



REFERRAL REPORT

Report Date: February 21, 2023
Contact: Yardley McNeill
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RTS No.: 15570
VanRIMS No.: 08-2000-20
Meeting Date: March 7, 2023

TO: Vancouver City Council
FROM: General Manager of Planning, Urban Design and Sustainability
SUBJECT: Rezoning: 5995-6015 Dunbar 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 Dunbar Street West Nominee Inc., the registered owner of 5995-6015 Dunbar Street [*Lots C to E Block 4 District Lot 320 Plan 6858; PID 007-351-887, PID 010-813-420 and PID 010-813-446 respectively*], to rezone a consolidation of the properties comprising the site from RS-5 (Residential) District to RR-2B (Residential Rental) District, be approved in principle;¹

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

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

- B. THAT subject to approval in principle of the rezoning and the Housing Agreement described in Part 2 of Appendix B, the Director of Legal Services be instructed to prepare the necessary Housing Agreement By-law for enactment prior to enactment of the zoning amendment by-law, subject to such terms and conditions as may be required at the discretion of the Director of Legal Services

and the General Manager of Planning, Urban Design and Sustainability.

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

FURTHER THAT the Director of Legal Services be instructed to bring forward for enactment 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-5 (Residential) District to RR-2B (Residential Rental) District, for the site located at 5995-6015 Dunbar Street. The amendment would allow for a five-storey market 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 District 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)
- 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 Dunbar Street. The total site area is approximately 2,047.7 sq. m (22,041 sq. ft.), with a frontage of 51.8 m (170 ft.) along Dunbar Street and a depth of 39.5 m (129.6 ft.).

Figure 1: Location Map – Site and Context



This site and the surrounding area are zoned for residential uses under the RS District Schedules. The site is currently zoned RS-5 and developed with three single-detached homes all constructed in 1946. The properties are not listed on the Vancouver Heritage Registry. The property contains one rental tenancy and the *Tenant Protection Policy* applies.

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. This application complies with the location criteria under *SRP* for five-storey buildings.

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 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 rental units up to five-storeys in height and 2.2 FSR. This zoning 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 a five-storey rental apartment building to the City's inventory of rental housing, which would contribute to the targets set out in the *Housing Vancouver Strategy* (see Figure 2).

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

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

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

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

Vacancy Rates - Vancouver has exhibited historically low vacancy rates in the last 30 years. In 2021, the purpose-built apartment vacancy rate was 1.1% in Vancouver. The vacancy rate (based on the CHMC Market Rental Survey) for the Dunbar-Southlands neighbourhood, which this site is located, is 0.6%. A vacancy rate between 3% and 5% is considered to represent 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

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

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

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

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

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

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. 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

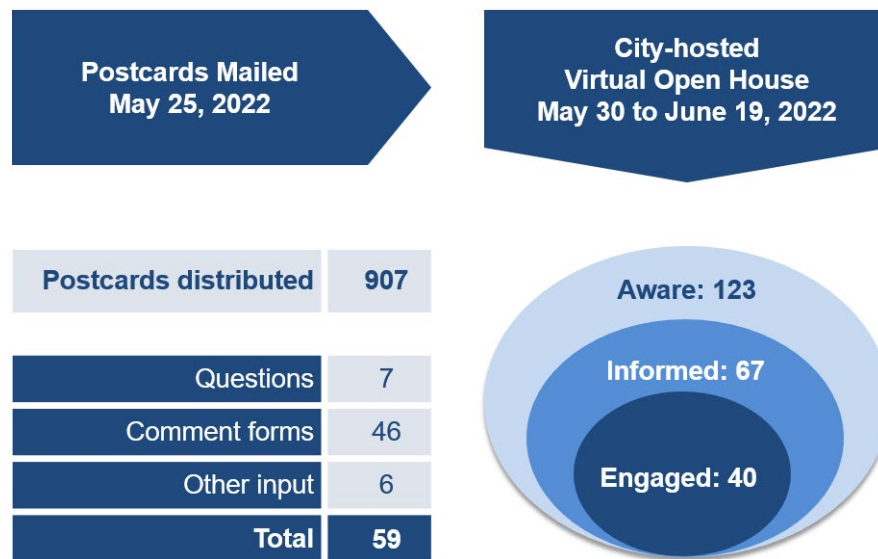
Public Notification – A rezoning information sign was installed on the site on May 25, 2022. Approximately 907 notification postcards were distributed within the neighbouring area on or about May 25, 2022. Notification and application information, and an online comment form, was provided on the City's *Shape Your City Vancouver* (shapeyourcity.ca/) platform.

