



REFERRAL REPORT

Report Date: March 14, 2023
Contact: Yardley McNeill
Contact No.: 604.873.7582
RTS No.: 15612
VanRIMS No.: 08-2000-20
Meeting Date: March 28, 2023

TO: Vancouver City Council

FROM: General Manager of Planning, Urban Design and Sustainability

SUBJECT: Rezoning: 2126 West 34th Avenue and 5025 Arbutus Street and 2109-2129 West 35th 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-laws, in accordance with the recommendations set out below, for consideration at the Public Hearing.

RECOMMENDATION FOR PUBLIC HEARING

- A. THAT the application, by Intracorp Homes on behalf of Ravine Park Development Nominee Inc., the registered owner of the lands located at:
- 2126 West 34th Avenue [*PID 011-298-723; Lot 5 of Lot 3 Block 19 District Lot 526 Plan 4855*],
 - 2109 West 35th Avenue [*PID 031-082-564; Lot A Block 19 District Lot 526 Group 1 New Westminster District Plan EPP100891*],
 - 2129 West 35th Avenue [*PID 011-298-782; Lot 8 of Lot 3 Block 19 District Lot 526 Plan 4855*], and
 - 5025 Arbutus Street [*PID 011-298-740; Lot 6 of Lot 3 Block 19 District Lot 526 Plan 4855*],

to rezone the lands from RS-5 (Residential) District to RR-2B (Residential Rental) District, be approved in principle;.

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

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

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

- 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 2126 West 34th Avenue and 5025 Arbutus Street and 2109-2129 West 35th Avenue. 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

- Vancouver Plan (2022)
- Secured Rental Policy (2012, last amended 2022)
- RR-2B District Schedule (2021)
- Residential Rental Districts Schedules Design Guidelines (2021)
- Housing Needs Report (2022)
- Family Room: Housing Mix Policy for Rezoning Projects (2016)
- High-Density Housing for Families with Children Guidelines (1992)
- Tenant Relocation and Protection Policy (2019)
- Green Buildings Policy for Rezoning (2010, last amended 2022)
- Urban Forest Strategy (2014)
- Latecomer Policy (2021)
- Vancouver Development Cost Levy By-law No. 9755
- Vancouver Utilities Development Cost Levy By-law No. 12183

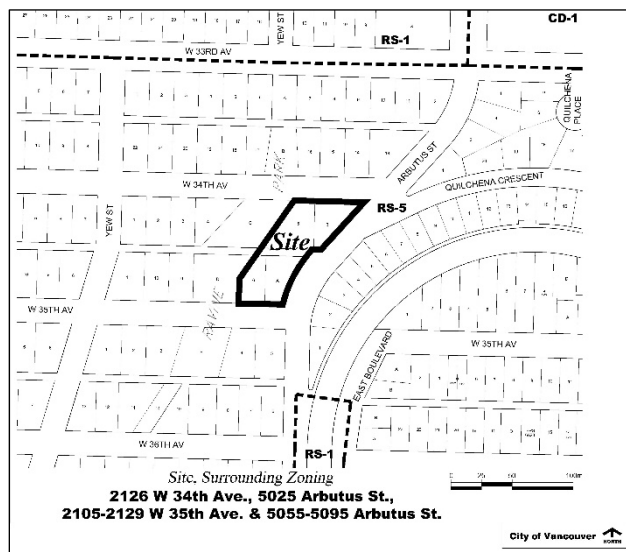
REPORT

Background/Context

1. Site and Context

The subject site is comprised of four legal parcels fronting Arbutus Street. The site area is approximately 3,957.3 sq. m (42,596 sq. ft.). The rezoning site includes a portion of the east/west lane. Conditions for the sale of the lane to the applicant are contained in Appendix B.

Figure 1: Location Map – Site and Context



This property and the surrounding area are zoned for residential uses under the RS District Schedule. The site is currently zoned RS-5 and developed with three single-detached homes constructed in 1922, 1925, and 1926. The properties are not listed on the Vancouver *Heritage Register*. The property contains two rental tenancies and both are eligible under the *Tenant Relocation and Protection Policy*.

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);
- 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). The strategy seeks to shift the supply of new homes toward the right supply, with targets for new units along a continuum of housing types. The Housing Vancouver targets were based on the core goals of retaining the diversity of incomes and households in the

city, shifting housing production towards rental to meet the greatest need, and coordinating action with government and non-profit partners to deliver housing for the lowest income households.

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

Housing Needs Report (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 buildings up to five-storeys in height and 2.2 FSR. This schedule requires a minimum frontage of 20.1 m (66 ft.). On some shallow sites and corner sites with a minimum frontage of 40.2 m (132 ft.), a density of up to 2.4 applies for sites on arterials. The zoning 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 necessary for this project due to the scale of the buildings and comprehensive design guidelines accompany the RR-2B District Schedule.

