



## REFERRAL REPORT

Report Date: May 24, 2022  
Contact: Yardley McNeill  
Contact No.: 604.873.7582  
RTS No.: 14926  
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: 5589-5661 Baillie Street

### **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 Integra Architecture Inc. on behalf of Baillie 40 Street Ventures BT Ltd., the registered owner of the lands located at 5589-5661 Baillie Street [*Lots 15 to 18 of Lot 2 Block 998 District Lot 526 Plan 9894; PIDs: 009-396-675, 009-430-504, 004-513-070 and 009-430-521 respectively*], 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 19.65 m (64.5 ft.) to permit the development of two six-storey residential buildings, consisting of 120 secured market rental residential units, 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;

AND FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by Integra Architecture Inc., received

October 5, 2021, provided the Director of Planning may allow minor alterations to this form of development when approving the detailed scheme of development;

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

- B. THAT, if after Public Hearing, Council approves in principle the rezoning and the Housing Agreement described in Part 2 of Appendix B, the Director of Legal Services be instructed to prepare the necessary Housing Agreement By-law for enactment prior to enactment of the CD-1 By-law, subject to such terms and conditions as may be required at the discretion of the Director of Legal Services and the General Manager of Planning, Urban Design and Sustainability;
- C. THAT, subject to the approval 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 new CD-1 By-law.

- D. THAT Recommendations A to C 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 the site at 5589-5661 Baillie Street from RS-1 (Residential) District to CD-1 (Comprehensive Development) District, to permit the development of two six-storey residential buildings. The proposal includes 120 secured market rental residential units, a building height of 19.65 m (64.5 ft.) and a floor space ratio (FSR) of 2.5.

Staff have assessed the application and conclude that it meets the intent of the *Cambie Corridor Plan* ("Plan") and would contribute 120 secured market rental units to the City's rental housing stock. Staff recommend that the application be referred to Public Hearing, together with the recommendation of the General Manager of Planning, Urban Design to approve it, subject to Public Hearing and the conditions in Appendix B.

## COUNCIL AUTHORITY/PREVIOUS DECISIONS

- Cambie Corridor Plan and Cambie Corridor Public Realm Plan (2018)
- Housing Vancouver Strategy (2017)
- Family Room: Housing Mix Policy for Rezoning Projects (2016)
- High-Density Housing for Families with Children Guidelines (1992)
- Tenant Relocation and Protection Policy (2015, last amended 2019)
- Green Buildings Policy for Rezoning (2010, last amended 2020)
- Vancouver Development Cost Levy By-law No. 9755
- Vancouver Utilities Development Cost Levy By-law No. 12183
- Urban Forest Strategy (2014)

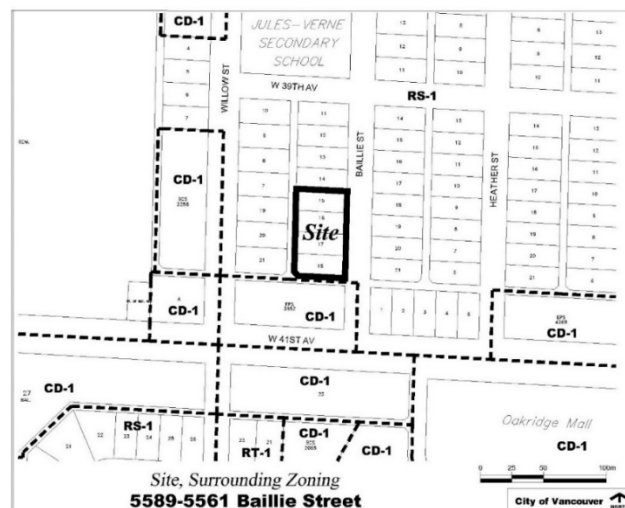
## REPORT

### Background/Context

#### 1. Site and Context

The subject site is located midblock on the west side of Baillie Street between West 39th and 41st Avenues. The site is bound by two lanes adjacent to the south and the west property lines (see Figure 1). The frontage is 68.9 m (226 ft.) on Baillie Street with a depth of 40.4 m (132.6 ft.) for a total site area of 2,777.31 sq. m (29,894.7 sq. ft.). The four RS-1 lots are currently developed with single-detached homes, constructed between 1959 and 1961. The homes are occupied by four tenants who are aware of the rezoning application. One existing tenancy is eligible for compensation under the *Tenant Relocation and Protection Policy*.

**Figure 1: Surrounding Zoning and Context**



The site is located in an area undergoing significant change as part of the *Plan*. Along 41st Avenue and across the lane to the south are six-storey residential buildings. Within two blocks of the site, buildings with heights between three and 18 storeys are permitted under the *Plan*. Neighbouring large redevelopments include the Oakridge Centre and the Oakridge Transit Centre, are within 300 m and 400 m of this site.

**Neighbourhood Amenities** – The following neighbourhood amenities are located or planned within the vicinity:

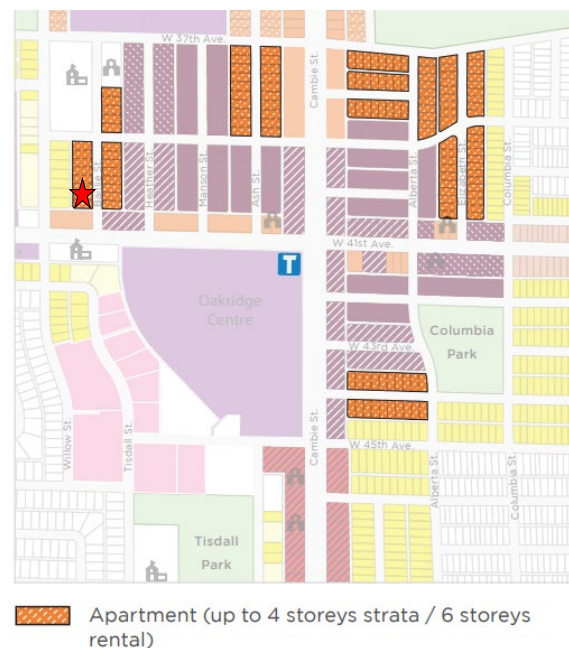
- **Cultural/Community Spaces** – The Oakridge Centre redevelopment, located 300 m to the south, will include a rooftop park, childcare facility, library, seniors centre and community centre. The Oakridge Transit Centre redevelopment, 400 m to the west, will include a park and childcare facility. The Jewish Community Centre redevelopment will include a community centre, childcare facility, and theatre.
- **Parks** – Oak Meadows, Montgomery, Tisdall and Queen Elizabeth parks are within 1 km.

**Local School Capacity** – The site is located within the catchment area of Dr. Annie B. Jamieson Elementary (6350 Tisdall Street) and Eric Hamber Secondary (5025 Willow Street). According to the Vancouver School Board (VSB)'s *2020 Long Range Facilities Plan*, Jamieson Elementary is currently operating at 108% capacity and is to increase to 113% of capacity by 2029. Hamber Secondary is at 90% capacity and is expected to decrease to 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

**Figure 2: Subsection 4.3.9 for 6-Storey Rental or 4-Storey Strata Apartments (Subject Site Marked with a Red Star)**



**Cambie Corridor Plan** (“Plan”) – The subject site is located within the Oakridge Municipal Town Centre of the *Plan*, which anticipates amenities and services to support existing and future residents. The area will be strengthened as a walkable mixed-use urban centre with a diverse mix of job space, housing types and tenures. Subsection 4.3.9 of the *Plan* permits six-storey buildings for 100% secured market rental of up to 2.5 FSR. The policy specifies that off-arterial areas are to be designed with architectural variety.

## Strategic Analysis

### 1. Proposal

The application proposes to rezone the site from RS-1 to CD-1 to permit the development of two six-storey residential buildings with 120 secured market rental housing units. The proposal contains a density of 2.5 FSR, a total floor area of 6,943.3 sq. m (74,737 sq. ft.) and a building height of 19.65 m (64.5 ft.). Vehicle and bicycle parking will be located underground, accessed from the lane.

### 2. Land Use

The proposed residential use is consistent with uses anticipated in the *Plan*.

### 3. Form of Development, Height and Density (Refer to drawings in Appendix E and statistics in Appendix H)

In assessing urban design performance, staff take into consideration the *Plan*'s built form guidance for "Residential Buildings off Arterials: Mid-Rise" in the Oakridge Municipal Town Centre. The proposal is consistent with the design criteria in the *Plan*, as outlined below.

