



## REFERRAL REPORT

Report Date: December 20, 2022  
Contact: Yardley McNeill  
Contact No.: 604.873.7582  
RTS No.: 15459  
VanRIMS No.: 08-2000-20  
Meeting Date: January 17, 2023

TO: Vancouver City Council  
FROM: General Manager of Planning, Urban Design and Sustainability  
SUBJECT: Rezoning: 807-847 East 33rd 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 Yamamoto Architecture on behalf of 1327287 B.C. Ltd.<sup>1</sup>, the registered owners of the lands located at:
- 807 East 33rd Avenue [*PID: 015-645-151; Lot 1 of Lot 5 Block 3 District Lots 391 and 392 Plan 344*];
  - 821 East 33rd Avenue [*PID: 015-645-177; Lot 2 of Lot 5 Block 3 District Lots 391 and 392 Plan 344*];
  - 833 East 33rd Avenue [*PID: 002-999-595; Lot 3, Except the South 7 Feet, Now Road Block 5 of Block 3 District Lots 391 and 392 Plan 344*]; and
  - 847 East 33rd Avenue [*PID: 015-645-185; Lot 4, Except the South 7 Feet Now Road, of Lot 5 Block 3 District Lots 391 and 392 Plan 344*];

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<sup>1</sup> Represented by Alabaster (E33) Master Limited Partnership

To rezone the lands from RS-1 (Residential) to RR-2B (Residential Rental) 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 in principle of the rezoning and the Housing Agreement described in Part 2 of Appendix B, the Director of Legal Services be instructed to prepare the necessary Housing Agreement By-law for enactment prior to enactment of the zoning amendment By-law, subject to such terms and conditions as may be required at the discretion of the Director of Legal Services and the General Manager of Planning, Urban Design and Sustainability.
- C. THAT subject to approval of the 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 bylaw.

- 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; 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 from RS-1 (Residential) District to RR-2B (Residential Rental) District, for the site located at 807-847 East 33rd Avenue. The proposed amendment would allow for a five-storey rental building, in accordance with the *Secured Rental Policy* (“SRP”). A future building design would be submitted through the development permit process and reviewed with the public at that time.

Staff have assessed the application and conclude that it meets the intent of the *SRP*. 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)
- Secured Rental Policy (2012, last amended 2022)
- RR-2B District Schedule (2021)
- Residential Rental Districts Schedules Design Guidelines (2021)
- Housing Needs Report (2022)
- Family Room: Housing Mix Policy for Rezoning Projects (2016)
- High-Density Housing for Families with Children Guidelines (1992)
- Tenant Relocation and Protection Policy (2019)
- Community Amenity Contributions Policy for Rezoning (1999, last amended 2022)
- Green Buildings Policy for Rezoning (2010, last amended 2022)
- Urban Forest Strategy (2014)

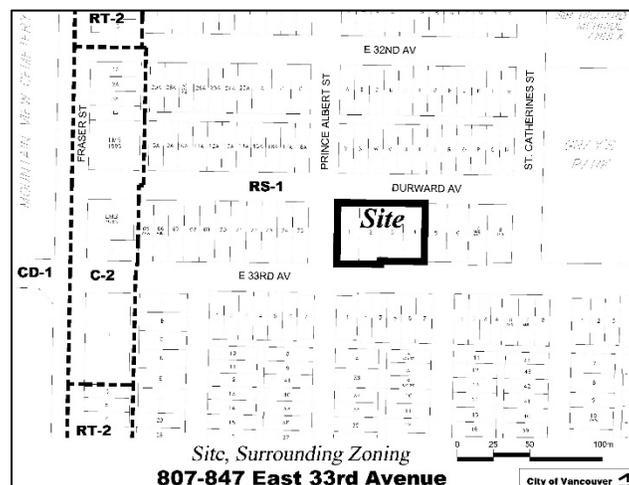
### **REPORT**

#### **Background/Context**

##### **1. Site and Context**

The subject site (see Figure 1) is comprised of four legal parcels fronting East 33rd Avenue. The site area is approximately 2,460 sq. m (26,477 sq. ft.), with a frontage of 60 m (198 ft.) along East 33rd Avenue and a depth of 40 m (131 ft.) along the east property line.

**Figure 1: Location Map – Site and Context**



This property and the surrounding area are zoned for residential uses under the RS-1 District Schedule. The site is currently developed with four single-detached homes constructed in 1929, 1945 and 1946, which are not listed on the *Vancouver Heritage Register*. The site has four rental tenancies and the *Tenant Relocation and Protection Policy* applies. Sites along East 33rd Avenue to the end of the block at Gray's Park have rezoning potential under the *SRP*.

## 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 approved *Vancouver Plan* will serve as a framework with further implementation planning work to follow over the next two to four years. The *Vancouver Plan* supports the *SRP* and increasing the supply of new purpose-built market and below-market rental housing.

**Secured Rental Policy** – The *SRP* encourages the construction of new purpose-built rental housing in Vancouver. Updates to the *SRP* were approved by Council in December 2021 to streamline the delivery of new rental housing. These included clarifying opportunities for rezoning in low-density areas close to public transit, shopping and other daily needs, and to streamline and simplify the rezoning process by utilizing new rental zones with standardized regulations.

The *SRP* outlines the following locational eligibility criteria for sites in low-density areas:

- In an existing RS or RT zone outside of recent community plan areas (excluding certain RT-zoned areas in Kitsilano and Kensington-Cedar Cottage with high proportions of heritage buildings and multiple conversion dwellings);
- Located within close proximity to public transit and local shopping; and
- On the first full block on either side of an eligible arterial road.

Sites that meet these criteria and that are part of the typical street grid (including having lane or secondary street access to the rear) and are regular in shape, size and other attributes may be considered for rezoning under the *SRP* to one of the new residential rental zones. The applicable option or options are further informed by the site's size, orientation and adjacent context.