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

Virtual Open House – A virtual open house was held from May 30 to June 19, 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. 123 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 59 submissions were received. A summary of all public responses may be found in Appendix D.

Figure 3: 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 as it is well served by public transit and is close to the commercial hub on Dunbar Street and West 41st Avenue. The project will revitalize the area.
- **Housing stock and rental housing:** Increasing housing stock and rentals through increased density in the City is needed. The development will provide options to seniors who want to downsize while staying in the neighbourhood.
- **Sustainability and parking:** Transit oriented development aligns with the City's sustainability goals. Because the area is well served by public transit, the availability of parking spaces in the neighbourhood should not be a concern.

Generally, comments of concern fell within the following areas:

- **Height, massing, density:** The height and density of this project is not appropriate for this area and are not in line with the single-family home neighbourhood character. Developments with higher densities should be restricted to existing condo and commercial areas such as north of West 41st Avenue or along Dunbar Street. The proposed building will create shadows, obstruct views and cause privacy issues for the surrounding neighbours.
- **Community amenities:** Concerns about access to community amenities and services and in particular, not having enough space in the narrow laneway for residents to put out garbage and for garbage trucks to move through.

- **Sustainability and environment:** Concerns about the development's impact on the watershed, wildlife and vegetation in the Musqueam Park. There are concerns about flooding downstream of the hill due to drainage issues and soil permeability.
- **Process:** The City is not listening to nor addressing the concerns of the residents of the neighbourhood.
- **Traffic and parking:** There are concerns that the increase in residents in the area will not only exacerbate existing traffic issues along Dunbar Street, West 41st Avenue and South West Marine Drive but also make parking in the neighbourhood very difficult. The laneway behind the development is narrow and will not be able to accommodate increased traffic.

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.

Traffic and parking: Engineering staff have reviewed the proposed development for transportation safety issues and included rezoning conditions to deliver improvements that will address safety for all road users. (Refer to conditions in appendix B)

Sustainability and environment: The proposed development does not contribute storm water directly to the Musqueam Creek, but rather to a combined regional system intake that conveys combined sewer flows to the regional (Iono) wastewater treatment plant.

Downstream flooding is not expected to increase. New developments in Vancouver are required to limit the peak flow rate discharged to no more than the existing conditions from the property. Engineering has outlined rezoning conditions in which adequate sewer (storm and sanitary) services are to meet the demands of the project.

6. Public Benefits

Community Amenity Contributions (CAC) – The *Community Amenity Contributions Policy for Rezonings* provides an exemption for certain routine, lower-density secured market rental rezoning applications that comply with the City's rental policies. As this site is currently zoned RS-5 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 \$1,547,610 of DCLs should it achieve the maximum 2.2 FSR.

Public Art Program – The proposed floor area is below the 9,290 sq. m (100,000 sq. ft.) minimum threshold, and as such, no public art contribution is required from this application.

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 can be found in Appendix E.

Financial Implications

As noted in the Public Benefits section this project is expected to provide DCLs. See Appendix E for additional details.

CONCLUSION

Staff have reviewed the application to rezone 5995-6015 Dunbar Street from RS-5 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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**5995-6015 DUNBAR 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-5 District Schedule to the RR-2B District Schedule.



5995-6015 DUNBAR 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>

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, appropriate in size for the scale of the project and situated to maximize sunlight access (S. 3.3.2, 3.4.3);
 - (b) a minimum of 2.3 sq. m (24.7 sq. ft.) of bulk storage for each dwelling unit (S. 4.4.2);
 - (c) a multi-purpose indoor amenity space at least 37 sq. m (398 sq. ft.) with a wheelchair accessible washroom and kitchenette. Consider positioning this adjacent to the children's play area to enable parental supervision from the amenity room (S. 3.7.3); and
 - (d) a balcony for each family-size unit with 1.8 by 2.7 m minimum dimensions (S. 4.3.2).

