58 ft.), a total floor area of 7,170 sq. m (77,172 sq. ft.), and floor space ratio (FSR) of 2.5 are proposed. There are two levels of underground parking accessed from the lane.

Figure 3: Proposal Looking North from 49th Avenue



2. Land Use

The proposed mix of retail, service, office and residential uses is consistent with the *Plan* which anticipates mixed-use developments in this area. Both the commercial and office units offer additional employment space in close proximity to residential, Langara College and the Canada Line station.

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

In assessing urban design performance, staff consider the built form guidance within the *Plan* for mixed-use buildings in the Langara neighbourhood.

Form of Development – The form of development is consistent with the *Plan's* direction for a four-storey, mixed-use building with commercial uses at grade. The *Plan* also considers five storeys and active uses at the lane. The proposal includes commercial space and a four-storey streetwall along the 49th Avenue frontage, with office at the rear lane. The smaller-scale commercial units contain frontages between 5 m and 12 m (15 ft. and 40 ft.) which provide opportunities for local-serving retail.

The double height commercial spaces fronting 49th Avenue, allow a height that can accommodate two storeys of office at the lane. With three storeys of residential above the office, the building appears as five storeys from the lane and as four storeys from 49th Avenue, which was anticipated in the *Plan*. Two-storey office uses at the lane are consistent with built form guidelines that require stepping down the massing at the rear, offering a transition to the low-rise residential buildings across the lane. The rear office units are set back 3 m (10 ft.) from the lane with landscaped outdoor terraces to enhance the public realm. The building is setback above the third storey along 49th Avenue as anticipated by the *Plan*, with vertical architectural elements that break up the massing, provide variety, and emphasize the main residential entrance. Design conditions are provided in Appendix B.

Private Amenity Space – Indoor and outdoor residential amenity spaces are located on the second storey at the rear of the building. Conditions of approval encourage relocation of the amenity spaces to the rooftop, along with providing additional amenity space. Relocation and larger amenity spaces would enable a more generous outdoor children's play space along with improved access to sunlight.

Public Realm – Consistent with the Public Realm Plan to provide amenity and service uses along 49th Avenue, the application includes street-facing commercial units for a mix of uses, wider sidewalks and new street trees, as well as the retention of several existing larger trees that mark the office entry.

Height – The proposed height is 17.7 meters (58 ft.) which accommodates double-height commercial spaces along 49th Avenue, office spaces to the rear adjacent the lane, and three storeys of residential units above. Staff have recommended the applicant consider provision of additional residential amenity space, and have included a 3.6 m (11.8 ft.) height allowance in the draft CD-1 Bylaw, for an additional partial storey for a rooftop amenity room consistent with the guidelines. This height provision results in an overall building height of 21.0 m (69 ft.), reflected in the CD-1 By-law.

Density – The *Plan* allows for a density of up to 2.5 FSR based on urban design performance. At 2.5 FSR, the proposed FSR aligns with the maximum density.

Urban Design Panel – A review by the Urban Design Panel was not required due to the modest scale of the project and its alignment with the *Plan*.

The proposed form of development, height and density align with the *Plan* direction for this site. Staff support the application subject to the urban design conditions detailed in Appendix B.

4. Housing

This proposal contains 68 strata-titled residential units.

Housing Mix – For strata residential development, the *Family Room: Housing Mix Policy for Rezoning Projects* requires that at least 35% of all units be suitable for families. This includes a minimum of 25% two-bedroom units and 10% three-bedroom units. The proposed unit mix of 62% studio, 25% two-bedroom and 13% three-bedroom units complies with policy.

Existing Tenants – The *Tenant Relocation and Protection Policy* (“TRP Policy”) applies to projects involving the consolidation of two or more lots that contain existing secondary rental. The *TRP Policy* exempts instances where a previous owner has sold the property to a developer yet continues to reside in the unit, and tenancies entered into after the purchase of the property that are of a length of two years or less, as of the date of the rezoning application.

At the time of rezoning application submission, previous owners lived in two of the existing homes. In the remaining four homes, 12 of the 17 tenancies are eligible for provisions under the *TRP Policy* given the length of tenancy (Appendix D). A Tenant Relocation Plan for the eligible tenancies will be required as a condition of development permit issuance (Appendix B). An Interim Tenant Relocation Report is required prior to demolition permit issuance and a final Tenant Relocation Report is required prior to issuance of an occupancy permit.

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

5. Parking and Transportation

The site is well served by transit, being two blocks away from the Langara-49th Avenue Canada Line Station and located on 49th Avenue, a major arterial with regular bus service. The Ontario Bikeway is one block to the east. The frontage along 49th Avenue is identified as a “Complete Street” in the *Cambie Corridor Public Realm Plan*. Accordingly, conditions of approval require a 3.0 m (10 ft.) dedication along 49th Avenue for future street improvements, which are to include a raised protected bicycle lane and improved street lighting.

Vehicle and bicycle parking is provided over two underground levels, accessed from the lane. The application proposes 136 vehicle parking spaces, 156 Class A and 11 Class B bicycle spaces. Three commercial loading spaces are also proposed. Engineering conditions, including the a separate Class A bicycle parking room for commercial uses only and the passenger loading space be located at grade, are set out in Appendix B.

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 with conditions in Appendix B.

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

There are 13 on-site trees proposed for removal, due to its current location, which would conflict with a future underground parkade. The remaining eight on-site trees are to be removed or retained as replacement trees since they are smaller than what is currently protected by the By-law. Five City street trees along 49th will be retained and protected during construction. See Appendix B for landscape and tree conditions.

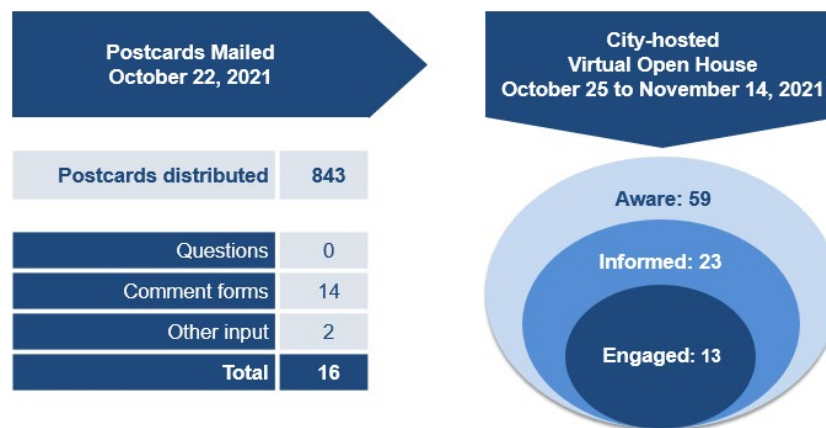
The applicant is encouraged to improve natural stormwater infiltration by providing planting beds along the lane and at the southwest corner of the property, as well as by substituting the concrete slab underlying the landscape area with permeable, lined bio-retention systems. See Landscape Design and Engineering conditions in Appendix B.

