



REFERRAL REPORT

Report Date: April 25, 2023
Contact: Yardley McNeill
Contact No.: 604.873.7582
RTS No.: 15697
VanRIMS No.: 08-2000-20
Meeting Date: May 9, 2023

TO: Vancouver City Council
FROM: General Manager of Planning, Urban Design and Sustainability
SUBJECT: Rezoning: 2325-2377 West 49th Avenue

RECOMMENDATION TO REFER

THAT the rezoning application, described below, be referred to Public Hearing together with the recommendations set out below and with the recommendation of the General Manager of Planning, Urban Design and Sustainability to approve the application, subject to the conditions set out below;

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary by-law, 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 Westward Development Nominee Inc., the registered owner of the lands located at:
- 2325-2327 West 49th Avenue [*the East and West ½ of Lot 5 of Lot 4 Block 1 District Lot 526 Plan 5190; PIDs 011-222-611 and 011-222-565 respectively*], and
 - 2349-2377 West 49th Avenue [*Lots I and H of Lot 4 Block 1 District Lot 526 Plan 19740; PIDs 003-025-861 and 015-083-063 respectively*],

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 Bylaw be amended generally as set out in Appendix C;

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

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

REPORT SUMMARY

This report recommends a plan amendment to the Zoning and Development By-law from RS-5 (Residential) District to RR-2B (Residential Rental) District, for the site located at 2325-2377 West 49th 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 2023)
- 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, last amended 2022)
- 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 (see Figure 1) is comprised of four legal parcels fronting 49th Avenue. The total site area is approximately 3,688 sq. m (39,697 sq. ft.), with a frontage of 62 m (203 ft.) along 49th Avenue and a depth of 64 m (210 ft.).

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 developed with four single-detached homes constructed in 1923, 1926, 1927, and 1985. 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 at the discretion of the Director of Planning. 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 2022, 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, which this site is located, is 2.5%. A vacancy rate of 3% represents a balanced market.

Security of Tenure – Purpose-built rental housing offers secure rental tenure. The proposed RR-2B zoning designation would only permit residential uses that are secured as Residential Rental Tenure, and no strata or other ownership tenure residential units would be permitted. In addition, all units in the project would be secured through a Housing Agreement and a Section 219 Covenant for the longer of 60 years and the life of the building. Covenants will be registered on title to prohibit the stratification and/or separate sale of individual units. Conditions related to securing the units are contained in Appendix B.

Tenants –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.

In order to support the retention of significant trees on the neighbouring property to the north, Engineering conditions in Appendix B allow for underground parking access from Vine Street. Conditions of approval also include a 6.1 m (20 ft.) road dedication on the northern edge of the site. This dedication allows for a potential east/west, laneway should tree retention not be required in the future.

Engineering conditions also include street and sidewalk improvements along 49th Avenue and Vine Street and upgraded lighting.

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.

As noted in the Transportation section above, a preliminary staff review has highlighted the presence of significant trees on the neighbouring property immediately north of the site. Parking access has been conditioned in Appendix B to allow for the retention of these trees, if deemed necessary at the development permit stage. 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.