2. Housing

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

Figure 2: Progress Towards 10 Year Housing Vancouver Targets for Purpose-Built Market and Developer-Owned Below-Market Rental Housing as of December 31, 2022

Housing Type	CATEGORY	10-YEAR TARGETS	Units Approved Towards Targets
Purpose-Built Market Rental Housing Units	Market Rental	16,000	11,813 (74%)
	Developer-Owned Below Market Rental	4,000	1,228 (31%)
	Total	20,000	13,041 (65%)

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

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

Vacancy Rates – Vancouver has exhibited historically low vacancy rates in the last 30 years. In 2021, the purpose-built apartment vacancy rate was 1.1% in Vancouver. The vacancy rate (based on the CHMC Market Rental Survey) for the Westside/Kerrisdale neighborhood, in which this site is located, is 2.5%. A vacancy rate of 3% to 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 contains existing rental residential uses, including two units of secondary rental housing.

Both of the existing residential tenancies are eligible under the City's Tenant Relocation and Protection Policy (TRPP). The applicant has provided a Tenant Relocation Plan (TRP) for eligible tenants which meets the requirements of the City's TRPP, which is summarised in Appendix E of this report.

All residential tenancies are protected under the provincial Residential Tenancy Act.

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.

Through this application, conditions of approval include a 5.2 m (17 ft.) road dedication along Arbutus Street. Engineering conditions also secure the provision of a universally accessible pathway through the middle of the site from Arbutus Street to Ravine Park. 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*s 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

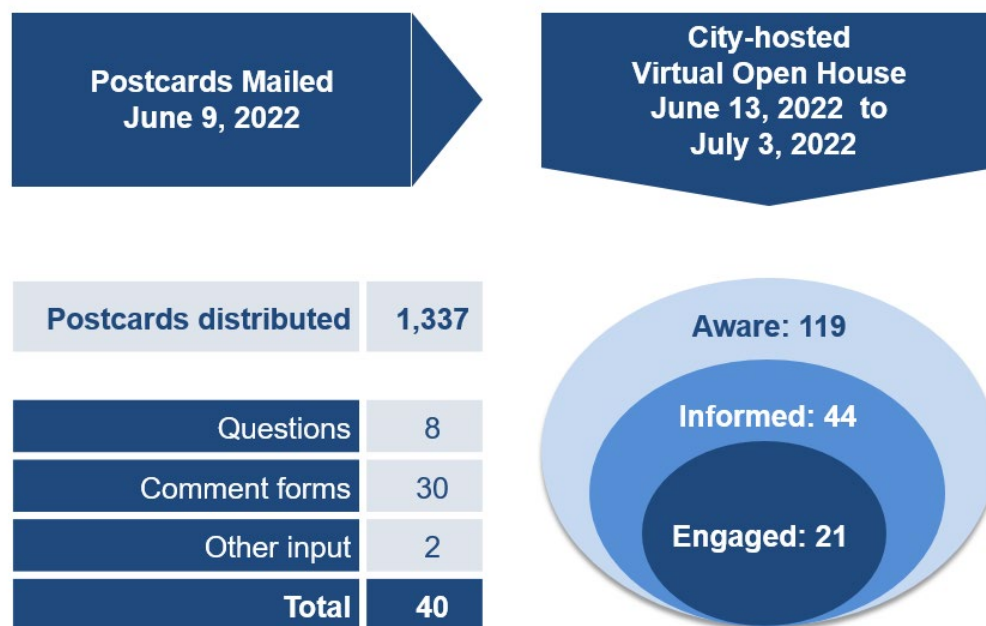
A rezoning information sign was installed on the site of this rezoning application on May 31, 2022. Approximately 1,337 notification postcards were distributed within the neighbouring area on or about June 9, 2022. Notification, application information, and an online comment form was provided on the Shape Your City Vancouver website (<https://shapeyourcity.ca/>).

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

Virtual Open House – A virtual open house was held from June 13 to July 3, 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.

Public Response and Comments – Public input was via online questions, comment forms, by email and phone. A total of 40 submissions were received. A summary of all public responses may be found in Appendix D.

Figure 3: Overview of Notification and Engagement



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

Generally, comments of support fell within the following areas:

- **Height, massing, density:** An increase in density is good and needed in the city. The proposed height is appropriate.

Generally, comments of concern fell within the following areas:

- **Traffic and parking:** There is limited visibility along Arbutus Street due to elevation changes and blind corners. West 34th Avenue is a dead end road and only has room for one vehicle to pass when cars are parked on either side of the road. An increase in the number of residents and vehicles in the area will have a negative impact on traffic safety, congestion, and parking availability.
- **Environment:** The construction and development will have a negative impact on the ecosystem of Ravine Park and will put stress on the underlying water table. There are also concerns about the impact of the development on mature trees in the area.
- **Density and neighbourhood context:** The proposed development is too tall and dense and will not fit in with the existing neighbourhood.

Response to Public Comments

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. This includes intersection improvements at the Arbutus Street crossings of 33rd, 34th, and 35th Avenues, as well as the provision of enhanced street lighting,

widened sidewalks, and curb bulges. Off-street parking will be required as per the Parking By-law and will be confirmed at the development permit stage.

Environment: This application will be required to satisfy the *Green Buildings Policy for Rezoning* Policy which sets standards for green building design and construction practices. Engineering conditions require the installation of a bioswale along Arbutus Street to treat and retain rainfall. A watercourse covenant is also required based on the presence of an old stream.

Landscape and Parks conditions support tree protection and retention and prevent additional shadowing on Ravine Park. At the Development Permit stage, the applicant is required to consult with the Park Board to ensure satisfactory tree protection.