7. Public Input

Public Notification – A rezoning information sign was installed on the site on October 5, 2021. Approximately 843 notification postcards were distributed within the neighbouring area on or about October 22, 2021. Notification, application information, and an online comment form was provided on the City's *Shape Your City Vancouver* (shapeyourcity.ca/) platform.

Virtual Open House – A virtual open house was held from October 25 to November 14, 2021 on the Shape Your City platform. The open house consisted of an open-question online event where questions were submitted and posted with a response over a period of three weeks. Digital presentations and digital model were posted for online viewing. 59 people signed onto the project webpage to review the rezoning application including an image of the building.

Public Response and Comments – Public input was via online questions, comment forms, email and by phone. A total of 16 submissions were received.

Figure 4: Overview of Notification and Engagement

Below is a summary of feedback received from the public by topic.

Generally, comments of support fell in the following areas:

- **Location:** Comments were supportive of the proposal given its location near Langara College and proximity to transit.
- **Mixed uses and design:** The development would benefit the neighbourhood with the addition of retail spaces and two storeys of office space. The architecture is pleasing.

Generally, comments of concern fell in the following areas:

- **Location:** The height and density is insufficient given proximity to transit and Langara College.
- **Building design:** The retail feels monotonous and boring from a design perspective.
- **Parking:** There is concern about an oversupply of vehicle parking given the site's proximity to transit.

Response to Public Comments – The proposed building complies with the *Plan* in terms of built form and land uses. The building will undergo further design development during the development permit process, subject to the conditions in Appendix B. Vehicle parking is to meet the requirements of the Parking By-law.

8. Public Benefits

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

The application is subject to a CAC Target applicable to four-storey mixed-use projects within the Cambie Corridor, per the *Community Amenity Contributions Policy for Rezoning*s. The applicant has offered a cash contribution of \$1,102,069 based on the net increase in allowable

floor area and target rate applicable to this application (as of September 30, 2020 at the time of application). The CAC will be allocated to support delivery of the Cambie Corridor Public Benefits Strategy.

See Appendix G for details of the *Cambie Corridor Plan* Public Benefits Implementation Tracking.

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

The site is subject to the City-wide DCL and Utilities DCL. Based on the DCL by-laws and rates in effect as of September 30, 2021, and the proposed 50,761 sq. ft. of residential floor area and 26,411 sq. ft. of commercial floor area, \$1,987,062 of DCLs would be expected from this application.

DCL by-laws are subject to future adjustment by Council including annual inflationary adjustments. DCLs are payable at building permit issuance based on rates in effect at that time. A development may qualify for 12 months of in-stream rate protection from DCL rate increases, provided that an application has been received prior to the rate adjustment. See the City's [DCL Bulletin](#) for details on DCL rate protection.

Public Art Program – The application is not subject to the *Public Art Policy and Procedures for Rezoned Developments* as the total floor area is below the minimum threshold of 9,290 sq. m (100,000 sq. ft.).

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

Financial Implications

The applicant has offered a cash CAC of \$1,102,069 to be allocated towards the *Cambie Corridor Public Benefits Strategy*.

Based on the DCL by-laws and rates in effect as of September 30, 2021, it is estimated that the project will pay \$1,987,062 of DCLs. No public art contribution is expected from this rezoning.

Approval and timing of specific projects will be brought forward as part of the Capital Plan and Budget process.

CONCLUSION

Staff review of the application has concluded that the proposed land use, form of development, height and density are consistent with the intent of the *Cambie Corridor Plan*.

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

* * * * *

**131-163 West 49th 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 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, of which:
 - (i) at least 25% of the total dwelling units must be two-bedroom units; and
 - (ii) at least 10% of the total dwelling units must be three-bedroom units.
- 4.2 No portion of the first storey of a building to a depth of 10.7 m from the front wall of the building and extending across its full width may be used for residential purposes except for entrances to the residential portion.
- 4.3 All commercial uses and accessory uses must be carried on wholly within a completely enclosed building except for:
- (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 area must assume that the site area is 2,868 m², being the site area 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 2.5.
- 5.3 The total floor area for office uses must not be less than 1,000 m².
- 5.4 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.
- 5.5 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 12% of the floor area being provided for dwelling uses; and
 - (ii) the balconies must not be enclosed for the life of the building;
- (b) patios and roof decks, if the Director of Planning first approves the design of sunroofs and walls;
- (c) where floors are used for off-street parking and loading, the taking on or discharging of passengers, bicycle storage, heating and mechanical equipment, or uses which in the opinion of the Director of Planning are similar to the foregoing, those floors or portions thereof so used that are at or below base surface, except that the exclusion for a parking space must not exceed 7.3 m in length; and
- (d) all residential storage area above or below base surface, except that if 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.

5.6 Computation of floor area may exclude, at the discretion of the Director of Planning or Development Permit Board, amenity areas accessory to a residential use, to a maximum of 10% of the total floor area being provided for dwelling uses.

Building Height

- 6.1 Building height, measured from base surface, must not exceed 17.7 m.
- 6.2 Despite section 6.1 of this By-law and section 10.18 of the Zoning and Development By-law, if the Director of Planning permits common indoor rooftop amenity space and mechanical room and appurtenances, the height of the portion of the building used for the common amenity space, mechanical room and appurtenances, elevator overrun and rooftop access structures, must not exceed 21.3 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 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

* * * * *

131-163 West 49th 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 Yamamoto Architecture, received July 27, 2021 and supplemental plans received September 9, 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 relationship of the building to the public realm at West 49th Avenue and the east neighboring property as follows:

- (a) More closely align the proposed commercial floor-to-floor heights with the east neighbouring property.

Note to Applicant: Floor-to-floor height for the at-grade commercial units are typically 20 ft. Reduce the office floor-to-floor heights and provide a material treatment to lower the apparent height of the commercial retail units at the West 49th Avenue facade to strengthen the streetwall continuity.

- (b) Provide continuous, demountable canopies for weather protection at the public realm.

Note to Applicant: The canopy height should be generally aligned with the east neighbouring property. Weather protection at all common entries, including the doors at the laneway office spaces, is expected.

- (c) Provide a minimum 2 ft. setback from the dedication at West 49th Avenue.

Note to Applicant: Show the proposed east neighbouring building on all plan drawings to confirm alignment of front setbacks.

- (d) Improve the architectural expression of the residential and office lobbies as viewed from the street.

Note to Applicant: The residential and office entrances should be clearly identifiable. Party wall interfaces at the east and west property lines should be

considered with respect to the public realm, pedestrian interest and safety. Proper treatment such as screening, high quality finishes and landscaping are encouraged at exposed party walls.

