



## REFERRAL REPORT

Report Date: November 22, 2022  
Contact: Yardley McNeill  
Contact No.: 604.873.7582  
RTS No.: 15417  
VanRIMS No.: 08-2000-20  
Meeting Date: December 6, 2022

TO: Vancouver City Council  
FROM: General Manager of Planning, Urban Design and Sustainability  
SUBJECT: Rezoning: 7057–7075 Oak Street and 1015 West 54th Avenue

### **RECOMMENDATION TO REFER**

THAT the rezoning application, 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 Matthew Cheng Architect Inc., on behalf of Citrine Oak Homes Ltd., the registered owners of the lands located at 7057-7075 Oak Street and 1015 West 54th Avenue [*Lots 4 to 6, Block T of Blocks 12 and 17A District Lot 526 Plan 6339; PIDs: 010-903-941, 003-020-860 and 010-903-968 respectively*], to rezone the lands from RS-1 (Residential) District to RM-8AN (Residential) District, be approved in principle;

FURTHER THAT the draft zoning amendment by-law, prepared for the Public Hearing in accordance with Appendix A, be approved in principle;

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

- B. THAT, subject to approval of the zoning amendment 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 zoning amendment by-law.

- C. THAT Recommendations A and B 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; 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 bylaw 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 recommends a plan amendment to the Zoning and Development By-law for 7057-7075 Oak Street and 1015 West 54th Avenue. The proposed amendment would rezone the properties from RS-1 (Residential) District to RM-8AN (Residential) District to allow for a townhouse or rowhouse development. The maximum floor space ratio (FSR) for RM-8AN can be up to 1.20.

Staff have assessed the application and conclude that it meets the intent of the *Cambie Corridor Plan* ("Plan"). Staff recommend that the application be referred to a Public Hearing, with the recommendation of the General Manager of Planning, Urban Design and Sustainability to approve it in principle, subject to the Public Hearing, and conditions contained within Appendix B.

### **COUNCIL AUTHORITY/PREVIOUS DECISIONS**

- *Vancouver Plan (2022)*
- *Cambie Corridor Plan (2018)*
- *Cambie Corridor Utilities Servicing Plan (2018)*
- *RM-8, RM-8A, RM-8N and RM-8AN Districts Schedule (2018)*
- *RM-8A and RM-8AN Guidelines (2018)*
- *Tenant Relocation and Protection Policy (2019)*
- *Density Bonus Zoning and Public Benefits (2014, amended 2021)*
- *Vancouver Development Cost Levy By-law No. 9755 (2008, amended 2022)*
- *Vancouver Utilities Development Cost Levy By-law No. 12183 (2018, amended 2022)*
- *Green Buildings Policy for Rezonings (2010, amended 2018)*
- *Urban Forest Strategy (2014)*
- *Housing Needs Report (2022)*
- *Latecomer Policy (2021)*

## REPORT

### Background/Context

#### 1. Site and Context

The subject site at 7057–7075 Oak Street and 1015 West 54th Avenue (see Figure 1) is comprised of three legal parcels fronting Oak Street and 54th Avenue. The site area is approximately 2,323 sq. m (25,000 sq. ft.), with a frontage of approximately 61 m (200 ft.) along Oak Street and a depth of 38 m (125 ft.) along 54th Avenue

The site and surrounding area are zoned RS-1 and developed with three single-detached homes. A similar context of detached houses surrounds the site. To the southeast, across Oak Street are two multiple dwelling buildings zoned CD-1 (381 and 263). The site is eligible for rezoning to RM-8A/AN under the *Plan*. Townhouses are envisioned along Oak Street, 49th Avenue, and west of Cambie Street in many areas adjacent to taller building forms and will provide an important housing type in this neighbourhood.

The existing houses were constructed in 1948 and are not listed on the *Vancouver Heritage Register*. The property contains two rental tenancies and the *Tenant Relocation and Protection Policy* applies.

Figure 1: Location Map – Site and Context



## 2. Policy Context

**Vancouver Plan** - The *Vancouver Plan* was approved by Council on July 22, 2022 and is a land use strategy to guide long-term growth of the City over the next 30 years. The *Vancouver Plan* will serve as a framework with further implementation planning work to follow over the next two to four years. The site is located within the *Cambie Corridor Plan* which is generally in alignment with the *Vancouver Plan*.

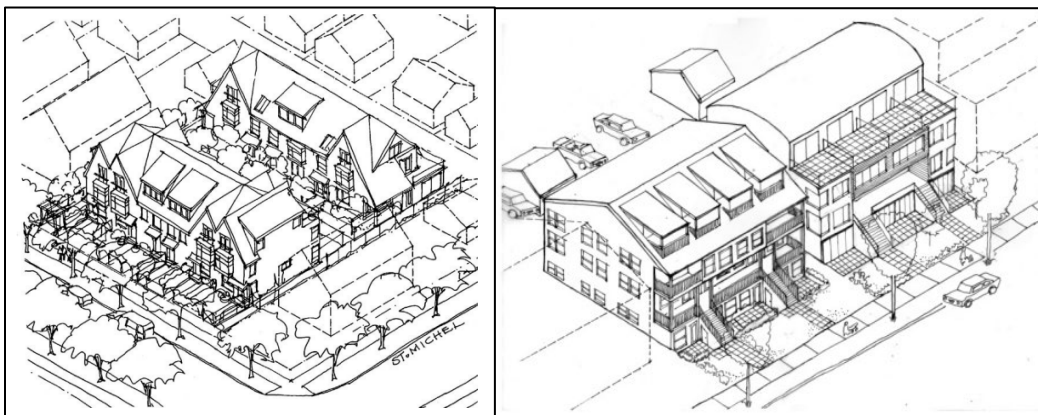
**Cambie Corridor Plan** – The *Plan* guides the transformation of the Corridor into an area where people can live, work, shop, play and learn – all within close proximity to the Canada Line. The Corridor’s population is anticipated to double by 2041, with 30,000 new homes, making it one of the largest growth areas outside of downtown.

