



REFERRAL REPORT

Report Date: December 20, 2022
Contact: Yardley McNeill
Contact No.: 604.873.7582
RTS No.: 15456
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: 691 West 28th 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 Stuart Howard Architects Inc., on behalf of Extraordinary Homes Ltd., Inc., the registered owner of 691 West 28th Avenue [*PID: 010-721-001; Lot 14 Block 719 District Lot 526 Plan 7090*] to rezone the land from RS-1 (Residential) District to RM-8A (Residential) District, be approved in principle;

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

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

- B. THAT, subject to approval of the zoning amendment by-law, the Subdivision By-law be amended generally as set out in Appendix C;

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

- C. THAT Recommendations A and B be adopted on the following conditions:

- (i) THAT the passage of the above resolutions creates no legal rights for the applicant or any other person, or obligation on the part of the City; any expenditure of funds or incurring of costs is at the risk of the person making the expenditure or incurring the cost;
- (ii) THAT any approval that may be granted following the public hearing shall not obligate the City to enact a bylaw rezoning the property, and any costs incurred in fulfilling requirements imposed as a condition of rezoning are at the risk of the property owner;
- (iii) THAT the City and all its officials, including the Approving Officer, shall not in any way be limited or directed in the exercise of their authority or discretion, regardless of when they are called upon to exercise such authority or discretion.

REPORT SUMMARY

This report recommends a plan amendment to the Zoning and Development By-law for 691 West 28th Avenue. The proposed amendment would rezone the property from RS-1 (Residential) District to RM-8A (Residential) District to allow for a townhouse or rowhouse development. The maximum floor space ratio (FSR) for RM-8A is 1.20.

The application is enabled by the *Cambie Corridor Plan* (“Plan”). Staff recommend that the application be referred to a Public Hearing, with the recommendation of the General Manager of Planning, Urban Design and Sustainability to approve it in principle, subject to the Public Hearing, and conditions contained within Appendix B.

COUNCIL AUTHORITY/PREVIOUS DECISIONS

- Vancouver Plan (2022)
- Cambie Corridor Plan (2018)
- Cambie Corridor Utilities Servicing Plan (2018)
- RM-8, RM-8A, RM-8N and RM-8AN Districts Schedule (2018)
- RM-8A and RM-8AN Guidelines (2018)
- Housing Needs Report (2022)
- Tenant Relocation and Protection Policy (2019)
- Green Buildings Policy for Rezonings (2010, amended 2022)
- Urban Forest Strategy (2014)

REPORT

Background/Context

1. Site and Context

The property consists of one parcel on the northeast corner of 28th Avenue and Heather Street (see Figure 1). The site area is approximately 657 sq. m (7,072 sq. ft.) with a frontage of 17 m (57 ft.) along 28th Avenue and a depth of 38 m (125 ft.). The property contains one secondary rental unit, currently occupied by the previous owner. As this application does not involve lot consolidation, the *Tenant Relocation and Protection* policy does not apply.

The surrounding area consists primarily of residential use with the exception of Braemar Park to the northwest and BC Women's and Children's Hospital to the southwest. Nearby sites are eligible for rezoning to RM-8A under the *Plan*.

Figure 1: Location Map – Site and Context



2. Policy Context

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

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

The *Plan* identifies over 1,100 detached lots as eligible to redevelop for townhomes, creating opportunities for approximately 8,200 units of much-needed ground-oriented housing. Specifically, Section 4.2.9 of the *Plan* supports residential townhouses or rowhouses for up to three storeys and a maximum FSR of 1.20.

The subject site is located within the Queen Elizabeth neighbourhood, characterized by its existing low-density residential character and green park-like setting. The *Plan* calls for new ground, family-oriented housing opportunities, in the form of townhouses, to be introduced in the transition areas surrounding Cambie Street and other large sites.

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

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



Further, the RM-8AN District requires more robust noise mitigation measures for buildings that are located on arterial streets, whereas the RM-8A does not, since RM-8A sites are not facing arterials. Since 28th Avenue is classified as a local street and not an arterial, the proposed rezoning is to the RM-8A District Schedule.

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

This rezoning application implements Council-approved direction contained in the *Plan*, and is well supported by the data and findings within the HNR.