- 1.2 Design development to activate the public realm by reinforcing the small scale, local-serving commercial frontages.

Note to Applicant: Identifiable and inviting frontages add to the street character. The proposed units are quite narrow relative to their height and depth. It is recommended that proportions of the units be improved to provide a more functional space while maintaining a neighbourly scale. This may be achieved by more closely aligning the commercial floor-to-floor height with the neighboring property, as per Condition 1.1. The unit widths should continue meet the expectations of the Plan of between 15 ft. and 40 ft.

- 1.3 Design development to improve the size, quality and functionality of the proposed amenity space.

Note to Applicant: The proposed amenity space has limited sunlight exposure and impacts the livability and privacy of adjacent units. The amenity space may be relocated to the roof as an additional partial storey consistent with the Cambie Corridor Plan Built Form Guidelines. More generous, shared co-located indoor and outdoor roof top amenity is encouraged, when set back significantly from the roof perimeter at all sides.

- 1.4 Design development to introduce outdoor children's play area in keeping with the *High-Density Housing for Families with Children Guidelines*: <https://guidelines.vancouver.ca/guidelines-high-density-housing-for-families-with-children.pdf>. Also see Landscape Condition 1.15.

Note to Applicant: A rooftop location for children's play area in conjunction with the amenity space is encouraged. Refer also to Condition 1.3.

- 1.5 Design development improve the public realm interface at the lane.

- 1.6 Design development to improve livability and to mitigate privacy and overlook concerns at bedrooms facing onto light wells.

Note to Applicant: Improved performance for the light wells may be achieved by providing a minimum clear 15 ft. wide by 20 ft. deep light wells, clad with a solar reflective material, and unit layouts that prevent overlook issues. Alternately, unit layouts may be reconfigured to relocate bedrooms to exterior walls with internal light wells deleted, noting that all bedrooms require a window in an exterior wall.

- 1.7 Design development to delete the term "storage/den" from the plans and ensure compliance with the in-suite storage bulletin.

Note to Applicant: In board bedrooms without windows (dens) are not permitted. Bulk storage rooms do not require windows. Clarify intended use and refer to <https://bylaws.vancouver.ca/bulletin/b004.pdf>.

- 1.8 Design development to ensure high quality materials and level of detailing.

Note to Applicant: High-quality materials are anticipated. The proposed brick application should be maintained and further integrated into the overall project. While it is understood that materials and detailing may evolve during the development permit stage, the submission should demonstrate a commitment to provide durable, high-quality materials and robust detailing.

- 1.9 Design development to ensure sufficient private outdoor space for all dwelling units.

Note to Applicant: Recommended minimum balcony dimensions are 1.8 m (6 ft.) in depth and 2.8 m (9 ft.) in width. Refer to the *High-Density Housing for Families with Children Guidelines*: <https://guidelines.vancouver.ca/guidelines-high-density-housing-for-families-with-children.pdf>.

- 1.10 Consider providing a green roof as outlined in the *Roof-Mounted Energy Technologies and Green Roofs* administrative bulletin.

Note to Applicant: A green roof is highly encouraged in conjunction with any roof top amenity space. Architectural and landscape plans should identify the type of green roof proposed. Refer to: <https://bylaws.vancouver.ca/bulletin/bulletin-roof-mounted-energy-technologies-and-green-roofs.pdf>.

- 1.11 Identify 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: <https://guidelines.vancouver.ca/B021.pdf>.

Crime Prevention through Environmental Design (CPTED)

- 1.12 Design development to respond to CPTED principles, having particular regard for:

- (a) Theft in underground parking;
- (b) Break and enter;
- (c) Mail theft; and
- (d) Mischief in alcoves and vandalism, such as graffiti.

Sustainability

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

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

Landscape Design

- 1.14 Design development to provide planting beds on grade in the following locations, wherever feasible:

- (a) Within the property line along the lane.

Note to Applicant: There is an opportunity to create a lined bio-retention system here if the parkade setback is increased, as per Urban Design Condition 1.1. Explore providing this system here and having it planted with trees and plants conducive to its stormwater management function for incorporation into the overall Integrated Rainwater Management Strategy. Refer to also to Engineering Condition 1.37.

- (b) Within property lines at the southwest corner of property.

Note to Applicant: Planting beds should be incorporated into the landscape design in this area. Planting beds will increase opportunities for natural stormwater infiltration and help enhance the pedestrian experience.

- 1.15 Design development to improve the quality and functionality of the outdoor amenity space as follows:

- (a) Relocation of the outdoor amenity space to the roof deck along with the indoor amenity room is encouraged, as per Urban Design Condition 1.3.
- (b) Provide improved programming and corresponding details, including opportunities for urban agriculture and children's play.

Note to Applicant: Provide opportunities for urban agriculture and its supporting elements such as storage sheds and potting tables. Add edible plants, which can be used as ornamentals as part of the landscape design, in addition to urban agriculture plots. Opportunities for children's play to be incorporated into the overall design of the outdoor amenity space and should not solely rely on pre-fabricated play structures which would require large fall zones. Explore fitting pockets of multi-purpose play elements that can be incorporated into the rooftop design and that encourage opportunities for casual and passive play through the use of natural elements such as balancing logs and boulders, creative planting design, and interesting paving treatments. See Urban Design Condition 1.4.

- 1.16 Design development to locate, integrate and fully screen parking garage vents in a manner which minimizes their impact on the architectural expression and the project's open space and public realm.

- 1.17 Design development to the Integrated Rainwater Management Strategy (I.R.M.P.) to explore opportunities for on-site rain water infiltration and soil absorption, as follows:

- (a) Maximize natural landscape best management practises.
- (b) Minimize the necessity for hidden mechanical water storage.

- (c) Increase the amount of planting to the rooftop areas, where possible.
- (d) Provide linear infiltration bio-swales within the property line along the lane.
- (e) Use permeable paving.
- (f) Employ treatment chain systems (gravity fed, wherever possible).
- (g) Use grading methods to direct water to soil and storage areas.

Note to Applicant: Refer to the City of Vancouver Integrated Rainwater Management Plan (I.R.M.P), Vol.1 and 2 for further information. A consulting engineer (subject matter expert) will need to be engaged and early phase soil analysis will be needed. Further comments may be outstanding at the development permit stage.

- 1.18 Provide plans, details and documentation/calculations that support integrated rainwater management, including absorbent landscapes, soil volumes and detention systems, as follows:

- (a) Detailed storm water report with calculations describing how the various best management practices contribute to the quality and quantity targets.
- (b) A separate soil volume overlay plan with schematic grading indicating intent to direct rainwater to infiltration zones.
- (c) An overlay plan that shows amount and ratio of vegetative cover (green roof), permeable/impermeable hardscaping and notations describing the storage location of rainwater falling on each surface, including roofs.