The *SRP* generally supports up to four-storey mixed-use and five-storey residential apartments on arterials, and up to four-storey townhouses or apartments on sites off arterials. Up to six storeys may be considered for projects on arterials where the residential component includes a minimum 20% permanently secured below-market rental housing or 100% social housing. This application complies with location criteria under the *SRP* for six-storey buildings but is only seeking five storeys without a below-market rental component.

**RR Zoning District Schedules and Design Guidelines** – Along with updates to the *SRP*, in December 2021 Council approved the addition of three new residential rental (“RR”) zoning district schedules to the Zoning and Development By-law: “RR-1”, “RR-2A, RR-2B and RR-2C”, and “RR-3A and RR-3B”. Like other standard zoning districts, the RR zones set basic regulations such as permitted use, density, and height limits, while allowing for a range of building designs. All residential uses in the RR zones are secured as rental tenure, and no stratification or sale of individual residential units is allowed.

Further direction on form of development expectations under each of the RR zones is provided in the *Residential Rental Districts Schedules Design Guidelines*. Recognizing that the *SRP* and RR zones are intended to enable incremental change in neighbourhoods that currently consist primarily of detached houses and duplexes, the guidelines support new missing middle buildings that foster neighbourliness and social connection, and contribute to an evolving streetscape which accommodates more architectural variety and diversity of housing options.

**Housing Vancouver Strategy** – In November 2017, Council approved the *Housing Vancouver Strategy (2018-2027)* and the *3 Year Action Plan (2018-2020)*. These seek to shift the supply of

new homes toward the right supply, with targets for new units along a continuum of housing types. The *Housing Vancouver* targets were based on the core goals of retaining the diversity of incomes and households in the city, shifting housing production towards rental to meet the greatest need, and coordinating action with government and non-profit partners to deliver housing for the lowest income households.

Overall, 72,000 new homes are targeted for the 10-year period, including 20,000 purpose-built rental units. Nearly 50% of the new units are to serve households earning less than \$80,000 per year, and 40% are to be family-size units.

**Housing Needs Report** – 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 application, if approved, would facilitate the delivery of secured rental housing and address the data and findings within the HNR.

### ***Strategic Analysis***

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

To facilitate the delivery of secured rental units, the City has implemented a simplified process for owner-initiated rezonings to a RR District schedule. Rather than rezoning to a site-specific Comprehensive Development (CD-1) District, rezoning to a standard RR zone streamlines the review process and provides greater certainty for the achievable built form.

The RR-2B District Schedule permits apartments up to five-storeys in height and 2.2 FSR. This schedule requires a minimum frontage of 20.1 m (66 ft.). On some shallow sites and corner sites with a minimum frontage of 40.2 m (132 ft.), a density of up to 2.4 applies for sites on arterials. The schedule requires that 35% of the units be for families and include two bedrooms or more. Applicable to sites on arterials and on local streets flanking an arterial, five-storey apartment buildings will introduce incremental change to local streets and will typically be limited in frontage width to achieve a higher degree of compatibility with the existing streetscape.

The rezoning process allows for a secured rental development through a streamlined process. Architectural drawings are not required at the rezoning application stage. The form of development will be reviewed at the development permit stage. All proposals will need to meet the intent and regulations of the RR-2B District. An Urban Design Panel review will not be required at the development permit stage, as comprehensive design guidelines accompany the RR-2B District Schedule.

#### **2. Housing**

The *Housing Vancouver Strategy* seeks to deliver a range of housing tenures across the housing continuum. This application, if approved, would support submission of a development permit for a new five-storey rental apartment building to the City's inventory of rental housing, which would contribute to the targets set out in the *Housing Vancouver Strategy* (see Figure 2).

**Figure 2: Progress Towards 10 Year Housing Vancouver Targets for Purpose-Built Market and Developer-Owned Below-Market Rental Housing as of September 30, 2022**

Housing Type	CATEGORY	10-YEAR TARGETS	Units Approved Towards Targets
Purpose-Built Market Rental Housing Units	Market Rental	16,000	11,290 (71%)
	Developer-Owned Below-Market Rental	4,000	1,225 (31%)
	Total	20,000	12,515 (63%)

\*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

**Vacancy Rates** - Vancouver has exhibited historically low vacancy rates in the last 30 years. In 2021, the purpose-built apartment vacancy rate was 1.1% in Vancouver. The vacancy rate (based on the CHMC Market Rental Survey) for the Mount Pleasant/Renfrew Heights area within which this site is located is 0.9%. A vacancy rate between 3% and 5% is considered to represent a balanced market.

**Average Rents and Income Thresholds** – The average rents for various units on the east side of Vancouver is shown in Figure 3. Rent increases, over time, are subject to the Residential Tenancy Act. Average market rents in newer rental buildings on the east side are shown in the middle two columns in Figure 3. The market rental housing component will provide options which are significantly more affordable than average home ownership costs as illustrated in Figure 3.

**Figure 3: Average Rents for Units on the East Side of Vancouver**

Unit	Newer Rental Buildings - Eastside		Monthly Costs of Ownership for Median-Priced Apartment – Eastside (with 20% down payment)		
	Average Market Rent <sup>1</sup>	Annual Income Required to Afford Average Market Rent <sup>2</sup>	Monthly Costs of Ownership <sup>3</sup>	Annual Income Required to Afford Monthly Costs <sup>3</sup>	Down-Payment at 20%
Studio	\$1,598	\$63,920	\$2,200	\$88,000	\$79,550
1-bed	\$1,772	\$70,880	\$2,885	\$115,400	\$108,000
2-bed	\$2,402	\$96,080	\$3,809	\$152,360	\$141,300
3-bed	\$3,272	\$130,880	\$5,565	\$222,600	\$213,000

<sup>1</sup> Data from the October 2021 CMHC Rental Market Survey for apartments in purpose-built rental buildings completed in the year 2011 or later on the Eastside of Vancouver

<sup>2</sup> For studio, 1-, 2-, and 3-bedroom units, the maximum DCL rents are the average rents for all apartments in purpose-built rental buildings built since the year 2005 in the City of Vancouver as published by CMHC in the fall 2021 Rental Market Survey, plus 10%.