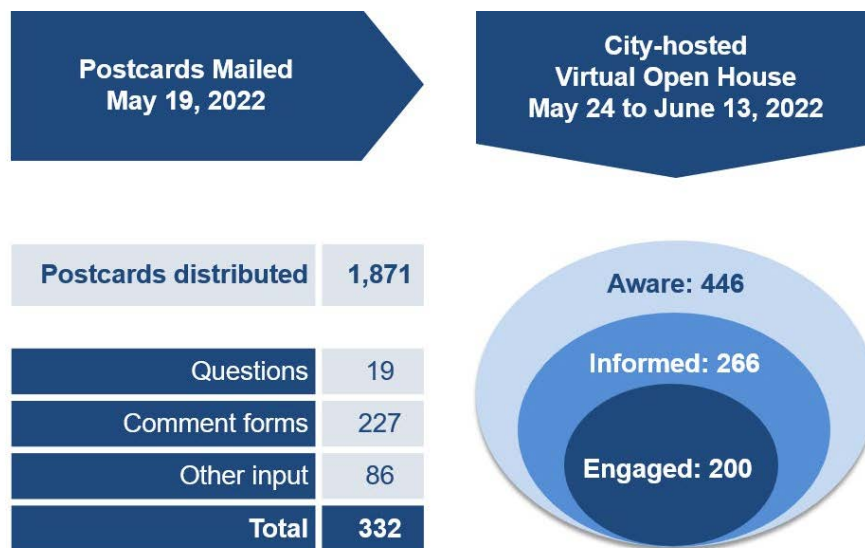
5. Public Input

A rezoning information sign was installed on the site of this rezoning application on May 27, 2022. Approximately 1,871 notification postcards were distributed within the neighbouring area on or about May 19, 2022. Notification, application information, and an online comment form was provided on the *Shape Your City Vancouver website* (<https://shapeyourcity.ca/>). 446 people signed onto the website to review the application.

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

Virtual Open House – A virtual open house was held from May 24 to June 13, 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 332 submissions were received.

Figure 4: 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:

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

Generally, comments of concern fell within the following areas:

- **Height, scale, massing, and neighbourhood context:** The application doesn't fit with the single-family houses in the neighbourhood and will disrupt the quiet, family-oriented neighbourhood feel. It should be placed on major arterials with existing mid-rise developments. Buildings with lower density such as townhouses, rowhouses or multiplexes would be more appropriate.
- **Shadows, access to sunlight and obstructed views:** The proposed development will obstruct views and access to sunlight and will cast shadows onto surrounding neighbours.
- **Traffic and parking:** An increase in residents will exacerbate existing traffic issues such as pedestrian and vehicle safety, congestion, and parking availability.
- **Infrastructure and community amenities and services:** The increase in residents to the area will put a strain on existing sewage and stormwater infrastructure. Community amenities such as schools, community centres, and transit cannot support an increase in residents to the area. The current level of City services such as leaf removal and streetlights is insufficient.
- **Process:** More neighbourhood engagement should have occurred in the development of the *SRP* and for this specific rezoning application. 49th Avenue should not be considered an arterial road and more engagement should have occurred in this designation.

Response to Public Comments

- The proposed RR-2B zone permits up to five storeys and is consistent with the *SRP*. 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.
- Off-street parking as per the Parking By-law will be required at the development permit stage.
- Engineering staff reviewed the rezoning application to ensure adequate stormwater management and sewer capacity is maintained throughout the system. A Services Agreement for required on-site and off-site works is a condition of rezoning enactment, including a Rainwater Management Plan.
- The site is within the catchment area of Maple Grove Elementary School and Magee Secondary School. Maple Grove is currently operating above capacity and expected to reach 101% capacity in 2031. Magee is currently operating under capacity and is anticipated to remain so, at 75% of capacity in 2031. The City coordinates with the VSB to inform decision-making and reduce enrolment pressure, recognizing that some schools are full, but there is overall surplus capacity with their system.
- Council approved amendments to the *Secured Rental Policy* to allow simplified rezonings in low-density areas after extensive public engagement (Appendix E). The proposal meets the intent of the *SRP*, to encourage rental in new areas and to streamline the development process. Typical City engagement processes were followed for the rezoning application. Specific site and building designs will be reviewed during a future development permit process, when there will be another round of neighbourhood consultation.
- The classification of 49th Avenue as an arterial roadway predates the amended *Secured Rental Policy* and has been established through a variety of transportation related criteria. On arterial roadways people-movement is the primary consideration, while driveway access for motor vehicles is typically limited or not permitted. Arterials also serve as major bus routes, are part of the TransLink Frequent Transit Network and may have bus priority measures. Arterial streets may be within both residential and/or non-residential areas.

6. Public Benefits

Community Amenity Contributions (CAC) – The *Community Amenity Contributions Policy for Rezoning*s 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 \$3,040,727 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 E.

Financial Implications

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

CONCLUSION

Staff have reviewed the application to rezone 2325-2377 West 49th Avenue from RS-5 to RR-2B to facilitate a townhouse or apartment development, complying with the provisions of the RR-2B District Schedule, and conclude that the application can be considered consistent with the *Secured Rental Policy* and advances the City's housing policy goals.