Note to Applicant: The sustainable summary water balance calculations assume soil volumes are capable of receiving rainwater are only valid if water is directed from hard surfaces to infiltration zones.

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

Note to Applicant: The plans should be at 1/8": 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 and fire hydrants.

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

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.

- 1.21 Provide detailed site sections and coordinated landscape plans to specifically demonstrate proposed trees and shrubs over-slab have adequate soil depth.

Note to Applicant: Minimum depth of soil (not including drainage layer) should meet or exceed the Canadian Society of Landscape Architects Landscape Standard for sustainable growth and health. Detailed sections should show tree rootball and soil depth dimension.

- 1.22 Provide a "Tree Management Plan".

Note to Applicant: It is preferred that the arborist tree management plan become the primary document for tree removal/ protection related matters. This is required for the existing trees on City property.

- 1.23 Coordinate the provision of new street trees or any proposed City-owned tree removals adjacent to the development site, where applicable.

Note to Applicant: New street trees to be shown and confirmed on the development permit plans. Contact Eileen Curran, Streets Engineering (604.871.6131) to confirm tree planting locations and Park Board (604.257.8587) for tree species selection and planting requirements. Provide a notation on the plan as follows, *"Final spacing, quantity and tree species to the satisfaction of the General Manager of Engineering Services. New trees must be of good standard, minimum 6cm caliper, and installed with approved root barriers, tree guards and appropriate soil. Root barriers shall be 8 feet long and 18 inches in. Planting depth of root ball must be below sidewalk grade. Call Park Board for inspection after tree planting completion"*.

- 1.24 Provide high efficiency irrigation for all planted areas and hose bibs for all patios and common areas greater than 100 sq. ft.

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

- 1.25 Provide an outdoor Lighting Plan.

Engineering

- 1.26 Water Sustainability Act: Construction dewatering is a Water Use Purpose under the Water Sustainability Act requiring a provincial Approval or Licence. Applications for provincial Approvals or Licences 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>.

- 1.27 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.
- 1.28 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.
- 1.29 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.
- 1.30 Confirmation that gates/doors are not to swing more than 0.3 m (1.0 ft.) over the property lines.
- 1.31 Provision of a landscape and site plan that reflect the improvements to be provided as part of the Services Agreement.

Note to Applicant: Drawings must indicate that the off-site designs submitted as part of the development permit application are preliminary, and that a final off-site geometric design will be provided by the City of Vancouver through the development permit process.
- 1.32 Design development to improve access and design of bicycle parking and demonstrate compliance with the Bicycle Parking Design Supplement by performing the following:
 - (a) Provision of a separate Class A bicycle parking room for commercial uses only.
- 1.33 Design development to improve access and design of loading spaces and demonstrate compliance with the Parking and Loading Design Supplement by performing the following:
 - (a) Provision of the Class A Passenger loading space to be located at grade.
 - (b) Confirmation that the slope of the loading bay does not exceed 5%.
 - (c) Provision of a double throat for the Class B loading spaces to facilitate maneuvering to/from both directions.

- (d) Removal of column(s) encroaching into required maneuvering area.
 - (e) provision of a minimum 10.7 m (35 ft.) of stall length for the parallel Class B loading space.
 - (f) Provision of a clear unloading area or raised rear dock, minimum 1.8 m (5.9 ft.) wide, with suitable access to facilitate goods loading /unloading.
- 1.34 Provision of the following information as part of the drawing submission at the development permit stage to facilitate a complete Transportation review:
- (a) A complete tech table is required showing the calculations for the minimum required parking, loading, bicycle spaces and the number of spaces being provided.
 - (b) All types of parking and loading spaces individually numbered and labelled.
 - (c) Dimension of any/all column encroachments into parking stalls.
 - (d) Identification of all columns in the parking layouts.
 - (e) Dimensions for typical parking spaces.
 - (f) Dimensions of additional setbacks for parking spaces due to columns and walls.
 - (g) Dimensions of maneuvering aisles and the drive aisles at the parkade entrance and all gates.
 - (h) Section drawings showing elevations and minimum vertical clearances for parking levels, loading bays, ramps, and security gates.

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

Note to Applicant: The slope and length of the ramped sections at all breakpoints to be shown on the submitted drawings.
 - (l) Indication of the stair-free access route from the Class A bicycle spaces to reach the outside.

Note to Applicant: Stair ramps are not generally acceptable.
 - (m) Existing street furniture including bus stops, benches etc. to be shown on plans.

(n) The location of all poles and guy wires to be shown on the site plan.

1.35 Provisions of a revised Final Hydrogeological Study which includes:

(a) Provisions of an updated Groundwater Management Plan.

Note to Applicant: A revised report will not be required if the levels of below grade parking have not increased from the proposed 2 levels, and if no other relevant changes are made to the groundwater management plan.

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

1.37 Provision of a draft final Rainwater Management Plan (RWMP) to be submitted to clearly indicate how the on-site system achieves the following:

(a) General Requirements

- (i) Ensure best management practice and requirements are adhered to for the design of the proposed rainwater management system which includes drainage by gravity to the receiving system for flow attenuation and overflow purposes.
- (ii) Update the RWMP and associated designs to include consideration for the proposed parkade ramp and statutory right of way.

Note to Applicant: Areas connected to the sanitary drainage system may be excluded from the rainwater quality performance criteria but the area is still relevant for meeting the site wide volume reduction and release rate criteria. The remainder of the site shall take into consideration the deficit by providing additional capacity beyond the first 24 mm depth or release rate controlled to below the pre-development peak flow rate to compensate.

Note to Applicant: The area designated as a statutory right of way for public pedestrian use is still part of the private property. Furthermore, this does not preclude the Applicant from proposing sub-surface best management practices at this location or from meeting the site-wide rainwater performance requirements. Therefore, exclusion of the area from overall rainwater management plan is not permitted. Please revise the design to incorporate accordingly.

(b) Volume Reduction

- (i) Prioritize methods of capture by Tier 1 and 2 with Tier 3 only as a last resort.

Note to Applicant: Additional opportunities that do not rely on sub-grade infiltration include rainwater harvesting, green roof, and lined bio retention systems as stated in the report but without justifications provided for why such measures are not proposed. It is unclear why the total capture from Tier 1 and 2 practices account for less than 7% of the Volume Reduction requirement. Appropriate and detailed justifications must be stated for each Tier to determine if exemptions may be granted.

Note to Applicant: Please explore the feasibility of substituting the on slab landscape area with lined bio-retention system(s) and routing additional runoff from adjacent and rooftop hardscape surfaces. Lined bio-retention systems have enhanced quality treatment benefits and can accommodate a wide variety of proposed plantings including trees. If depressed below grade, such systems could contribute to the storage volume required for meeting flow attenuation and the volume reduction criteria. It appears that provision of overflow and/or sub drain system to the proposed detention tank is feasible due to the close proximity between each other. Please also refer to relevant Landscape Design condition(s) and note(s).