<sup>3</sup>Based on the following assumptions: median of all BC Assessment apartment sales prices in Vancouver Eastside in 2021 by unit type, 20% down-payment, 5% mortgage rate (in-line with Bank of Canada conventional rate), 25-year amortization, \$150-\$250 monthly strata fees and monthly property taxes at \$2.92 per \$1,000 of assessed value (2020 assessments and property tax rate).

**Security of Tenure** – Purpose-built rental housing offers secure rental tenure. The proposed RR-2B zoning designation would only permit residential uses that are secured as Residential Rental Tenure, and no strata or other ownership tenure of the residential units would be permitted. In addition, all units in the project would be secured 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/or separate sale of individual units. Conditions related to securing the units are contained in Appendix B.

### 3. Tenants

The rezoning site consists of four (secondary) rental tenancies. Since the proposal involves the consolidation of two or more lots, the *Tenant Relocation and Protection Policy* (TRP Policy) applies.

The four houses, containing a total of four rental tenancies, are currently occupied with tenants who are aware of the rezoning application. Two of the tenancies are eligible for provision under the *TRP Policy* given the length of tenancy (see Appendix D). The Tenant Relocation Plan for the two eligible tenancies will be required as a condition of development permit issuance. An Interim Tenant Relocation Report is required prior to demolition permit issuance and a final Tenant Relocation Report is required prior to issuance of an occupancy permit.

To better understand each tenant's relocation needs, including special housing requirements or vulnerabilities (e.g. low income), tenants will be invited to complete a Needs Assessment. Tenants will also be provided another opportunity to report any changes closer to their end of tenancy.

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. This must be completed 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.

### 4. Transportation and Parking

Parking, loading and bicycle spaces must be provided and maintained according to the Parking By-law and will be reviewed at time of development permit application when architectural drawings are submitted.

Through this application, conditions of approval include a 2.1 m (7 ft.) road dedication along East 33rd Avenue for the two westerly lots. Similar frontage dedication has occurred on both the north and south side of East 33rd Avenue. Local servicing requirements will be secured through a services agreement. Engineering conditions are included in Appendix B.

### 5. Environmental Sustainability and Natural Assets

**Green Buildings** – The *Green Buildings Policy for Rezoning* was amended by Council on May 17, 2022 with the intent to streamline green buildings requirements and processes, as many former policy requirements have become part of the Vancouver Building By-law. As an in-stream application, the applicant has chosen to meet the preceding version of the policy, which requires that rezoning applications satisfy either the near zero emission buildings or low emissions green buildings conditions. The application is pursuing the low emissions requirements, which establishes limits to create efficient and comfortable homes. The applicant has submitted preliminary energy modeling analysis detailing building performance strategies to meet the energy use intensity, greenhouse gas and thermal demand targets.

**Green Assets** – The *Urban Forest Strategy* was developed to preserve, protect and strengthen Vancouver’s urban forest and tree canopy for the future. The Protection of Trees By-law aims to maintain a healthy urban forest by requiring that permission be granted to remove trees that meet certain conditions. The intent is to protect as many healthy, viable trees as possible, while still meeting the challenges of development, housing priorities and densification. This is in keeping with City goals for resilient and healthy natural systems in urban areas.

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.

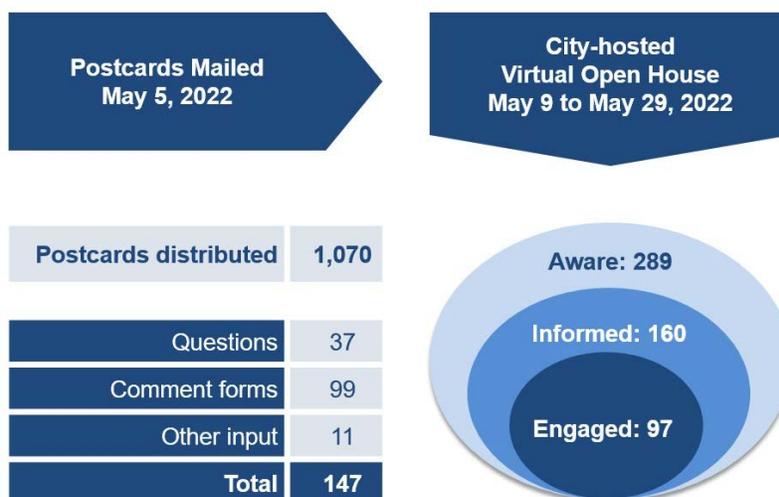
*Rainwater Management Plan* – A rezoning condition requires a Rainwater Management Plan at the development permit stage. This plan will detail how the proposed development will incorporate a water-sensitive site and building design to collect and convey rainwater. This includes green infrastructure strategies 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.

## 6. Public Input

A rezoning information sign was installed on the site on May 9, 2022. Approximately 1,070 notification postcards were distributed within the neighbouring area on or about May 5, 2022. Notification, application information, and an online comment form was provided on the Shape Your City Vancouver website (<https://shapeyourcity.ca/>).

**Virtual Open House** – A virtual open house was held from May 9 to May 29, 2022 on the Shape Your City platform. The open house consisted of an open-question online event where questions were submitted and posted with a response over a period of three weeks. 289 people signed onto the project webpage to view the rezoning proposal including an example of a hypothetical building example.

**Public Response and Comments** – Public input was via online questions, comment forms, by email and phone. A total of 147 submissions were received. A summary of all public responses may be found in Appendix E.

**Figure 4: Overview of Notification and Engagement**

Generally, comments of support fell within the following areas:

- **Height, density and location:** The height, density and location of the application is appropriate given its proximity to transit services, parks and a commercial area.
- **Housing stock and rental housing:** Increasing housing stock and rentals in the City is needed.