Strategic Analysis

1. Simplified Rezoning Process

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

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

2. Transportation and Parking

The site is well served by public transit. The property is within close proximity to the King Edward Avenue Canada Line Station with frequent transit along Oak Street, King Edward Avenue and Cambie Street. Within one block is the 29th Avenue/Nanton Avenue Bikeway and Heather Street Bikeway, both providing sustainable transportation options.

Parking, loading and bicycle spaces must align with the Parking By-law and are reviewed during the DP process when architectural drawings are submitted. The applicant is required to upgrade

Heather Street and 28th Avenue with sidewalk improvements and a curb ramp. Other provisions on Heather Street include a widened front boulevard and the installation of a new catch basin. Local servicing requirements are also secured through a services agreement. Additional Engineering conditions can be found in Appendix B.

3. Environmental Sustainability and Natural Assets

Green Buildings – The *Green Buildings Policy for Rezoning*s requires that the application satisfy the green and resilient building conditions stated within the policy. A Rainwater Management Plan is required to detail how rainwater run-off will be managed. This will include information related to the detention tank system, peak flow calculations, and how the water quality requirement will be achieved on site. Further details can be found in Appendix B.

Green Assets – The *Urban Forest Strategy* seeks to protect and strengthen Vancouver's urban forest and tree canopy. The Protection of Trees By-law requires permission be granted to remove trees and to protect viable trees while supporting a healthy urban forest. There are three on-site trees and one City tree along 28th Avenue. A landscape plan and arborist report at the DP stage will provide further opportunities to enhance green assets in and around the site. Conditions seek improvements to Heather Street with a wider boulevard, street trees, new curb, gutters, and a new sidewalk.

4. Public Input

A site sign was installed on June 13, 2022. Approximately 1,255 notification postcards were distributed in the neighbouring area on or about June 14, 2022. Notification, application information, and online comment form was provided on the Shape Your City website (<https://shapeyourcity.ca/>). Six responses were received, expressing concern for loss of trees, support for housing, and seeking information about the unit count and form of development.

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

5. Public Benefits

Density Bonus Zone Contribution (DBZ) – Applications for the RM-8A/AN District are exempt from paying a community amenity contribution (CAC), per the *Community Amenity Contributions for Rezoning Policy*. The application is instead subject to a DBZ contribution, payable at building permit issuance, based on the additional density above the base entitlement of 0.75 FSR up to the 1.20 FSR maximum. Based on rates as of September 30, 2022, it is estimated that the project would pay DBZs of \$191,164, should it achieve the maximum 1.20 FSR.

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 DP stage. Based on the rates in effect as of September 30, 2022, it is estimated that the project will pay DCLs of \$62,798, should it achieve the maximum 1.20 FSR.

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 a DBZ and DCL

contributions. See Appendix F for additional details.

CONCLUSION

Staff have reviewed the application to rezone 691 West 28th Avenue from RS-1 to RM-8A to facilitate a townhouse or rowhouse development, in alignment with the RM-8A/AN District Schedule. The rezoning application is consistent with the *Cambie Corridor Plan*.