**Figure 3: View from Baillie Street Looking Southwest**

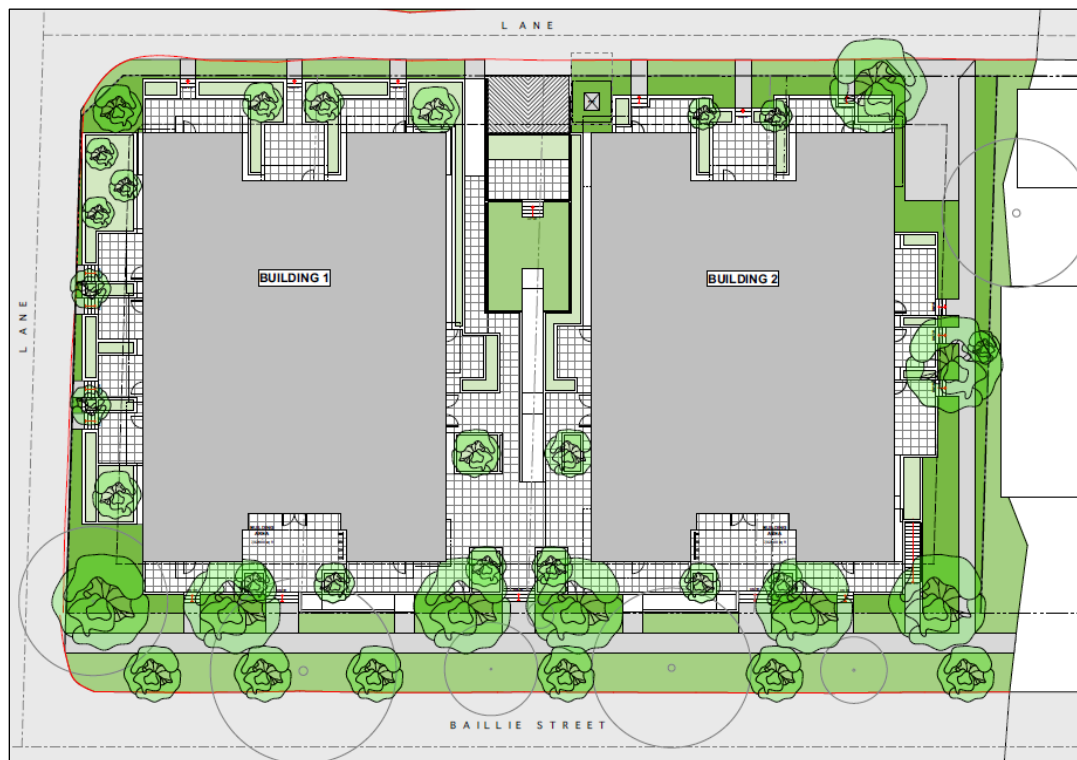


**Form of Development** – The *Plan* anticipates six-storey buildings with step backs above the fourth storey on all sides. These step backs reduce the building massing to ensure a sensitive transition to neighbouring properties and to maintain a four-storey streetwall. Per the *Plan*, buildings may take a courtyard or an alphabet form to provide street-level variety, and a mix of open outdoor spaces and ground-oriented private outdoor space.

The proposal is both a courtyard and an alphabet building form (Figures 3 and 4). The application is for two 'H-shaped' buildings and a common central courtyard with a children's play space. The H shape of each building creates inset entry courtyards, allowing the corner units to contain more than one exterior wall for improved livability, daylight and cross ventilation for the residential units. Furthermore, the proposal for two smaller buildings, each with a 22.86 m (75 ft.) frontage, rather than one longer building, reduces the building length and adds open space between buildings to maximize opportunities for daylight. A 3.7 m (12 ft.) setback from the

north property line provides additional spacing between the neighbouring building for privacy, livability, open space, and sunlight access for residents.

**Figure 4: Site Plan**



**Height** – The proposal for six storeys is consistent with the *Plan*'s direction for six storeys with the provision of 100% secured market rental. The CD-1 By-law specifies a building height of 19.65 m (64.5 ft.) to the top of the roof parapet, and a height of 24.10 m (79.1 ft.) to allow an indoor rooftop amenity contiguous with an outdoor amenity space, should the applicant wish to incorporate this space at the development permit stage.

**Density** – The proposed density of 2.5 FSR aligns with the *Plan*, which permits 2.5 FSR for 100% secured market rental buildings.

**Public Realm** – The proposal is consistent with the *Cambie Corridor Public Realm Plan* to activate and enhance the public realm. The application includes ground-oriented residential units with individual entrances and patios facing the street to improve pedestrian interest and to animate the streets. A landscaped courtyard and provision of landscaping along the building frontages to frame the entries and patios of the ground-floor units have been included. Further opportunities to enhance the landscaping of the courtyard and frontages have been included in Appendix B.

**Amenity Space** – The courtyard between the two buildings provides an outdoor amenity space for the residential tenants, including a children's play area and landscaping. Adjacent indoor amenities spaces on the ground floor of both buildings are also proposed. Conditions of rezoning recommend additional rooftop outdoor amenity space and the exploration of an accessible green roof.

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

The proposal complies with the height, density, and built form directions within the *Plan*, and staff recommend approval subject to design conditions in Appendix B.

#### 4. Housing

The *Housing Vancouver Strategy* shifts the supply of new homes along a continuum of housing types. The strategy seeks to ensure a diversity of incomes and households by shifting production towards rental. Overall, 72,000 new homes are targeted until 2027, including 20,000 purpose-built rental units. The addition of new market rental units contributes towards the strategy's targets, as shown in Figure 5.

**Vacancy Rates** – Vancouver has exhibited historically low vacancy rates in the last 30 years. In 2021, the vacancy rate in Vancouver was 1.1%, based on the Canadian Mortgage and Housing Corporation (CMHC) Market Rental Survey. The vacancy rate in 2021 for the Westside/Kerrisdale area, for which the subject site is located, was 0.6%. A vacancy rate between 3% and 5% is considered a balanced rental market.

**Figure 5. Progress Towards 10 Year Housing Vancouver Targets for Purpose-Built Market Rental Housing as of December 31, 2021**

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

\* Note that tracking progress towards 10-year Housing Vancouver targets began in 2017

\*\* Unit numbers exclude the units in this proposal, pending Council's approval of this application

\*\*\* Includes Developer-Owned Below-Market Rental Housing

**Housing Mix** – The *Family Room: Housing Mix Policy for Rezoning Projects* requires a minimum 35% of units be suitable for families with children. These units are to be designed in accordance with the *High-Density Housing for Families with Children Guidelines*. This application proposes 44 family units (36%), all of which are two-bedroom units, thereby meeting the family unit requirements. No three-bedroom units have been proposed. A condition is included in Appendix B, encouraging the applicant to incorporate three-bedroom units into the proposal.

**Average Rents and Income Thresholds** – In 2016, the median household income in the Oakridge neighbourhood was \$62,988 per year. Figure 6 provides a comparison of average market rents, home ownership costs, and the associated household incomes needed.

**Security of Tenure** – All 120 rental units will be secured as rental through a Housing Agreement and a Section 219 Covenant for the longer of 60 years and the life of the building. Covenants will be registered on title to prohibit the stratification and separate sale of individual units. Conditions related to securing the units are contained in Appendix B.



**Figure 6: Market Rents in Newer Westside Buildings,  
Cost of Ownership and Household Incomes Served**

Unit Type	Proposed Average Unit Size (sq. ft.)	Newer Rental Buildings – Westside		Costs of Home-Ownership for Median-Priced Unit – Westside		
		Average Rent <sup>1</sup>	Average Household Income Required	Monthly Costs of Ownership <sup>2</sup>	Average Household Income Required	20% Down Payment Amount
Studio	344	\$1,561	\$62,440	\$2,837	\$113,480	\$106,000
1-bed	512	\$2,073	\$82,920	\$3,473	\$138,920	\$132,000
2-bed	734	\$2,997	\$119,880	\$5,193	\$207,720	\$198,400
3-bed	N/A	\$3,785	\$151,400	\$7,982	\$319,280	\$311,890

<sup>1</sup> Data from the October 2021 CMHC Rental Market Survey for apartments in purpose-built rental buildings completed in the year 2012 or later on the Westside of Vancouver.

<sup>2</sup> Based on the following assumptions: median of all BC Assessment strata apartment sales prices in Vancouver Westside in 2021 by unit type, 20% down-payment, 5% mortgage rate (in-line with qualifying rate), 25-year amortization, \$250-350 monthly strata fees and monthly property taxes at \$2.92 per \$1,000 of assessed value (2021 assessments and property tax rate).