Generally, comments of concern fell within the following areas:

- **Height, density, location and neighbourhood context:** The height and density of this project is inappropriate for the location, given the single-family residential context of the neighbourhood. The height of the proposed building leads to concerns about privacy, shadows, obstructed views and access to sunlight. Unsightly garbage bins and vehicle access are a concern on the north side of the property because the site is double-fronting without an intervening lane.
- **Traffic and parking:** Roads are already congested, including from park visitors and commuters avoiding traffic on nearby arterial roads. An increase in residents and traffic in the area would exacerbate issues and be dangerous for pedestrians, children and bikes sharing the roads.
- **Community amenities and infrastructure:** The increase of residents to the area will put a strain on the community amenities such as parks and schools. Drainage infrastructure cannot support more residents in the area.
- **Public consultation process:** Not enough information is provide on the proposed development, including the absence of building images, traffic studies, etc. There was not enough public consultation on policy changes affecting the neighbourhood.

### **Response to Public Comments**

- The proposed RR-2B zone permits up to five storeys and is consistent with the *Secured Rental Policy*. During the development of the Residential Rental (RR) district schedules, staff analyzed the suitability of various apartment forms, including shadow impacts on adjacent properties. This analysis is reflected in the regulations contained in the RR district schedules. During the development permit stage, staff will review the specific

form of development, including setbacks and privacy, shadow studies, parking access and landscaping/screening.

- The development site will be required to dedicate a portion of its frontage and deliver public realm improvements such as new, widened sidewalks and boulevards. Off-street parking as per the Parking By-law will be required at the development permit stage.
- The site is half a block from Grays Park and within the catchment area of McBride Elementary School and Tupper Secondary School. Both schools are currently operating under capacity and are anticipated to remain so with McBride operating at 78% and Tupper at 67% of capacity in 2031.
- Engineering staff reviewed the rezoning application to ensure adequate water pressure and sewer capacity are maintained throughout the system. A Services Agreement for required on-site and off-site works is a condition of rezoning enactment, including a Rainwater Management Plan.
- Council approved amendments to the *Secured Rental Policy* to allow simplified rezonings in low-density areas after extensive public engagement (Appendix E). The intent of rezoning to a specific district schedule is to provide certainty on built form for residents, while streamlining the review process. So while architectural drawings are not available at rezoning, projects must meet the minimum requirements of the RR-2B district schedule. If the rezoning is approved, detailed architectural drawings will be submitted through the development process and reviewed with the public at that time.

## 7. Public Benefits

**Community Amenity Contributions (CAC)** – The *Community Amenity Contributions Policy for Rezonings* provides an exemption for certain routine, lower-density secured market rental rezoning applications that comply with the City’s rental policies. As this site is currently zoned RS-1 and proposes to rezone to RR-2B which only allows for up to five storeys, the application is eligible for this CAC exemption. The public benefit accruing from the secured market rental housing is the contribution to the City’s secured rental housing stock.

**Development Cost Levies (DCLs)** – This site is currently subject to both City-wide and Utilities DCL. DCLs are payable at building permit issuance based on rates in effect at that time and the floor area proposed at the development permit stage.

This application is eligible for a waiver of the City-wide DCL, however the applicant has elected not to seek the waiver. As per Section 3.1B of the *Vancouver Development Cost Levy By-law*, the applicant’s decision regarding the waiver for projects requiring rezoning is to be made at the rezoning application stage and the relevant requirements should be secured in the conditions of enactment. Should the applicant wish to request a DCL waiver at a later stage, the application would be expected to return to Council for a subsequent public hearing to amend the rezoning condition.

Based on rates in effect as of September 30, 2022, it is estimated that the project will pay DCLs of \$2,028,325, should it achieve the maximum 2.4 FSR.

**Public Art Program** – No public art contribution is applicable to this rezoning as the proposed floor area of the project is below the minimum threshold.

A summary of public benefits associated with this application is included in Appendix F.

***Financial Implications***

As noted in the Public Benefits section this project is expected to provide secured rental housing and a DCL contribution. See Appendix F for additional details.

***CONCLUSION***

Staff have reviewed the application to rezone 807-847 East 33rd Avenue from RS-1 to RR-2B to facilitate an apartment development, complying with the provisions of the RR-2B District Schedule, and conclude that the application can be considered consistent with the *Secured Rental Policy* and advances the City's housing policy goals.

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.

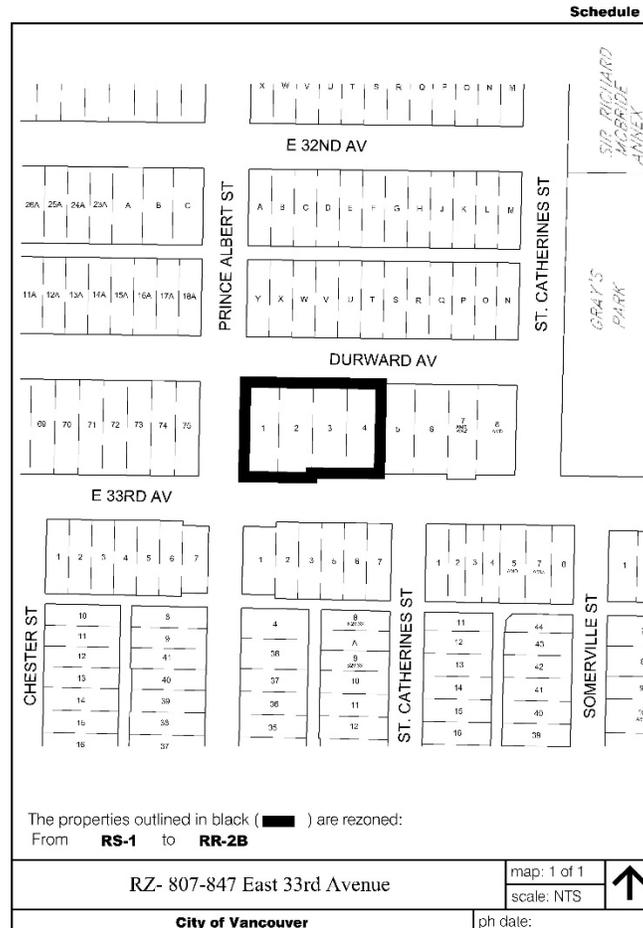
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**807-847 East 33rd Avenue  
PROPOSED BY-LAW AMENDMENTS**

*Note: A By-law to rezone an area to RR-2B 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 RR-2B District Schedule.