The *Plan* identifies over 1,100 detached lots as eligible to redevelop for townhomes, creating opportunities for approximately 8,200 units of much-needed ground-oriented housing. Specifically, Section 4.4.7 of the *Plan* supports residential townhouses or rowhouses for up to three storeys and a maximum density of 1.20 FSR.

The subject site is located within the Langara neighbourhood. The intent for this part of the neighbourhood is to introduce townhouses along Oak Street which will provide family-oriented housing. The *Plan* boundary extends to the lane west of Oak Street and townhouse developments are anticipated on both sides of this section of Oak Street.

**Design Guidelines** – The RM-8A/AN District Schedules are accompanied by clear design guidelines. These guidelines establish form of development expectations which provide predictability and certainty for new buildings. Design criteria sets out anticipated typologies, requirements for family housing, access to sunlight, privacy, landscape treatment, along with flexible development options for smaller lots (see Figure 2).

**Figure 2: Form of Development per the Design Guidelines – (Courtyard Rowhouses (Left) and Multiple Unit Stacked Townhouses (Right))**



Further, the RM-8AN District requires more robust noise mitigation measures for buildings that are located along arterial streets, whereas the RM-8A does not since RM-8A sites are not facing arterials. Since Oak Street is classified as an arterial, the proposed rezoning is to the RM-8AN District Schedule, therefore the enhanced noise mitigation measures will be required.

**Tenant Relocation and Protection Policy** (“TRP Policy”) – The *TRP Policy* is intended to protect tenants by mitigating the impacts of displacement resulting from redevelopment activity, while recognizing that some renewal is necessary to maintain the health of the overall rental

stock. A Tenant Relocation Plan is required when eligible tenants are displaced as a result of redevelopment or major renovation activity.

The *TRP Policy* extends policy coverage to projects involving consolidation of two or more lots that contain existing secondary rental. This includes single-family homes, basement suites, duplexes, or individually rented condos in which the new development is proposing five or more dwelling units. The *TRP Policy* exempts tenancies entered into after the purchase of the property that are of a length of two years or less as of the date of the rezoning application, as well as tenancies held by a previous owner.

**Housing Needs Report (2022)** – On April 27th, 2022, Council resolved at a public meeting to receive a [Housing Needs Report](#) (HNR) prepared by staff. Further to the BC Provincial government's requirement, Council must consider their most recent HNR when developing a development plan, or when amending a development plan in relation to Council's housing policies respecting affordable housing, rental housing and special needs housing.

This rezoning application will facilitate delivery of housing noted in the findings of the HNR.

This rezoning application implements Council-approved direction contained in the *Plan*, which includes direction on housing that is well supported by the data and findings within the *Housing Needs Report*.

## **Strategic Analysis**

### **1. Simplified Rezoning Process**

Rezoning to an RM-8A/AN follows a simplified rezoning process. Since this rezoning is to an established District Schedule which sets out the allowable uses, maximum heights and densities, architectural drawings are not required at the rezoning stage. The rezoning review is limited to a plan amendment to the Zoning and Development By-law to designate the site from RS-1 to RM-8AN. Review of proposed building designs in accordance with the RM-8A/AN design guidelines will occur at a future development permit (DP) process.

An Urban Design Panel review is not required due to the small scale of the buildings and comprehensive design guidelines that accompany the District Schedule.

### **2. Tenants**

The rezoning site currently has two secondary rental tenancies. Since the proposal involves the consolidation of two or more lots, the *TRP Policy* applies.

The two rental units are currently occupied with tenants who are aware of the rezoning application. One tenant is eligible for provision under the *TRP Policy*. One tenancy is a previous owner and is therefore exempt from the *TRP Policy*. To better understand the eligible tenant's relocation needs, including special housing requirements or vulnerabilities (e.g. low income), the tenant was invited to complete a Needs Assessment. The tenant will also be provided another opportunity to report any changes closer to their end of tenancy.

The applicant has provided a draft Tenant Relocation Plan ("TRP"), which staff have approved (see Appendix D). An Interim Tenant Relocation Report would be required prior to demolition permit issuance, and a final Tenant Relocation Report would be required prior to issuance of an occupancy permit.

If any other tenants are found to be eligible after rezoning approval, the applicant will need to amend the Tenant Relocation Plan to the satisfaction of the General Manager of Planning, Urban Design and Sustainability prior to the issuance of the development permit, per the *TRP Policy*.

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

### 3. Transportation and Parking

The site is well served by public transit and is within close proximity to the Langara – 49th Avenue Canada Line station.

Parking, loading and bicycle spaces must align with the Parking By-law and will be reviewed at time of development permit application when architectural drawings are submitted. As a condition of this redevelopment, the applicant is required to provide a 2.408 m (7.9 ft.) dedication on Oak Street as well as street improvements including upgrades to sidewalks, traffic signals, intersection lighting as well as providing speed humps in the lane.

Local servicing requirements are also secured through a services agreement. Additional engineering conditions are in Appendix B.

### 4. Environmental Sustainability and Natural Assets

**Green Buildings** – The *Green Buildings Policy for Rezoning* (the “Policy”) requires that rezoning applications satisfy the green and resilient building conditions stated within the *Policy*.