**Existing Tenants** – The *Tenant Relocation and Protection Policy* (“TRP Policy”) extends policy coverage for projects involving consolidation of two or more lots that contain existing secondary rental. This includes single-family homes in which the new development is proposing five or more dwelling units. As the application involves consolidation of four lots containing secondary rental units, the *TRP Policy* applies.

At the time of application, four units were occupied with tenants who are aware of the rezoning application. One existing tenant is eligible for provisions under the *TRP Policy* given their length of tenancy. This tenant, however, has not been paying accommodation costs and has provided written confirmation that they will not be seeking monetary compensation or any other provisions under the *TRP Policy*.

All tenancies are protected under the *BC Residential Tenancy Act* that 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. Transportation and Parking

The site is well served by transit. The Oakridge-41st Avenue Canada Line Skytrain station is 600 m to the west and 41st Avenue is 100 m to the north, which is part of part of TransLink’s Frequent Transit Network (FTN).

Two levels of underground parking will be accessed from the lane. The application proposes 76 vehicle parking spaces, 170 Class A bicycle spaces and 1 loading space. Parking and loading are to meet the Parking By-law.

Upgrades to the intersection at Baillie Street and 41st Avenue and to street lighting adjacent to the site are required to improve traffic and pedestrian safety. Engineering conditions, including improving loading access, 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 emissions 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 the targets. Conditions are included in Appendix B.

**Natural Assets** – The *Urban Forest Strategy* seeks to protect and strengthen Vancouver's urban forest and tree canopy for the future. The Protection of Trees By-law aims to maintain a healthy urban forest by requiring permission be sought to remove trees that meet certain conditions. The intent is to retain and protect as many healthy, viable trees as possible, while meeting the challenges of development, housing priorities and densification.

There are 14 on-site trees, one tree on a neighbouring property, and four City street trees associated with this development. All on-site trees are proposed to be removed due to their poor condition and their location within the proposed building's footprint. All four City trees and one tree on the neighbouring property are to be retained and protected during construction. The applicant is proposing 32 new on-site trees and two new street trees on Baillie Street, to be confirmed at the time of development permit.

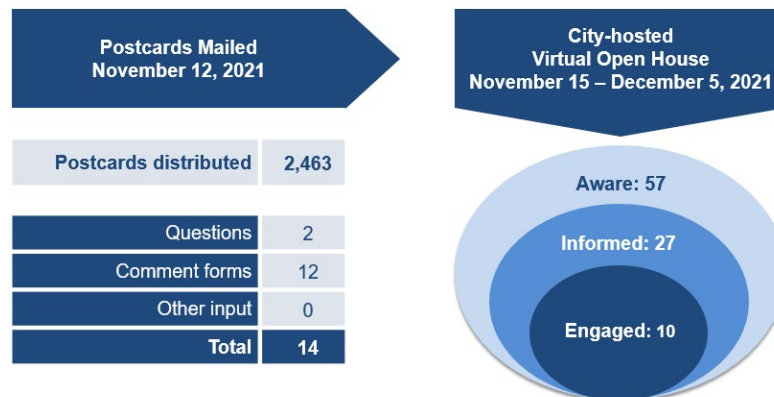
There is an existing sewer right-of-way that crosses the site. Abandoning the existing sewer, and relocating an expanded sewer is required. The applicant has the option to relocate the sewer under the laneway or in a new right-of-way to the north of the site. The applicant has agreed to the reconstruction of the laneway to accommodate catch basins and the provision of boulevard bioswales to manage runoff from street frontages. See conditions in Appendix B.

Design conditions in Appendix B further require the provision of high-quality landscaping for the courtyard and along the site frontages, and for the consideration of an accessible green roof.

## 7. Public Input

**Public Notification** – A rezoning information sign was installed on the site on November 1, 2021. Approximately 2,463 notification postcards were distributed within the neighbouring area on or about November 12, 2021. Notification, application information, and an online comment form was provided on the City's *Shape Your City Vancouver* ([shapeyourcity.ca/](https://shapeyourcity.ca/)) platform.

**Virtual Open House** – A virtual open house was held from November 15 to December 5, 2021 on the Shape Your City platform. The virtual 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 a digital model representation were posted for viewing. 57 people signed onto the project webpage to view the rezoning proposal including an image of the buildings.

**Figure 6: Overview of Notification and Engagement**

**Public Response and Comments** – Public input was received throughout the application process via online questions, comment forms, by email and by phone. A total of 14 submissions were received. A summary of public responses are detailed in Appendix D. A summary of feedback received from the public is noted below.

Generally, comments of support fell within the following areas:

- **Height, massing, density and context:** The density is appropriate given its proximity to transit, arterial roads, community amenities and fast-growing neighbourhoods.
- **Affordable housing:** Affordable apartments that are located away from busy arterials are a welcome addition.

Generally, comments of concern fell within the following areas:

- **Height, density, and massing:** Height and density is excessive for a quiet street. Comments were also received which expressed that height and density should be increased based on anticipated growth and amenities in this area.
- **Traffic safety:** Baillie Street cannot accommodate higher levels of traffic, resulting in a higher risk of traffic accidents and exacerbating construction traffic on 41st Avenue.

**Response to Public Comments** – Staff note that the building height and density comply with the *Plan*. Engineering staff have confirmed that traffic changes associated with this project would be consistent with development occurring over time in the area. However, provisions to increase safety have been included, such as upgrading the intersection of Baillie Street and 41st Avenue along with street lighting adjacent to the site have been included in Appendix B.

## 8. Public Benefits

**Community Amenity Contributions (CAC)** – Within the context of the City's *Financing Growth Policy*, an offer of a community amenity contribution (CAC) to address the impacts of rezoning can be anticipated from the owner of a rezoning site. CAC offers typically include either the provision of on-site amenities or a cash contribution towards other public benefits and they take into consideration community needs, area deficiencies and the impact of the proposed development on City services.

The *Community Amenity Contributions Policy for Rezonings* provides an exemption from CACs for routine, lower density, secured market rental housing applications should they meet specific criteria. Applications, including the subject site, which are within a community plan area, are zoned RS-1, and proposed to rezone to six storeys or less, meet the exemption criteria.

**Rental Housing** - The public benefit accruing from this application is the contribution to the City's rental housing stock. The applicant has proposed that all 120 residential units are secured as rental housing for the longer of 60 years and the life of the building. As a condition of by-law enactment, a Housing Agreement and Section 219 Covenant are required to be registered on title to prohibit stratification of the building, separate sale of individual units, and rentals for less than one month at a time.

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

The site is subject to the City-wide DCL and Utilities DCL, which will be calculated on the floor area proposed at the development permit stage. Based on rates in effect as of September 30, 2021, and the proposed residential floor area of 6,943.3 sq. m (74,737 sq. ft.), \$2,120,276 of DCLs would be expected from this project.

The applicant has not requested a DCL waiver. However, in accordance with Section 3.1B of the Vancouver DCL By-law, applications that qualify as routine, lower density secured market rental, and are exempt from CACs, may request a DCL waiver of the City-wide DCL at the development permit stage.

If the applicant requests a DCL waiver, the application would be subject to the maximum average unit sizes for “for-profit affordable rental housing” and maximum average rents by unit type in accordance with the DCL By-law, as secured by an amendment to or replacement of the Housing Agreement. If the application is eligible for a DCL waiver, the value of the City-wide DCL waiver would be approximately \$1,363,109.

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

**Public Art Program** – The application is 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.).

See Appendix F for the Cambie Corridor Community Plan Public Benefits Implementation tracking and Appendix G for a summary of the public benefits for this application.

## **FINANCIAL IMPLICATIONS**

Based on rates in effect as of September 30, 2021, a total DCL of approximately \$2,120,276 would be expected from this development. If the applicant requests a DCL waiver at the development permit stage, the value of the City-wide DCL waiver would be approximately \$1,363,109.

The 120 rental housing units will be privately owned and operated, secured by a Housing Agreement and Section 219 Covenant for the longer of 60 years and the life of the building.

No additional CAC or public art contribution is applicable.

## **CONCLUSION**

Staff conclude that the proposed land use, density, housing mix, form of development and public benefits are consistent with the intent of the *Cambie Corridor Plan*. The proposed form of development represents an appropriate urban design response to the site and context. The project will deliver 120 secured market rental units towards the City's rental housing stock.

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 E.

\* \* \* \* \*

**5589-5661 Baillie Street**  
**PPROPOSED 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) Dwelling Uses, limited to Multiple Dwelling; and
  - (b) Accessory Uses customarily ancillary to the uses permitted in this section

**Conditions of Use**

4. 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.

