



## REFERRAL REPORT

Report Date: January 31, 2023  
Contact: Yardley McNeill  
Contact No.: 604.873.7582  
RTS No.: 15522  
VanRIMS No.: 08-2000-20  
Meeting Date: February 14, 2023

TO: Vancouver City Council  
FROM: General Manager of Planning, Urban Design and Sustainability  
SUBJECT: Rezoning: 5828-5850 Granville Street

### **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-laws in accordance with the recommendations set out below, for consideration at the Public Hearing.

### **RECOMMENDATION FOR PUBLIC HEARING**

- A. THAT the application, by Strand Holdings Ltd. on behalf of Granville Street East Nominee Inc., Inc. No. BC1361576, the registered owner of 5828 Granville Street [PID 009-946-896; Lot 5 of Lot 1, Block 6, District Lot 526, Plan 5486], 5830 Granville Street [PID 010-491-872; Lot 6 of Lot 1, Block 6, District Lot 526, Plan 5486], and 5850 Granville Street [PID 011-141-701; Lot 7 of Lot 1, Block 6, District Lot 526, Plan 5486], to rezone a consolidation of the above properties from RS-1 (Residential) District 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 Bylaw 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.

- 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 by-law rezoning the property, and any costs incurred in fulfilling requirements imposed as a condition of rezoning are at the risk of the property owner; and
  - (iii) THAT the City and all its officials, including the Approving Officer, shall not in any way be limited or directed in the exercise of their authority or discretion, regardless of when they are called upon to exercise such authority or discretion.

### **REPORT SUMMARY**

This report 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 5828-5850 Granville Street. The 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**

Relevant Council policies for this site include:

- Vancouver Plan (2022)
- Secured Rental Policy (2012, last amended 2022)
- RR-2B District Schedule (2021)
- Housing Needs Report (2022)
- Housing Vancouver Strategy (2017)

- Residential Rental Districts Schedules Design Guidelines (2021)
- Family Room: Housing Mix Policy for Rezoning Projects (2016)
- High-Density Housing for Families with Children Guidelines (1992, last amended 2020)
- Tenant Relocation and Protection Policy (2019)
- Green Buildings Policy for Rezonings (2010, last amended 2022)
- Urban Forest Strategy (2014)
- Latecomer Policy (2021)
- Vancouver Development Cost Levy By-law No. 9755
- Vancouver Utilities Development Cost Levy By-law No. 12183