**Natural Assets** – The *Urban Forest Strategy* was developed to preserve, protect and strengthen Vancouver’s urban forest and tree canopy. The Protection of Trees By-law requires permission to remove trees which meet certain conditions. The intent is to retain and protect as many healthy, viable trees as possible while still meeting the challenges of development and housing priorities in keeping with goals for resilient and healthy natural systems in our urban areas. There are a number of trees on site and a detailed tree assessment and retention report will be required as part of a subsequent development permit application. Staff will review these materials and provide conditions to retain and protect trees, wherever possible. This process allows for a coordinated assessment of tree retention and replacement with the proposed form of development.

*Rainwater Management Plan* – A rezoning condition requires a Rainwater Management Plan at the development permit stage. This plan will detail how the proposed development will incorporate a water-sensitive site and building design to collect and convey rainwater. This includes green infrastructure strategies to enhance infiltration of rainwater onto impervious surfaces, such as the provision of a green roof and provision of landscaped areas. Further details can be found in the Engineering conditions in Appendix B.

### 5. Public Input

A site sign was installed on February 9, 2022. Approximately 324 notification postcards were distributed within the neighbouring area on or about February 18, 2022. Notification, application information, and an online comment form was provided on the Shape Your City website (<https://shapeyourcity.ca/>). Staff received two responses from the public, expressing the following concerns:

- Increased crime and traffic, including loss of parking to the neighbourhood.
- The pace of redevelopment and the increase in density to the neighbourhood.
- The development will block out the eastern sunlight.

In response to concerns about street parking, given the small scale of redevelopment for a single parcel, this proposal is not expected to generate a significant impact for on-street parking.

In regards to neighbourhood change and concerns about density, the policy permits an FSR of up to 1.20 with townhomes up to three storeys. Such increases for additional housing options are considered modest and aligns with the intent of the policy to introduce more housing options in the area.

Shadowing on adjacent sites in RM-8AN zones should be minimized per the *Plan's* guidelines and will be reviewed at the time of development permit application.

Open houses are not required for townhouse rezoning applications as public engagement was undertaken during the *Plan* process to inform land use changes. Further opportunities for public input, including for building design, will be available at the development permit stage.

## 6. Public Benefits

The *Cambie Corridor Public Benefits Strategy* (see Appendix E) identifies public amenities and infrastructure to support growth in the area. This includes short-term and long-term priorities in response to changes in land use and density. This application addresses public benefits as follows:

**Density Bonus Zone Contribution (DBZ)** – Applications for the RM-8A/AN District are exempt from paying a community amenity contribution (CAC) per the *Community Amenity Contributions for Rezoning Policy*. Instead, the application is subject to a Density Bonus Zone (DBZ) contribution, applied to the net additional density up to a maximum FSR of 1.20. DBZs are payable at building permit issuance.

Eligible RM-8A/AN zones contain a density bonus that is built into the district schedule. Of the 1,040 sites eligible for the RM-8A/AN district, 99% are zoned RS-1 which allows for a density range between 0.70 and 0.85 FSR. The remaining 1% of eligible parcels are zoned RT-1, with a maximum density of 0.60 FSR (see Appendix E).

To ensure simplicity and predictability of the development contribution system, the *Density Bonus Zoning and Public Benefits Bulletin* applies a fixed density bonus zoning rate of \$646.56/sq. m (\$60.07/sq. ft.), as of September 30, 2022. This contribution is applied to the difference between the base floor area of 0.75 FSR and the proposed floor area, up to the maximum of 1.20 FSR and will contribute to the delivery of the Cambie Corridor Public Benefit Strategy.

Future adjustments to the DBZ rate are subject to staff review and require Council approval, including annual inflationary rate adjustments. Staff review pre-set development contribution rates (DBZs and CACs) approximately once every four years to keep pace with market shifts.

A development may qualify for in-stream rate protection from Density Bonus rate increases, provided that a building permit application has been received prior to the rate adjustment. See the [DBZ Bulletin](#) for details.

**Development Cost Levies (DCLs)** – This site will be subject to both the City-wide DCL and the Utilities DCL, which are payable at time of building permit issuance based on rates in effect at that time and the floor area proposed at the development permit stage. Based on residential rates as of September 30, 2022 and the maximum permitted floor area of 2,787.1 sq. m (30,000 sq. ft.), DCLs of approximately \$222,000 would be anticipated. DCL bylaws are subject to adjustment by Council including annual inflationary adjustments.

Further information on DBZ and DCLs can be found in Appendix E.

### ***Financial Implications***

As noted in the Public Benefits section, the site will be subject to a Density Bonus Zone contribution, City-wide DCL, and Utilities DCL.

Based on rates in effect as of September 30, 2022, a Density Bonus Zone contribution of approximately \$675,788 would be anticipated from the development, should it achieve the maximum density of 1.20 FSR.

Based on DCL bylaws and rates in effect as of September 30, 2022, it is estimated that the project will pay DCLs of \$222,000, should it achieve the maximum 1.20 FSR.

Approval and timing of specific projects to be funded from these contributions will be brought forward as part of capital planning budget process.

### ***CONCLUSION***

Staff have reviewed the application to rezone 7057–7075 Oak Street and 1015 West 54th Avenue from RS-1 to RM-8AN to facilitate a townhouse or rowhouse development complying with the provisions of the RM-8A/AN District Schedule. The rezoning application is consistent with the *Cambie Corridor Plan*.

The General Manager of Planning, Urban Design and Sustainability recommends that the rezoning application be referred to a Public Hearing with a recommendation that, subject to the Public Hearing, the rezoning application be approved in principle, subject to the applicant fulfilling the Conditions of Approval in Appendix B.