**Floor Area and Density**

- 5.1 Computation of floor area must assume that the site area is 2,777.31 m<sup>2</sup>, 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 2.50.

- 5.3 Computation of floor area must include all floors having a minimum ceiling height of 1.2 m, both above and below base surface, measured to the extreme outer limits of the building.
- 5.4 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; 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 the base surface, except that the exclusion for a parking space must not exceed 7.3 m in length;
  - (d) entries, porches and verandahs if the Director of Planning first approves the design; and
  - (e) all residential storage area above or below base surface, except that if residential storage area above base surface exceeds 3.7 m<sup>2</sup> for a dwelling unit, there will be no exclusion for any of the residential storage area above base surface for that unit.
- 5.5 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 19.65 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 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 24.10 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 m<sup>2</sup>.

### **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.

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

\* \* \* \* \*



**5589-5661 Baillie Street**  
**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 Integra Architecture Inc., received October 5, 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 livability of the dwelling units.

Note to Applicant: This may be accomplished by minimizing dwelling unit exposure to the north property line. Provide lush landscape screening at the north property line to mitigate overlook impact. Private outdoor space (balconies) should have a minimum of six feet in depth. Refer to landscape condition 1.9.

- 1.2 Design development to improve the lane interface.

Note to Applicant: Recommendation to shift the guardrails above the elevated outdoor space inward to reduce the apparent height of the structure and allow for landscape screening.

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

Note to Applicant: 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. This is to ensure visual interest, and maintenance and enhancement of the neighbourhood character through architectural quality, durability and longevity.

- 1.4 Design consideration to provide a green roof as outlined in the Roof-Mounted Energy Technology and Green Roofs administrative bulletin.

Note to Applicant: Exploration of a green roof which may include additional rooftop outdoor amenity space is encouraged. Architectural and landscape plans should identify the type of green roof proposed including the percentage.

- 1.5 Provision of 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/guidelines-bird-friendly-design.pdf>.

### **Crime Prevention through Environmental Design (CPTED)**

1.6 Provisions for Crime Prevention Through Environmental Design (CPTED) including:

- (a) Particular regard for mischief in alcoves and vandalism such as graffiti; and
- (b) Encouraging natural visual surveillance.

Note to Applicant: Below-grade exterior spaces such as patios, exit stairs, light wells, and other similar conditions, should be considered with regard to security, access, path lighting and location of windows that encourage natural visual surveillance.

1.7 Design development to improve visibility and security in the underground parking in accordance with the Parking By-law including:

- (a) Overhead lighting and step lights at exit stairs and doors;
- (b) 24 hour lights and walls painted white; and
- (c) Visibility at doors, lobbies, stairs and other access route.

### **Landscape**

1.8 Design development to the courtyard to improve visual interest by:

- (a) Reducing the height of raised planters by suspending the slab; and
- (b) Increasing visual connection by breaking up the planters' heights to avoid long solid planter walls while maintaining enjoyable landscape planting design.

Note to Applicant: Lowering the slab underneath any proposed planters to the greatest extent possible is preferred rather than being surrounded by raised walls.

1.9 Design development to provide landscape screening along the north side of the upper units and improve privacy to avoid overlooking onto the neighboring properties.

Note to Applicant: Taller plant material in raised planter(s) may be considered. Refer to the Urban Design condition 1.1.

1.10 Design development to improve the sustainability strategy, by the following:

- (a) Explore the provision of intensive or extensive green roofs on all available flat roof tops, with notations to confirm percentages of intensive or extensive green roofs and with sections to confirm adequate soil depths (See also Urban Design Condition 1.4);

- (b) Provide high-quality materials to all landscape areas for durability into the future;
- (c) Consider provision of planting trees with large caliper size on grade and off the parking slab wherever possible;
- (d) Consider providing treatment to increase the volume of soil, tree canopy cover and planting on slab, by lowering the slab for planting on the main level to the greatest extent possible, rather than raised planters;
- (e) Add vines to any blank wall facades, ensuring the vine support is sturdy and low maintenance (avoid high maintenance modular “green wall” systems);
- (f) Add edible plants, which can be used as ornamentals as part of the landscape design, in addition to urban agriculture plots; and
- (g) Improve the definition and articulation of the entrance by provision of high quality paving materials and finishes within the property line along Baillie Street.

Note to Applicant: Different patterns, shades and finishes of paving materials as well as banding would be supported to enhance visual interest.

- 1.11 Design development to the Integrated Rainwater Management Strategy to explore opportunities for onsite 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) Use permeable paving;
- (e) Employ treatment chain systems (gravity fed, wherever possible); and
- (f) 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.

- 1.12 Provision of plans, plan 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; and

- (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.

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

Note to Applicant: The plans should be at 1/8 in.: 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, pad-mounted transformers (PMT)/Vista transformers and public utilities such as lamp posts, hydro poles, fire hydrants.

- 1.14 Provision of detailed architectural and landscape cross sections (minimum 1/4 in. 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.

- 1.15 Provision of a "Tree Management Plan", coordinated with arborist report to show:

- (a) Scaled and dimensioned tree protection barriers around the trees on private and public property coordinated with Arborist Report;
- (b) Tree numbering for all on site and off site trees; and
- (c) Notations of all recommendations from Arborist, i.e. trigger points, grading and pruning specifications, etc.

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

- 1.17 Note to Applicant: New street trees to be shown and confirmed on the development permit plans. Contact Engineering Services (Streets Design Branch) at 604-871-6131 to confirm tree planting locations and Park Board at 3-1-1 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".

- 1.18 Provision of 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.

- 1.19 Provision of an outdoor lighting plan.

- 1.20 Note to Applicant: Outdoor lighting strategy should ensure functionality, safety and energy efficiency. Provide dimmers and timers for lights where feasible.

- 1.21 Provision on landscape drawings of landscape features intended to create bird friendly design.

Note to Applicant: Bird friendly plants should be included on the plant palette, enabling bird habitat conservation and bird habitat promotion. Refer to the Bird Friendly Design Guidelines for examples of landscape features that may be applicable, and provide a design rationale for the features noted. For more information, see the guidelines at: <https://guidelines.vancouver.ca/guidelines-bird-friendly-design.pdf>

## **Sustainability**

- 1.22 All new buildings in the development will meet the requirements of the *Green Buildings Policy for Rezoning*s (amended May 2, 2018), including all requirements for Near Zero Emissions Buildings (i.e. Passive House certified or alternate near zero emissions standard approved by the Director of Sustainability), or Low Emissions Green Buildings. The requirements 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).

## **Engineering**

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

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

- 1.24 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.
- 1.25 Provision of construction details to determine ability to meet municipal design standards for shotcrete removal and access around existing and future utilities adjacent your site. Current construction practices regarding shotcrete shoring removals have put City utilities at risk during removal of encroaching portions of the shoring systems. Detailed confirmations of these commitments will be sought at the building permit stage with final design achievements certified and confirmed with survey and photographic evidence of removals and protection of adjacent utilities prior to building occupancy. Provision of written acknowledgement of this condition is required. Please contact Engineering Services for details.

Note to Applicant: Additional details can be found at <https://vancouver.ca/streets-transportation/street-design-construction-resources.aspx>.

- 1.26 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.
- 1.27 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 an alcove for the bicycle room access off the vehicle parking ramp and maneuvering aisle.
- 1.28 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 convenient, internal, stair-free loading access to/from all site uses. Loading operations to be fully on private property;
  - (b) Provision of a standard widened double loading throats to facilitate maneuvering; and
  - (c) Provision of a clear unloading area, minimum 1.8 m (5.9 ft.) wide, with suitable access to facilitate goods loading/unloading.
- 1.29 Design development to improve the parkade layout and access design and demonstrate compliance with the Parking and Loading Design Supplement to the satisfaction of the General Manager of Engineering Services:
- (a) Improved visibility for two-way flow for vehicles on the ramp and in the parking areas through provision of parabolic mirrors at all corners; and
  - (b) Confirmation that the drive aisle gates are a minimum 6.1 m (20 ft.) wide.

- 1.30 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) Areas of minimum vertical clearances labelled on parking levels;
  - (j) 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.
  - (k) 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.
  - (l) Existing street furniture including bus stops, benches etc. to be shown on plans; and
  - (m) The location of all poles and guy wires to be shown on the site plan.
- 1.31 Provision of a draft final Rainwater Management Plan (RWMP) to be submitted to clearly indicate how the onsite system achieves the following:
- (a) General Requirements
    - (i) Provision of post-development site plan(s) that includes the following:



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

- (ii) Provide a summary of all catchment areas in a tabular form which includes the required capture and treatment, any direct capture and treatment achieved from adjacent surfaces, and storage capacities for that catchment. Catchments must be shown in a proposed site plan drawing or figure as part of the Final Rainwater Management Plan Report.
- (iii) 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.