\* \* \* \* \*

**807-847 East 33rd 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**

- 1.2 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 for Low Emissions Green Buildings are summarized at <http://guidelines.vancouver.ca/G015.pdf>.

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

**Housing**

- 1.3 The unit mix to be included in the development permit drawings must include a minimum of 35% family units (two-bedroom and three-bedroom units).
- 1.4 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, appropriate in size for the scale of the project 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);
  - (c) A multi-purpose indoor amenity space at least 37 sq. m (398 sq. ft.) with a wheelchair accessible washroom and kitchenette. Consider positioning this adjacent to the children's play area to enable parental supervision from the amenity room (S. 3.7.3); and
  - (d) A balcony for each family-size unit with 1.8 by 2.7 m minimum dimensions (S. 4.3.2).

## **Engineering**

- 1.5 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.
- 1.6 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.
- 1.7 Provision of construction details to determine ability to meet municipal design standards for shotcrete removal (Street Restoration Manual section 02596 and Encroachment By-law (#4243) section 3A) and access around existing and future utilities adjacent your site. Current construction practices regarding shotcrete shoring removals have put City utilities at risk during removal of encroaching portions of the shoring systems. Detailed confirmations of these commitments will be sought at the building permit stage with final design achievements certified and confirmed with survey and photographic evidence of removals and protection of adjacent utilities prior to building occupancy. Provision of written acknowledgement of this condition is required. Please contact Engineering Services for details.
- 1.8 Confirmation that gates/doors are not to swing more than 0.3 m (1.0 ft.) over the property lines or into the SRW area.
- 1.9 Provision of a landscape and site plan that reflect the improvements to be provided as part of the Services Agreement.

Note to Applicant: Drawings must indicate that the off-site designs submitted as part of the DP application are preliminary, and that a final off-site geometric design will be provided by the City of Vancouver through the DP process.

- 1.10 The following information is required for drawing submission at the development permit stage to facilitate a complete Transportation review:
  - (a) A complete tech table is required showing the calculations for the minimum required parking, loading, bicycle spaces and the number of spaces being provided.
  - (b) All types of parking and loading spaces individually numbered, and labelled on the drawings.
  - (c) Dimension of column encroachments into parking stalls.
  - (d) Show all columns in the parking layouts.
  - (e) Dimensions for typical parking spaces.
  - (f) Dimensions of additional setbacks for parking spaces due to columns and walls.

- (g) Dimensions of manoeuver aisles and the drive aisles at the parkade entrance and all gates.
  - (h) Section drawings showing elevations and minimum vertical clearances for parking levels, loading bays, ramps, and security gates. These clearances must consider mechanical projections and built obstructions.
  - (i) Details on the ramp/parkade warning and/or signal systems and locations of lights, signs and detection devices to be shown on the plans.
  - (j) Areas of minimum vertical clearances labelled on parking levels.
  - (k) Design elevations on both sides of the ramps and drive aisles at all breakpoints, loading bays, disability spaces, and at all entrances. The slope and length of the ramped sections at all breakpoints to be shown on the submitted drawings.
  - (l) Indicate the stair-free access route from the Class A bicycle spaces to reach the outside. Stair ramps are not generally acceptable.
  - (m) Existing street furniture including bus stops, benches etc. to be shown on plans.
  - (n) The location of all poles and guy wires to be shown on the site plan.
- 1.11 Provision of a lighting simulation to support all offsite lighting upgrades to City standards and IESNA recommendations.
- 1.12 Submission of a Key Plan to the City for review and approval prior to submission of any third party utility drawings is required. The review of third party utility service drawings will not be initiated until the Key Plan is defined and achieves the following objectives:
- a) The Key Plan shall meet the specifications in the City of Vancouver Engineering Design Manual Section 2.4.4 Key Plan <https://vancouver.ca/files/cov/engineering-design-manual.PDF>.
  - (a) 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 advance of construction. Requests will be reviewed on a case by case basis with justification provided substantiating need of street space against other alternatives. If street use for temporary power is not approved, alternate means of providing power will need to be proposed. An electrical permit will be required.
- 1.13 Provision of a complete Rainwater Management Plan (RWMP) to be submitted to clearly indicate how the onsite system achieves the prescribed performance requirements as detailed in the Zoning and Development By-law and the Rainwater Management Bulletin. In particular:

- (a) Include the accompanying geotechnical report or infiltration study as part of the DP application to support the feasibility of the proposed strategy and design infiltration rate.
- (b) Ensure best management practice and requirements are adhered to for the design of the proposed infiltration facility which includes:
  - Specifying the proposed design infiltration rate for drawdown time calculations; and
  - Preferred estimated drawdown for the entire rainwater storage volume in less than or equal to 48 hours using the design infiltration rate.

Note to Applicant: The design infiltration rate shall be specified by a qualified professional and should be based on site specific subsurface properties and shall be supported by a study onsite. Any assumptions made prior to the completion of such investigations shall be revised accordingly if necessary.

Note to Applicant: Many available options to estimate drawdown time. A conservative static method using the equation below may be used

$$T = \frac{V}{(A)(K)}$$

T = drawdown time (hr)

V = volume of rainwater retained for infiltration (m<sup>3</sup>)

A = bottom surface area of the infiltration facility (m<sup>2</sup>)

K = design infiltration rate for underlying subsoil (m/hr)

Note to Applicant: As of July 5, 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 DP application. A meeting may be scheduled upon request by contacting [rainwater@vancouver.ca](mailto:rainwater@vancouver.ca).