- (ii) Provision of design specifics and details of all best management practices (BMP) to support the design claim for meeting target requirements. Coordinate with the landscape architect on the details specific to the landscape portion, such as proposed growing medium depth and grading of hardscapes into adjacent landscaping.

Note to Applicant: Ensure consistency in the reported soil depth values.

- (iii) 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.

(c) Water Quality Target

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

- Product name and manufacturer/supplier;
- Total area and % impervious being treated;
- Treatment flow rate;
- Supporting calculations to demonstrate adequate sizing system based on the contributing drainage area;
- Include discussion of the specified treatment device's % TSS

- removal efficiency certification by TAPE or ETV; and
- Location of device in drawing or figure in the report.

(d) Release Rate

- (i) Revise the post development target allowable release rate to utilize the full required detention system volume since the detention tank volume is greater than the pre-development peak flow storage volume.
- (ii) Update the peak flow calculations to use the 1:10 year return period with a minimum inlet time of 5 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.

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

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

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

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

- 1.38 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.
- 1.39 Provision of a final RWMP, which includes a written report, supporting calculations, computer models and drawings to the satisfaction of the General Manager of Engineering Services and the City Engineer prior to the issuance of any building permit.
- 1.40 Provision of a final Operations and Maintenance (O&M) Manual for the rainwater management system to be included as an appendix in the RWMP Legal Agreement, to the satisfaction of the General Manager of Engineering Services and the City Engineer prior to the issuance of any building permit.

Note to Applicant: The City appreciates the advance preparation of the included Operations and Maintenance Manual dated July 22, 2021 but it was not reviewed at

this time as it is not necessary to include a draft O&M Manual prior to rezoning or development permit issuance. Comments may be provided for the O&M in advance if requested and included in a subsequent submission.

- 1.41 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.

- 1.42 The following statement is to be placed on the landscape plan:

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

- 1.43 Follow Cambie Corridor streetscape guidelines.

PART 2: CONDITIONS OF BY-LAW ENACTMENT

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

Engineering

- 2.1 Arrangements are to be made to the satisfaction of the General Manager of Engineering Services, the Director of Legal Services and the Approving Officer for the consolidation of Lots 15 – 20; All of Block 1163, District Lot 526, Plan 4757 and Lot A of Lot 7, Block 1000, District Lot 526, Plan 21840 to create a single parcel and subdivision of that site to result in the dedication of the south 3.0 metres for road purposes.

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 CA7240610 (Laneway House Covenant) prior to enactment.

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. 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.

Note to Applicant: Restrictive Covenants 19606M (see 54985), 17727M (see 51006L) and 13870M (see 41130L) are on the titles for the site. These Restrictive Covenants require the approval of the CPR Company for any house designs, and set a minimum value for these houses. The applicant may wish to have these charges released from the titles. However, as these Restrictive Covenants are not in favour of the City, their release is not a condition of redevelopment of these properties.

- 2.3 Provision of a Services Agreement to detail the on- and off-site works and services necessary or incidental to the servicing of the Rezoning Site (collectively called the "Services") such that they are designed, constructed and installed at no cost to the City and all necessary street dedications and rights-of-way for the Services are provided all to the satisfaction of the General Manager of Engineering Services. No development permit for the Rezoning Site, or any portion thereof, or for any building or improvements thereon will be issued until the letter of credit, as security for the Services, is provided. The timing for the delivery of the Services shall be determined by the General Manager of Engineering Services in his sole discretion and holds shall be placed on such permits as deemed necessary in his sole discretion. Except as explicitly provided for in Condition 2.4(a), 2.5(a) and 2.5(b), the Services are not excess and/or extended services and the applicant is not entitled to a Latecomer Agreement.

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

- (i) Based on the confirmed Fire Underwriter's Survey Required Fire Flows and domestic flows submitted by Creus Engineering Ltd. dated July 20, 2021, no water main upgrades are required to service the development.

Note to Applicant: The main servicing the proposed development is 300 mm along West 49th Avenue. Service connections cannot exceed 300 mm in size.

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 of adequate sewer (storm and sanitary) service to meet the demands of

the project.

Implementation of development(s) at 131 West 49th Avenue require the following in order to improve sewer flow conditions.

(i) Local Servicing Upgrade:

Separate 57 m of 375 mm COMB along West 49th Avenue from MH fronting 151 West 49th Avenue (MH_FJCNL3) to MH at West 49th Avenue and Manitoba Street (MH_FJCNL7) as follows:

- Separate 38 m of 375 mm COMB to 200 mm SAN and 600 mm STM on West 49th Avenue from MH fronting 151 West 49th Avenue (MH_FJCNL3) to MH fronting 105 West 49th Avenue (MH_FJCNL6)
 - This pipe upgrade is shared with 203-263 West 49th Avenue (RZ-2019-00070) and 105-125 West 49th Avenue (RZ-2019-00059)
- Separate 19 m of 375 mm COMB to 200 mm SAN and 600 mm STM on West 49th Avenue from MH fronting 105 West 49th Avenue (MH_FJCNL6) to MH at West 49th Avenue and Manitoba Street (MH_FJCNL7)
 - This pipe upgrade is shared with 203-263 West 49th Avenue (RZ-2019-00070) and 105-125 West 49th Avenue (RZ-2019-00059)

The lengths and diameters of these improvements are approximate and subject to detailed design by the Design Engineer.

Note to Applicant: These works constitute excess and/or extended services and will be subject to a latecomer agreement, to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services.

Note to Applicant: Development to be serviced to the proposed sewers along West 49th Avenue.

Note to applicant: The City of Vancouver will deliver the sewer upgrade on West 49th Avenue and request cash in lieu from the developer. The Applicant is to regularly inform the Development Water Resources Management (DWRM) Branch (utilities.servicing@vancouver.ca) of their updated construction and occupancy schedule as the development progresses. This will assist the DWRM Branch in scheduling the sewer delivery.

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. This shall be demonstrated by preparation of a

Rainwater Management Plan with all necessary supporting calculations and drawings prior to the issuance of the development permit.

- (c) Provision of improvements at the intersection of Manitoba Street and West 49th Avenue including:
 - (i) Upgrades to the existing traffic signal including accessible pedestrian signals (APS); and
 - (ii) Modifications to the signal to accommodate the geometric changes to West 49th Avenue and associated enabling works to modify or relocate existing infrastructure.

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

Note to Applicant: These works constitute excess and/or extended services and will be subject to a latecomer agreement, to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services.

- (d) Provision of improvements at the intersection of Columbia Street and West 49th Avenue including:
 - (i) Design and installation of a new traffic signal to accommodate the proposed geometric changes including any left turn bays and left turn arrows and associated enabling works to modify or relocate existing infrastructure;
 - (ii) Upgrades to the existing traffic signal including accessible pedestrian signals (APS); and
 - (iii) Modifications to the signal to accommodate the geometric changes to West 49th Avenue and associated enabling works to modify or relocate existing infrastructure.