(b) Volume Reduction

- (i) 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.
- (ii) Provision of a grading plan to support the proposal of grading hardscapes into adjacent landscaping. Coordination with the landscape architect for soil storage capacities will be required to support this proposal.
- (iii) Prioritize methods of capture by Tier 1 and 2 with Tier 3 only as a last resort.

Note to Applicant: Additional opportunities may include rainwater harvesting, green roof, infiltration practices and/or absorbent landscaping if additional routing of runoff from hardscape surfaces is not feasible. Proposed total rainwater capture by Tier 1 and 2 practices of 16% if not routing is achieved should be unacceptable without appropriate justifications for each Tier to determine if exemptions may be granted.

(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 DP submission, the following should be included for review for all proprietary devices:

1. Product Name and Manufacturer/Supplier
2. Total area and % Impervious being treated
3. Treatment flow rate
4. Supporting calculations to demonstrate adequate sizing system based on the contributing drainage area.
5. Include discussion of the specified treatment device's % TSS removal efficiency certification by TAPE or ETV.
6. Location of device in drawing or figure in the report.

Note to Applicant: If the majority of the site ( $\geq 60\%$ ) is routed to appropriately sized landscape areas prior to draining to a water quality treatment unit, then a "pretreatment" unit certified by Washington State's TAPE program may be proposed since cumulatively, the site will achieve the required 80% TSS removal by mass through a treatment train approach.

(d) Release Rate

- (i) Use appropriate runoff coefficients for different surface types and ensure consistency in the % 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's Rainwater Management Review group for any questions or concerns related to the conditions or comments prior to resubmission with the Development Permit application. A meeting may be scheduled upon request by contacting [rainwater@vancouver.ca](mailto:rainwater@vancouver.ca).

- 1.32 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.
- 1.33 Provision of a final signed and sealed RWMP, which includes a written report, supporting calculations, computer models and drawings to the satisfaction of the General Manager of Engineering Services and the City Engineer prior to the issuance of any building permit.

- 1.34 Provision of a final signed and sealed standalone Operations and Maintenance (O&M) Manual for the rainwater management system, to the satisfaction of the General Manager of Engineering Services prior to the issuance of any building permit.
- 1.35 Provisions of a Final Hydrogeological Study which addresses the requirements outlined in the Groundwater Management Bulletin and includes:
- (a) Completion of all items detailed in Section 10 of the Preliminary Hydrogeological Report (dated September 17, 2021).
  - (b) An updated Groundwater Management Plan which includes:
    - (i) Construction-related and permanent groundwater management, including anticipated groundwater discharge rates for City approval.

Note to Applicant: The City does not support the long-term discharge of groundwater to our drainage system. Every effort should be made to prevent or limit this discharge.

- (c) An updated Impact Assessment which achieves the following objective:
  - (i) Analysis to confirm that there are no significant risks from groundwater extraction/diversion.

Note to Applicant: The City does not accept the dewatering of peat due to associated risk of offsite settlement.

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

- 1.36 Developer's Engineer to submit a sewer abandonment plan to the City that details the following:
- (a) The abandonment or removal of all existing storm, sanitary, and combined connections to the development site.

Note to Applicant: The abandonment plan is required to be reviewed and accepted by the City Engineer prior to issuance of the Sewer Permit.

- 1.37 Submission of a Key Plan to the City for review and approval prior to submission of any third party utility drawings is required. The review of third party utility service drawings will not be initiated until the Key Plan is defined and achieves the following objectives:
- (a) The Key Plan shall meet the specifications in the City of Vancouver Engineering Design Manual Section 2.4.4 Key Plan <https://vancouver.ca/files/cov/engineering-design-manual.PDF>; and

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

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

- 1.38 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.”

- 1.39 Follow Cambie Corridor streetscape guidelines.

- 1.40 Landscape drawings: remove encroachments from City laneway. Surface treatment on City laneway to be standard asphalt only.

- 1.41 City supplied building grades are preliminary and final building grades are required to be issued by the City prior to Development Permit application. Show all City supplied building grades on architectural and landscape drawings. To minimize grade differences, interpolate a continuous building grade between the points provided on the City supplied building grade plan.

## **Housing**

- 1.42 The proposed unit mix, including 48 studio units, 28 one-bedroom units, and 44 two-bedroom units is to be included in the development permit drawings.

Note to Applicant: The incorporation of three-bedroom units in the proposal is highly encouraged.

Note to Applicant: Any changes in the unit mix from the rezoning application may only be varied under the discretion of the Director of Planning or Development Permit Board provided that it does not go lower than 35% of the dwelling units designed to be suitable for families with children.

- 1.43 The development should be designed in accordance with the High-Density Housing for Families with Children Guidelines, including the provision of:

- (a) An outdoor amenity area to include areas suitable for a range of children’s play activities and urban agriculture, ranging in size from 130 sq. m (1,399 sq. ft.) to 280 sq. m (3,014 sq. ft.) and situated to maximize sunlight access (S. 3.3.2, 3.4.3);

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

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

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

### **Engineering**

- 2.1 Arrangements are to be made to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for the consolidation of Lots 15 to 18; all of: Lot 2, Block 998, District Lot 526 Plan 9894, to create a single parcel.
- 2.2 Modification or replacement of existing Right of Way 22269793M, to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services based on the sewer servicing strategy. The existing Right-of-Way through the site is required to be widened to 5 m to convey storm flow from lane west of Baillie Street. No structure encroachment into the Right-of-Way area will be accepted.
- 2.3 Based on sewer option to relocate the existing 200 mm COMB through 5589 Baillie Street, arrangements are to be made to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for the release of Right-of-Way 269793M prior to building occupancy.

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

Note to Applicant: Coordination of abandonment, removal or relocation of the existing storm main within the existing easement is required to be resolved prior to enactment. Applicant to contact [utilities.servicing@vancouver.ca](mailto:utilities.servicing@vancouver.ca) for additional details.

- 2.4 Provision of a Services Agreement to detail the on-site and off-site works and services necessary or incidental to the servicing of the site (collectively called the "Services") such that they are designed, constructed and installed at no cost to the City and all necessary street dedications and rights-of-way for the services are provided. No development permit for the site will be issued until the security for the services are provided. The timing for the delivery of the Services shall be determined by the General Manager of Engineering Services in his sole discretion and holds shall be placed on

such permits as deemed necessary in his sole discretion. The Services are not excess and/or extended services and the applicant is not entitled to a Latecomer Agreement.

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

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

- (i) Based on the confirmed Fire Underwriter's Survey Required Fire Flows and domestic flows submitted by R.F. Binnie & Associates Ltd. dated May 19, 2021, no water main upgrades are required to service the development.

Note to Applicant: The main servicing the proposed development is 150 mm along Baillie Street. Should the development require water service connections larger than 150 mm, the developer shall upsize the existing main to the satisfaction of the General Manager of Engineering Services. The developer is responsible for 100% of the cost of the upgrading.

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

(b) Provision of adequate sewer (storm and sanitary) service to meet the demands of the project.

Implementation of development(s) at 5589-5661 Baillie Street does not require any sewer upgrades.

- (i) The developer is required to maintain the existing 200 mm COMB through 5589 Baillie Street for servicing the catch basins in the lane west of Baillie Street.

Or alternately;

- (ii) Construct 55 m 250 mm STM along the lane west of Baillie Street from the backside of 5611 Baillie Street to the lane north of West 41st Avenue, and

Construct 53 m 250 mm STM along lane north of West 41st Avenue from lane west of Baillie Street to Baillie Street and tie in to the existing COMB in Baillie Street.

The lengths and diameters of these improvements are approximate and subject to detailed design by Developer's Engineer.

Developer's Engineer to submit design brief, calculations and/or model, and design drawings to the City. All submittals including Issued for

Construction (IFC) drawings are required to be reviewed and accepted by the City Engineer prior to building permit issuance.

Note to Applicant: The developer is to provide written confirmation of which sewer option they intend to pursue prior to Services Agreement registration.

