



## REFERRAL REPORT

Report Date: May 16, 2023  
Contact: Yardley McNeill  
Contact No.: 604.873.7582  
RTS No.: 15749  
VanRIMS No.: 08-2000-20  
Meeting Date: May 30, 2023

TO: Vancouver City Council  
FROM: General Manager of Planning, Urban Design and Sustainability  
SUBJECT: CD-1 Rezoning: 5079-5161 Ash Street

### **RECOMMENDATION TO REFER**

THAT the rezoning application and plans, 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 Pennyfarthing Development Group on behalf of:
- Pennyfarthing Ash Street Properties Ltd., Inc. No. BC1300849, the registered owner of 5079-5137 Ash Street [*Lots 47-49 of Block 839 District Lot 526 Plan 8710; PIDs 009-956-824, 009-956-832 and 009-956-859, respectively*]; and
  - Pennyfarthing Properties Ash St. South Ltd., Inc. No. BC1103975, the registered owner of 5161 Ash Street [*PID 006-038-182; Lot 50 Block 839 District Lot 526 Plan 8710*];

to rezone the lands from RS-1 (Residential) District to CD-1 (Comprehensive Development) District, to increase the maximum floor space ratio (FSR) from 0.7 to 2.0 and the maximum building height from 10.7 m (35 ft.) to 21.4 m (70 ft.) to permit the development of a six-storey residential building containing 62 strata-titled residential units, be approved in principle;

FURTHER THAT the draft CD-1 By-law, prepared for the Public Hearing in accordance with Appendix A, be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by Shift Architecture, received March 14, 2022, provided that the Director of Planning may allow minor alterations to this form of development when approving the detailed scheme of development;

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

- B. THAT, subject to approval of the CD-1 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 CD-1 By-law.

- C. THAT Recommendations A and B be adopted on the following conditions:
- (i) THAT the passage of the above resolutions creates no legal rights for the applicant or any other person, or obligation on the part of the City, and 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 evaluates an application to rezone 5079-5161 Ash Street to a CD-1 (Comprehensive Development) District for a six-storey strata-titled residential building.

The proposed use and form of development are consistent with the intent of the Cambie Corridor Plan (“*Plan*”). Staff recommend that the application be referred to 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 in Appendix B.

## **COUNCIL AUTHORITY/PREVIOUS DECISIONS**

- Vancouver Plan (2022)
- Cambie Corridor Plan and Cambie Corridor Public Realm Plan (2018)

- 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)
- Community Amenity Contributions Policy for Rezoning (1999, last amended 2023)
- Vancouver Development Cost Levy By-law No. 9755
- Vancouver Utilities Development Cost Levy By-law No. 12183
- Latecomer Policy (2021)
- Tenant Relocation and Protection Policy (2015, last amended 2019)
- Green Buildings Policy for Rezoning (2010, amended 2018)
- Urban Forest Strategy (2014, amended 2018)

## REPORT

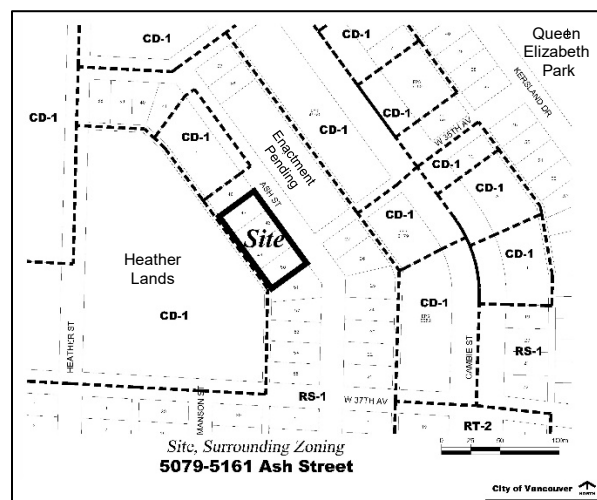
### Background/Context

#### 1. Site and Context

The subject site is zoned RS-1 and located on the west side of Ash Street, at 35th Avenue (Figure 1). The property consists of a four-lot assembly, with a frontage of 75.6 m (248 ft.) and a depth of 36.5 m (120 ft.). The total site area is 2,766.7 sq. m (29,780 sq. ft.) and is developed with four single-detached houses constructed between 1955 and 1966. The houses are all rented and the *Tenant Relocation and Protection Policy* applies.

The surrounding area is undergoing significant change, with new four- and six-storey buildings approved or under construction. The portion of the 21-acre Heather Lands project directly across the lane, is approved for market strata development with heights from 6 to 18 storeys.