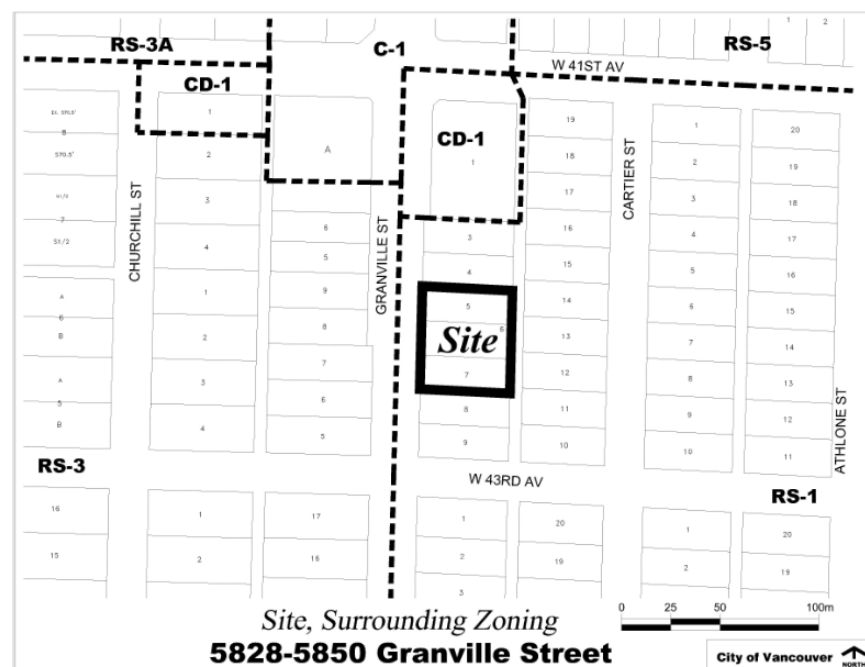
## REPORT

### Background/Context

#### 1. Site and Context

The subject site (see Figure 1) is comprised of three legal parcels fronting Granville Street. The total site area is approximately 2,371.7 sq. m (25,529 sq. ft.), with a frontage of 57 m (187 ft.) along Granville Street and a depth of 45.7 m (150 ft.).

Figure 1: Location Map – Site and Context



This property and the surrounding area are zoned for residential uses under the RS District Schedules with the exception of the C-1 area to the north that allows mixed-use development with commercial and residential uses. The site is currently zoned RS-1 and developed with three single-detached homes all constructed in 1926. The properties are not listed on the Vancouver Heritage Registry. Only one of the properties has a rental tenancy, and the Tenant Relocation and Protection Policy does not apply.

## 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 proposal addresses priorities within the *Housing Vancouver Strategy* which aligns with the *Vancouver Plan*.

**Secured Rental Policy (“SRP”)** – 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); and
- 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 RR 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.

**RR Zoning District Schedules and Design Guidelines** – Along with updates to the *SRP*, in December 2021 Council approved the addition of new residential rental (“RR”) zoning district schedules to the *Zoning & 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)*. 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 12,000 social, supportive and non-profit co-operative units and 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 (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 of the Council respecting affordable housing, rental housing and special needs housing.

This zoning amendment 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 also requires 35% of the units to 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 for this project 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 with stacked townhouses 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 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 Westside/Kerrisdale neighborhood neighbourhood, which this site is located, is 0.6%. A vacancy rate between 3% and 5% represents a balanced market.

**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 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.

**Tenants** - There are no existing residential tenants on site that are eligible under the Tenant Relocation and Protection Policy.

### 3. 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 dedication along Granville Street for road widening purposes. Local servicing requirements will be secured through a services agreement. Engineering conditions are included in Appendix B.

### 4. Environmental Sustainability and Natural Assets

**Green Buildings** – The Green Buildings Policy for Rezoning requires that rezoning applications satisfy the green and resilient building conditions stated within the Policy. The applicant has committed to submitting Reporting of Green and Resilient Building Measures at the Building Permit Stage, as well as fulfilling energy system sub-metering and enhanced commissioning requirements throughout the project.

**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.

## 5. Public Input

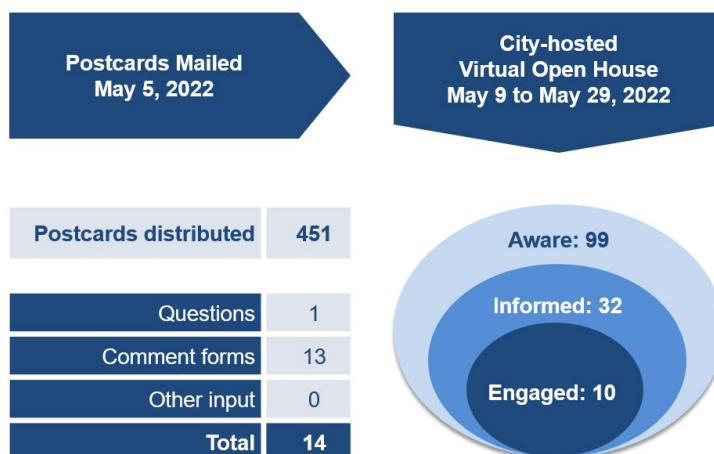
**Public Notification** – A rezoning information sign was installed on the site on May 4, 2022. Approximately 451 notification postcards were distributed within the neighbouring area on or about May 5, 2022. Notification and application information, and an online comment form, was provided on the City’s *Shape Your City Vancouver* ([shapeyourcity.ca/](https://shapeyourcity.ca/)) platform.