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

6. Public Benefits

Community Amenity Contributions (CAC) – The Community Amenity Contributions Policy for Rezoning provides an exemption for certain routine, lower-density secured market rental rezoning applications that comply with the City’s rental policies. As this site is currently zoned RS-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 the rates in effect as of September 30, 2022, it is estimated that the project will pay \$3,262,778 of DCLs, should it achieve the maximum 2.4 FSR.

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

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 G.

Financial Implications

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

CONCLUSION

Staff have reviewed the application to rezone 2126 West 34th Avenue and 5025 Arbutus Street and 2109-2129 West 35th Avenue 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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**2126 West 34th Avenue and 5025 Arbutus Street and 2109-2129 West 35th Avenue
PROPOSED BY-LAW AMENDMENTS**

Note: A By-law to rezone an area to RR-2B will be prepared generally in accordance with the provisions listed below, subject to change and refinement prior to posting.

Zoning District Plan Amendment

1. This By-law amends the Zoning District Plan attached as Schedule D to By-law No. 3575, and amends or substitutes the boundaries and districts shown on it, according to the amendments, substitutions, explanatory legends, notations, and references shown on the plan attached as Schedule A to this By-law, and incorporates Schedule A into Schedule D of By-law No. 3575.
2. The area shown within the heavy black outline on Schedule A is rezoned and moved from the RS-5 District Schedule to the RR-2B District Schedule.



2126 West 34th Avenue and 5025 Arbutus Street and 2109-2129 West 35th 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:

Landscape

- 1.1 Design development to retain and protect any site trees where possible.
- 1.2 Confirmation of engagement of an ISA certified Arborist to provide a tree management strategy.
- 1.3 Confirmation of consultation and coordination with the Park Board and the Engineering Department to ensure appropriate treatment and protection of city-owned trees, including street trees and trees in adjacent park space.

Note to Applicant: Several large adjacent trees located in Ravine Park will be impacted by the proposed development. Consult with Park Board to ensure satisfactory protection and to avoid potential hazards on site.

Parks

- 1.4 Applicant to ensure the proposed building design will not cast shadow onto Ravine Park beyond that shown in the January 2023 shadow analysis documentation (see Appendix F) without prior approval from the General Manager of the Board of Parks and Recreation.

Sustainability

- 1.5 All new buildings in the development will meet the requirements of *the Green Buildings Policy for Rezoning*s (amended May 17, 2022) located here <https://guidelines.vancouver.ca/policy-green-buildings-for-rezonings.pdf>

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

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

Housing

- 1.6 The design and layout of at least 35% of the dwelling units must:
- (a) Be suitable for family housing;
 - (b) Include two or more bedrooms; and
 - (c) Comply with Council's "High-Density Housing for Families with Children Guidelines".
- 1.7 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 appropriate in size for the scale of the project, 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

- 1.8 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.
- 1.9 Provision of any gas service to connect directly to the building without any portion of the service connection above grade within the road right of way.
- 1.10 Provision of construction details to determine ability to meet municipal design standards for shotcrete removal (COV Design Guidelines and Construction Standards 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.

Note to Applicant: Additional details can be found at <https://vancouver.ca/streets-transportation/street-design-construction-resources.aspx>

- 1.11 Provision of a landscape and site plan that reflect the improvements to be provided as part of the Services Agreement.
- 1.12 Provision of the following information as part of the architectural 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;
 - (c) Dimension of any/all column encroachments into parking stalls;
 - (d) Identification of 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 maneuvering 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;

Note to Applicant: 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, accessible spaces, and at all entrances;

Note to Applicant: The slope and length of the ramped sections at all breakpoints to be shown on the submitted drawings.
 - (l) Indication of the stair-free access route from the Class A bicycle spaces to reach the outside;

Note to Applicant: Stair ramps are not generally acceptable.

- (m) Existing street furniture including bus stops, benches etc. to be shown on plans; and
- (n) The location of all poles and guy wires to be shown on the site plan.

Note to Applicant: Engineering has not completed a formal review of this simplified rezoning application. Any comments based upon architectural or landscape drawings received as part of this application are provided as guidance and a formal review by Engineering will only be provided through the DP application process. Engineering provides the following comments;

- (a) Provision of convenient, internal, stair-free loading access to/from all site uses;
 - (b) Sufficient space for all loading maneuvering is to be provided fully on private property. Backing over the sidewalk for ingress or egress is not permitted.
 - (c) Note the maximum permitted number of bike spaces per room.
- 1.13 Provision of a lighting simulation to support all offsite lighting upgrades to City standards and IESNA recommendations.
- 1.14 Provision of a complete Rainwater Management Plan (RWMP) to be submitted to clearly indicate how the onsite system achieves the prescribed performance requirements as detailed in the Zoning and Development Bylaw and the Rainwater Management Bulletin.
- (a) Prioritize methods of capture by Tier 1 and 2 with Tier 3 only as a last resort.

Note to Applicant: The proposed development will result in significant increase to the % of impervious surfaces onsite and adverse impacts to the receiving system (drainage infrastructure and environment). Additional opportunities such as rainwater harvesting, green roof, infiltration practices and/or absorbent landscaping as well as routing runoff from building hardscape surfaces to the landscaping in the northeast and southeast corners of the development shall be explored. There also appears to be ample space on the rooftop for additional landscaping or a green roof. Appropriate justifications must be stated for each Tier to determine if exemptions may be granted.