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

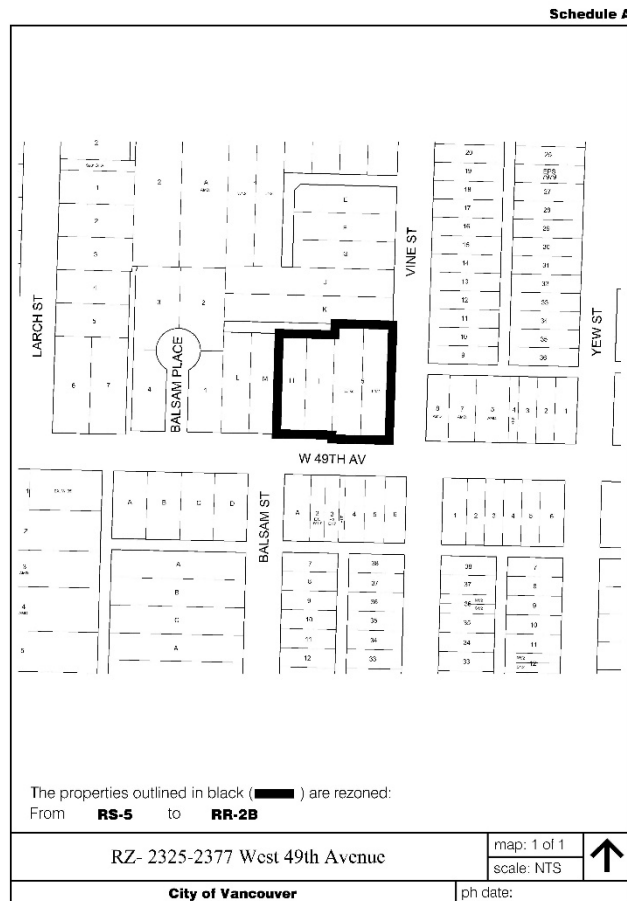
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**2325-2377 West 49th Avenue
PROPOSED BY-LAW AMENDMENTS**

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.



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2325-2377 West 49th 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 as many viable, healthy site trees as possible, all adjacent site trees and City trees, especially large trees fronting w 49th Avenue, with an accompanying arborist report by an experienced certified ISA arborist, to establish a supportable tree strategy.

Note to Applicant: The driveway for the scheme chosen is in direct conflict with a City street tree. The applicant must contact Park Board approval for removal, plus any value fees associated. They can be reached at PBDevelopment.trees@vancouver.ca.

- 1.2 Design development to provide a complete landscape plan by an experienced landscape architect, in keeping with design expectations and guidelines for the surrounding neighbourhood.
- 1.3 Design development to improve the sustainability strategy, by the following:
- (a) Consider providing intensive and/or extensive green roofs on all available flat roofs;
 - (b) Add substantially more landscape around all entry areas, to accent and soften them;
 - (c) Add vines to any blank wall facades, ensuring the vine support is sturdy and low maintenance (avoid high maintenance modular “green wall” systems);
 - (d) Add planters with overarching shrubs to common upper level decks, to be visually accessible from below, softening the edges and consisting of woody evergreen plant material for year-round presence; and
 - (e) Add edible plants, which can be used as ornamentals as part of the landscape design in addition to urban agriculture plots.
- 1.4 Design development to ensure the intended landscape design is carried into the future by adequate maintenance, as follows:

- (a) Provide common maintenance access to all planted common areas; and
 - (b) Provide a high efficiency irrigation system for all planted areas.
- 1.5 Provision of coordination between Landscape Plan and architectural Site Plan, for most updated information.
- 1.6 Provision of complete information, such as references on the Roof Deck Plan, confirming all landscape elements.
- 1.7 Provision of a detailed Landscape Plan illustrating soft and hard landscaping;
Note to applicant: The plans should be at 1/8": 1 ft. scale minimum. The Plant list should include the common and botanical name, size and quantity of all existing/ proposed plant material. Plant material should be clearly illustrated on the Plan and keyed to the Plant List. The landscape plan should include the public realm treatment (to the curb) and all existing or proposed street trees, adjoining walkways, surface materials, PMT/Vista transformers and public utilities such as lamp posts, hydro poles, fire hydrants.
- 1.8 Provision of detailed architectural and landscape cross sections (minimum 1/4" inch scale) through common open spaces, semi-private patio areas and the public realm;
Note to applicant: the sections should illustrate, the slab design and location, the soil profile, tree root ball, tree canopy and any associated landscaping. For private patios and amenity areas, illustrate and dimension planters on slab, planter sizes (inside dimension), soil, root ball, retaining walls, steps, patios and portions of the adjacent building, such as residential units or amenity rooms.
- 1.9 Provision of a Tree Management Plan as part of the Landscape Plans, in coordination with arborist report Tree Management Plan.