**Figure 1: Location Map – Site and Context**



**Neighbourhood Amenities** – The following amenities are within close proximity:

- **Parks:** Queen Elizabeth Park (250 m), Oak Meadows Park (560 m) and Van Dusen Botanical Garden (870 m).

- *Cultural/Community Spaces*: Bloedel Conservatory (650 m), Hillcrest Centre (1.7 km) and Oakridge Centre (570 m).
- *Childcare*: Little Oak Montessori (670 m) and Garderie L'île Aux Enfants (590 m).

**Local School Capacity** – The site is located within the catchment area of Jamieson Elementary School and Hamber Secondary School. According to the Vancouver School Board (VSB)'s *2020 Long Range Facilities Plan*, Jamieson Elementary School will be above capacity and Hamber Secondary School will be under capacity in the coming years, operating at 123% and 79% respectively by 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 within their system. The VSB continues to monitor development and work with City staff to help plan for future growth.

## 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 site is located within the *Cambie Corridor Plan* area which is generally in alignment with the *Vancouver Plan*.

**Cambie Corridor Plan (“Plan”)** – The subject site is located within the Queen Elizabeth neighbourhood of the *Plan*. Subsection 4.2.7 of the *Plan* supports strata buildings up to four storeys and 2.0 FSR. However, increased height to six storeys will be considered to facilitate road dedication. A new 35th Avenue road extension is anticipated to connect Queen Elizabeth Park to the Heather Lands.

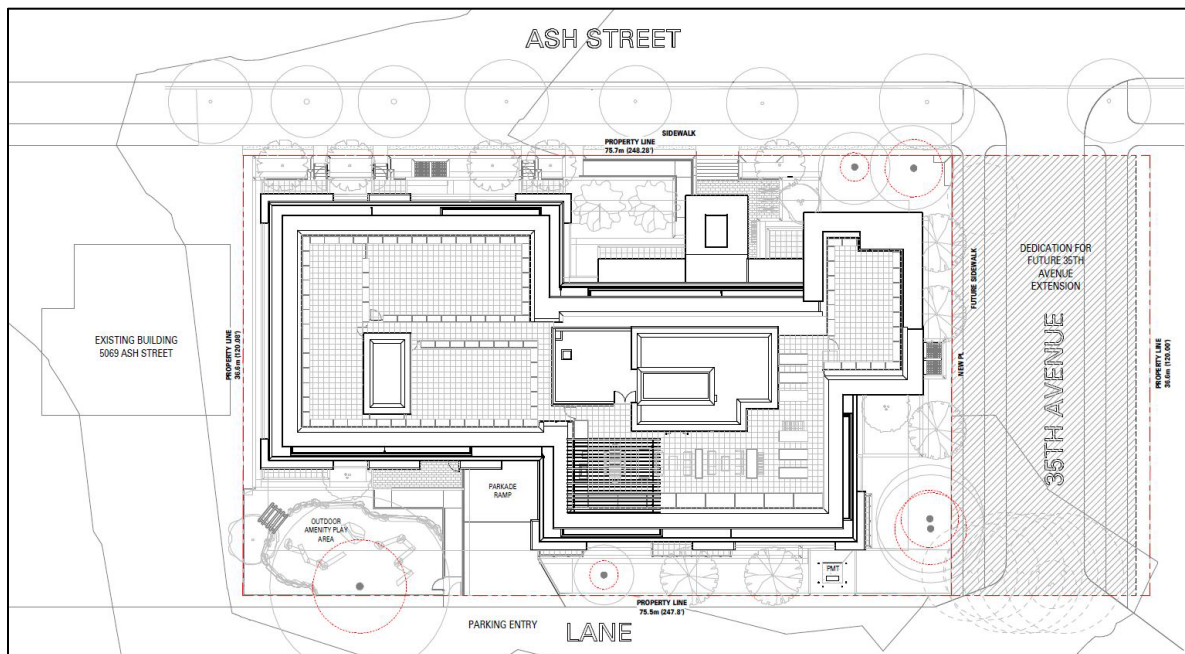
**Housing Needs Report** – On April 27, 2022, Council resolved at a public meeting to receive a [Housing Needs Report](#) (HNR) prepared by staff. Further to the BC Provincial government's requirement, Council must consider the most recent HNR when developing a development plan, or when amending a development 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 strata housing and implements Council-approved directions contained in the *Cambie Corridor Plan* which includes direction on housing that is well supported by the data and findings within the HNR.

## Strategic Analysis

### 1. Proposal

The rezoning proposal would permit a six-storey residential building with 62 strata-titled units (Figure 2). A building height of 21.4 m (70 ft.), floor area of 5,533.4 sq. m (59,561 sq. ft.), and a floor space ratio (FSR) of 2.0 are proposed. Ground-level units are to front Ash Street, with underground parking accessed from the lane. The southern portion of the site will be dedicated to the City (Figure 3) for a new 35th Avenue road extension to the Heather Lands development to the west.