Note to Applicant: Development to be serviced to the existing 450 mm COMB sewers in Baillie Street. The post-development 5-year flow rate discharged to the storm sewer shall be no greater than the 5-year pre-development flow rate. The pre-development estimate shall utilize the 2014 IDF curves, whereas the post-development estimate shall utilize the 2100 IDF curves to account for climate change. 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 boulevard bioswale/bioretention to manage runoff from street frontages on Baillie Street, sized to meet Rain City Strategy targets. To be coordinated with Streets and Transportation.

Note to Applicant: Bioswale and bioretention generally include placement of plants, growing medium, catch basin and perforated pipe sub-drain connected to the sewer system. The end of perforated pipe will be connected to existing catch basin to manage excess runoff.

- (d) 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.

- (e) Provision of upgraded street lighting (roadway and sidewalk) adjacent to the site to current City standards and IESNA recommendations.
- (f) Provision of lighting upgrades to the entire intersection at Baillie Street and West 41st Avenue to current City standards and IESNA recommendations.
- (g) Provision to reconstruct the north-south laneway west of Baillie Street with a center valley cross section per City "Higher Zoned Lane" pavement structure. Relocate existing catch basins to the lane's centerline. Install a new catch basin at the centerline of the lane approximately 40 m from the northern extent of the development site.
- (h) Provision of lane lighting on standalone poles with underground ducts. The ducts must be connected to the existing City street lighting infrastructure. BC Hydro



poles, where they exist, may be used to mount lane lights with overhead supply provided the applicant/applicant's consultant obtains written approval from BC Hydro.

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

- 2.5 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](mailto:umb@vancouver.ca).

- 2.6 Parking, loading, bicycle, and passenger loading spaces must be provided and maintained in accordance with the requirements of the Vancouver Parking By-Law.

Note to Applicant: Proposed parking reductions may be considered at the Development Permit stage with acceptable Transportation Demand Management (TDM) or other management measures.

## **Housing**

- 2.7 Make arrangements to the satisfaction of the General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services to enter into a Housing Agreement and Section 219 Covenant securing all residential units as secured rental housing units for the longer of 60 years and life of the building, subject to the following additional conditions:

- (a) A no separate-sales covenant.
- (b) A no stratification covenant.
- (c) That none of such units will be rented for less than one month at a time.
- (d) That, if a waiver of the Development Cost Levies is sought pursuant to the Development Cost Levy By-law, all proposed residential units will meet the definition of "for-profit affordable rental housing" in the Development Cost Levy By-law and accordingly, the average size of all residential units will not be greater than specified for for-profit affordable rental housing in the Development Cost Levy By-law, and the average initial rents for all proposed residential units will not exceed rents specified for for-profit affordable rental housing in the Development Cost Levy By-law and the applicant will enter into a replacement Housing Agreement on the new terms. A rent roll would be provided indicating the agreed initial monthly rents for each rental unit, when the Housing Agreement is entered

into, prior to development permit issuance and prior to Development Cost Levy calculation during building permit.

- (e) Such other terms and conditions as the General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services may in their sole discretion require.

Note to Applicant: This condition will be secured by a Housing Agreement to be entered into by the City at by-law enactment pursuant to Section 565.2 of the Vancouver Charter and/or a Section 219 Covenant.

Note to Applicant: If the applicant chooses to seek a waiver of the Development Cost Levies at the development permit stage, a new Housing Agreement will be required prior to development permit issuance to secure the obligations described in subsection (d) above.

- 2.8 If eligible tenants are identified to be residing on the site, the applicant will deliver a Tenant Relocation Plan to the satisfaction of the General Manager Planning, Urban Design and Sustainability and will enter into a 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.
- (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 a Final Tenant Relocation Report 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**

- 2.9 The applicant will 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.

### **Environmental Contamination**

- 2.10 As applicable:

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

### **Agreements**

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

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

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

\* \* \* \* \*

**5589-5661 Baillie Street**  
**DRAFT CONSEQUENTIAL AMENDMENT**

**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 *Lots 15 to 18 of Lot 2 Block 998 District Lot 526 Plan 9894; PIDs: 009-396-675, 009-430-504, 004-513-070 and 009-430-521 respectively* from the RS-1 maps forming part of Schedule A of the Subdivision By-law.

\* \* \* \* \*

**5589-5661 Baillie Street  
PUBLIC CONSULTATION SUMMARY**

**1. List of Engagement Events, Notification, and Responses**

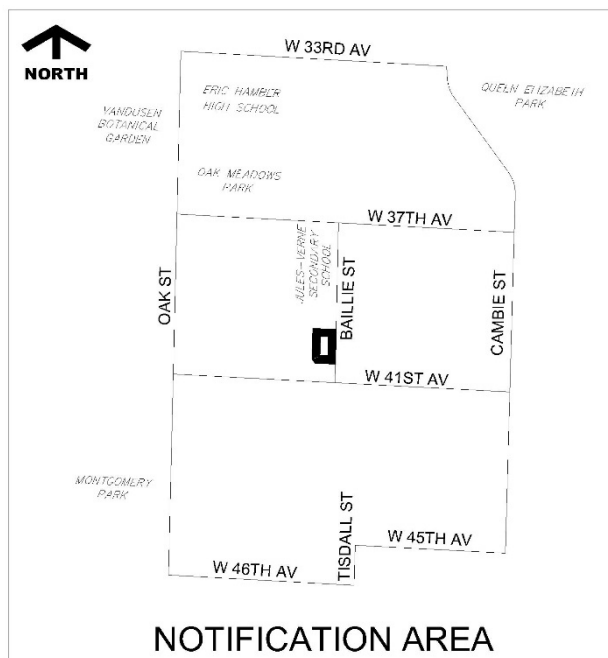
	Dates	Results
<b>Event</b>		
Virtual open house (City-led)	November 15 – December 5, 2021	57 participants (aware)* <ul style="list-style-type: none"> <li>• 27 informed</li> <li>• 10 engaged</li> </ul>
<b>Public Notification</b>		
Postcard distribution – Notice of rezoning application and virtual open house	November 12, 2021	2,463 notices mailed
<b>Public Responses</b>		
Online questions	November 15 – December 5, 2021	2 submittals
Online comment forms <ul style="list-style-type: none"> <li>• Shape Your City platform</li> </ul>	October 2021 – March 2022	12 submittals
Overall position <ul style="list-style-type: none"> <li>• support</li> <li>• opposed</li> <li>• mixed</li> </ul>	October 2021 – March 2022	12 submittals <ul style="list-style-type: none"> <li>• 2 responses</li> <li>• 9 responses</li> <li>• 1 response</li> </ul>
Other input	October 2021 – March 2022	no submittals
<b>Online Engagement – Shape Your City Vancouver</b>		
Total participants during online engagement period	October 2021 – March 2022	165 participants (aware)* <ul style="list-style-type: none"> <li>• 67 informed</li> <li>• 13 engaged</li> </ul>

*Note: All reported numbers above are approximate.*

\* The Shape Your City platform allows staff to capture more nuanced levels of engagement associated with the rezoning application, categorized as:

- **Aware:** Number of unique visitors to the application webpage that viewed only the main page.
- **Informed:** Visitors who viewed documents or the video/photo gallery associated with the application; *informed* participants are a subset of *aware* participants.
- **Engaged:** Visitors that submitted a comment form or asked a question; *engaged* participants are a subset of *informed* and *aware* participants.

## 2. Map of Notification Area



## 3. Analysis of All Comments Received

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

Generally, comments of support fell in the following areas:

- **Building height, massing, density and context:** The density of the proposed development is appropriate given its proximity to transit, arterial roads, community amenities and fast-growing neighbourhoods.
- **Affordable housing:** Affordable apartments that are located away from busy arterials are welcomed.

Generally, comments of concern fell within the following areas:

- **Building height, density, and massing:** Too much height and density for a quiet street. Comments were also received which expressed the height and density should be increased based on anticipated growth and existing amenities in this area.
- **Traffic safety:** Baillie Street may not be able to accommodate higher levels of traffic, resulting in a higher risk of traffic accidents, and existing construction traffic on 41st Avenue will be exacerbated.

The following miscellaneous comments were received from the public (note: these were topics that were not ranked as highly as above).

*General comments of support:*

- This area is expected to grow in the near future and the proposal's height and density are appropriate in this context.

*General comments of concern:*

- Accessibility for strollers and other mobility devices is inhibited due to lack of ramps.
- Townhouses or three storey building forms would be more appropriate.
- The elevated play area may make units C1 and C2 feel dark and cramped.