Note to applicant: It is preferred that the arborist tree management plan become the primary document for tree removal/ protection related matters.

- 1.10 Provision of an arborist "letter of undertaking" to include signatures by the owner, contractor and arborist.
- Note to applicant: the signatures confirm that all parties are aware of the roles and responsibilities and that the project is on track to satisfy the steps and recommendations outlined by the arborist. For example, advanced planning will be needed to ensure that certain works, such as site supervision checkpoints, are coordinated.
- 1.11 Coordination for the provision of new street trees and any proposed City owned tree removals adjacent to the development site, where applicable.

Note to applicant: New street trees to be shown and confirmed on the development permit plans. Contact Engineering (604.871.6131) to confirm tree planting locations and Park Board (604.257.8587) for tree species selection and planting requirements. Provide a notation on the plan as follows, "*Final spacing, quantity and tree species to the satisfaction of the General Manager of Engineering Services. New trees must be of good standard, minimum 6cm caliper, and installed with approved root barriers, tree guards and appropriate soil. Root barriers shall be 8 feet long and 18 inches deep. Planting*

depth of root ball must be below sidewalk grade. Call Park Board for inspection after tree planting completion".

- 1.12 Provision of an outdoor Lighting Plan.

Sustainability

- 1.13 All new buildings in the development will meet the requirements of the Green Buildings Policy for Rezoning (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 – Process and Requirements*.

Housing

- 1.14 The design and layout of at least 35% of the dwelling units must:

- (a) Be suitable for family housing; and
- (b) Include two or more bedroom.

- 1.15 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

- 1.16 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 prior to building permit issuance.

Note to Applicant: 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 at shoringreview@vancouver.ca for details.

Additional information:

Design guidelines and construction standard: <https://vancouver.ca/streets-transportation/street-design-construction-resources.aspx>

Steps to getting a shoring and excavation street use permit: <https://vancouver.ca/home-property-development/construction-street-use-permits.aspx#shoring-and-excavation>

- 1.17 The owner or representative is advised to contact Engineering Services at StreetUseReview@vancouver.ca to acquire the project's permissible street use after building permit issuance.

Note to Applicant: 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.

Additional information: <https://vancouver.ca/home-property-development/construction-street-use-permits.aspx>

- 1.18 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.
- 1.19 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;

Note to Applicant: The tech check table is required to show the calculations for the minimum required parking, loading, bicycle spaces and the number of spaces being provided.

- (b) Section drawings for parking levels, loading bays, ramps, and security gates;

Note to Applicant: The section drawings must show elevations and minimum vertical clearances for parking levels, loading bays, ramps, and security gates. These clearances must consider mechanical projections and built obstructions.

- (c) Ramp/parkade warning and/or signal systems details;

Note to Applicant: Details to include locations of lights, signs and detection devices on the plans.

- (d) Identification of:
 - (i) All types of parking and loading spaces by individually numbering and labelling;
 - (ii) All columns in the parking layouts;
 - (iii) Areas of minimum vertical clearances by labeling on the parking levels;
 - (iv) Design elevations for ramps, drive aisles, loading bays, accessible spaces, and all entrances;

Note to Applicant: Design elevations are required on both sides of the ramps and drive aisles at all breakpoints, loading bays, accessible spaces, and at all entrances. The slope and length of the ramped sections at all breakpoints to be shown on the submitted drawings.

- (v) The stair-free access route from the Class A bicycle spaces to the outside;

Note to Applicant: Stair ramps are not generally acceptable.