\* \* \* \* \*



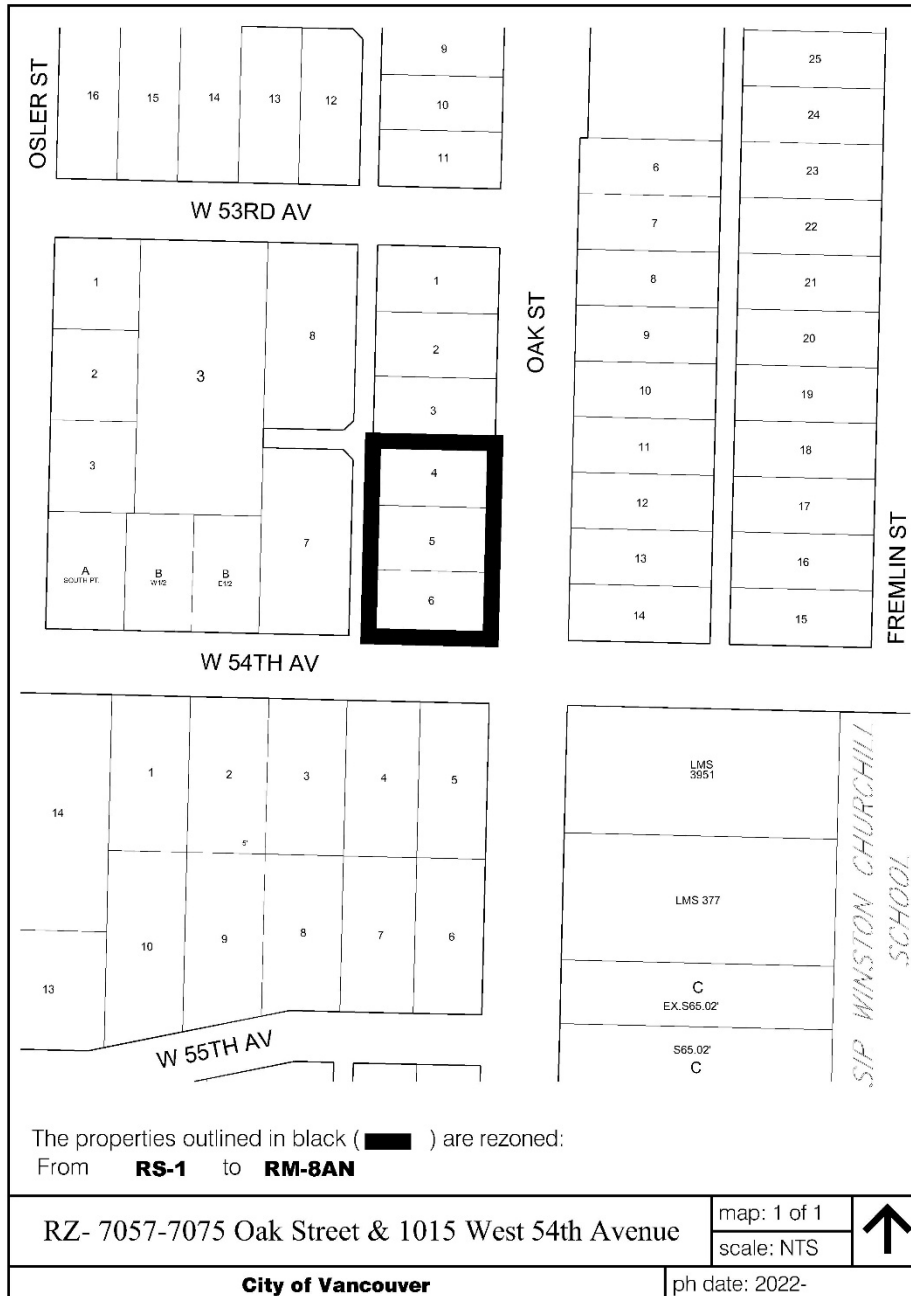
**7057 – 7075 Oak Street and 1015 West 54th Avenue**  
**PROPOSED BY-LAW AMENDMENTS**

*Note: A By-law to rezone an area to RM-8AN 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.
2. The area shown within the heavy black outline on Schedule A is rezoned and moved from the RS-1 District Schedule to the RM-8AN District Schedule.

Schedule A



\* \* \* \* \*

**7057–7075 Oak Street and 1015 West 54th Avenue  
CONDITIONS OF APPROVAL**

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

**PART 1: CONDITIONS OF APPROVAL OF THE DEVELOPMENT APPLICATION**

THAT, in reviewing a development application for the site, the Director of Planning shall have particular regard for the following:

**Sustainability**

- 1.1 All new buildings in the development will meet the requirements of the *Green Buildings Policy for Rezoning*s (amended May 18, 2022), located here:  
<https://guidelines.vancouver.ca/policy-green-buildings-for-rezonings.pdf>

Note to Applicant: Refer to the most recent bulletin *Green Buildings Policy for Rezoning*s – *Process and Requirements*.

**Engineering**

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

(a) General

- (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) 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

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.

(c) Water Quality Target

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

- Product Name and Manufacturer/Supplier
- Total area and % Impervious being treated
- Treatment flow rate
- Supporting calculations to demonstrate adequate sizing system based on the contributing drainage area.
- Include discussion of the specified treatment device's % TSS removal efficiency certification by TAPE or ETV.
- 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. Please consider the opportunity to substitute the proposed Jellyfish Unit.

(d) Release Rate

- (i) Calculate the detention tank volume equal the greater of either the pre-development peak flow storage volume or the amount of the 24 mm rainfall not captured in Tier 1 & Tier 2 practices.
- (ii) Ensure consistency between reported runoff coefficient values.