Engineering

- 1.4 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.

- 1.5 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.

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.

- 1.6 Confirmation that gates/doors are not to swing more than 0.3 m (1.0 ft) over the property lines.

- 1.7 Provision of a landscape and site plan that reflect the improvements to be provided as part of the Services Agreement.

- 1.8 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 manoeuvre 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.
- 1.9 Provision of a complete Rainwater Management Plan (RWMP) to be submitted to clearly indicate how the onsite system achieves the prescribed performance requirements as detailed in the Zoning and Development By-law and the Rainwater Management Bulletin.
- (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.
- 1.10 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.
- 1.11 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.

- 1.12 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.
- 1.13 Provision of a Final Hydrogeological Study, to the satisfaction of the Director of Planning, which addresses the requirements outlined in the Groundwater Management Bulletin, including but not limited to:
- (a) An updated Groundwater Management Plan which includes:
- (i) Adequate characterization and if required, monitoring of hydrostratigraphic units above the proposed slab depth. This may include any discrete high permeable zones which would contribute to groundwater discharge from site.
- (ii) Construction-related and permanent groundwater management, including anticipated groundwater discharge rates for City approval, as well as all items detailed in the Preliminary Hydrogeological Study, Section 9.0 Future Work;
- Note to Applicant: The City does not support the long-term discharge of groundwater to our drainage system. Every effort should be made to prevent or limit this discharge.
- (b) An updated Impact Assessment which achieves the following objective:
- (i) Analysis to confirm that there are no significant risks from groundwater extraction/diversion.
- Note to Applicant: The City does not accept the dewatering of peat due to associated risk of offsite settlement.
- 1.14 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.
- 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 abandonment or removal of all existing storm, sanitary, and combined connections to the development site. The abandonment plan is required to be reviewed and accepted by the City Engineer prior to issuance of the Sewer Permit.
- 1.17 Submission of a Key Plan to the City for review and approval prior to submission of any third party utility drawings is required. The review of third party utility service drawings will not be initiated until the Key Plan is defined and achieves the following objectives:

- (a) The Key Plan shall meet the specifications in the City of Vancouver Engineering Design Manual Section 2.4.4 Key Plan <https://vancouver.ca/files/cov/engineering-design-manual.PDF>;
- (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.

1.18 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.”

- Add notes and callouts to the plans stating that the required Green Infrastructure improvements on 5995 Dunbar Street frontage will be as per City-issued design.
- The City will provide the green infrastructure location and high level sizing in the geometric design for these right-of-way improvements.

For further information, contact Green Infrastructure Implementation Branch, ESRGGIIDL@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 Arrangements are to be made to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for the consolidation of Lots C, D and E, Block 4, DL 320, Plan 6858 to create a single parcel.
- 2.2 Arrangements are to be made to the satisfaction of the GMES and the DLS for release of Easement & Indemnity Agreement 573138M see 129335L (Support) prior to building occupancy.

- 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 16, 2022, no water main upgrades are required to service the development.

Note to Applicant: The main servicing the proposed development is 300 mm along Dunbar Street. 300 mm is the maximum size of water service connections. The developer is responsible for 100% of the cost of any water system upgrades that are deemed necessary.

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 for the installation of a new fire hydrant adjacent the property located approximately in line with the development’s south property line.
- (c) Provision of adequate sewer (storm and sanitary) service to meet the demands of the project.
- (i) Implementation of development(s) at 5995 – 6015 Dunbar Street require the following in order to maintain acceptable sanitary sewer flow conditions.

No sewer main upgrades required.

Note to Applicant: Development to be serviced to the existing 450 mm SAN and 1050 mm STM sewers in Dunbar Street.

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.

- (d) Provision of street improvements along Dunbar Street adjacent to the site and appropriate transitions including the following:
 - (i) 2.14 m (7.0 ft) wide broom finish saw-cut concrete sidewalk.
- (e) Provision for the installation of a subsurface infiltration trench or street trees in rainwater tree trenches to capture and retain 90% of average annual rainfall or a 48 mm – 24 hr event from the right-of-way frontage to the crown of the road to the greatest extent practical close to existing catch basin adjacent the site.
- (f) Provision of new or replacement duct banks adjacent the development site that meet current City standards. Duct banks are to consist of electrical and communication ducts sized to meet City needs in a configuration acceptable by the General Manager of Engineering Services and in conformance with applicable electrical codes and regulations. A detailed design will be required prior to the start of any associated street work.