- 1.14 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.
- 1.15 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.
- 1.16 Provision of a final signed and sealed standalone rainwater Operations and Maintenance (O&M) Manual to the satisfaction of the General Manager of Engineering Services prior to the issuance of any building permit.

- 1.17 Developer's Engineer to submit a sewer abandonment plan to the City that details the abandonment or removal of all existing storm, sanitary, and combined connections to the development site. The abandonment plan is required to be reviewed and accepted by the City Engineer prior to issuance of the Sewer Permit.
- 1.18 Follow Fraser South Hill streetscape guidelines.
- 1.19 When submitting Landscape plans, please place the following statement 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 Services and/or your Engineering, Building Site Inspector for details."

## **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 Director of Legal Services and the Approving Officer for the consolidation of:
  - (a) Lot 1 of Lot 5 Block 3 District Lots 391 and 392 Plan 344 ("Lot 1"),
  - (b) Lot 2 of Lot 5 Block 3 District Lots 391 and 392 Plan 344 ("Lot 2"),
  - (c) Lot 3, Except the South 7 Feet, Now Road Block 5 of Block 3 District Lots 391 and 392 Plan 344, and
  - (d) Lot 4, Except the South 7 Feet, Now Road, of Lot 5 Block 3 District Lots 391 and 392 Plan 344,

to create a single parcel and subdivision of that site to result in the dedication of the South 7 feet of Lot 1 and Lot 2 for road.

A subdivision is required to effect the dedication. A subdivision plan and application to the Subdivision and Strata Group is required. For general information, see the subdivision website at: <http://vancouver.ca/home-property-development/apply-to-subdivide-or-join-properties.aspx>.

- 2.2 Arrangements are to be made to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for release of Easement & Indemnity Agreement 70198H (Crossing) prior to building occupancy.

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

- 2.3 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 their sole discretion and holds shall be placed on such permits as deemed necessary in their 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 Creus Engineering Ltd. dated March 7, 2022, no water main upgrades are required to service the development.

Note to Applicant: The main servicing the proposed development is 200 mm along Durward Avenue or 300 mm along Prince Albert Street. The development shall not be provided a water service connection off the 450 mm water main on East 33rd Avenue. Should the development require water service connections larger than the existing main, the developer shall upsize the existing main to the satisfaction of the General Manager of Engineering Services. The developer is responsible for 100% of the cost of the upgrading. The maximum size of servicing is 300 mm.

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 807-847 East 33rd Avenue require the following in order to maintain acceptable sanitary sewer flow conditions.

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.

Note to Applicant: Development to be serviced to the existing 200 mm SAN and 375 mm STM sewers in Durward Avenue.

- (c) Provision of street improvements along East 33rd Avenue adjacent to the site and appropriate transitions including the following:
  - (i) 2.44 m (8.0 ft) wide broom finish saw-cut concrete sidewalk; and
  - (ii) Curb ramps.
- (d) Provision of street improvements along Prince Albert Street adjacent to the site and appropriate transitions including the following:
  - (i) Minimum 1.22 m (4.0 ft) wide front boulevard (measured from the back of the existing curb) with street trees where space permits;
  - (ii) 2.14 m (7.0 ft) wide broom finish saw-cut concrete sidewalk;
  - (iii) Curb ramps;
  - (iv) Relocation of the existing fire hydrant and hydro pole if/as required to accommodate the new sidewalk; and
  - (v) Removal of the existing unused driveway crossing and reconstruction of the boulevard, sidewalk, and curb to current standards.

Note to Applicant: If existing street trees need to be removed to accommodate the installation of the new sidewalk, this must be coordinated with and approved by staff from Urban Forestry. The applicant will be required to provide the ISA values and removal costs for any street trees which are approved for removal.

- (e) Provision of street improvements along Durward Avenue adjacent to the site and appropriate transitions including the following:
  - (i) Minimum 1.22 m (4.0 ft.) wide front boulevard (measured from the back of the existing curb) with street trees where space permits;
  - (ii) 2.14 m (7.0 ft.) wide broom finish saw-cut concrete sidewalk;
  - (iii) Curb and gutter, including any required road re-construction to current standards;
  - (iv) Curb ramps;
  - (v) Relocation of the existing fire hydrant and hydro pole if/as required to accommodate the new sidewalk; and
  - (vi) Removal of the existing unused driveway crossing and reconstruction of the boulevard, sidewalk, and curb to current standards.

Note to Applicant: The City will provide a geometric design for these street improvements.

- (f) Provision of full width reconstruction of Durward Avenue per City “Higher Zoned Street” pavement structure.
- (g) Provision of upgraded street lighting (roadway and sidewalk) adjacent to the site to current City standards and IESNA recommendations.

Note to Applicant: A lighting simulation is required prior to DP issuance.

- (h) Provision of entire intersection lighting upgrade to current City standards and IESNA recommendations at:

- (i) Prince Albert Street and East 33rd Avenue; and
- (ii) Prince Albert Street and Durward Avenue.

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

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

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

- 2.4 Provision of 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 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 a Section 219 Covenant to secure all residential units as secured market rental housing units, excluding Seniors Supportive or Assisted Housing, pursuant to the City’s Secured Rental Policy, for a term equal to the longer of 60 years and the life of the building, subject to a no-separate-sales covenant and a no-stratification covenant, and such other terms and conditions as the General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services may 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 a Section 219 Covenant.

- 2.6 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.

### **Sustainability**

- 2.7 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**

2.8 As applicable:

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

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.

\* \* \* \* \*

**807-847 East 33rd Avenue**  
**DRAFT CONSEQUENTIAL AMENDMENTS**

**DRAFT AMENDMENT TO THE SUBDIVISION BY-LAW NO. 5208**

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

- (a) PID: 015-645-151; Lot 1 of Lot 5 Block 3 District Lots 391 and 392 Plan 344;
- (b) PID: 015-645-177; Lot 2 of Lot 5 Block 3 District Lots 391 and 392 Plan 344;
- (c) PID: 002-999-595; Lot 3, Except the South 7 Feet, Now Road Block 5 of Block 3 District Lots 391 and 392 Plan 344; and
- (d) PID: 015-645-185: Lot 4, Except the South 7 Feet Now Road, of Lot 5 Block 3 District Lots 391 and 392 Plan 344.