For a more detailed summary of public comments and the SRP consultation process and background, see Appendix D.

**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. 99 people signed onto the project webpage to view the rezoning proposal including a hypothetical building example.

**Public Response and Comments** – Public input was via online questions, comment forms, by email and phone. A total of 14 submissions were received. A summary of all public responses may be found in Appendix D.

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



Generally, comments of support fell within the following areas:

- **Height, massing, density:** The height and density of this project is appropriate for the location.
- **Housing stock and rental housing:** Increasing housing stock and rentals through increased density in the City is needed.

Generally, comments of concern fell within the following areas:

- **Height, massing, density:** The height of this project is not appropriate for the location.

### ***Response to Public Comments***

Height, massing, density, location, and design: The proposed use and form of development is consistent with the expectations of the *Secured Rental Policy*. An extensive form of development review will be done at the Development Permit stage.

Design: Under the RR-2B district schedule, commercial use is not permitted.

## **6. Public Benefits**

**Community Amenity Contributions (CAC)** – The Community Amenity Contributions Policy for Rezoning 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.

**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 was eligible for a waiver of the City-wide DCLs, however the applicant has elected not to seek the waiver. As per Section 3.1B of the Vancouver Development Cost Levy By-law, the decision to seek the waiver is made at the rezoning application stage. 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 \$1,792,748 of DCLs should it achieve the maximum 2.2 FSR.

**Other Benefits** - The secured market rental housing in this proposed development will contribute to the City’s secured rental housing stock.

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

### ***Financial Implications***

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



**CONCLUSION**

Staff have reviewed the application to rezone 5828-5850 Granville Street from RS-1 to RR-2B to facilitate the delivery of secured rental housing. The location complies with the provisions of the RR-2B District Schedule, and staff conclude the zoning amendment can be considered as it is 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.

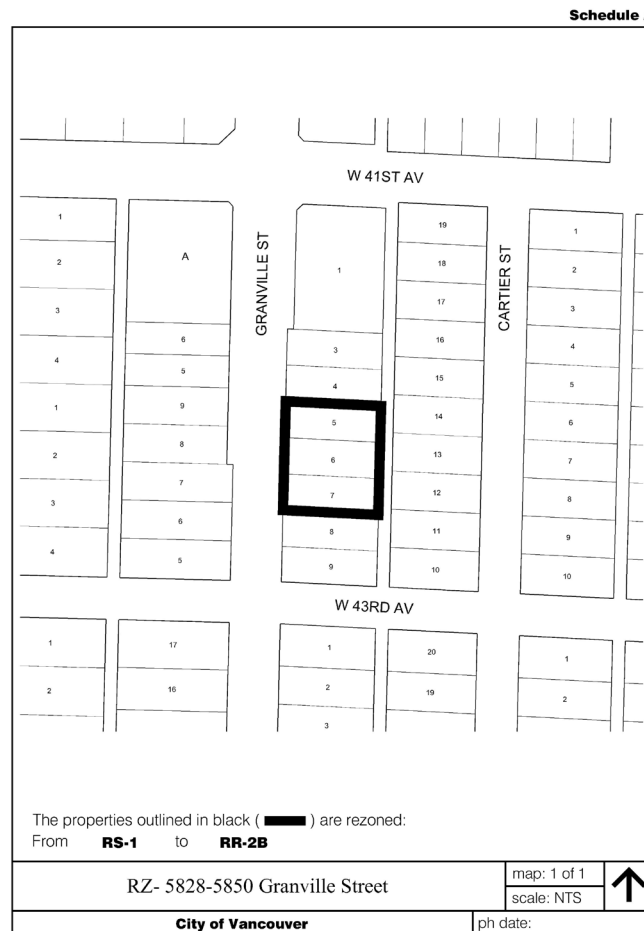
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**5828-5850 GRANVILLE STREET  
PROPOSED BY-LAW AMENDMENTS**

*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.