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

* * * * *

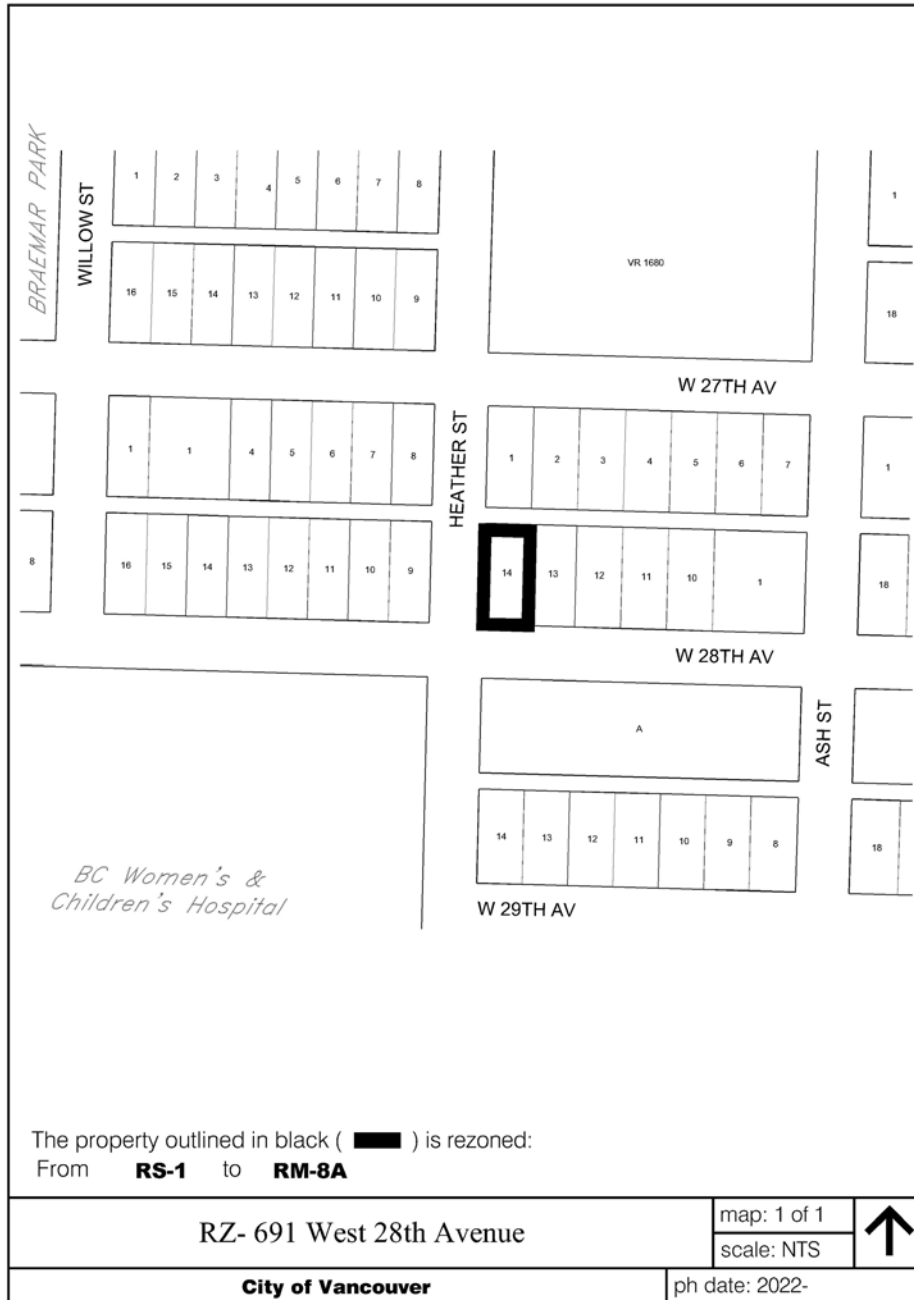
691 West 28th Avenue
PROPOSED BY-LAW AMENDMENTS

Note: A By-law to rezone an area to RM-8A will be prepared generally in accordance with the provisions listed below, subject to change and refinement prior to posting.

Zoning District Plan Amendment

1. This by-law amends the Zoning District Plan attached as Schedule D to By-law No. 3575, and amends or substitutes the boundaries and districts shown on it, according to the amendments, substitutions, explanatory legends, notations, and references shown on the plan attached as Schedule A to this by-law, and incorporates Schedule A into Schedule D of By-law No. 3575.
2. The area shown within the heavy black outline on Schedule A is rezoned and moved from the RS-1 District Schedule to the RM-8A District Schedule.

Schedule A



* * * * *

691 West 28th Avenue
CONDITIONS OF APPROVAL

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

PART 1: CONDITIONS OF APPROVAL OF THE DEVELOPMENT APPLICATION

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

Sustainability

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

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

Engineering

- 1.2 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's 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 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.

- 1.3 Provision of a complete Rainwater Management Plan (RWMP) to be submitted to clearly indicate how the on-site system achieves the prescribed performance requirements as detailed in the Zoning and Development By-law and the Rainwater Management Bulletin.

- (a) Provide a RWMP report with the next submission in addition to the drawings and calculations provided previously.
- (b) Provide further information related to the proposed detention tank system and water quality unit on the RWM drawings such as the location, geometric properties (footprint, volume, depth), method of flow control (orifice size and control structure configuration), emergency bypass, inverts, stage-storage-discharge (SSD) characteristics and relevant specifications for these features.