\* \* \* \* \*

807-847 East 33rd Avenue  
SUMMARY OF TENANT RELOCATION PLAN TERMS

TRP 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 Tenancies	<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 (flat rate or arrangement of an insured moving company)	<ul style="list-style-type: none"> <li>• A flat rate of \$750 or \$1000 will be provided to all eligible tenants depending on the type of unit.</li> </ul>
Assistance in Finding Alternate Accommodation (3 options)	<ul style="list-style-type: none"> <li>• Applicant has distributed tenant needs assessment surveys. These surveys will be used in relocation efforts and to identify tenants' needs and preferences.</li> <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>

\* \* \* \* \*

807-847 East 33rd Avenue  
PUBLIC CONSULTATION SUMMARY

**1. Background of SRP Consultation**

A review of the City's previous rental incentive programs began in late 2018 and led to an updated Secured Rental Policy in November 2019. In that initial round of work, two in-person public open houses were held, pedestrian intercept surveys were undertaken and a Talk Vancouver survey was available, in addition to stakeholder and industry engagement and a survey of residents living in buildings created through City incentive programs. In the following phases of work, between March 2020 and August 2021, City of Vancouver staff engaged residents through in-person and online virtual information sessions, surveys, and stakeholder engagement meetings. This process included six in-person public information sessions (attended by over 800 residents), 10 stakeholder workshops, an online comment form (400 responses received), the Shape Your City project webpage (5,000 visitors), 2 online public information sessions (102 attendees), as well as public and development industry one-on-one sessions (attended by 18 residents and 15 industry representatives).

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

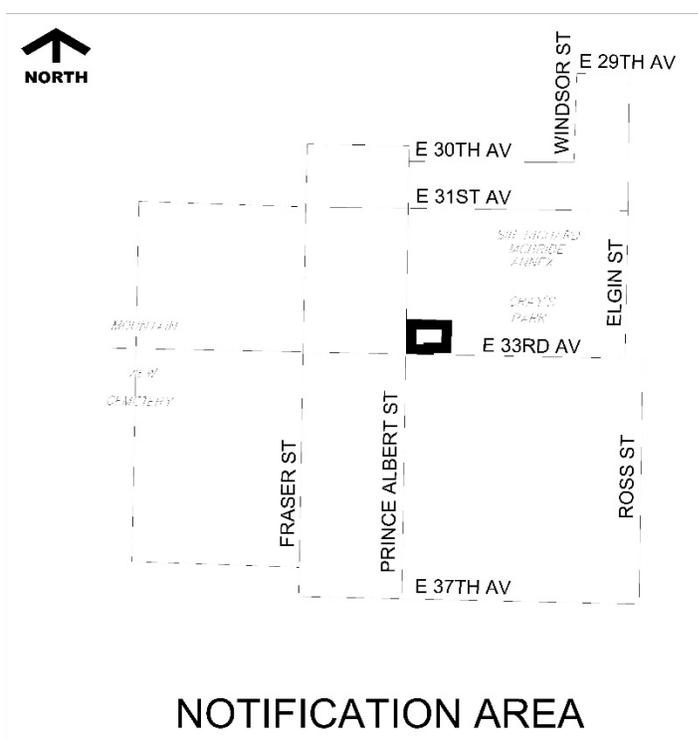
	Date	Results
<b>Event</b>		
Virtual open house (City-led)	May 9 – 29, 2022	289 participants (aware)* <ul style="list-style-type: none"> <li>• 160 informed</li> <li>• 97 engaged</li> </ul>
<b>Public Notification</b>		
Postcard distribution – Notice of rezoning application and virtual open house	May 5, 2022	1,070 notices mailed
<b>Public Responses</b>		
Online questions	May 9 – 29, 2022	37 submittal
Online comment forms <ul style="list-style-type: none"> <li>• Shape Your City platform</li> </ul>	May – October 2022	99 submittals
Overall position <ul style="list-style-type: none"> <li>• support</li> <li>• opposed</li> <li>• mixed</li> </ul>	May – October 2022	98 submittals <ul style="list-style-type: none"> <li>• 30 responses</li> <li>• 53 responses</li> <li>• 15 responses</li> </ul>
Other input	May – October 2022	11 submittal
<b>Online Engagement – Shape Your City Vancouver</b>		
Total participants during online engagement period	May – October 2022	512 participants (aware)* <ul style="list-style-type: none"> <li>• 218 informed</li> <li>• 114 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.

### 3. Map of Notification Area



### 4. Analysis of All Comments Received

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

Generally, comments of support fell within the following areas:

- **Height, density and location:** The height, density and location of the application is appropriate given the proximity to transit services, parks and a commercial area.
- **Housing stock and rental housing:** Increasing housing stock and rentals in the City is needed.

Generally, comments of concern fell within the following areas:

- **Height, density, location and neighbourhood context:** The height and density of this project is not appropriate for the location. A 5-storey building does not fit in with the single-family residential context of the neighbourhood. The height of the proposed building leads to concerns about privacy, shadows, obstructed views and access to sunlight.

Given that the community is currently made up of home owners, there are concerns that renters are less likely to invest in the community making it difficult to connect with neighbours and create a sense of community.

- **Traffic and parking:** Local roads such as Prince Albert Street and East 33rd Avenue are often congested with traffic from park visitors, parents dropping off kids at school and commuters avoiding traffic on nearby arterial roads. An increase in residents in the area as well as the construction of the proposed building will exacerbate existing traffic issues. An increase in traffic in the area will also make it dangerous for pedestrians, kids, and bikes sharing the roads.

It is assumed that residents of the proposed building will own cars and will compete with existing residents for street parking. Street parking in the area is already limited as park visitor often take up parking spots.