- (vi) Existing street furniture including bus stops, benches etc. on the plans; and
- (vii) The location of all poles and guy wires on the site plan.

- (e) Dimension of:
 - (i) Any/all column encroachments into parking stalls;
 - (ii) all typical parking spaces;
 - (iii) Additional setbacks for parking spaces due to columns and walls; and
 - (iv) Maneuvering aisles and the drive aisles at the parkade entrance and all gates.

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) Location and design of the access ramp is subject to “the satisfaction of the Director of Planning and the General Manager of Engineering Services”.

- (b) The maximum ramp slope allowed in the first 6.1 m from the property line is 10%. The maximum slope after the first 6.1 m from the property line is 12.5%.
 - (c) On extreme hardship sites, slopes up to 15% may be acceptable if a 7.5% to 10% transition ramp or continuous transition curve is provided at the bottom for at least 4 m in length. Except that, the maximum slope normally permitted for ramps intended to service Class B or Class C loading is 10%.
 - (d) Manoeuvring for vehicles and loading must be provided on-site. Vehicles and loading are not permitted to back over sidewalks.
- 1.20 Provision of a lighting simulation to support all offsite lighting upgrades to City standards and IESNA recommendations.
- 1.21 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.

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

Note to Applicant: Additional opportunities may include rainwater harvesting, green roof and/or absorbent landscaping. The northeast edge of the property appears to have sufficient space and setback (over 10m) from the building to route a large proportion of the site's runoff to a sub-surface infiltration facility. Site-specific infiltration testing is required to support justification on why the most preferred method of capture (infiltration measures) are not proposed. Appropriate justifications are required for each Tier to determine if exemptions may be granted.

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

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

- 1.22 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.
- 1.23 Provision of a final 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.

- 1.24 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.
- 1.25 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) Results of the proposed additional work detailed in Section 8.0 of the Preliminary Hydrogeological Study (dated May 6, 2021). The additional work should include 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 the site.

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.

Note to Applicant: 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.

- 1.26 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>; and
- (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.

1.27 Submission on updated landscape plan to reflect the public realm changes including all of the off-site improvements sought for this rezoning. Where a design detail is not available, make note of the improvement on the landscape plans. Submit a copy of the updated plan to Engineering for review noting the following:

(a) "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."

(b) "The required Green Infrastructure improvements on 2325 W 49th Ave will be as per City-issued design."

1.28 Provision of City-supplied building grades and interpolated design elevations along the property line for the creation of a continuous building grade on both the Architectural and the Landscape plans.

Note to Applicant: City-supplied building grades are preliminary and final building grades are required to be issued by the City prior to DP application. The building grades have not been finalized for this site yet. The Applicant was asked to submit building grades for review and approval (application# BG-2022-00069).

Additional information: <https://vancouver.ca/home-property-development/building-grades-for-sidewalk-and-street-elevation.aspx>

1.29 Parking, loading, bicycle, and passenger loading spaces must be provided and maintained in accordance with the requirements of the Vancouver Parking By-Law and the Parking and Loading Design Supplement.

Note to Applicant: Parking reductions may be considered at the Development Permit stage with acceptable Transportation Demand Management (TDM) or other management measures.

PART 2: CONDITIONS OF BY-LAW ENACTMENT

THAT, prior to enactment of the amending By-law, the registered owner shall on terms and conditions satisfactory to the Director of Legal Services, the General Manager of Planning, Urban Design and Sustainability, and the General Manager of Engineering Services (or successors in function), as necessary, and at the sole cost and expense of the owner/developer, make arrangements for the following:

Engineering

- 2.1 Arrangements are to be made to the satisfaction of the General Manager of Engineering Services, the Director of Legal Services and the Approving Officer for the consolidation of Lots H and I, Plan 19740, and the East and West ½ of Lot 5, Plan 5190; all of Lot 4, Block 1, District Lot 526 to create a single parcel and subdivision of that site to result in the dedication of the south 7 feet (2.134 metres), and the north 20 feet (6.096 metres) of the East and West ½ of Lot 5 of Lot 4, Block 1, District Lot 526, Plan 5190 for road and lane purposes respectively.