Note to Applicant: Provide cross-sections of the proposed underground storage system, Water Quality unit, flow control structure and storm connection.

Note to Applicant: Detailed drawings for rainwater management systems located within the building footprint that may be subject to Mechanical Engineer design at a later stage, can be deferred to the Building Permit (BP) Stage submission. Detailed drawings for rainwater management systems located outside of the building must be provided at the Development Permit (DP) stage.

Note to Applicant: Provide further details and supporting information on how the proposed detention tanks in series are functioning and controlled.

- (c) Provide an SSD table for the proposed detention tank system.

Note to Applicant: The SSD table should indicate the proposed storage volume and release rate at key elevations throughout the detention tank including the proposed outlet and emergency overflow elevations. For more information and an example SSD table, please contact rainwater@vancouver.ca.

Note to Applicant: Minimum orifice size is also subject to engineer's discretion regarding the risk of blockage versus outflow rate. Hydrodynamic flow control devices are also acceptable but the SSD table should reflect the applicable discharge curve.

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

Note to Applicant: Additional opportunities may include rainwater harvesting, green roof, infiltration practices and/or absorbent landscaping. Appropriate justifications must be stated for each Tier to determine if exemptions may be granted.

- (e) Update the peak flow calculations to control the post-development 1:10 year return period to the pre-development flow rate with a minimum inlet time of 5 minutes. Travel time to be estimated by applicant. Ensure that the pre-development calculation uses the 2014 IDF curve values and the post-development calculation uses the 2100 IDF curve values.

Note to Applicant: The return period applicable to site will be confirmed with Sewer Design Rezoning conditions at DP stage and may change.

- (f) Provide information on how the water quality requirement will be achieved on this site, as water quality treatment is required for the first 24 mm (~70% annual average rainfall) of all rainfall from the site that is not captured in Tier 1 or Tier 2 practices and 48 mm (~90% annual average rainfall) of treatment is required for high traffic areas. For the DP submission, the following should be included for review for all proprietary devices:
- Product name and manufacturer/supplier;
 - Total area and % Impervious being treated;
 - Treatment flow rate;
 - Supporting calculations to demonstrate adequate sizing system based on the contributing drainage area;
 - Include discussion of the specified treatment device's % Turbidity, Total Suspended Solids (TSS) removal efficiency certification by Technology Assessment Protocol (TAPE) or Environmental Technology Verification (ETV); and
 - Location of device in drawing or figure in the report.

Note to Applicant: Provide supporting Water Quality system sizing calculations with the updated submission.

Note to Applicant: It is recommended that the Water Quality unit be located upstream of the detention tank if feasible to minimize sediment accumulation and maintenance in the tank.

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

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

- 1.4 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 DP.
- 1.5 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.

- 1.6 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.
- 1.7 Provision of a Final Hydrogeological Study, to the General Manager of Engineering Services' and the Director of Planning's satisfaction, which addresses the requirements outlined in the Groundwater Management Bulletin, including but not limited to:

- (a) A Groundwater Management Plan which achieves the following objectives:
- (i) Adequate characterization and monitoring of hydrostratigraphic units above the proposed slab depth. This may include any discrete high permeable zones which would contribute to groundwater discharge from the site; and
 - (ii) Provide a quantitative estimate (in litres per minute) of both the anticipated construction dewatering/drainage rate and the permanent (post-construction) dewatering/drainage rate for City approval. Include calculations, assumptions and the methodology used to determine the rates.

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

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

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

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

Given the information presented in the Geotechnical Report (dated December 21, 2021), the City will permit the applicant to provide the required hydrogeological study in their subsequent submission as noted in the conditions below.

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

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 Provision of a Services Agreement to detail the on- and off-site works and services necessary or incidental to the servicing of the Rezoning Site (collectively called the “Services”) such that they are designed, constructed and installed at no cost to the City and all necessary street dedications and rights-of-way for the Services are provided all to the satisfaction of the General Manager of Engineering Services. No development permit for the Rezoning Site, or any portion thereof, or for any building or improvements thereon will be issued until the letter of credit, as security for the Services, is provided. The timing for the delivery of the Services shall be determined by the General Manager of Engineering Services in his sole discretion and holds shall be placed on such permits as deemed necessary in his sole discretion. Except as explicitly provided for in Condition 2.2(a), the Services are not excess and/or extended services and the applicant is not entitled to a Latecomer Agreement.