\* \* \* \* \*

**5828-5850 GRANVILLE STREET  
CONDITIONS OF APPROVAL**

*Note: If the application is referred to a Public Hearing, these Conditions of Approval will be referenced in the Summary and Recommendations included in the hearing agenda package. Any changes to the conditions approved by Council will be contained in its decision. Applicants are advised to consult the 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 (amended May 18, 2022) located here <https://guidelines.vancouver.ca/policy-green-buildings-for-rezonings.pdf>

The project is also required to meet the green building requirements of the Secured Rental Policy (last amended March 2022).

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

**Housing**

- 1.2 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).
- 1.3 The development should be designed in accordance with the High-Density Housing for Families with Children Guidelines, including the provision of:
- (a) An outdoor amenity area to include areas suitable for a range of children’s play activities and urban agriculture, ranging in size from 130 sq. m (1,399 sq. ft) to 280 sq. m (3,014sq. ft) and situated to maximize sunlight access (S. 3.3.2, 3.4.3);
  - (b) a minimum of 2.3 sq. m (24.7 sq. ft.) of bulk storage for each dwelling unit (S. 4.4.2);
  - (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

- 1.4 This Development site has been identified as being adjacent the Major Road Network (MRN), as defined under the South Coast British Columbia Transportation Authority Act (<https://www.translink.ca/plans-and-projects/projects/roads-bridges-and-goods-movement> [[translink.ca](https://www.translink.ca)]) on one or more frontages. Potential impacts to the road network due to site specific construction activity must be reviewed for all sites proposing street use outside of currently regulated zone limitations. A Construction Management Plan must be submitted directly to Translink ([MRN@translink.ca](mailto:MRN@translink.ca)) with a copy of the correspondence provided to the City of Vancouver a minimum 8 weeks prior to any construction activity.

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

- 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 & 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.
- 1.9 Provision of a landscape and site plan that reflect the improvements to be provided as part of the Services Agreement.
- 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 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 Bylaw and the Rainwater Management Bulletin.
- (a) Prioritize methods of capture by Tier 1 and 2 with Tier 3 only as a last resort.
- Note to Applicant:** It is unacceptable to propose 100% capture by a Tier 3 method for this proposed development. Additional opportunities may include rainwater harvesting, green roof, infiltration practices and/or absorbent landscaping. Substantial increase in proposed capture by Tier 1 and 2 methods is necessary. Appropriate justifications must be stated for each Tier to determine if any exemptions may be granted.

**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).

- 1.12 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.
- 1.13 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.
- 1.14 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.
- 1.15 Provision of a lighting simulation to support all offsite lighting upgrades to City standards and IESNA recommendations.
- 1.16 Developer's Engineer to submit a sewer abandonment plan to the City that details the following:
  - (a) The Key Plan shall meet the specifications in the City of Vancouver Engineering Design Manual Section 2.4.4 Key Plan <https://vancouver.ca/files/cov/engineering-design-manual.PDF>;
  - (b) All third party service lines to the development is to be shown on the plan (e.g., BC Hydro, Telus, Shaw, etc.) and the applicant is to provide documented acceptance from the third party utilities prior to submitting to the City.

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

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

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

- 1.16 Remove all retaining walls, stairs, trees, fences and other encroachments from proposed dedication areas.

## **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 Lots 5, 6 and 7 of Lot 1, Block 6, District Lot 526, Plan 5486 to create a single parcel and subdivision of that site to result in the dedication of the West 10 feet for road purposes. 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 225905M (private 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 his sole discretion and holds shall be placed on such permits as deemed necessary in his sole discretion. The Services are not excess and/or extended services and the applicant is not entitled to a Latecomer Agreement

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

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

Based on the confirmed Fire Underwriter's Survey Required Fire Flows and domestic flows submitted by R.F. Binnie & Associates Ltd. dated February 9, 2022, no water main upgrades are required to service the development.

Note to Applicant: The main servicing the proposed development is 300 mm along Granville St. The maximum permissible water service size 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.