Because the proposed building fronts East 33rd Avenue and Durward Avenue, there are concerns that the homes on the north side of Durward Avenue will have to face unsightly garbage and recycling bins and deal with increased vehicle activity from residents entering and exiting the building. It is important to ensure the side of the building fronting Durward Avenue has a good neighborhood 'feel'.

- **Community amenities and infrastructure:** There is concern that an increase in residents in the area will put a strain on the community amenities such as parks and schools.

Residents are concerned that the City drainage infrastructure cannot support more residents in the area.

- **Environment:** The loss of trees and animal habitats as a result of the development is a concern.
- **Process:** There is not enough information on the development e.g. no renderings, form of development, traffic plan etc. It was felt that there was not enough public consultation on the project. Members of the public also questioned why the developer has registration for units in the development before the application is approved.

Generally, neutral comments/recommendations fell within the following areas:

- **Density, location and use:** Smaller forms such as townhouses or 2-4 storey buildings should be considered for this location. The application is better fit for arterial streets such

as Fraser Street, Kingsway and Main Street as these areas can handle more vehicle and foot traffic. The community would like to see retail space at grade.

- **Process:** This type of development should be permitted throughout the city.

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:*

- General support.
- Increase in density would be good.
- A professionally managed building will protect tenants and prevent tenants for being unfairly evicted.

*General comments of concern:*

- The increase in residents in the area will put a strain on the limited transit services in the area – the bus that runs along East 33rd Avenue is always full during peak hours.
- The application does not meet the requirements of the *Secured Rental Policy* – it is not within 800 m of a transit station nor is it within 400 m of a shopping area.
- There is not enough units for families.
- The approval of this project will set a precedent and lead to more rental apartments in the community.
- The rental units will not be affordable.
- The City is already overpopulated.
- The proposal will inflate the land value in the neighbourhood.

*General neutral comments/recommendations:*

- The application should be closer to shopping and transit areas to encourage walking and promote a greener city.
- Would like to see an increase in density and the building should be pet friendly and wheelchair accessible.
- The rezoning process for these types of proposals should be faster and there should be an in-person public hearing.
- There should be traffic calming measures for Prince Albert Street, St. Catherines Street, Durward Avenue, and 32nd Avenue.
- There should be at least 1 parking spot per unit and visitor parking and there should be bike storage.

\* \* \* \* \*

807-847 East 33rd Avenue  
PUBLIC BENEFITS SUMMARY

**Project Summary**

Rezoning to RR-2B District to facilitate an apartment development.

**Public Benefit Summary:**

The project would provide secured market rental units and would generate a DCL contribution.

	Base Zoning	Proposed Zoning
Zoning District	RS-1	RR-2B
FSR of Base Zoning and FSR of Base Density (site area = 2,460 sq. m (26,477 sq. ft.))	0.70	2.40
Floor Area	1,722 sq. m (18,534 sq. ft.)	5,903 sq. m (63,544 sq. ft.)
Land Use	Residential	Residential Rental

**Summary of development contributions anticipated under proposed zoning**

City-wide DCL <sup>1,2</sup>	\$1,272,151
Utilities DCL <sup>1</sup>	\$756,174
<b>TOTAL</b>	<b>\$2,028,325</b>

**Other benefits (not-quantified components):** All residential units to be rental housing (non-stratified) all secured for the longer of 60 years and the life of the building.

<sup>1</sup> Based on by-laws in effect as of September 30, 2022 and assumes the development maximizes the allowable density. 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. DCL by-laws are subject to future adjustment by Council including annual inflationary adjustments. A development may qualify for 12 months of in-stream rate protection. See the City's [DCL Bulletin](#) for more details.

<sup>2</sup> This application is eligible for a waiver of the City-wide DCL, however the applicant has elected not to seek the waiver. As per Section 3.1B of the Vancouver Development Cost Levy By-law, the applicant's decision regarding the waiver for projects requiring rezoning is to be made at the rezoning application stage and the relevant requirements should be secured in the conditions of enactment. Should the applicant wish to request a DCL waiver at a later stage, the application would be expected to return to Council for a subsequent public hearing to amend the rezoning condition.

**807-847 East 33rd Avenue**  
**APPLICANT, PROPERTY, AND DEVELOPMENT PROPOSAL INFORMATION**

**Property Information**

<b>Address</b>	<b>Property Identifier (PID)</b>	<b>Legal Description</b>
807 East 33rd Avenue	015-645-151	Lot 1 of Lot 5 Block 3 District Lots 391 and 392 Plan 344
821 East 33rd Avenue	015-645-177	Lot 2 of Lot 5 Block 3 District Lots 391 and 392 Plan 344
833 East 33rd Avenue	002-999-595	Lot 3, Except the South 7 Feet, Now Road Block 5 of Block 3 District Lots 391 and 392 Plan 344
847 East 33rd Avenue	015-645-185	Lot 4, Except the South 7 Feet Now Road, of Lot 5 Block 3 District Lots 391 and 392 Plan 344

**Applicant Information**

Architect/Applicant	Yamamoto Architecture
Registered Owner	1327287 B.C. Ltd.
Developer	Alabaster (E33) Master Limited Partnership

**Site Statistics**

Site Area	2,460 sq. m (26,477 sq. ft.), with a frontage of 60 m (198 ft.) along East 33rd Avenue and a depth of 40 m (131 ft.)
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**Development Statistics**

	<b>Permitted Under Existing Zoning</b>	<b>Development Permitted Under Proposed Zoning</b>
Zoning	RS-1	RR-2B
Uses	Residential	Residential Rental
Maximum Density	0.7 FSR	2.4 FSR
Floor Area	1,722 sq. m (18,534 sq. ft.)	Up to 5,903 sq. m (63,544 sq. ft.)
Height	10.7 m (35 ft.)	Up to 5 storeys (at the street): 16.8 m (55 ft.)
Unit Mix	n/a	as per RR-2B 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	