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

- (a) Provision of adequate water service to meet the fire flow demands of the project.
- (i) Based on the confirmed Fire Underwriter’s Survey Required Fire Flows and domestic flows submitted by Webster Engineering Ltd. dated March 22, 2022, no water main upgrades are required to service the development.

Note to Applicant: The main servicing the proposed development is 150mm along West 28th Avenue or 200mm along Heather Street. Should the development require water service connections larger than the existing main, the developer shall upsize the existing main to the satisfaction of the General Manager of Engineering Services. The developer is responsible for 100% of the cost of the upgrading.

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

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

- (i) Implementation of development(s) at 691 West 28th Avenue require the following in order to improve sewer flow conditions.

Off-site Servicing Upgrade:

- Separate existing 85 m of 300 mm COMB main to 750 mm STM and 300 mm SAN on West 28th Avenue from MH at the intersection of Willow Street and West 28th Avenue (MH__FJCS84) to MH fronting 731 West 28th Avenue (MH__FJCS6W).
- Separate existing 78 m of 200 mm COMB main to 600 mm STM and 200 mm SAN on West 28th Avenue from MH fronting 731 West 28th Avenue (MH__FJCS6W) to MH fronting 691 West 28th Avenue (MH__FJCS6T).

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

Note to Applicant: Development to be serviced to the proposed 200 mm SAN and STM sewers in West 28th Avenue.

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.

Developer's Engineer to submit design brief, calculations and/or model, and design drawings to the City. All submittals including Issued for Construction (IFC) drawings are required to be reviewed and accepted by the City Engineer prior to building permit issuance.

Note to Applicant: The Willow Street Trunk requires upgrading to support the growth in the catchment area. The City is targeting delivery of the upgraded trunk for Year 2-3 of the Development Cost Levy (DCL) program (Approximately 2024-2025) The applicant is to regularly inform the Development Water Resource Management (DWRM) Branch (utilities.servicing@vancouver.ca) of their updated construction and occupancy schedule as the development progresses. This will assist the ISDP Branch in scheduling the trunk delivery. If the DWRM Branch is not kept informed of the developer's schedule, the occupancy permit approval may not meet the developer's schedule

Note to Applicant: The Sewer Servicing Plan for Stage 3 of the Cambie Corridor Plan has not yet been completed. The developer is to contact City Engineer prior to commencing design or analysis of sewer system as the upgrade requirement may be modified based on the Servicing Plan (requirement will be approximately equivalent to the above condition).

- (c) Provision of street improvements along Heather 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 ramp; and
 - (iv) New concrete curb and gutter including installation of a new catch basin (CB) on Heather Street.

- (d) Provision of street improvements along West 28th Avenue adjacent to the site and appropriate transitions including the following:
 - (i) 2.14 m (7.0 ft.) wide broom finish saw-cut concrete sidewalk; and
 - (ii) Curb ramp.

- (e) 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.

- (f) 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.

- (g) Provision of entire intersection lighting upgrade to current City standards and IESNA recommendations at Heather Street and West 28th Avenue.

- (h) Provision of a new standard concrete lane crossing, new lane returns and ramps on both sides of the crossing at the lane crossing on Heather Street.

- (i) Provision to reconstruct the laneway along the development site's frontage per City "Higher Zoned Lane" pavement structure specifications with a centre valley cross section. Install a new catch basin in the laneway.

- (j) Provision of speed humps in the lane north of West 28th Avenue between Heather Street and Ash Street.

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

2.2 Provision of one or more Latecomer Agreements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for and only if the following works constitute excess and/or extended services:

a) Sewer upgrades per condition 2.1(b).

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

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

2.3 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.

Environmental Contamination

2.4 If applicable:

(a) Submit a Site Disclosure Statement to Environmental Services;

(b) As required by the Manager of Environmental Services and the Director of Legal Services, in their discretion, do all things and/or enter into such agreements deemed necessary to fulfill the requirements of Section 571(B) of the Vancouver Charter; and

(c) If required by the Manager of Environmental Services and the Director of Legal Services, in their discretion, enter into a remediation agreement for the remediation of the site and any contaminants which have migrated from the site on terms and conditions satisfactory to the Manager of Environmental Services, the General Manager of Engineering Services and Director of Legal Services, including a Section 219 Covenant that there will be no occupancy of any buildings or improvements constructed on the site pursuant to this rezoning until separate Certificates of Compliance, satisfactory to the City, for the on-site and off-site contamination, issued by the BC Ministry of Environment and Climate Change Strategy, have been provided to the City.