Note to Applicant #1: The weighted average runoff coefficient for post-development is listed within the report as 0.66 and later within the appendix as 0.44.

Note to Applicant #2: Runoff coefficient value for landscaping over underlying soils may be reduced below what is specified for landscaping over slab.

- (iii) Provide the post-development runoff rate without flow control measures.

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.

Note to Applicant: As of August 17, 2022, the Rainwater Management Bulletin has been updated to clarify the City's review process and detail submission requirements for applicants. In preparing for resubmission at development permit, please review the document and its associated appendix. Additional information can be found at the following link: <https://vancouver.ca/home-property-development/private-realm-rainwater-management.aspx>

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

- 1.3 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.
- 1.4 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 prior to the issuance of any building permit.
- 1.5 Provision of a final signed and sealed standalone rainwater Operations and Maintenance (O&M) to the satisfaction of the General Manager of Engineering Services prior to the issuance of any building permit.

Note to Applicant: The O&M Maintenance Manual shall be a separate document and is not necessary to be provided until prior to BP issuance. Included Appendix F was not reviewed at this time and not necessary for inclusion as part of the RWMP. Comments may be provided for the O&M in advance if requested and included in the subsequent submission at Development Permit application stage.

- 1.6 Provision of a Final Hydrogeological Study which addresses the requirements outlined in the Groundwater Management Bulletin and includes:
  - a) An updated Groundwater Management Plan which includes:
    - (i) 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.
  - b) 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).

Important Note to Applicant: Your site is located within a Groundwater Area of Concern, and as such is subject to the requirements outlined in the Groundwater Management Bulletin. This rezoning submission is not compliant with the City's requirements as it does not include a hydrogeological study.

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

THAT, prior to enactment of the amending 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, and the General Manager of Engineering 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, the Approving Officer and the Director of Legal Services for the consolidation of Lots 4, 5 and 6; All of: Block T of Blocks 12 and 17A, District Lot 526, Plan 6339 to create a single parcel and subdivision of that site to result in the dedication of the East 2.408 metres for road purposes (in accordance with RM-8AN requirements). A subdivision is required to effect the dedication. A subdivision plan and application to the Subdivision and Strata Group is required. For general information, see the subdivision website at: <http://vancouver.ca/home-property-development/apply-to-subdivide-or-join-properties.aspx>
- 2.2 Provision of a Services Agreement to detail the on- and off-site works and services necessary or incidental to the servicing of the Rezoning Site (collectively called the "Services") such that they are designed, constructed and installed at no cost to the City and all necessary street dedications and rights-of-way for the Services are provided all to the satisfaction of the General Manager of Engineering Services. No development permit for the Rezoning Site, or any portion thereof, or for any building or improvements thereon will be issued until the letter of credit, as security for the Services, is provided. The timing for the delivery of the Services shall be determined by the General Manager of Engineering Services in his sole discretion and holds shall be placed on such permits as deemed necessary in his sole discretion. Except as explicitly provided for in Condition 2.3(a), 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 Core Concept Consulting Ltd. dated Jan 18, 2022, no water main upgrades are required to service the development.

Note to Applicant: The main servicing the proposed development is 200 mm along W 54th Ave or 200 mm along the W side of Oak St. Should the development require water service connections larger than the existing main, the developer shall upsize the existing main to the satisfaction of the General Manager of Engineering Services. The developer is responsible for 100% of the cost of the upgrading.

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

- b) Provision of adequate sewer (storm and sanitary) service to meet the demands of the project.
- i. Implementation of development(s) at 7057-7075 Oak St & 1015 W 54th Ave require the following in order to maintain sewer flow conditions.

Local Servicing Upgrade:

- Upsize 57 m of existing 150 mm SAN to 200 mm SAN and 200 mm STM to 250mm STM along lane west of Oak St from MH \_\_FJCMU6 to MH \_\_FJCMU7.

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

Note to Applicant: Development to be serviced to the proposed 200 mm SAN and 250 mm STM sewers in lane west of Oak St.

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.

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 street improvements along Oak Street adjacent to the site and appropriate transitions including the following:

- i. 1.83 m (6.0 ft) wide front boulevard (measured from the back of the existing curb) with street trees where space permits;
  - ii. 2.44 m (8.0 ft) wide broom finish saw-cut concrete sidewalk;
  - iii. curb ramps;
- d) Provision of street improvements along W 54th Avenue adjacent to the site and appropriate transitions including the following:
- i. 2.14 m (7.0 ft) wide broom finish saw-cut concrete sidewalk;
  - ii. curb ramps;
  - iii. removal of the existing unused driveway crossing and reconstruction of the boulevard, sidewalk, and curb to current standards;
- e) Provision of improvements at the intersection of Oak St and W 54th Ave including:
- i. upgrades to the existing traffic signal including an accessible pedestrian signal (APS);
  - ii. entire intersection lighting to current City standards and IESNA recommendations.
- f) 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.
- g) Provision of upgraded street lighting (roadway and sidewalk) adjacent to the site to current City standards and IESNA recommendations.
- h) Provision of reconstruction of laneway along the development site's frontage as per "Higher Zoned Laneway" pavement structure specification with a centre valley cross section. Relocate existing catch basins to the lane's centerline.
- i) Provision of a new standard concrete lane crossing, new curb returns and curb ramps at the existing lane crossing on W 54th Avenue adjacent to the site.
- j) Provision of speed humps in the lane west of Oak St between W 53rd Ave and W 54th Ave.