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

- 2.2 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.
- (i) Based on the confirmed Fire Underwriter’s Survey Required Fire Flows and domestic flows submitted by Aplin & Martin Consultants Ltd. dated December 22, 2021, no water main upgrades are required to service the development.

Note to Applicant: The main servicing the proposed development is 200mm along Vine St or 300mm along W 49th Ave. Should the development require water service connections larger than the existing main, the developer shall upsize the existing main to the satisfaction of the General Manager of Engineering Services. The developer is responsible for 100% of the cost of the upgrading. The maximum size of water service connections is 300mm.

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 2325-2377 W 49th Ave require the following in order to maintain sewer flow conditions.

No sewer main upgrades required.

Note to Applicant: Development to be serviced to the existing 300 mm sanitary and 750 mm storm sewers in W 49th Ave.

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.

- (ii) Developer's Engineer to submit a sewer abandonment plan to the City that details the following:

The abandonment or removal of all existing storm, sanitary, and combined connections to the development 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.

- (iii) Provision of \$30,000 for sewer catchment flow monitoring.

- (c) Street improvements along W 49th Ave. adjacent to the site and appropriate transitions including the following:

- (i) Installation of a 2.44 m (8.0 ft.) wide broom finish saw-cut concrete sidewalk;

- (ii) Removal of the existing unused driveway crossings and reconstruction of the boulevard, sidewalk, and curb to current standards.

- (iii) Installation of a curb ramp.

- (d) Street improvements along Vine St. adjacent to the site and appropriate transitions including the following:

- (i) Installation of a curb bulge, including relocation or replacement of the existing catch basin and any road reconstruction as required to accommodate the curb bulge.

- (ii) Removal of the existing unused driveway crossing and reconstruction of the curb to current standards.

- (iii) Installation of a 2.14 m (7.0 ft.) wide broom finish saw-cut concrete sidewalk.

- (iv) Installation of a curb ramp.

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

- (e) Provision of a new laneway built per City “Higher Zoned Laneway” specifications, including installation of new catch basins as needed to ensure all laneway runoff is captured IF the proposed laneway is to be opened by this development site.
- (f) Provision of new street trees, where space permits, on the front boulevard of W 49th Ave. and Vine St.
- (g) Provision of removal and replacement of full depth of asphalt on Vine St. along the development site’s frontage.
- (h) Provision of a Green Infrastructure bioretention curb bulge on Vine St. at W 49th Ave.

Note to Applicant: These improvements will generally include placement of plants, growing medium, and perforated pipe sub drain connected to the sewer system.

The proposed developments will include designation of new public right-of-ways. Green Infrastructure (GI) shall be used to manage rainwater from the street right-of-way. The retention standard for the right-of-way is to treat and retrain the first 48mm of rainfall (i.e. 90% of annual rainfall) where possible according to the City’s [Rain City Strategy](#). The water quality standard is to remove 80% of TSS (by mass) for the first 48 mm of rainfall for highly impervious surfaces, as per the [Rainwater Management Bulletin \(2018\)](#).

- (i) Provision of upgraded street lighting (roadway and sidewalk) adjacent to the site to current COV standards and IESNA recommendations.
- (j) Provision of Vine St. & W 49th Ave. entire intersection street lighting upgrade to current COV standards and IESNA recommendations.
- (k) Provision of new or replacement duct bank adjacent to the development site that meets current City’s standards.

Note to Applicant: Duct banks are to consist of electrical and communication ducts and cables, and connected to existing electrical and communication infrastructure.

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

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

- 2.4 Provision of written confirmation that all required electrical plants will be provided within private property.

Note to Applicant: 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.

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 or 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;
- (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.

* * * * *

2325-2377 West 49th 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 011-222-611; The East 1/2 of Lot 5 of Lot 4 Block 1 District Lot 526 Plan 5190;
- (b) PID 011-222-565; The West 1/2 of Lot 5 of Lot 4 Block 1 District Lot 526 Plan 5190;
- (c) PID 003-025-861; Lot I of Lot 4 Block 1 District Lot 526 Plan 19740; and
- (d) PID 015-083-063; Lot H of Lot 4 Block 1 District Lot 526 Plan 19740.