Agreements

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

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

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

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691 West 28th Avenue
DRAFT CONSEQUENTIAL AMENDMENT

DRAFT AMENDMENT TO THE SUBDIVISION BY-LAW NO. 5208

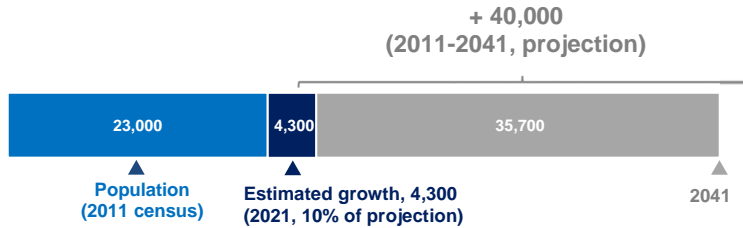
Council amends Schedule A of the Subdivision By-law in accordance with the plan labelled Schedule A and attached to and forming part of this by-law by deleting PID: 010-721-002; Lot 14 Block 719 District Lot 526 Plan 7090 from the RS-1, RS-3, RS-3A, RS-5 and RS-6 maps forming part of Schedule A of the Subdivision By-law.

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

POPULATION GROWTH^a

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

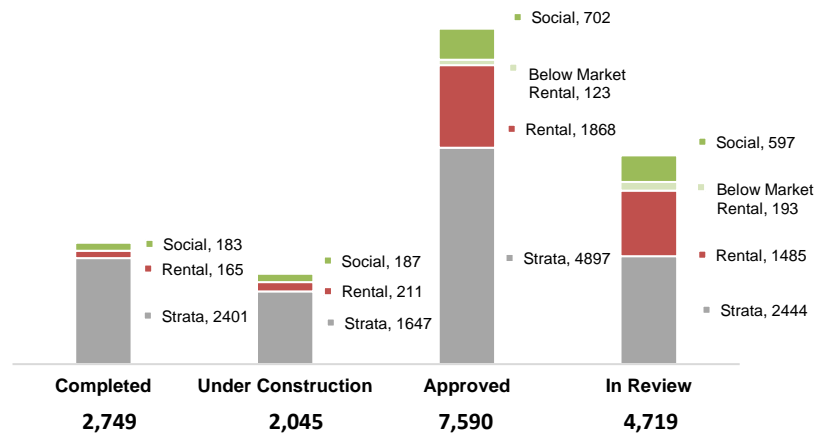


DEVELOPMENT ACTIVITY (UNITS)^b

Recent rezoning approvals:

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

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



PUBLIC BENEFITS ACHIEVED AND IN PROGRESS (North of 57th Avenue)^c

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

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

	Oak Street and 27th Avenue pedestrian and bike signal Eastbound Complete Street on W King Edward (Yukon to Columbia) & improved crossing at W King Edward Avenue / Yukon Street			
TARGETS	COMPLETED	UNDER CONSTRUCTION	PLANNING/ DESIGN	PROGRESS
See Chapter 13 of the Cambie Corridor Plan for more details				
CULTURE 5 new artist studios	Five public art installations	Cultural space, performance theatre, outdoor performance space at Oakridge Civic Centre	12 public art installations	✓
CIVIC / COMMUNITY Oakridge Civic Centre Oakridge Library expansion Additional library branch Hillcrest Community Centre (fitness) Firehall #23 Community Policing Centre		Oakridge Civic Centre (seniors centre, youth centre, childcare, library, community centre)	VanDusen & Bloedel Strategic Plan	✓
HERITAGE 5% allocation from cash community amenity contributions	James Residence Milton Wong Residence 5% allocation from cash community amenity contributions	Turner Dairy retention		✓
SOCIAL FACILITIES Renewal and expansion of Oakridge Seniors Centre Youth Hub Non-profit organization centre Additional Seniors' Centre		Oakridge Seniors Centre and Youth Centre		✓
PARKS AND OPEN SPACES New parks on large sites Queen Elizabeth Master Plan and Phase 1 upgrades 6 plazas and enhanced open spaces Neighbourhood park improvements	Upgrades to Riley Park and Hillcrest Park Lillian To Park (17th Avenue and Yukon Street) Playground renewal at Douglas Park Queen Elizabeth Park tennis court resurfacing	Oakridge Centre Park	Alberta Street Blue-Green System and Columbia Park Renewal Queen Elizabeth Master Plan Heather Park off-leash dog area Little Mountain Plaza and Wedge Park	✓