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

a) improvements at the intersection of Oak St and W 54th Ave per condition 2.2(e)

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

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

- 2.4 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).

## Housing

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

- (a) Provide a Tenant Relocation Plan to the satisfaction of the General Manager of Planning, Urban Design and Sustainability as per the *Tenant Relocation and Protection Policy* that is effective at the time of submission of the Development Permit Application.
- (b) Provide a notarized declaration that demonstrates that each tenant has been given written notice of the intent to redevelop the property; that indicates the number of units occupied on the date of the notice; and includes copies of a letter addressed to each tenant summarizing the Tenant Relocation Plan offer and signed as received by each tenant.
- (c) Provide an Interim Tenant Relocation Report to the satisfaction of the General Manager of Planning, Urban Design, and Sustainability prior to issuance of the Demolition Permit. The Report must outline the names of any tenants who have ended their tenancy; the reason for its end (e.g. tenant decision or mutual agreement to end tenancy); the outcomes of their search for alternate accommodation (if assistance was requested by the tenant); the names of tenants still remaining in the building; the status of the applicant's search for relocation options (if assistance was requested by the tenant) and/or additional assistance rendered, as required through their Tenant Relocation Plan.

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

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

### **Environmental Contamination**

2.6 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 on the site constructed 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.

\* \* \* \* \*

**7057-7075 Oak Street and 1015 West 54th Avenue**  
**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 the following properties from the RS-1, RS-3, RS-3A, RS-5 and RS-6 maps forming part of Schedule A of the Subdivision By-law:

- (a) PID 010-903-941; Lot 4 Block T of Blocks 12 and 17A District Lot 526 Plan 6339;
- (b) PID 003-020-860; Lot 5 Block T of Blocks 12 and 17A District Lot 526 Plan 6339; and
- (c) PID 010-903-968; Lot 6 Block T of Blocks 12 and 17A District Lot 526 Plan 6339.

\* \* \* \* \*

**SUMMARY OF TENANT RELOCATION PLAN FOR  
7057-7075 Oak Street and 1015 West 54th Avenue**

Tenant Relocation and Protection Requirements	Tenant Relocation Plan Offer
Financial Compensation	<ul style="list-style-type: none"> <li>• Compensation in the form of free rent, a lump sum payment, or a combination of both, will be available for each unit eligible for Tenant Relocation Plan according to the following schedule:               <ul style="list-style-type: none"> <li>○ 4 months' rent for tenancies up to 5 years;</li> <li>○ 5 months' rent for tenancies over 5 years and up to 10 years;</li> <li>○ 6 months' rent for tenancies over 10 years and up to 20 years;</li> <li>○ 12 months' rent for tenancies over 20 years and up to 30 years;</li> <li>○ 18 months' rent for tenancies over 30 years and up to 40 years; and</li> <li>○ 24 months' rent for tenancies over 40 years</li> </ul> </li> </ul>
Notice to End Tenancy	<ul style="list-style-type: none"> <li>• Landlord to provide regular project updates to tenants throughout the development approvals process.</li> <li>• A minimum of four months' notice to end tenancy after all permits are issued is required (e.g. all development, building, and demolition permits in place).</li> </ul>
Moving Expenses	<ul style="list-style-type: none"> <li>• A flat rate compensation of \$750 for a studio or 1-bedroom unit and \$1,000 for a 2+ bedroom unit for moving expenses.</li> </ul> <p>**Note that Tenant Relocation and Protection Policy also permits applicants to provide a moving company at no charge to the tenant.</p>
Assistance in Finding Alternate Accommodation (3 options)	<ul style="list-style-type: none"> <li>• Applicant has committed to monitor rental market and provide tenants requesting assistance with three options in Vancouver that best meet the tenants' identified priorities.</li> </ul>
Additional Support for Low Income Tenants or Tenants Facing Other Barriers to Appropriate Housing	<ul style="list-style-type: none"> <li>• For low income tenants and tenants facing other barriers to housing, as defined in the TRP Policy, the applicant has committed to assisting in securing a permanent, suitable affordable housing option.</li> </ul>

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**7057-7075 Oak Street and 1015 West 54th Avenue  
ADDITIONAL INFORMATION**

**1. Public Benefits Information**

The Cambie Corridor Plan (“Plan”) guides change and growth in the area over the next 30 years. By 2041, the Corridor’s population is anticipated to more than double, with 30,000 new housing units, making it the largest growth area outside of the downtown area.

The *Plan* identifies over 1,100 detached lots that have the rezoning potential for future townhouses, creating opportunities for up to 8,200 units of this much-needed ground-oriented housing type. City-initiated rezonings for townhouses were phased to align with the availability of infrastructure upgrades to service the Corridor. Phase 1 was approved in 2018.

As is typical of City-initiated rezonings, sites are not subject to community amenity contributions (CACs). Instead the zoning district for the RM-8A/AN zone includes a density bonus contribution to account for developer contribution to capture increased density of between 0.75 and 1.2 FSR. The RM-8A/AN sets a base density of 0.75 FSR for two-family or multi-family dwelling uses.

Future City-initiated rezoning of townhouse areas in the Corridor will be timed with infrastructure upgrades. In the meantime, owner-initiated rezonings, such as this application, can apply for a rezoning prior to these upgrades but be required to service off-site utility upgrades as a condition of rezoning.

**Community Amenity Contributions (CACs)**

In 2018, City Council approved a CAC exemption for any sites being rezoned to the RM-8A and RM-8AN Districts Schedule. The amendment was initiated to align City processes and to prevent the unintentional over-contribution from townhouse rezonings in the Cambie Corridor, especially given the requirement for a density bonus contribution established in the RM-8A/AN district schedules. This approach is consistent with townhouse developments in areas that have been pre-zoned by the City and can already be considered directly through a development permit process.