Note to Applicant: If the majority of the site ($\geq 60\%$) is routed to appropriately sized landscape areas prior to draining to a water quality treatment unit, then a "pretreatment" unit certified by Washington State's TAPE program may be proposed since cumulatively, the site will achieve the required 80% TSS removal by mass through a treatment train approach.

- (b) Use appropriate runoff coefficients for different surface types and ensure consistency in % imperviousness estimates for all relevant calculations.

Note to Applicant: Runoff coefficients for landscaping on slab should be increased to reflect the increased runoff potential for these areas compared to landscaping over native soil. Currently the runoff coefficient for post-development

landscaped areas on slab is assumed to be the same as pre-development landscaping over native soil.

Please contact the City of Vancouver's Rainwater Management Review group (rainwater@vancouver.ca) to schedule a meeting prior to resubmission with the DP application.

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 it's associated appendix. Additional information can be found at the following link: <https://vancouver.ca/home-property-development/private-realm-rainwater-management.aspx>

- 1.15 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.
- 1.16 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.
- 1.17 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.
- 1.18 Developer's Engineer to submit a sewer abandonment plan to the City that details the following:
 - (a) The abandonment or removal of all existing storm, sanitary, and combined connections to the development site; and
 - (b) The abandonment or removal of all existing storm, sanitary, and combined sewer mains that are no longer in use due to the development of the site.

Note to Applicant: The abandonment plan is required to be reviewed and accepted by the City Engineer prior to issuance of the Sewer Permit.
- 1.19 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.

1.20 The following statement is to be placed on the landscape plan;

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

1.21 Remove existing retaining walls from City boulevard along W 34th Avenue.

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 Make arrangements to the satisfaction of the General Manager of Engineering Services (“GMES”), the Director of Legal Services (“DLS”) and the Approving Officer for:

- (a) The closing of, stopping up and conveying to the owner the required portion of the lane west of Arbutus Street between West 34th and West 35th Avenues, subsequent to Council approval; and the relocation or decommissioning of any utilities within this area.
- (b) Provision of written confirmation and agreement from all affected 3rd party utility companies with infrastructure located within the lane portion, including but not limited to Fortis, Telus and BC Hydro.
- (c) Suitable arrangements for the removal of the existing city sewer infrastructure within the lane portion to the satisfaction of the GMES.

2.2 Consolidation of the closed portion of lane, Lots 5,6 & 8 of Block 3, Plan 4855 and Lot A, Plan EPP100891; all of Block 19, District Lot 526, Group 1, New Westminster District to form a single development parcel, and subdivision of that site to result in the dedication of all portions included within the 17’ wide building line adjacent to Arbutus Street;

Note to Applicant: A subdivision plan and application to the Subdivision and Strata Group is required.

- 2.3 Registration of a temporary statutory right of way (SRW) agreement in favour of the City over the portion of lane to be closed for public utility purposes, to be discharged once all utilities impacted by the lane closure have been abandoned, relocated or otherwise protected, as necessary, and any associated lane and street reconstruction works have been completed to the satisfaction of the GMES;
- 2.4 Arrangements are to be made to the satisfaction of the GMES and the DLS for release of CA5171423 (Non-Stratification Covenant) prior to enactment. This agreement was entered into by the previous owner of Lot A, Plan EPP100891 in connection with an application to the City for a development permit for a second dwelling unit on 2109 West 35th.

Note to Applicant: Arrangements are to be secured prior to zoning enactment, with release to occur prior to issuance of an occupancy permit for the site. Provision of a letter of commitment will satisfactorily address this condition for zoning enactment. Prior to building occupancy the applicant is to supply a written request to the City, a fresh title search and a copy of the documents along with executable discharge documents to affect the releases.

- 2.5 Provision of a surface statutory right of way (SRW) for public pedestrian use of a universally accessible (stair free) mid-block pathway between Arbutus Street and the western property line. The SRW agreement is to accommodate underground parking structure and must provide a minimum 1.83 m (6.0 ft.) wide path that is free of all obstructions at grade.
- 2.6 Provision of a watercourse covenant based on the presence of an old stream(s).
- 2.7 Provision of a Services Agreement to detail the on- 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 all to the satisfaction of the General Manager of Engineering Services. No development permit for the 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 2.8, 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) Provision of adequate water service to meet the fire flow demands of the project. Based on the development's water demands, the water system is inadequate to service the development. The following upgrade is required:

Upgrade approximately 160m of water main on Arbutus St, from W 34th Avenue to W 35th Avenue, and W 35th Avenue from Arbutus to Ravine Park.

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 2126 W 34th Avenue and 5025 Arbutus Street and 2109-2129 W 35th Avenue require the following in order to maintain sanitary and storm sewer flow conditions.

No sewer upgrade is required.

Abandon 37 m of existing 150 mm COMB main in lane south of W 34th from [MH__FJD5MA] fronting 2109 W 35th Ave to connection to 600 mm COMB main within Ravine Park.

Note to Applicant: Development to be serviced to the existing 200 mm SAN and 250 mm STM sewers in W 34th 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.