EXPLANATORY NOTES

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

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

^b **Development Activity:** The Development Activity Chart includes Building Permits, Development Permits, and rezoning applications:

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

^c **Public Benefits Achieved:** Public benefits in planning/design typically include large City- or partner-led projects or master plans that have begun a public process or have made significant progress in planning or design stages, but have not yet moved to construction. Public benefits secured through developer-initiated applications are not included in the planning/design column and not counted towards public benefits achieved prior to construction as numbers and status may change throughout the permitting process.

^d **Housing - Planning/Design:** Housing units in developer-initiated applications are not included in the planning/design column and not counted towards public benefits achieved prior to construction as numbers and status may change throughout the permitting process.

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

691 West 28th Avenue
PUBLIC BENEFITS INFORMATION

1. Public Benefits Information

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

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

As is typical of City-initiated rezonings, sites are not subject to community amenity contributions (CACs). Instead the zoning district for the RM-8A/AN zone includes a density bonus contribution to account for developer contribution to capture increased density of between 0.75 and 1.20 FSR. The RM-8A/AN District sets a base density of 0.75 FSR for two-family or multi-family dwelling uses.

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

Community Amenity Contributions (CACs)

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

Density Bonus Zone Contributions (DBZ)

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

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

Development Cost Levies (DCLs)

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

DCL rates are subject to future adjustment by Council. DCLs are payable at building permit issuance based on rates in effect at that time and the floor area proposed at the development permit stage, see the [DCL Bulletin](#) for additional details.

691 West 28th Avenue
PUBLIC BENEFITS SUMMARY

Project Summary

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

	Base Zoning	Proposed Zoning
Zoning District	RS-1	RM-8A
FSR (site area = 657 sq. m / 7,072 sq. ft.)	0.70	0.75 to 1.20
Floor Area (sq. ft.)	4,950 sq. ft.	5,304 to 8,486 sq. ft.
Land Use	Single-detached Houses and Duplexes (Residential)	Multiple Dwelling (Residential)

Summary of development contributions anticipated under proposed zoning¹

City-wide DCL	\$39,461
Utilities DCL	\$23,337
Density Bonus Zone Contribution (for density above 0.75 FSR) ²	\$191,164
TOTAL	\$253,962

¹ 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.

² Based on by-laws in effect as of September 30, 2022 and assumes the development maximizes the allowable density. DBZ contributions 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 in-stream rate protection. See the City's [DBZ Bulletin](#) for more details.

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691 West 28th Avenue
APPLICANT, PROPERTY, AND DEVELOPMENT PROPOSAL INFORMATION

Property Information

Address	Property Identifier (PID)	Legal Description
691 West 28th Avenue	010-721-002	Lot 14 Block 719 District Lot 526 Plan 7090

Applicant Information

Architect/Applicant	Stuart Howard Architects Inc.
Property Owner	Extraordinary Homes Ltd., Inc.

Site Statistics

Site Area	657 sq. m (7,072 sq. ft.); Site dimensions 17 m (57 ft.) x 38 m (125 ft.)
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Development Statistics

	Permitted Under Existing Zoning	Development Permitted Under Proposed Zoning
Zoning	RS-1	RM-8A
Uses	Single-detached Houses and Duplexes (Residential)	Multiple Dwelling (Residential)
Maximum Density	0.70 FSR	Up to 1.20 FSR
Floor Area	460 sq. m (4,950 sq. ft.)	Up to 789 sq. m (8,486 sq. ft.)
Height	10.7 m (35.1 ft.)	Up to 3 storeys (at the street): 11.5 m (37.5 ft.)
Unit Mix	n/a	as per RM-8A/AN District
Parking, Loading and Bicycle Spaces	as per Parking By-law	as per Parking By-law
Natural Assets	To be assessed at the development permit stage	

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