**Density Bonus Zone Contributions (DBZ)**

Density bonusing is a zoning tool that permits applicants to build additional floor space in exchange for contributions towards public benefits such as social housing, community centres, parks, and childcare. Contributions for the RM-8A/AN districts are calculated based on the increase in floor area from the base entitlement of the RM-8A/AN district and the maximum achievable density of 1.20 FSR. DBZs in the Cambie Corridor area are applied in accordance with the Cambie Corridor Public Benefits Strategy (see Appendix F).

Density bonus rates are subject to future adjustments by Council, including annual inflationary rate adjustments. A development may qualify for in-stream rate protection from Density bonus rate increases, provided that a building permit application has been received prior to the rate adjustment. See the [DBZ Bulletin](#) for additional information.

**Development Cost Levies (DCLs)**

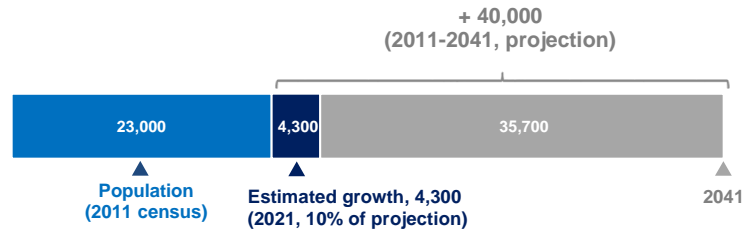
Development Cost Levies (DCLs) collected from development help pay for facilities made necessary by growth, including parks, childcare facilities, replacement housing (social/non-profit housing) and engineering infrastructure.

DCL rates are subject to future adjustment by Council. DCLs are payable at building permit issuance based on rates in effect at that time, per the DCL Bulletin.

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

**POPULATION GROWTH<sup>a</sup>**

The Cambie Corridor has grown by approximately **4,300** people since the 2011 census. The plan projects an additional growth of approximately **35,700** people by 2041.

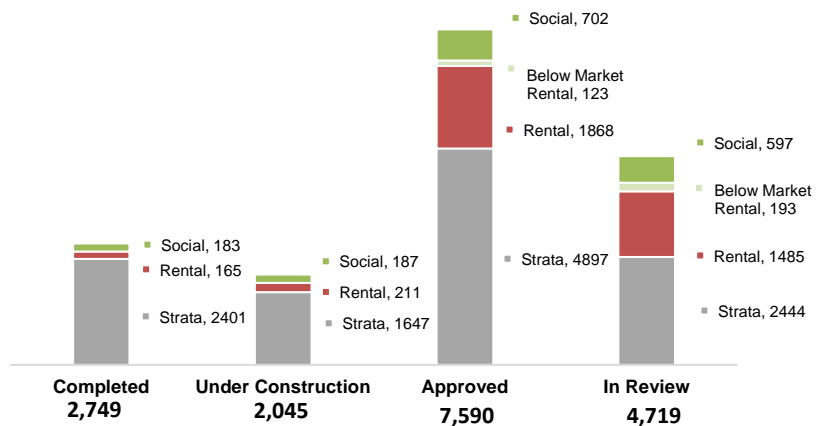


**DEVELOPMENT ACTIVITY (UNITS)<sup>b</sup>**

Recent rezoning approvals:

- [277-291 West 42nd Avenue](#)
- [7969-7989 Cambie Street](#)
- [3353 Cambie Street](#)
- [5412 Cambie Street](#)
- [485 W 28th Avenue](#)
- [325-341 West 42nd Avenue](#)

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



**PUBLIC BENEFITS ACHIEVED AND IN PROGRESS (North of 57th Avenue)<sup>c</sup>**

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

TARGETS	COMPLETED	UNDER CONSTRUCTION	PLANNING/ DESIGN	PROGRESS
See Chapter 13 of the <a href="#">Cambie Corridor Plan</a> for more details				
<b>HOUSING<sup>d</sup></b> ~ 4,700 additional secured market rental units ~ 2,250 social housing units ~ 400 additional below-market units (gross numbers of units reported)	165 secured market rental units 85 social housing units 98 TMH <sup>e</sup>	221 secured market rental units 187 social housing units		8% of secured rental target achieved  12% of social housing target achieved  <span style="color: red; border: 1px solid red; border-radius: 50%; padding: 2px;">○</span>
<b>CHILDCARE</b> ~ 1,080 spaces for all age groups	Restoration of 8 Oaks Acorn childcare outdoor area	138 spaces for 0-4 yrs children (Oakridge Civic Centre, Eric Hamber Secondary School) 60 spaces for 5-12 yrs children (Oakridge Civic Centre)		18% of childcare spaces target achieved  <span style="color: orange;">➔</span>
<b>TRANSPORTATION / PUBLIC REALM</b> Upgrade/expand walking and cycling networks Complete Street design on Cambie St and major streets "Car-light" Heather St Greenway	45th Avenue Bikeway improvements Interim Plazas (Cambie Street & 17th Avenue, Cambie Street & 18th Avenue) 29th Avenue & Cambie Street Plaza and Public Art • R4 Rapid Bus on 41st Avenue Cambie Complete Streets (35th Avenue to McGuigan Avenue) Ontario and 16th curbside bulge bio-retention Oak Street and 27th Avenue pedestrian and bike signal	King Edward Avenue Complete Street (Yukon to Columbia streets)	54th Avenue Curb Bulge bio-retention upgrade Cambie Street and 31st Avenue closure Alberta St transportation and green rainwater infrastructure upgrades 49th Avenue transportation upgrades	<span style="color: green;">✓</span>