Note to Applicant: As per the City of Vancouver Building Bylaw, the principle entrance must be within 90 m of a fire hydrant. Should the final design of the building change such that this requirement is no longer satisfied, provision of a new hydrant to be installed in accordance to the aforementioned bylaw will be required. The developer is responsible for 100% of the cost of this upgrade

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

- (i) Implementation of development(s) at 5828-5850 Granville St require the following in order to maintain acceptable sewer flow conditions.

No sewer main upgrades are required

The post-development 10-year flow rate discharged to the storm sewer shall be no greater than the 10-year pre-development flow rate. The pre-development estimate shall utilize the 2014 IDF curves, whereas the post-development estimate shall utilize the 2100 IDF curves to account for climate change. 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 525 mm COMB sewer in Granville St.

- (c) Provision of street improvements along Granville St 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) removal of the existing unused driveway crossing and reconstruction of the boulevard, sidewalk, and curb to current standards;
- (d) Provision of new or replacement duct banks adjacent the development site that meet current City standards. Duct banks are to consist of electrical and communication ducts sized to meet City needs in a configuration acceptable by the General Manager of Engineering Services and in conformance with applicable electrical codes and regulations. A detailed design will be required prior to the start of any associated street work.

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

- (e) Provision of upgraded street lighting (roadway and sidewalk) adjacent to the site to current City standards and IESNA recommendations.

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

- (f) Provision of entire intersection lighting upgrade to current City standards and IESNA recommendations at Granville Street and West 43<sup>rd</sup> Avenue
- (g) Provision to mill and regrade laneway to centreline along the development site's frontage to accommodate proposed building grades.
- (h) Provision of lane lighting on standalone poles with underground ducts if BC Hydro poles with attached City lane lights are planned to be removed. The ducts must be connected to the existing City Street Lighting infrastructure.
- (i) Provision for the installation of parking regulatory signage on streets adjacent to the site to the satisfaction of the General Manager of Engineering Services.

2.4 Provision of a \$30,000 cash contribution for sewer catchment flow monitoring.

2.5 Provision of all third party utility services (e.g., BC Hydro, Telus and Shaw) to be underground. BC Hydro service to the site shall be primary.

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

For questions on this requirement, please contact Utilities Management Branch at 604-829-9447 or at [umb@vancouver.ca](mailto:umb@vancouver.ca).

## **Housing**

- 2.6 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 that no such units will be rented for less than one month at a time, 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.

## **Environmental Contamination**

- 2.7 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.

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**5828-5850 GRANVILLE STREET**  
**DRAFT CONSEQUENTIAL AMENDMENT**

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

Council amends Schedule A of the Subdivision By-law in accordance with the plan labelled Schedule A and attached to and forming part of this By-law, by deleting 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 009-946-896; Lot 5 of Lot 1 Block 6 District Lot 526 Plan 5486;
- (b) PID 010-491-872; Lot 6 of Lot 1 Block 6 District Lot 526 Plan 5486; and
- (c) PID 011-141-701; Lot 7 of Lot 1 Block 6 District Lot 526 Plan 5486.

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**5828-5850 GRANVILLE STREET  
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**

	<b>Date</b>	<b>Results</b>
<b>Event</b>		
Virtual open house (City-led)	May 9 – May 29, 2022	99 participants (aware)* <ul style="list-style-type: none"> <li>• 32 informed</li> <li>• 10 engaged</li> </ul>
<b>Public Notification</b>		
Postcard distribution – Notice of rezoning application and virtual open house	May 5, 2022	451 notices mailed
<b>Public Responses</b>		
Online questions	May 9 – May 29, 2022	1 submittal
Online comment forms <ul style="list-style-type: none"> <li>• Shape Your City platform</li> </ul>	May 2022 – September 2022	13 submittals
Overall position <ul style="list-style-type: none"> <li>• support</li> <li>• opposed</li> <li>• mixed</li> </ul>	May 2022 – September 2022	13 submittals <ul style="list-style-type: none"> <li>• 7 responses</li> <li>• 3 responses</li> <li>• 3 responses</li> </ul>
Other input	May 2022 – September 2022	0 submittal
<b>Online Engagement – Shape Your City Vancouver</b>		

Total participants during online engagement period	May 2022 – September 2022	263 participants (aware)* <ul style="list-style-type: none"> <li>• 58 informed</li> <li>• 13 engaged</li> </ul>
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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



### 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, massing, density:** The height and density of this project is appropriate for the location.