- (c) Provision of street improvements along Arbutus St adjacent to the site and appropriate transitions including the following:
- (i) Minimum 1.83 m (6.0 ft.) wide front boulevard (measured from the back of the existing curb) with street trees where space permits;
 - (ii) 2.44 m (8.0 ft.) wide broom finish saw-cut concrete sidewalk;
 - (iii) Removal of the existing unused driveway crossing and reconstruction of the boulevard, sidewalk, and curb to current standards.
- (d) Provision for the installation of a bioswale feature to treat and retain 90% of average annual rainfall or a 48 mm – 24 hr. event from the right-of-way to the greatest extent practical on Arbutus Street, between W 34th Avenue and the pathway to Ravine Park within the new dedication area. The design may include installation of a new catchbasin to capture runoff from Arbutus Street.

- (e) Provision for the installation a bioswale feature to treat and retain 90% of average annual rainfall or a 48 mm – 24 hr. event from the right-of-way to the greatest extent practical within the existing dedication on Arbutus Street, between the pathway to Ravine Park and W 35th Avenue.

Note to Applicant: Bioswale and bioretention generally include placement of plants, growing medium, catch basin and perforated pipe sub-drain connected to the sewer system.

For further information, contact Green Infrastructure Implementation Branch, ESRGGIDL@vancouver.ca

- (f) Provision of street improvements along W 35th Avenue adjacent to the site and appropriate transitions including the following:
 - (i) 2.14 m (7.0 ft.) wide broom finish saw-cut concrete sidewalk;
 - (ii) Curb ramps.
- (g) Provision of street improvements along W 34th Avenue adjacent to the site and on the northwest corner of W 34th Ave and Arbutus St and appropriate transitions including the following:
 - (i) Minimum 1.53 m (5.0 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) New concrete curb and gutter;
 - (iv) Curb bulges, including any required road reconstruction to current standards;

Note to Applicant: The City will provide a geometric design for the curb bulges.
 - (v) Curb ramps;
 - (vi) Removal of the existing unused driveway crossing and reconstruction of the boulevard, sidewalk, and curb to current standards.
- (h) Provision for the construction of a minimum 1.83 m (6.0 ft.) wide universally accessible (stair free) pathway through the middle of the site from Arbutus Street to western property line of the site.
- (i) Provision of entire intersection lighting upgrade to current City standards and IESNA recommendations at Arbutus St and W 35th Avenue.
- (j) Provision of improvements at the intersection of Arbutus Street and W 33rd Avenue including:

(i) Entire intersection lighting upgrade to current City standards and IESNA recommendations.

(k) 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.

(l) 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.

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

(a) Water main upgrades per condition 2.7(a)(i);

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

(b) Intersection upgrades per condition 2.7(j).

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.

2.9 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

- 2.10 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 or the life of the building, subject to a no-separate-sales covenant and a no-stratification covenant, and that no such units will be rented for less than one month at a time, and such other terms and conditions as the General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services may require.

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

- 2.11 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

2.12 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.

* * * * *

2126 West 34th Avenue and 5025 Arbutus Street and 2109-2129 West 35th Avenue
DRAFT CONSEQUENTIAL AMENDMENT

DRAFT AMENDMENT TO THE SUBDIVISION BY-LAW NO. 5208

Council amends Schedule A of the Subdivision By-law in accordance with the plan labelled Schedule A and attached to and forming part of this By-law, by deleting the following properties from the RS-1, RS-3, RS-3A, RS-5 and RS-6 maps forming part of Schedule A of the Subdivision By-law:

- (a) PID 011-298-723; Lot 5 of Lot 3 Block 19 District Lot 526 Plan 4855;
- (b) PID 031-082-564; Lot A Block 19 District Lot 526 Group 1 New Westminster District Plan EPP100891;
- (c) PID 011-298-782; Lot 8 of Lot 3 Block 19 District Lot 526 Plan 4855; and
- (d) PID 011-298-740; Lot 6 of Lot 3 Block 19 District Lot 526 Plan 4855.

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**2126 West 34th Avenue and 5025 Arbutus Street and 2109-2129 West 35th Avenue
PUBLIC CONSULTATION SUMMARY**