*Neutral comments/suggestions/recommendations:*

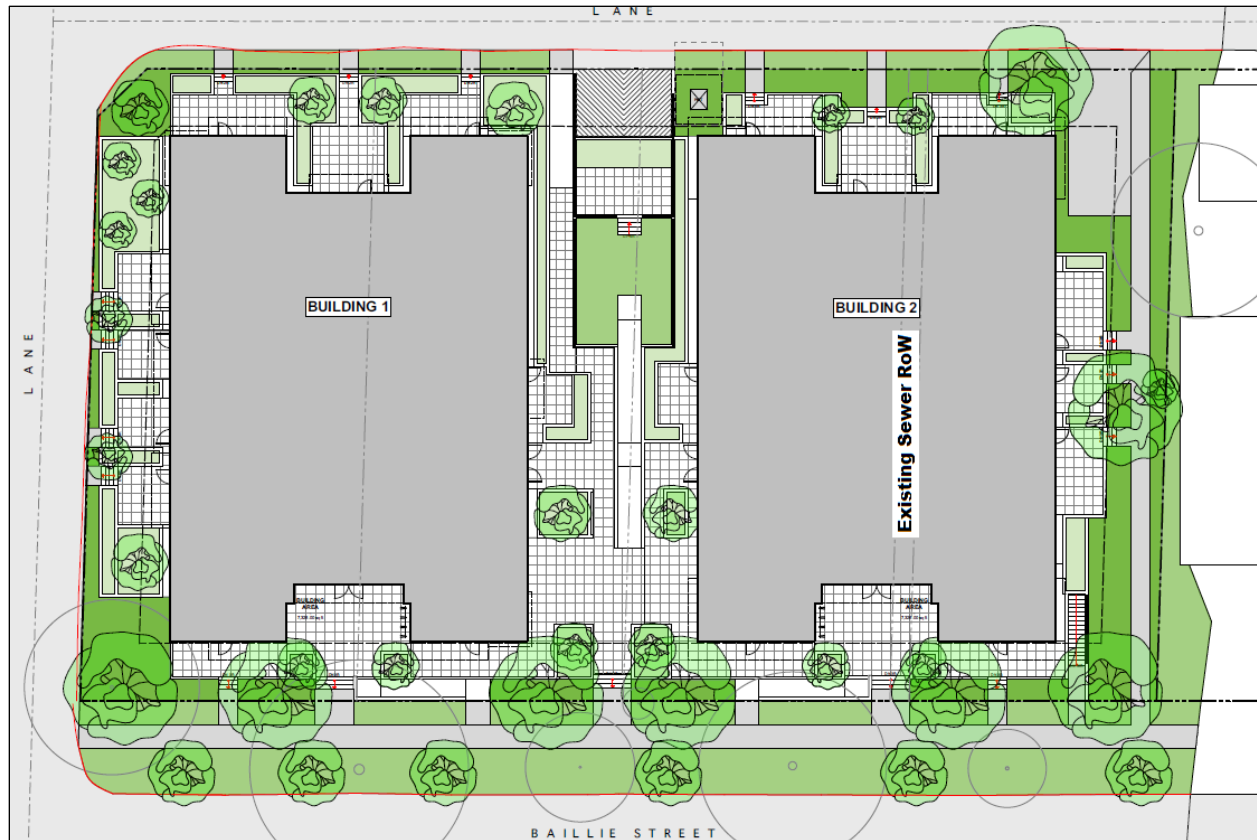
- Since this use is already approved in Cambie Corridor plan, why does this need rezoning? Site should be pre-zoned to save staff time and expense to the developer.
- Increasing the density of the project would yield higher levels of affordability.
- Given the site's context, the proposal's height and density seem conservative, and should be increased to deliver more affordable housing.
- The elevated play area may make units C1 and C2 feel dark and cramped. Balconies should be offset in order to provide privacy. Each building should have its own rooftop amenity, even if that requires a height relaxation.
- Ramps should be added to ensure accessibility for strollers and mobility devices.
- The proposed parking is excessive and could be reduced. Balconies should be offset in order to provide privacy.
- Each building should have its own rooftop amenity, even if that requires a height relaxation.

\* \* \* \* \*



5589-5661 Baillie Street  
FORM OF DEVELOPMENT

Site Plan with Existing Sewer Right-of-Way



Rendering from Baillie Street and the Lane, Looking Northwest



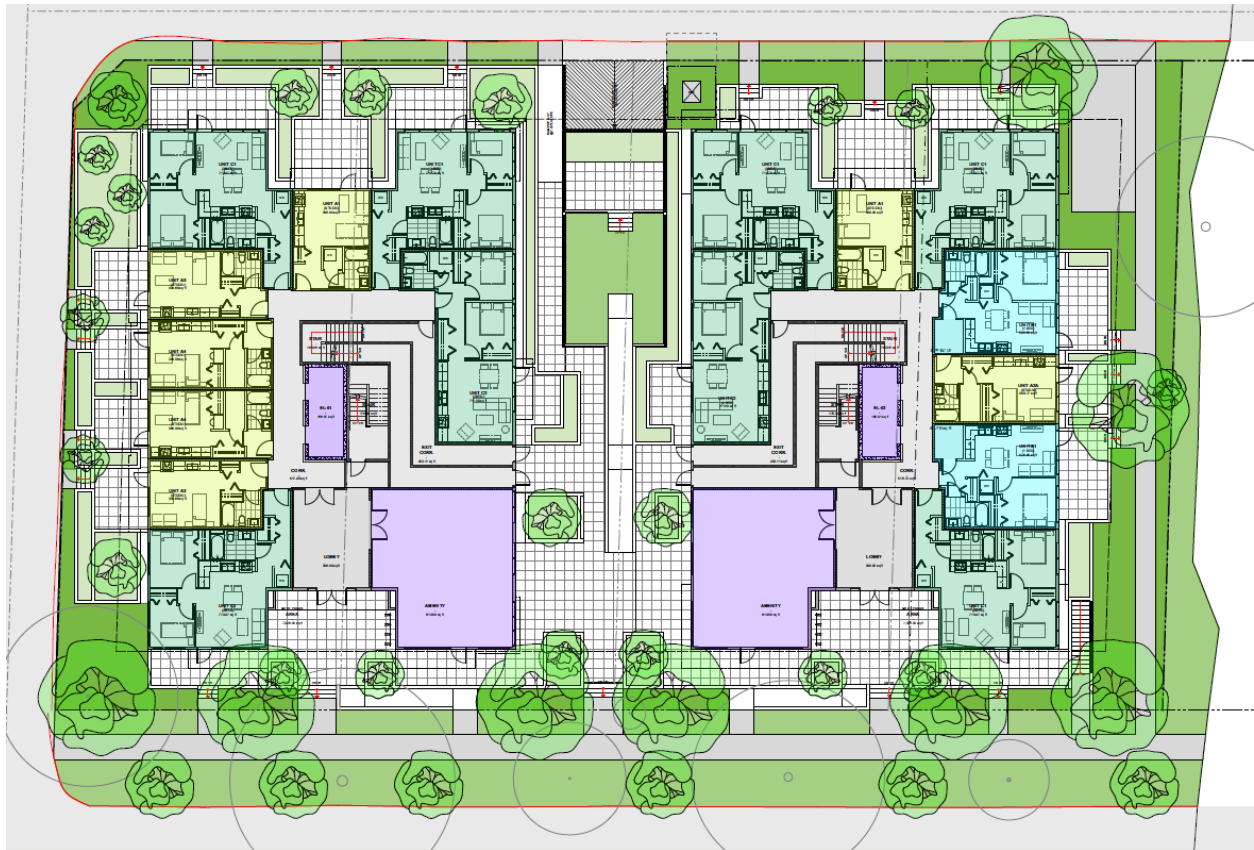
**Aerial Rendering from Baillie Street Looking Southwest**