- **Housing stock and rental housing:** Increasing housing stock and rentals through increased density in the City is needed.

Generally, comments of concern fell within the following areas:

- **Height, massing, density:** The height of this project is not appropriate for the location.

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

- **Environment:** Would like to see the trees on-site retained.
- **Site Context:** The area is well served by public transit so the density of the building should be increased, while the number of parking should be reduced.
- **Design:** Would like to see commercial at-grade.
- **Amenities:** Would like to see improvements along the sidewalk on Granville Street for a safer and improved pedestrian experience.

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.

*General comments of concern:*

- The proposal does not fit in with the neighbourhood context and will create shadows for adjacent neighbours.
- Increase in residents will increase traffic in the back lane and along Cartier Street.
- The proposal does not provide enough information (eg. form of development and building design).

*General neutral comments/recommendations:*

- Shorten the length of time it takes to rezone under the Secured Rental policy in order to increase housing stock in Vancouver.
- Ensure residents in the neighbourhood can use the back lane during construction.
- Infrastructure to prevent speeding and increase public safety in the neighbourhood is needed.
- The proposal does not provide enough information (eg. form of development and building design).
- Would like to see a proposal with lower density eg. 3-stories.
- The proposal should have higher density.

\* \* \* \* \*

**5828-5850 GRANVILLE STREET  
PUBLIC BENEFITS SUMMARY**

**Project Summary**

Rezoning to RR-2B District to facilitate secured rental housing.

**Public Benefit Summary**

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

	<b>Base Zoning</b>	<b>Proposed Zoning<sup>1</sup></b>
Zoning District	RS-1	RR-2B
FSR of Base Zoning and FSR of Base Density (site area = 2,371.7 sq. m / 25,529 sq. ft.)	0.70	2.20
Floor Area	1,660.2 sq. m (17,870 sq. ft.)	5,217.7 sq. m (56,164 sq. ft.)
Land Use	Residential	Residential Rental

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

City-wide DCL <sup>1,2</sup>	\$1,124,399
Utilities DCL <sup>1</sup>	\$668,349
<b>TOTAL</b>	<b>\$1,792,748</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 instream 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.

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**5828-5850 GRANVILLE STREET  
APPLICANT, PROPERTY, AND DEVELOPMENT PROPOSAL INFORMATION**

**Property Information**

Address	Property Identifier (PID)	Legal Description
5828 Granville Street	009-946-896	Lot 5 of Lot 1 Block 6 District Lot 526 Plan 5486;
5830 Granville Street	010-491-872	Lot 6 of Lot 1 Block 6 District Lot 526 Plan 5486;
5850 Granville Street	011-141-701	Lot 7 of Lot 1 Block 6 District Lot 526 Plan 5486.

**Applicant Information**

Architect/Applicant	Strand Holdings Ltd.
Property Owners	Granville Street East Nominee Inc., Inc. No. BC1361576

**Site Statistics**

Site Area	2,371.7 sq. m (25,529 sq. ft.); Site dimensions 57 m (187 ft.) x 45.7 m (150 ft.)
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**Development Statistics**

	Permitted Under Existing Zoning	Development Permitted Under Proposed Zoning
Zoning	RS-1	RR-2B
Uses	Residential	Residential Rental
Maximum Density	0.70 FSR	Up to 2.20 FSR
Floor Area	1,660.2 sq. m (17,870 sq. ft.)	Up to 5,217.7 sq. m (56,164 sq. ft.)
Height	10.7 m (35.1 ft.)	Up to 5 storeys (at the street): 16.8 m (55.1 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	

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