1. Background of SRP Consultation

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

2. List of Engagement Events, Notification, and Responses

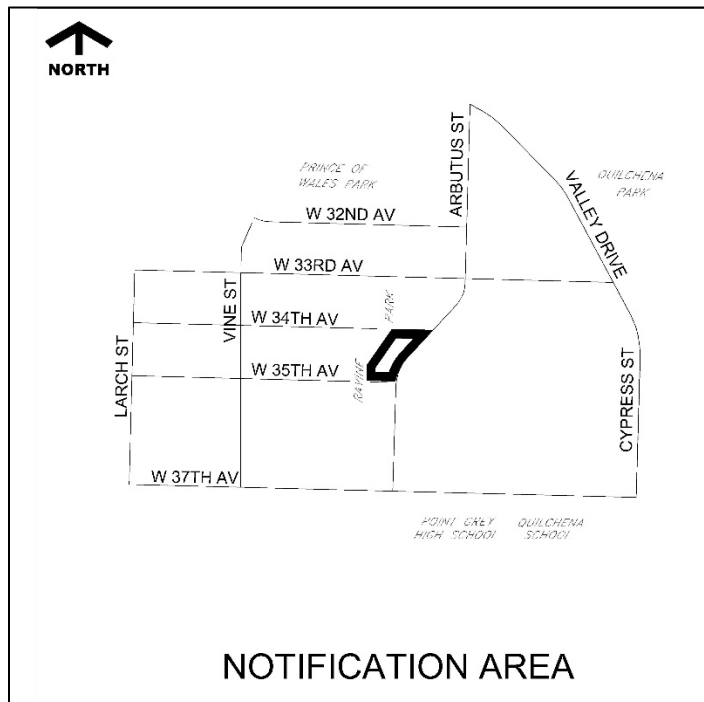
	Date	Results
Event		
Virtual open house (City-led)	June 13, 2023 – July 3, 2022	119 participants (aware)* <ul style="list-style-type: none"> • 44 informed • 21 engaged
Public Notification		
Postcard distribution – Notice of rezoning application and virtual open house	June 9, 2022	1,337 notices mailed
Public Responses		
Online questions	June 13, 2023 – July 3, 2022	8 submittals
Online comment forms <ul style="list-style-type: none"> • Shape Your City platform 	May 2022 – January 2023	30 submittals
Overall position <ul style="list-style-type: none"> • support • opposed • mixed 	May 2022 – January 2023	30 submittals <ul style="list-style-type: none"> • 9 responses • 17 responses • 4 responses
Other input- email	May 2022 – January 2023	2 submittal
Online Engagement – Shape Your City Vancouver		
Total participants during online engagement period	May 2022 – January 2023	416 participants (aware)* <ul style="list-style-type: none"> • 108 informed • 33 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 an analysis of all public feedback by topic.

Generally, comments of support fell within the following areas:

- **Height, massing, density:** An increase in density is good and needed in the city. The proposed height is appropriate.

Generally, comments of concern fell within the following areas:

- **Traffic and parking:** There is limited visibility along Arbutus Street due to changes and elevation and bends along the road making it dangerous to drive along. Further, West 34th Avenue is a dead end road and only has room for one vehicle to pass when cars are parked on either side of the road. An increase in the number of residents and vehicles in the area will have a negative impact on traffic safety and congestion. Vehicles owned by the new residents will spill over onto local streets making it even more difficult to find street parking in the area.

- **Environment:** The construction and development itself will have a negative impact on the ecosystem of Ravine Park and will put stress on the underlying water table. There are also concerns about the impact of the development on the mature trees in the area.
- **Density and neighbourhood context:** The proposed development is too tall and dense and will not fit in with the existing neighbourhood.

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:

- Not too many vehicle parking spots will be needed given the proximity of the Arbutus Greenway. An increase in density near transit hubs will encourage folks to use sustainable methods of transportation.

General comments of concern:

- Concerns of about obstructed views, access to sunlight, the building casting shadows on the surrounding area and privacy of the surrounding neighbours.
- The rental units will not be affordable.

General neutral comments/recommendations:

- A townhouse would be more appropriate for the neighbourhood.
- Would like to see more family-friendly units.
- There should be underground parking.
- The building should be denser.
- Would like more information on the project e.g. Rentals and affect of development on the neighbourhood.
- Would like to see more space for greenery.
- There should be assisted living.

* * * * *

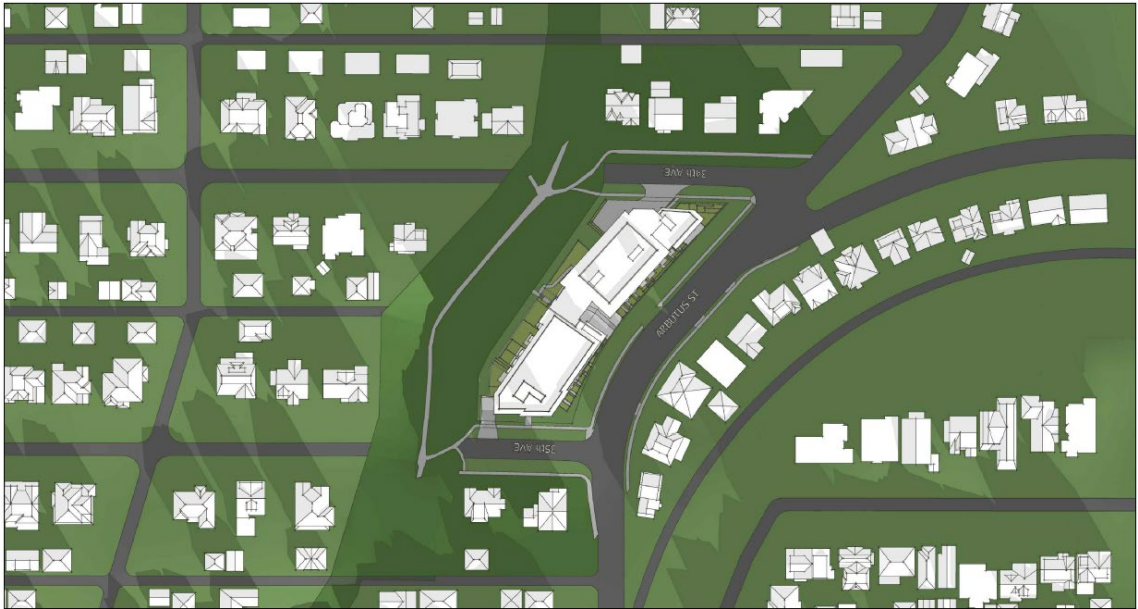
**2126 West 34th Avenue and 5025 Arbutus Street and 2109-2129 West 35th Avenue
SUMMARY OF TENANT RELOCATION PLAN TERMS**