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

Note to Applicant: These works constitute excess and/or extended services and will be subject to a latecomer agreement, to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services.

- (e) Provision for the construction of, or full funding for, future street improvements

from the centerline of West 49th 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 protected bike lane, concrete sidewalk, and improved street lighting and additional pedestrian scale lighting including adjustment to all existing infrastructure to accommodate the proposed street improvements.

- (f) Provision of a stormwater tree trench within the West 49th Avenue right-of-way. These improvements will generally include placement of structural soil or soil cells, and perforated pipe under the future bike lane and/or sidewalk. The end of perforated pipe will be connected to existing catch basin to manage excess runoff. The stormwater tree trench must also be designed to provide the minimum soil volume for street trees as per the Engineering Design Manual and to manage rainwater runoff.
- (g) Provision of full depth road reconstruction from the north curb to the centerline of West 49th Avenue along the development site's frontage per City "Bus Routes" pavement structure.
- (h) Provision of upgraded street lighting (roadway and sidewalk) adjacent to the site to current City standards and IESNA recommendations.
- (i) Provision of new or replacement duct banks adjacent the development site that meet current City standards. Duct banks are to consist of electrical and communication ducts sized to meet City needs in a configuration acceptable by the General Manager of Engineering Services and in conformance with applicable electrical codes and regulations. A detailed design will be required prior to the start of any associated street work.

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

- (j) Provision to rebuild full depth of laneway along the development site's frontage per City "Higher-zoned Laneway" pavement structure with a centre valley.
- (k) Provision of lane lighting on standalone poles with underground ducts. The ducts should be connected to the existing City Street Lighting infrastructure.
- (l) Provision for the installation of parking regulatory signage on streets adjacent to the site to the satisfaction of the General Manager of Engineering Services.

2.4 Provision of a legal agreement to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services whereby the applicant is entitled to receive latecomer charges for a period of 24 hours following completion of the works contemplated by the following condition(s), which require(s) the applicant to provide excess or extended services.

- (a) Separate 57 m of 375 mm COMB along West 49th Avenue per condition 2.3(b)(i).

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

- 2.5 Provision of one or more Latecomer Agreements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for the following works, which constitute excess and/or extended services:

- (a) Improvements at the intersection of Manitoba Street and West 49th Avenue per Condition 2.3(c)(i).

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

- (b) Improvements at the intersection of Columbia St and W 49th Ave per Condition 2.3(d)(i) and 2.3(d)(ii).

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

Note to Applicant: An administrative recovery charge will be required from the applicant in order to settle the latecomer agreement. The amount, which will be commensurate with the costs incurred by the City to administer the latecomer scheme, will be provided by the City and specified in the latecomer agreement.

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

- 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.

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

Housing

- 2.7 Enter into a Section 219 Covenant and/or such other agreements as the General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services determine are necessary to require the applicant to:

- (a) Provide a Tenant Relocation Plan to the satisfaction of the General Manager of Planning, Urban Design and Sustainability as per the *Tenant Relocation and Protection Policy* that is effective at the time of submission of the Development Permit Application;
- (b) Provide a notarized declaration prior to issuance of the Development Permit that demonstrates that each tenant has been given written notice of the intent to redevelop the property; that indicates the number of units occupied on the date of

the notice; and includes copies of a letter addressed to each tenant summarizing the Tenant Relocation Plan offer and signed as received by each tenant;

- (c) Provide an Interim Tenant Relocation Report to the satisfaction of the General Manager of Planning, Urban Design and Sustainability prior to issuance of the Demolition Permit. The Report must outline the names of any tenants who have ended their tenancy; the reason for its end (e.g. tenant decision or mutual agreement to end tenancy); the outcomes of their search for alternate accommodation (if assistance was requested by the tenant); the names of tenants still remaining in the building; the status of the applicant's search for relocation options (if assistance was requested by the tenant) and/or additional assistance rendered, as required through their Tenant Relocation Plan;

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

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

Sustainability

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

Community Amenity Contribution

- 2.9 Pay to the City the cash Community Amenity Contribution of \$1,102,069 which the applicant has offered to the City and which is to be allocated to support the delivery of the *Cambie Corridor Public Benefits Strategy*. Payment is to be made prior to enactment of the CD-1 By-law, at no cost to the City and on terms and conditions satisfactory to the Director of Legal Services.

Environmental Contamination

- 2.10 If 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.

- (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: 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.

* * * * *

**131-163 West 49th Avenue
DRAFT CONSEQUENTIAL AMENDMENTS**

DRAFT AMENDMENT TO THE SUBDIVISION BY-LAW NO. 5208

Council amends Schedule A of the Subdivision By-law in accordance with the plan labelled Schedule A and attached to and forming part of this By-law, by deleting the following properties from the RS-1 maps forming part of Schedule A of the Subdivision By-law:

- (a) PID: 007-472-528; Lot 15 Block 1163 District Lot 526 Plan 4757;
- (b) PID: 011-324-414; Lot 16 Block 1163 District Lot 526 Plan 4757;
- (c) PID: 011-324-431 Lot 17 Block 1163 District Lot 526 Plan 4757;
- (d) PID: 011-324-449; Lot 18 Block 1163 District Lot 526 Plan 4757;
- (e) PID: 011-324-481; Lot 19 Block 1163 District Lot 526 Plan 4757;
- (f) PID: 011-324-503, Lot 20 Block 1163 District Lot 526 Plan 4757; and
- (g) PID: 011-602-546; Lot A of Lot 7 Block 1000 District Lot 526 Plan 21840.

DRAFT AMENDMENT TO THE SIGN BY-LAW NO. 11879

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

“131-163 West 49th Avenue [CD-1#] [By-law #] [C-2]”

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

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

“[CD-1 #] [By-law #] 131-163 West 49th Avenue”

* * * * *

131-163 West 49th Avenue
SUMMARY OF TENANT RELOCATION PLAN TERMS

TRP Requirements	Tenant Relocation Plan Offer
Financial Compensation	<ul style="list-style-type: none"> • Compensation in the form of free rent, a lump sum payment, or a combination of both, will be available for each unit eligible for Tenant Relocation Plan according to the following schedule: <ul style="list-style-type: none"> ○ 4 months' rent for tenancies up to 5 years; ○ 5 months' rent for tenancies over 5 years and up to 10 years; ○ 6 months' rent for tenancies over 10 years and up to 20 years; ○ 12 months' rent for tenancies over 20 years and up to 30 years; ○ 18 months' rent for tenancies over 30 years and up to 40 years; and ○ 24 months' rent for tenancies over 40 years.
Notice to End Tenancies	<ul style="list-style-type: none"> • Landlord to provide regular project updates to tenants throughout the development approvals process. • A minimum of four months' notice to end tenancy after all permits are issued is required (e.g. all development, building, and demolition permits in place).
Moving Expenses (flat rate or arrangement of an insured moving company)	<ul style="list-style-type: none"> • A flat rate of \$750 or \$1000 will be provided to all eligible tenants depending on the type of unit.
Assistance in Finding Alternate Accommodation (3 options)	<ul style="list-style-type: none"> • Applicant has distributed tenant needs assessment surveys. These surveys will be used in relocation efforts and to identify tenants' needs and preferences. • Applicant has committed to monitor rental market and provide tenants requesting assistance with three options in Vancouver that best meet the tenants' identified priorities.
Additional Support for Low Income Tenants or Tenants Facing Other Barriers to Appropriate Housing	<ul style="list-style-type: none"> • For low income tenants and tenants facing other barriers to housing, as defined in the TRP Policy, the applicant has committed to assisting in securing a permanent, suitable affordable housing option.