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2325-2377 West 49th 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

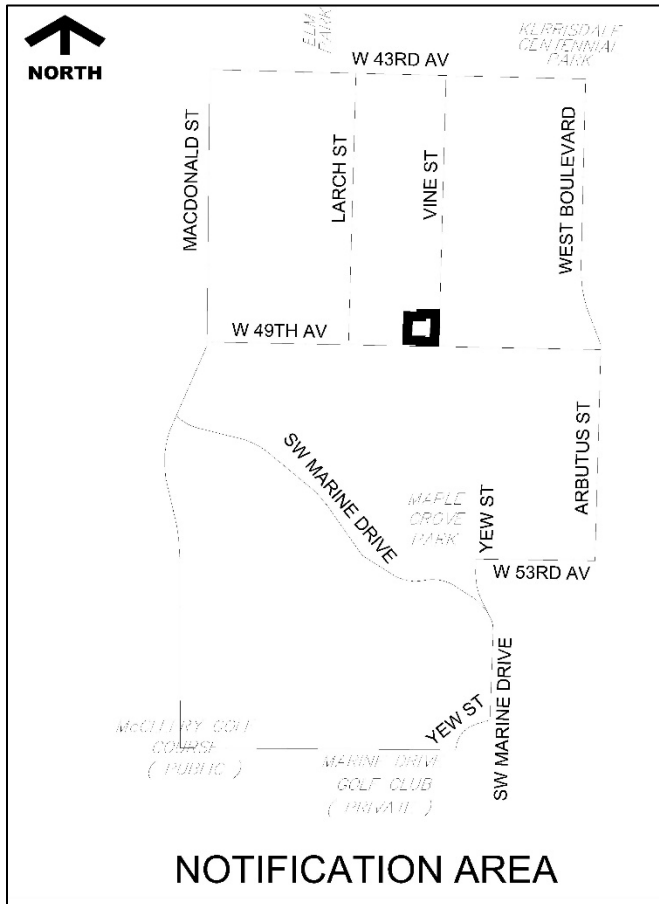
	Date	Results
Event		
Virtual open house (City-led)	May 24 to June 13, 2022	446 participants (aware)* <ul style="list-style-type: none"> • 266 informed • 200 engaged
Public Notification		
Postcard distribution – Notice of rezoning application and virtual open house	May 19, 2022	1,871 notices mailed
Public Responses		
Online questions	May 24 to June 13, 2022	19 submittals
Online comment forms <ul style="list-style-type: none"> • Shape Your City platform 	May 2022 to November 2022	227 submittals
Overall position <ul style="list-style-type: none"> • support • opposed • mixed 	May 2022 to November 2022	227 submittals <ul style="list-style-type: none"> • 14 responses • 208 responses • 5 responses
Other input- email	May 2022 to November 2022	86 submittal
Online Engagement – Shape Your City Vancouver		
Total participants during online engagement period	May 2022 to November 2022	746 participants (aware)* <ul style="list-style-type: none"> • 336 informed • 217 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:

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

Generally, comments of concern fell within the following areas:

- **Height, scale, massing, and neighbourhood context:** The application doesn't fit with the single-family houses in the neighbourhood and will disrupt the quiet, family-oriented neighbourhood feel. It should be placed on major arterials with existing mid-rise developments. Lower density forms such as townhouses, rowhouses or multiplexes would be more appropriate.
- **Shadows, access to sunlight and obstructed views:** The proposed development will obstruct views and access to sunlight and will cast shadows onto surrounding neighbours.
- **Traffic and parking:** An increase in residents will exacerbate existing traffic issues such as pedestrian and vehicle safety, congestion, and parking availability.

West 49th Avenue is a narrow street with single lanes going east and west and is congested during rush hour. The roads do not have clear lines of site and there have been cases of pedestrians getting struck by cars when crossing West 49th Avenue.

Vehicles parked in the area are often struck by moving vehicles because the road is so congested.

Vehicles from the proposed development will overflow onto neighbouring roads and take up street parking spaces. Further, parked vehicles block lines of sight and make it dangerous and difficult for pedestrians to navigate through the vehicles and/or cross the street.