Tenant Relocation and Protection Requirements	Tenant Relocation Plan Offer
Financial Compensation	<ul style="list-style-type: none"> • Compensation in the form of free rent, a lump sum payment, or a combination of both, will be available for each unit eligible for Tenant Relocation Plan according to the following schedule: <ul style="list-style-type: none"> ○ 4 months' rent for tenancies up to 5 years; ○ 5 months' rent for tenancies over 5 years and up to 10 years; ○ 6 months' rent for tenancies over 10 years and up to 20 years; ○ 12 months' rent for tenancies over 20 years and up to 30 years; ○ 18 months' rent for tenancies over 30 years and up to 40 years; and ○ 24 months' rent for tenancies over 40 years.
Notice to End Tenancies	<ul style="list-style-type: none"> • Landlord to provide regular project updates to tenants throughout the development approvals process. • A minimum of four months' notice to end tenancy after all permits are issued is required (e.g. all development, building, and demolition permits in place).
Moving Expenses (flat rate or arrangement of an insured moving company)	<ul style="list-style-type: none"> • A flat rate of \$750 or \$1000 will be provided to all eligible tenants depending on the type of unit.
Assistance in Finding Alternate Accommodation (3 options)	<ul style="list-style-type: none"> • Staff have distributed tenant needs assessment surveys. These surveys will be used in relocation efforts and to identify tenants' needs and preferences. • Applicant has committed to monitor rental market and provide tenants requesting assistance with three options in Vancouver that best meet the tenants' identified priorities.
Additional Support for Low Income Tenants or Tenants Facing Other Barriers to Appropriate Housing	<ul style="list-style-type: none"> • The applicant is partnering with a property manager to assist existing tenants with finding alternate accommodation. • For low income tenants and tenants facing other barriers to housing, as defined in the TRP Policy, the applicant has committed to assisting in securing a permanent, suitable affordable housing option.
First Right of Refusal	<ul style="list-style-type: none"> • The applicant has committed to offering all eligible tenants the right of first refusal at a 20% discount off starting rents in similar units in the new development once completed.

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2126 West 34th Avenue and 5025 Arbutus Street and 2109-2129 West 35th Avenue
PRELIMINARY SHADOW STUDY