**Figure 2: Proposed Building Looking West from Ash Street****Figure 3: 35th Avenue Extension**

## 2. Land Use

The proposed residential use is consistent with the *Plan*.

## 3. Form of Development, Height and Density (refer to application drawings in Appendix F and project statistics in Appendix I)

In assessing urban design performance, staff consider the built form guidance within the *Plan* for 'Mid-Rise Residential Buildings Off Arterials' in the Queen Elizabeth neighbourhood.

**Form of Development** – The proposal is consistent with the intent of the *Plan* to provide a six-storey residential building. Aligning with the built form guidelines, the upper storeys are stepped back above the fourth storey, except at the southeast corner where a vertical expression lends prominence to the corner of Ash Street and the new 35th Avenue (Figure 3). The building footprint has been adjusted to facilitate retention of significant trees at the site edges.

**Figure 4: Perspective Looking Northwest**



**Height** – The *Plan* supports building heights of six storeys to facilitate road dedication. The current proposed height of 21.4 m (70 ft.) is consistent with the expectations of the *Plan*.

**Density** – The *Plan* allows for a density of 2.0 FSR for strata residential. The proposal is within the allowable density.

**Amenity Space** – Indoor and outdoor residential amenity spaces are located at the rear of the first storey, facing the lane. Staff have included conditions to improve the quality of the amenity spaces, including a recommendation to relocate or provide additional common amenity space at the rooftop, noting that a rooftop location would enable more generous outdoor children's play spaces with better access to sunlight.

**Public Realm** – The *Cambie Corridor Public Realm Plan* prioritizes 35th Avenue as a park connector and pollinator highway from Van Dusen Botanical Gardens to Queen Elizabeth Park, with biodiverse gardens and green spaces to attract beneficial insects and birds. The public realm improvements include a significant dedication to enable a pedestrian connection from Queen Elizabeth Park to the future Heather Lands, with tree retention and ground level planting encouraged. A condition of rezoning will be to improve the ground-oriented units to better connect with the pedestrian realm along the 35th Avenue and lane frontages.

**Urban Design Panel** – A review by the Urban Design Panel was not required as the proposal is for a six-storey building and is consistent with the expectations of the *Plan*.

The form of development, height and density for this site comply with the *Plan*. Staff support the application subject to the urban design conditions in Appendix B.

#### 4. Housing

**Housing Mix** – The application proposes 62 strata-titled residential units, including one studio unit (2%), 22 one-bedroom units (35%), 31 two-bedroom units (50%) and eight three-bedroom units (13%). The proposal complies with the family housing requirements of the *Family Room: Housing Mix Policy for Rezoning Projects* and a provision is included in the CD-1 By-law to uphold the minimum unit mix requirements.

**Existing Tenants** – The rezoning site contains existing rental residential uses, including four units of secondary rental housing. Two out of the four existing 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 that is summarized in Appendix D of this report. All residential tenancies are protected under the provincial Residential Tenancy Act.

#### 5. Transportation and Parking

The site is well-served by transit, being located north of a RapidBus route on 41st Avenue, four blocks from the Oakridge-41st Canada Line station and near bus service on Cambie Street. The Midtown/Ridgeway bikeway on 37th Avenue is half a block to the south.

Vehicle and bicycle parking is provided over two levels of underground parking, accessed from the lane. The application proposes 73 vehicle spaces, 141 bicycle spaces and one loading space. Parking and loading are to meet the Parking By-law at the development permit stage. Engineering conditions require the dedication and construction of the extension to 35th Avenue adjacent to the site, as set out in Appendix B.

#### 6. Environmental Sustainability and Natural Assets

**Green Buildings** – The *Green Buildings Policy for Rezoning* requires that rezoning applications satisfy either the near zero emission buildings or low emissions green buildings conditions within the policy. This application has opted to satisfy the Green Buildings Policy for Rezoning (May 2, 2018) under the low emissions green buildings requirements. The low emissions green buildings pathway represents City priority outcomes, establishing limits on heat loss, energy use, and greenhouse gases, and drawing on industry best practices to create more efficient, healthy and comfortable homes and workplaces. The applicant has submitted preliminary energy modelling analysis detailing building performance strategies to meet the energy use intensity, greenhouse gas and thermal demand targets.

**Natural Assets** – The *Urban Forest Strategy* was developed to find ways to help 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 permission be sought to remove trees which meet certain conditions. The intent is to retain and 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 to achieve resilient and healthy natural systems in our urban areas.