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

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

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

- (h) Provision to reconstruct the north-south laneway along the frontage of 5995 to 6065 Dunbar Street per City “Higher Zoned Laneway” pavement structure. Relocate existing catch basins in the lane as needed to ensure laneway runoff is captured by the catch basins.
- (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 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.

Housing

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

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

- 2.6 Enter into a Section 219 Covenant and/or such other agreements as the General Manager of Planning, Urban Design, and Sustainability and the Director of Legal Services determine are necessary to require the applicant to:
- (a) Provide a Tenant Relocation Plan to the satisfaction of the General Manager of Planning, Urban Design, and Sustainability as per the *Tenant Relocation and Protection Policy* that is effective at the time of submission of the Development Permit Application.
 - (b) Provide a notarized declaration that demonstrates that each tenant has been given written notice of the intent to redevelop the property; that indicates the number of units occupied on the date of the notice; and includes copies of a letter addressed to each tenant summarizing the Tenant Relocation Plan offer and signed as received by each tenant.
 - (c) Provide an Interim Tenant Relocation Report to the satisfaction of the General Manager of Planning, Urban Design, and Sustainability prior to issuance of the Demolition Permit. The Report must outline the names of any tenants who have ended their tenancy; the reason for its end (e.g. tenant decision or mutual agreement to end tenancy); the outcomes of their search for alternate accommodation (if assistance was requested by the tenant); the names of tenants still remaining in the building; the status of the applicant's search for relocation options (if assistance was requested by the tenant) and/or additional assistance rendered, as required through their Tenant Relocation Plan.

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

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

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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5995-6015 Dunbar 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 007-351-887; Lot C Block 4 District Lot 320 Plan 6858;
- (b) PID 010-813-420; Lot D Block 4 District Lot 320 Plan 6858; and
- (c) PID 010-813-446; Lot E Block 4 District Lot 320 Plan 6858.

* * * * *

**5995-6015 DUNBAR 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

	Date	Results
Event		
Virtual open house (City-led)	May 30 – June 19, 2022	123 participants (aware)* <ul style="list-style-type: none"> • 67 informed • 40 engaged
Public Notification		
Postcard distribution – Notice of rezoning application and virtual open house	May 25, 2022	907 notices mailed
Public Responses		
Online questions	May 30 – June 19, 2022	7 submittal
Online comment forms <ul style="list-style-type: none"> • Shape Your City platform 	May 2022 – September 2022	46 submittals
Overall position <ul style="list-style-type: none"> • support • opposed • mixed 	May 2022 – September 2022	45 submittals <ul style="list-style-type: none"> • 11 responses • 31 responses • 3 responses
Other input	May 2022 – September 2022	6 submittal

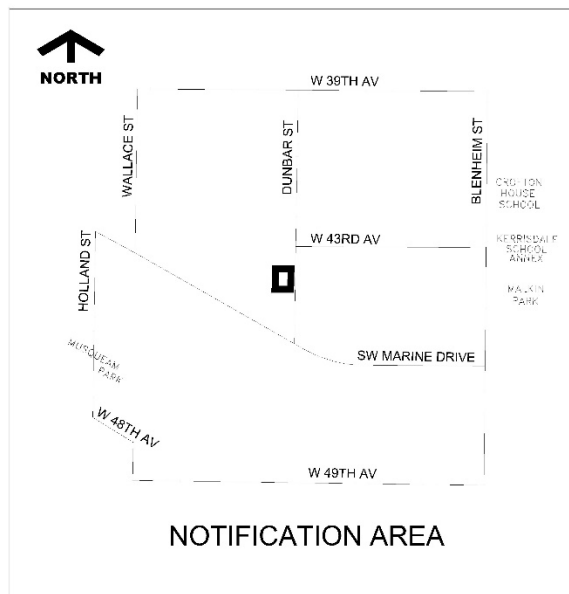
Online Engagement – Shape Your City Vancouver		
Total participants during online engagement period	May 2022 – September 2022	284 participants (aware)* <ul style="list-style-type: none"> • 98 informed • 48 engaged

Note: All reported numbers above are approximate.