TARGETS See Chapter 13 of the <a href="#">Cambie Corridor Plan</a> for more details	COMPLETED	UNDER CONSTRUCTION	PLANNING/ DESIGN	PROGRESS
	Eastbound Complete Street on W King Edward (Yukon to Columbia) & improved crossing at W King Edward Avenue / Yukon Street			
<b>CULTURE</b> • 5 new artist studios	Five public art installations	Cultural space, performance theatre, outdoor performance space at Oakridge Civic Centre	12 public art installations	✓
<b>CIVIC / COMMUNITY</b> Oakridge Civic Centre Oakridge Library renewal and expansion Additional library branch Hillcrest Community Centre (fitness centre expansion) Firehall #23 Community Policing Centre		Oakridge Civic Centre (seniors centre, youth centre, childcare, library, community centre)	VanDusen & Bloedel Strategic Plan	✓
<b>HERITAGE</b> • 5% allocation from cash community amenity contributions	James Residence Milton Wong Residence 5% allocation from cash community amenity contributions	Turner Dairy retention		✓
<b>SOCIAL FACILITIES</b> Renewal and expansion of Oakridge Seniors Centre Youth Hub Non-profit organization centre Additional Seniors' Centre		Oakridge Seniors Centre and Youth Centre		✓
<b>PARKS AND OPEN SPACES</b> New parks on large sites Queen Elizabeth Master Plan and Phase 1 upgrades 6 plazas and enhanced open spaces Neighbourhood park improvements	Upgrades to Riley Park and Hillcrest Park Lillian To Park (17th Avenue and Yukon Street) Playground renewal at Douglas Park Queen Elizabeth Park tennis court resurfacing	Oakridge Centre Park	Alberta Street Blue-Green System and Columbia Park Renewal Queen Elizabeth Master Plan Heather Park off-leash dog area Little Mountain Plaza and Wedge Park	✓

## 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. Public benefits secured through 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.

<sup>d</sup> **Housing - Planning/Design:** 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.

<sup>e</sup> **Temporary Modular Housing (TMH):** are modular homes that provide supportive housing services to residents with low and moderate incomes who have a need for transitional housing. See the [Housing Vancouver webpage](#) for more information. These 98 social housing units are temporary modular housing that were not anticipated in the Cambie Corridor Plan; therefore, they do not count towards the Plan's housing goal.

\* \* \* \* \*

7057-7075 Oak Street and 1015 West 54th Avenue  
PUBLIC BENEFITS SUMMARY

Project Summary

Rezoning to RM-8AN District to facilitate a townhouse or rowhouse development.

	Base Zoning	Proposed Zoning
Zoning District	RS-1	RM-8AN
FSR (site area = 2323 sq. m (25,000 sq. ft.))	0.70	0.75 to 1.20
Floor Area (sq. ft.)	17,500 sq. ft.	18,750 to 30,000 sq. ft.
Land Use	Single-detached Houses and Duplexes (Residential)	Multiple Dwelling (Residential)

Summary of development contributions anticipated under proposed zoning

City-wide DCL <sup>1</sup>	\$139,500
Utilities DCL <sup>1</sup>	\$82,500
Density Bonus Zone Contribution (for density above 0.75 FSR) <sup>2</sup>	\$675,788
<b>TOTAL VALUE OF PUBLIC BENEFITS</b>	<b>\$897,788</b>

<sup>1</sup> Assumes the development maximizes the allowable density. Based on rates in effect as of September 30, 2022. 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 and the floor area proposed at the development permit stage. A development may qualify for 12 months of in-stream rate protection, see the [DCL Bulletin](#) for details.

<sup>2</sup> Assumes the development maximizes the allowable density. Based on rates as of September 30, 2022. Rates are subject to future adjustment by Council, including annual inflationary adjustments.

\* \* \* \* \*



**7057-7075 Oak Street and 1015 West 54th Avenue**  
**APPLICANT, PROPERTY, AND DEVELOPMENT PROPOSAL INFORMATION**

**Property Information**

Address	Property Identifiers (PID)	Legal Description
7057 Oak Street	010-903-941	Lot 4 Block T of Blocks 12 and 17A District Lot 526 Plan 6339
7075 Oak Street	003-020-860	Lot 5 Block T of Blocks 12 and 17A District Lot 526 Plan 6339
1015 West 54th Avenue	010-903-968	Lot 6 Block T of Blocks 12 AND 17A District Lot 526 Plan 6339

**Applicant Information**

Architect/Applicant	Matthew Cheng Architect Inc.
Property Owner	Citrine Oak Homes Ltd.

**Site Statistics**

Site Area	2,323 sq. m (25,000 sq. ft.); Site dimensions 61 m (200 ft.) x 38 m (125 ft.)
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**Development Statistics**

	Permitted Under Existing Zoning	Development Permitted Under Proposed Zoning
Zoning	RS-1	RM-8AN
Uses	Single-detached Houses and Duplexes (Residential)	Multiple Dwelling (Residential)
Maximum Density	0.70 FSR	Up to 1.20 FSR
Floor Area	1,626 sq. m (17,500 sq. ft.)	Up to 2,787 sq. m (30,000 sq. ft.)
Height	10.7 m (35.1 ft.)	Up to 3 storeys (at the street): 11.5 m (37.5 ft.)
Unit Mix	n/a	as per RM-8A/AN District
Parking, Loading and Bicycle Spaces	as per Parking By-law	as per Parking By-law
Natural Assets	To be assessed at the development permit stage	

\* \* \* \* \*