* * * * *

131-163 West 49th Avenue
PUBLIC CONSULTATION SUMMARY

1. List of Engagement Events, Notification, and Responses

	Dates	Results
Events		
Virtual open house (City-led)	October 25 to November 14, 2021	59 participants (aware)* <ul style="list-style-type: none"> • 23 informed • 13 engaged
Public Notification		
Postcard distribution – Notice of rezoning application and virtual open house	October 22, 2021	843 notices mailed
Public Responses		
Online questions	October 25 to November 14, 2021	0 submittals
Online comment forms <ul style="list-style-type: none"> • via Shape Your City platform 	October 25 to November 14, 2021	14 submittals
Overall position <ul style="list-style-type: none"> • support • opposed • mixed 	September to January, 2022	14 submittals <ul style="list-style-type: none"> • 14 responses • 0 responses • 0 response
Other input	September to January, 2022	2 submittals
Online Engagement – Shape Your City Vancouver		
Total participants during online engagement period	September to January, 2022	140 participants (aware)* <ul style="list-style-type: none"> • 50 informed • 14 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.



Generally, comments of support fell in the following areas:

- Generally, comments of concern fell in the following areas:

- The following miscellaneous comments were received and not ranked as highly as above.

General comments of support:

- Will increase the housing stock.
- The amount of vehicle and bicycle parking proposed is appropriate.
- There are many amenities in the area for future residents.
- The mix of unit sizes is appreciated.
- The office spaces placed by the laneway is an excellent choice.

Neutral comments/suggestions/recommendations:

- Increase the height.
- Rezoning process for policy compliant projects should not be subjected to such a rigorous and lengthy timeline.
- Property owners around the surrounding neighbourhood should be allowed to build something similar on their lots.

* * * * *

131-163 West 49th Avenue
FORM OF DEVELOPMENT DRAWINGS

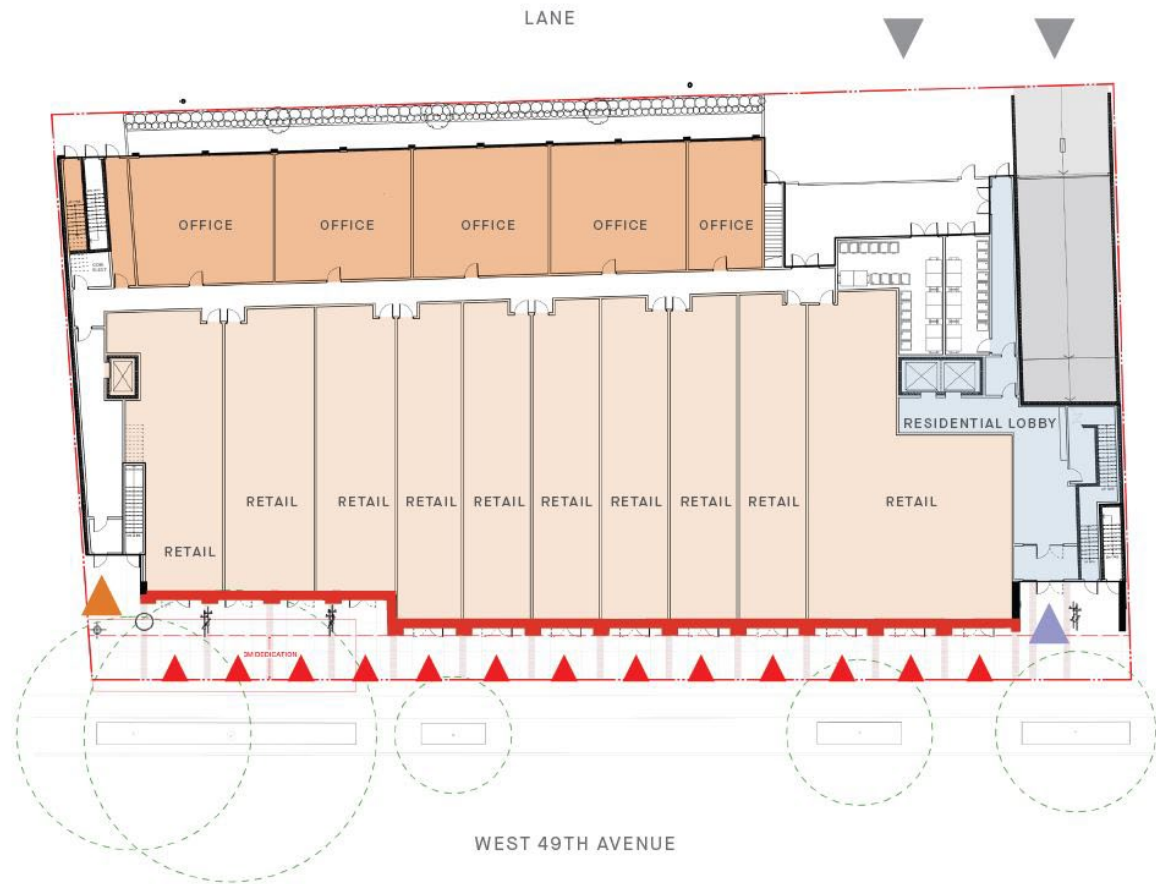
Perspective – View Looking North from 49th Avenue