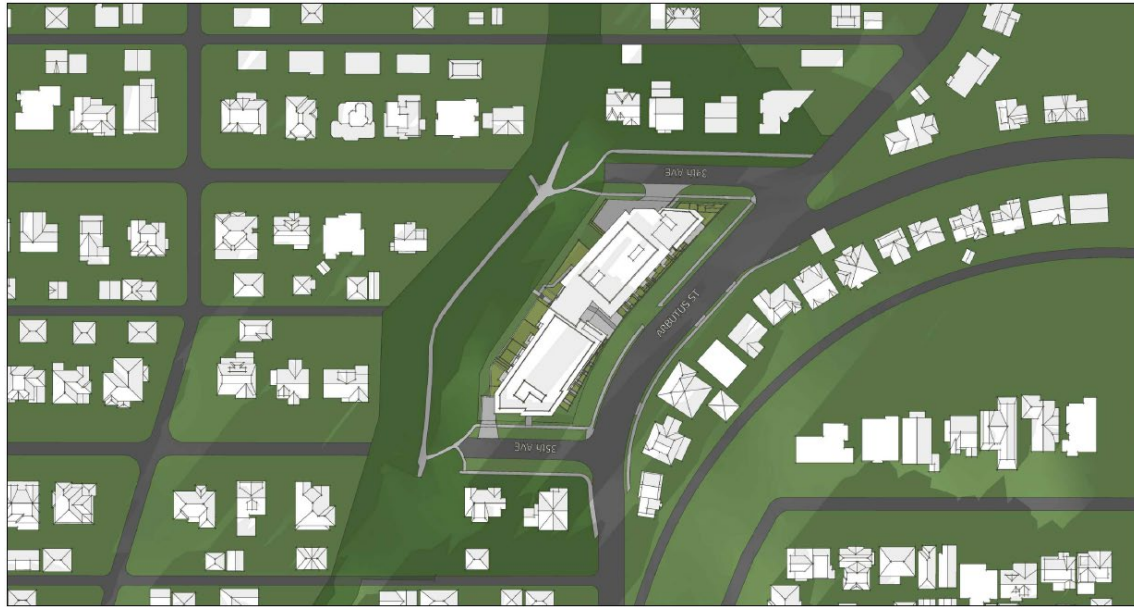
December 21 – 10 am



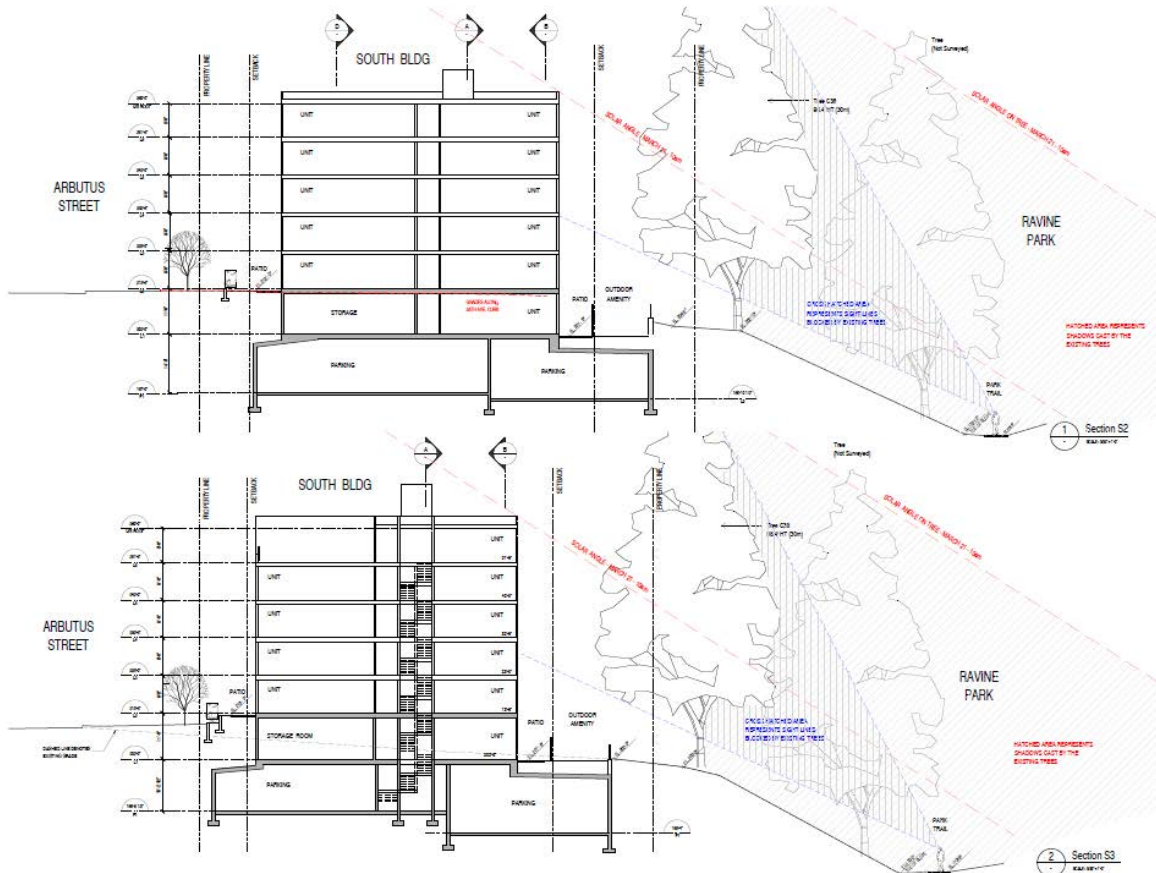
December 21 – 12 pm



December 21 – 3 pm



Shadow Section



**2126 West 34th Avenue and 5025 Arbutus Street and 2109-2129 West 35th Avenue
PUBLIC BENEFITS SUMMARY**

Project Summary

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

The project would provide secured market rental units and would generate a DCL contribution.
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	Base Zoning	Proposed Zoning¹
Zoning District	RS-5	RR-2B
FSR of Base Zoning and FSR of Base Density (site area = 3,957.3 sq. m (42,596 sq. ft.).	0.70	2.4
Floor Area	2,770.1 sq. m (29,817 sq. ft.)	9,497.5 sq. m (102,231 sq. ft.)
Land Use	Residential	Rental Residential

Summary of development contributions anticipated under proposed zoning

City-wide DCL ^{1, 2}	\$2,046,621
Utilities DCL ^{1, 2}	\$1,216,157
TOTAL	\$3,262,778

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.

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**2126 West 34th Avenue and 5025 Arbutus Street and 2109-2129 West 35th Avenue
APPLICANT, PROPERTY, AND DEVELOPMENT PROPOSAL INFORMATION**

Property Information

Address	Property Identifier (PID)	Legal Description
2126 West 34th Avenue	011-298-723	Lot 5 of Lot 3 Block 19 District Lot 526 Plan 4855
2109 West 35th Avenue	031-082-564	Lot A Block 19 District Lot 526 Group 1 New Westminster District Plan EPP100891
2129 West 35th Avenue	011-298-782	Lot 8 Of Lot 3 Block 19 District Lot 526 Plan 4855
5025 Arbutus Street	011-298-740	Lot 6 Of Lot 3 Block 19 District Lot 526 Plan 4855

Applicant Information

Applicant	Intracorp Homes
Property Owners	Ravine Park Development Nominee Inc.

Site Statistics

Site Area	3,957.3 sq. m (42,596 sq. 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 2.40 FSR
Floor Area	2,770.1 sq. m (29,817 sq. ft.)	Up to 9,497.5 sq. m (102,231 sq. ft.)
Height	10.7 m (35.1 ft.)	Up to 5 storeys (at the street): 16.8 m (55 ft.)
Unit Mix	n/a	as per RR-2B District
Parking, Loading and Bicycle Spaces	as per Parking By-law	as per Parking By-law
Natural Assets	To be assessed at the development permit stage	

* * * * *