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

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

3. Map of Notification Area



4. Analysis of All Comments Received

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

Generally, comments of support fell within the following areas:

- **Height, massing, density:** The height and density of this project is appropriate for the location as it is well served by public transit and is close to the commercial hub on Dunbar Street and West 41st Avenue. The project will revitalize the area.
- **Housing stock and rental housing:** Increasing housing stock and rentals through increased density in the City is needed. The development will provide options to seniors who want to downsize while staying in the neighbourhood.
- **Sustainability and parking:** Transit oriented development aligns with the City's sustainability goals. Because the area is well served by public transit, the availability of parking spaces in the neighbourhood should not be a concern.

Generally, comments of concern fell within the following areas:

- **Height, massing, density:** The height and density of this project is not appropriate for this area and are not in line with the single-family home neighbourhood character. Developments with higher densities should be restricted to existing condo and commercial areas such as north of West 41st Avenue or along Dunbar Street. The proposed building will create shadows, obstruct views and cause privacy issues for the surrounding neighbours.
- **Community amenities:** Concerns about access to community amenities and services and in particular, not having enough space in the narrow laneway for residents to put out garbage and for garbage trucks to move through.
- **Sustainability and environment:** Concerns about the development's impact on the watershed, wildlife and vegetation in the Musqueam Park. There are concerns about flooding downstream of the hill due to drainage issues and soil permeability.
- **Process:** The City is not listening to nor addressing the concerns of the residents of the neighbourhood.
- **Traffic and parking:** There are concerns that the increase in residents in the area will not only exacerbate existing traffic issues along Dunbar Street, West 41st Avenue and South West Marine Drive but also make parking in the neighbourhood very difficult. The laneway behind the development is narrow and will not be able to accommodate increased traffic.

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:

- Trust in Strand as the developer.

General comments of concern:

- The proposal does not align with the Secured Rental Policy and folks would like to see more information on the proposed form of development.

- Not enough transit services in the area to support and increase in residents.
- The steep hill makes it difficult for folks in wheel-chairs to travel.

Neutral comments/suggestions/recommendations:

- Musqueam Nation should be consulted on the design of the building.
- There should be units for families.
- There should be a protected bike lane on Dunbar Street.

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**5995-6015 DUNBAR 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.

	Base Zoning	Proposed Zoning¹
Zoning District	RS-5	RR-2B
FSR of Base Zoning and FSR of Base Density (site area = 2,047.7 sq. m / 22,041 sq. ft.)	0.70	2.20
Floor Area (sq. ft.)	1,433 sq. m (15,429 sq. ft)	4,504.9 sq. m (48,490 sq. ft)
Land Use	Residential	Residential Rental

Summary of development contributions anticipated under proposed zoning

City-wide DCL ^{1,2}	\$970,759
Utilities DCL ^{1,2}	\$576,851
TOTAL	\$1,547,610

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.

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 instream rate protection. See the City's [DCL Bulletin](#) for more details.

² 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.

**5995-6015 DUNBAR STREET
APPLICANT, PROPERTY, AND DEVELOPMENT PROPOSAL INFORMATION**

Property Information

Address	Property Identifier (PID)	Legal Description
5995 Dunbar Street	007-351-887	Lot C Block 4 District Lot 320 Plan 6858;
6007 Dunbar Street	010-813-420	Lot D Block 4 District Lot 320 Plan 6858
6015 Dunbar Street	010-813-446	Lot E Block 4 District Lot 320 Plan 6858.

Applicant Information

Architect/Applicant	Strand Holdings Ltd.
Property Owners	Dunbar Street West Nominee Inc.

Site Statistics

Site Area	2,047.7 sq. m (22,041 sq. ft.); Site dimensions 52 m (170.07 ft.) x 39 m (129.6 ft.)
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Development Statistics

	Permitted Under Existing Zoning	Development Permitted Under Proposed Zoning
Zoning	RS-5	RR-2B
Uses	Residential	Residential Rental
Maximum Density	0.70 FSR	Up to 2.20 FSR
Floor Area	1,433 sq. m (15,429 sq. ft.)	Up to 4,504.9 sq. m (48,490 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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