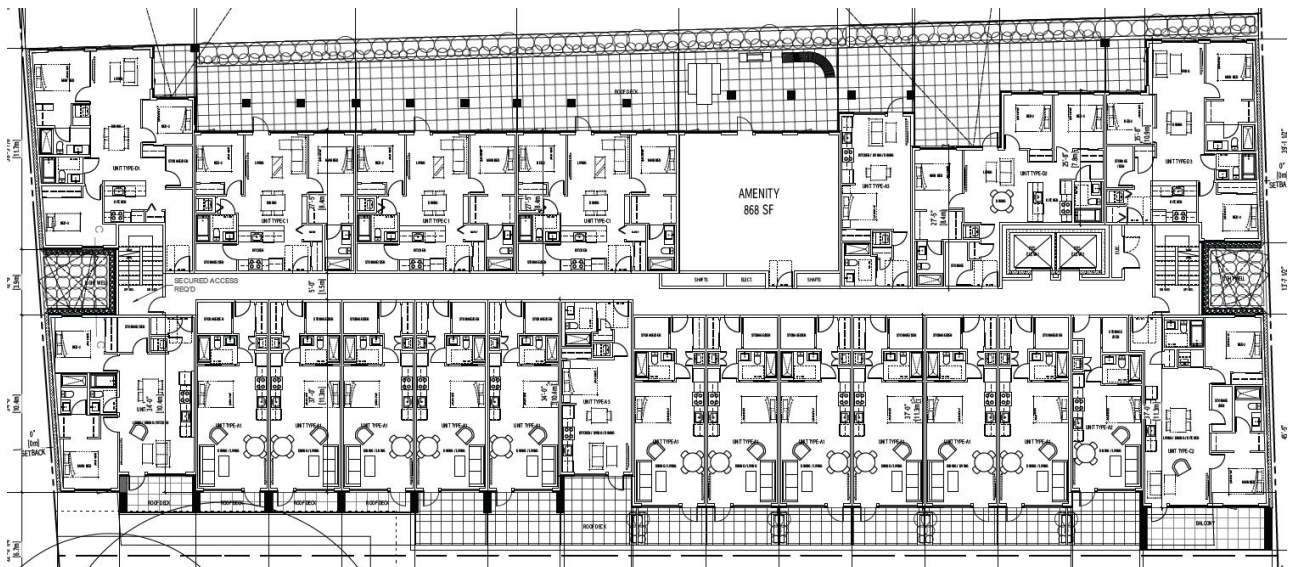
Perspective – View from Lane



Ground Floor Plan



Level 2 Floor Plan – Indoor/Outdoor Amenity



Level 4 – Floor Plan



South Elevation



North Elevation

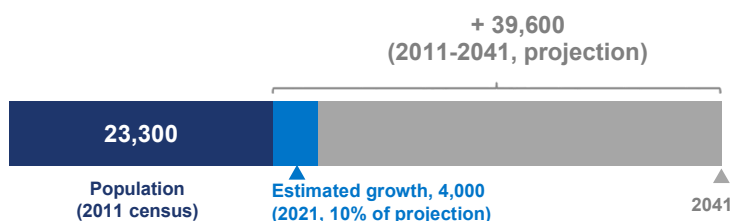


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PUBLIC BENEFITS IMPLEMENTATION TRACKING CAMBIE CORRIDOR PLAN (2018) – North of 57th Avenue Updated mid-year 2021

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.

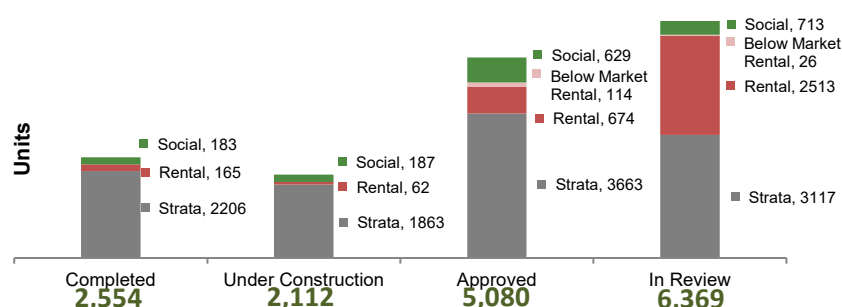


DEVELOPMENT ACTIVITY (UNITS)^b

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 • "Car-light" greenway on Heather Street. 	<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 • Ontario and 16th Curb Bulge Bioretention 	<ul style="list-style-type: none"> • 54th Avenue Curb Bulge Bioretention Upgrade • Cambie and 31st Avenue Street Closure 	➔

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

**131-163 West 49th Avenue
PUBLIC BENEFITS SUMMARY**

Project Summary

Six-storey, mixed-use building containing 68 strata-titled residential units with office and commercial on the ground floor.

Public Benefit Summary:

The project would generate a DCL payment and a cash CAC to be allocated toward the Cambie Corridor Public Benefits Strategy.

	Current Zoning	Proposed Zoning
Zoning District	RS-1	CD-1
Floor Space Ratio (Site area = 2,868 sq. m / 30,869 sq. ft.)	0.70	2.50
Floor Area	2,007 sq. m (21,608 sq. ft.)	7,170 sq. m (77,172 sq. ft.)
Land Use	Single-Family Residential	Multi-Family Residential

Summary of Development Contributions Expected under Proposed Zoning

City-wide DCL ¹	\$1,332,346
Utilities DCL ¹	\$654,716
Community Amenity Contribution – cash	\$1,102,069
TOTAL	\$3,089,131

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

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**131-163 West 49th Avenue
APPLICANT, PROPERTY, AND DEVELOPMENT PROPOSAL INFORMATION**

Property Information

Address	Property Identifier (PID)	Legal Description
131-161 West 49th Avenue	007-472-528, 011-324-414, 011-324-431, 011-324-449, 011-324-481, and 011-324-503	Lots 15-20 of Block 1163 District Lot 526 Plan 4757
163 West 49th Avenue	011-602-546	Lot A of Lot 7 Block 1000 District Lot 526 Plan 21840

Applicant Information

Architect	Yamamoto Architecture
Registered Owner	1327278 B.C. Ltd.
Developer	Alabaster Developments Ltd.

Development Statistics

	Permitted Under Existing Zoning	Proposed	Recommended Other Than Proposed
Zoning	RS-1	CD-1	
Site Area	2,868 sq. m (30,869 sq. ft.)	2,868 sq. m (30,869 sq. ft.)	
Land Use	Residential	Residential and Commercial	
Maximum FSR	0.7	2.5	
Maximum Height	10.7 m (35 ft.)	Top of Parapet: 17.9 m (59 ft.)	Top of Parapet: 17.7 m (58 ft.) ¹ Top of Amenity: 21.3 m (70 ft.)
Floor Area	2,007 sq. m (21,608 sq. ft.)	7,170 sq. m (77,172 sq. ft.)	
Residential Units	-	Total: 68 strata-titled residential units 42 studio units 17 two-bedroom units 9 three-bedroom units	
Parking and Bicycle Spaces	As per Parking By-law	136 vehicle parking spaces 156 Class A bicycle spaces 11 Class B bicycle spaces 3 Class B loading spaces One passenger loading space	
Natural assets	21 on-site trees and 5 City street trees	Five retained City street trees 3 on-site trees Confirmed at the development permit stage	

¹ Based on a recalculated interpolated grade and design development.