- **Infrastructure and community amenities and services:** The increase in residents to the area will put a strain on existing sewage and stormwater infrastructure. Community amenities such as schools, community centres, and transit cannot support an increase in residents to the area. The current level of City services such as leaf removal and streetlights is insufficient.
- **Process:** More neighbourhood engagement should have occurred in the development of the SRP and for this specific rezoning application. West 49th Avenue should not be considered an arterial road and more engagement should have occurred in this designation. Unlike other arterial roads under the SRP, West 49th Avenue has single lanes going east and west (as opposed to multiple lanes), therefore it should not be considered an arterial road.
- **Affordability and property values:** The proposed development will be unaffordable for tenants and will negatively impact the property value of the surrounding homes.
- General concern about the project.

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

- **Process:** Unlike other arterial roads under the SRP, West 49th Avenue has single lanes going east and west (as opposed to multiple lanes), therefore it should not be considered an arterial road.

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:

- The massing and height of the project is appropriate.
- General support for the project.
- The application will revitalise the area and provide an option for folks to downsize.
- The removal of hidden driveways on West 49th Avenue will make the road safer.

General comments of concern:

- The project will set a precedent for further densification in the neighbourhood and more large developments.
- The construction will cause noise and disruption, and traffic jams which will affect air quality.
- There will be an overturn of renters as opposed to permanent home owners who stay in the community long-term.

General neutral comments/recommendations:

- There should be more family-sized units.
- The application should provide more community benefits and amenities.
- The virtual open house is not transparent, should have been longer, and held in-person to accommodate members of the public who do not have an online presence. There should be more consultation with the neighbourhood and the site sign was not visible.
- The rezoning process should be faster.
- The trees on-site should be preserved.

* * * * *

2325 – 2377 W 49th 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 to distribute 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"> • For low income tenants and tenants facing other barriers to housing, as defined in the TRP Policy, the applicant would assist in securing a permanent, suitable affordable housing option.
First Right of Refusal (if applicable) (Where starting rents are anticipated to be higher than what the tenant currently pays, provide a 20% discount off starting rents for any returning tenants)	<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 OR (if applicable), one of the below-market rental units, subject to eligibility. Any subsequent rent increases for returning tenants will be in line with the Residential Tenancy Act.

* * * * *

**2325-2377 West 49th Avenue
PUBLIC BENEFITS SUMMARY**

Project Summary

Rezoning to RR-2B District to facilitate a townhouse or apartment development.

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 = 3,688 sq. m (39,697 sq. ft.).	0.70	2.4
Floor Area	2,581.6 sq. m 27,788 sq. ft.	8,851.2 sq. m (95,273 sq. ft.)
Land Use	Residential	Rental Residential

Summary of development contributions anticipated under proposed zoning

City-wide DCL ^{1,2}	\$1,907,336
Utilities DCL ¹	\$1,133,391
TOTAL	\$3,040,727

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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**2325-2377 West 49th Avenue
APPLICANT, PROPERTY, AND DEVELOPMENT PROPOSAL INFORMATION**

Property Information

Address	Property Identifier (PID)	Legal Description
2325 West 49th Avenue	011-222-611	The East 1/2 of Lot 5 of Lot 4 Block 1 District Lot 526 Plan 5190
2327 West 49th Avenue	011-222-565	The West 1/2 of Lot 5 of Lot 4 Block 1 District Lot 526 Plan 5190
2349 West 49th Avenue	003-025-861	Lot I of Lot 4 Block 1 District Lot 526 Plan 19740
2377 West 49th Avenue	015-083-063	Lot H of Lot 4 Block 1 District Lot 526 Plan 19740

Applicant Information

Architect/Applicant	Intracorp Homes
Property Owners	Westward Development Nominee Inc.

Site Statistics

Site Area	3,688 sq. m (39,697 sq. ft.); Site dimensions 62 m (203 ft.) x 61 m (200 ft.)
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Development Statistics

	Permitted Under Existing Zoning	Development Permitted Under Proposed Zoning
Zoning	RS-5	RR-2B
Uses	Single-detached Houses and Duplexes (Residential)	Residential Rental (Residential)
Maximum Density	0.70 FSR	Up to 2.4 FSR
Floor Area	2,581.6 sq. m (27,788 sq. ft.)	Up to 8,851.2 sq. m (95,273 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	

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