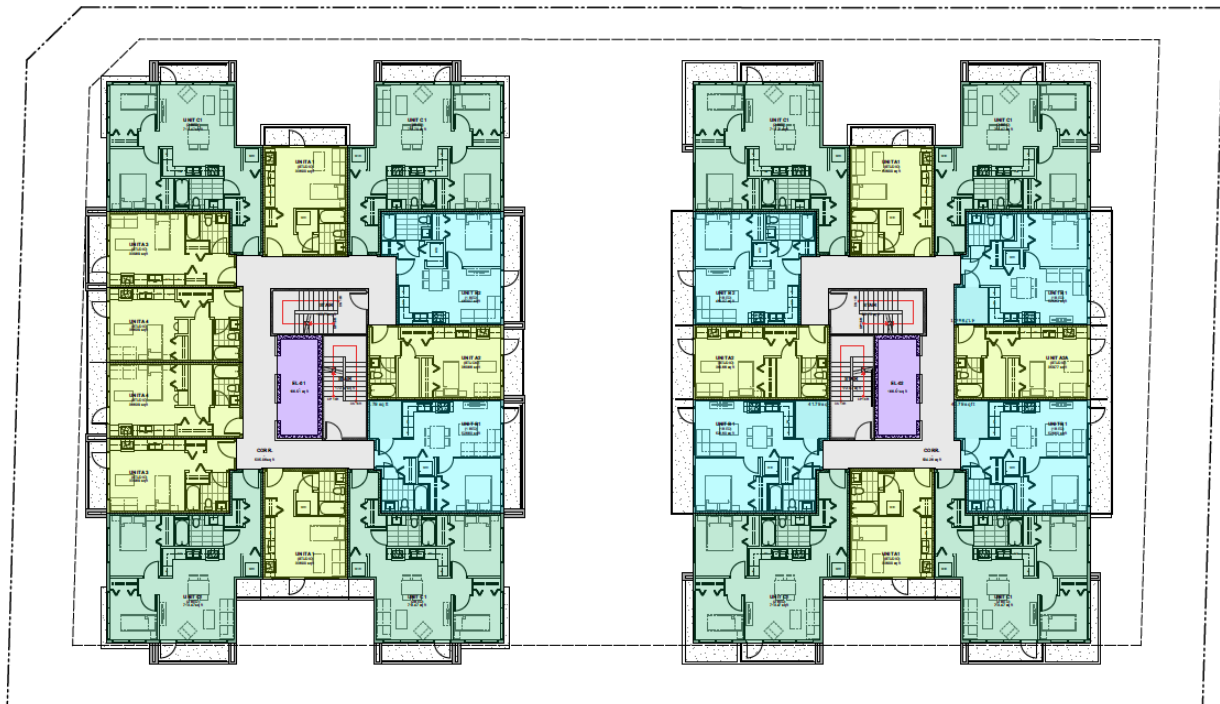
**Rendering of Internal Courtyard Looking West**



Level One



Levels Two to Four





Level Five



Level Six



East Elevation

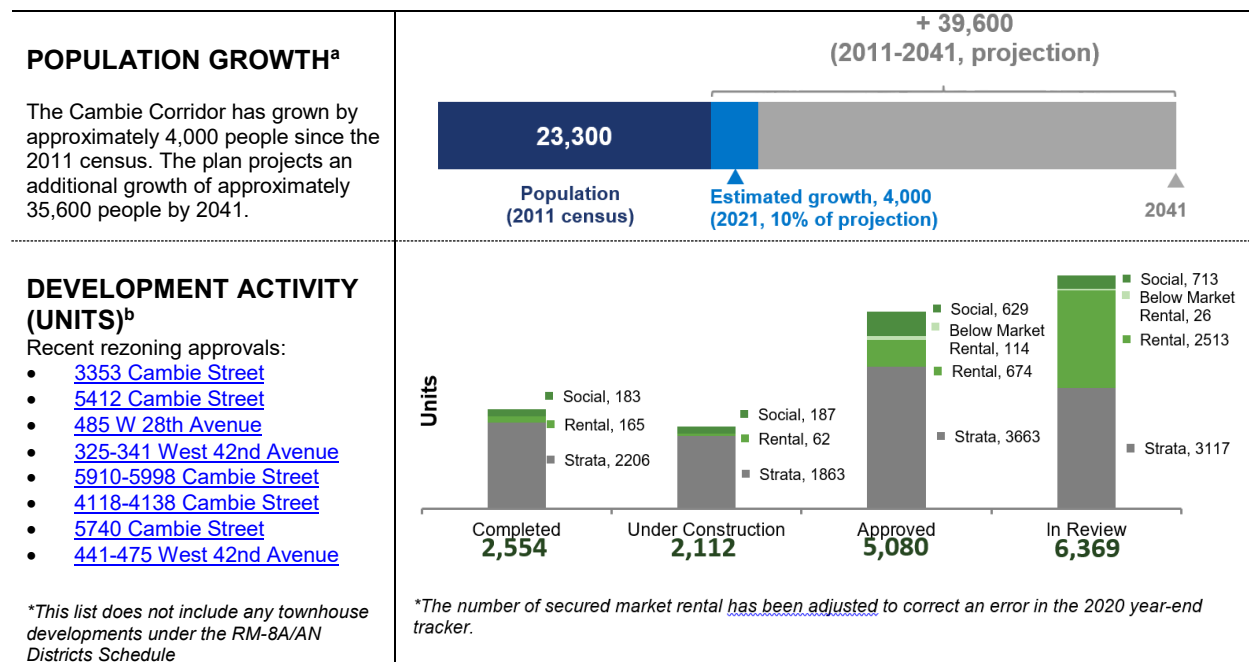


West Elevation



\* \* \* \* \*

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



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

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

## EXPLANATORY NOTES

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

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

<sup>b</sup> **Development Activity:** The Development Activity Chart includes Building Permits, Development Permits, and rezoning applications:

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

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

**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.*

**5589-5661 Baillie Street  
PUBLIC BENEFITS SUMMARY**

**Project Summary:**

Two six-storey residential buildings, containing 120 secured market rental residential units.

**Public Benefit Summary:**

The proposal would provide 120 secured market rental housing units through a Housing Agreement for the longer of the life of the building and 60 years.

	Current Zoning	Proposed Zoning
Zoning District	RS-1	CD-1
FSR (site area = 2,777.31 sq. m (29,894.7 sq. ft.))	0.7	2.5
Buildable Floor Space (sq. ft.)	20,926	74,737
Land Use	Residential	Residential

**Summary of Development Contributions Expected Under Proposed Zoning**

City-wide DCL <sup>1, 2</sup>	\$1,363,109
Utilities DCL <sup>1</sup>	\$757,167
<b>TOTAL</b>	<b>\$2,120,276</b>

**Other Benefits (non-quantified components):**

120 secured market rental housing units

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

<sup>2</sup> The proposal is not currently seeking the DCL waiver for "for profit affordable rental housing." Since the project is exempt from CACs, the applicant has until the development permit process to decide whether to pursue the waiver. Based on the rates in effect as of September 30, 2021, the estimated value of the waiver is \$1,363,109.

\* \* \* \* \*



**5589-5661 Baillie Street**  
**APPLICANT, PROPERTY, AND DEVELOPMENT PROPOSAL INFORMATION**

**Property Information**

<b>Address</b>	<b>Property Identifier (PID)</b>	<b>Legal Description</b>
5589 Baillie Street	009-396-675	Lot 15 of Lot 2 Block 998 District Lot 526 Plan 9894
5611 Baillie Street	009-430-504	Lot 16 of Lot 2 Block 998 District Lot 526 Plan 9894
5637 Baillie Street	004-513-070	Lot 17 of Lot 2 Block 998 District Lot 526 Plan 9894
5661 Baillie Street	009-430-521	Lot 18 of Lot 2 Block 998 District Lot 526 Plan 9894

**Applicant Information**

<b>Architect</b>	Integra Architecture Inc.
<b>Developer</b>	Align BC Properties Corp.
<b>Registered Owner</b>	Baillie 40 Street Ventures BT Ltd.

**Development Statistics**

	<b>Permitted Under Existing Zoning</b>	<b>Proposed</b>	<b>Recommended other than Proposed</b>
<b>Zoning</b>	RS-1	CD-1	
<b>Site Area</b>	2,777.31 sq. m (29,894.7 sq. ft.)	2,777.31 sq. m (29,894.7 sq. ft.)	
<b>Land Use</b>	Residential	Residential	
<b>Maximum FSR</b>	0.7	2.5	
<b>Maximum Height</b>	10.7 m (35 ft.)	19.65 m (64.5 ft.) to the top of the parapet	19.65 m (64.5 ft.) to the top of the parapet and 24.10 m (79.1 ft.) to the top of the rooftop amenity space and mechanical appurtenances
<b>Floor Area</b>	1,944.1 sq. m (20,926 sq. ft.)	6,943.3 sq. m (74,737 sq. ft.)	
<b>Unit Mix</b>	N/A	Studio 48 1-Bed 28 2-Bed 44 3-Bed 0	
		<b>Total: 120 Units</b>	
<b>Parking and Bicycle Spaces</b>	As per Parking By-law	As per Parking By-law	
<b>Natural Assets</b>	14 on-site trees Four City street trees One neighbouring tree	To be confirmed at development permit stage	

\* \* \* \* \*