All nine City trees are proposed for retention, though one will be removed at a later date due to the 35th Avenue extension. A total of 26 trees are proposed on-site, including 10 retained trees and 16 new plantings. See Appendix B for landscape conditions.



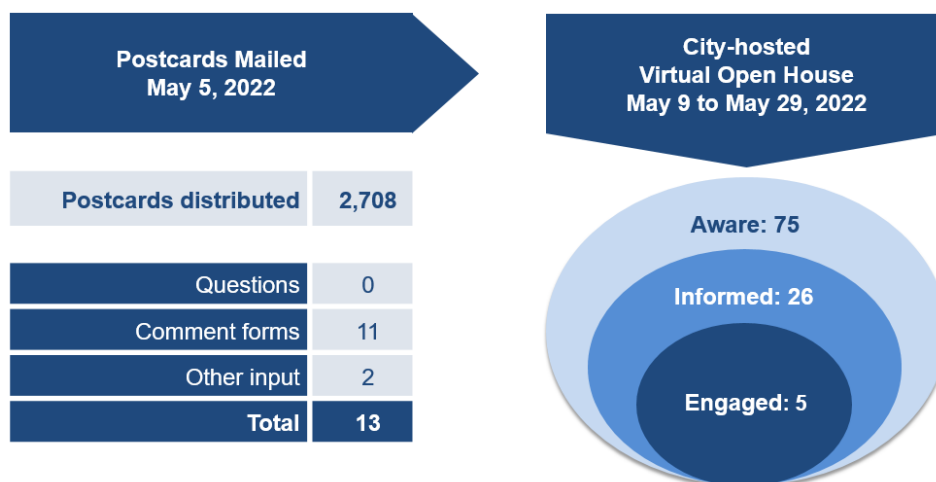
## 7. Public Input

**Public Notification** – A rezoning information sign was installed on the site on May 28, 2022. Approximately 2,708 notification postcards were distributed within the neighbouring area on or about May 5, 2022. Notification and application information, and an online comment form, was provided on the City's *Shape Your City Vancouver* ([shapeyourcity.ca/](https://shapeyourcity.ca/)) platform.

**Virtual Open House** – A virtual open house was held from May 9 to May 29, 2022 on the Shape Your City platform. The open house consisted of an open-question online event where questions were submitted and posted with a response over a period of three weeks. 75 people signed onto the project website to view the rezoning proposal.

**Public Response and Comments** – Input was received via online questions, comment forms, email and phone. A total of 13 submissions were received. Below is a summary of feedback and a detailed summary is in Appendix E.

**Figure 5: Overview of Notification and Engagement**



Comments of support fell within the following areas:

- **Height, massing, density, location:** The proposed height, massing, and density is appropriate. This development will help create a more livable and walkable neighbourhood.

Comments of concern fell within the following areas:

- **Height, massing, density, location:** The proposed height is too high and does not fit the context of the neighbourhood.
- **Traffic:** There will be an increase in traffic in the area as a result of this rezoning.

**Response to Comments** – The proposed building form and density complies with the Plan. The development is well-served by transit and must meet the requirements of the Parking By-law at the development permit stage.



## 8. Public Benefits

**Community Amenity Contributions (CACs)** – The application is subject to a negotiated CAC under the *Community Amenity Contributions Policy for Rezoning*s. The applicant has offered a cash CAC of \$2,797,908. Staff have reviewed the offer and concluded the CAC value is appropriate.

The cash CAC from this application will be allocated to support delivery of the Cambie Corridor Public Benefits Strategy (PBS) (see Appendix G for PBS tracking). Approval and timing of specific projects will be brought forward as part of the Capital Plan and Budget process.

**Development Cost Levies (DCLs)** – The site is subject to the City-wide DCL 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. Based on rates in effect as of September 30, 2022 and the proposed 5,533.4 sq. m (59,561 sq. ft.) of residential floor area, the DCLs are estimated to be \$1,901,188.

**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.

See Appendix H for a summary of the public benefits for this application.

### ***Financial Implications***

As noted in the Public Benefits section, this project is expected to provide a cash CAC and DCLs. See Appendix H for additional details.

## **CONCLUSION**

The use, height and density for a six-storey strata-titled residential building is consistent with the *Cambie Corridor Plan*. The General Manager of Planning, Urban Design and Sustainability recommends that the application be referred to Public Hearing, together with a draft CD-1 By-law, as generally shown in Appendix A. Further, it is recommended that, subject to the Public Hearing, the application including the form of development, as shown in plans in Appendix F, be approved in principle, subject to the applicant fulfilling conditions of approval in Appendix B.

\* \* \* \* \*

**5079-5161 Ash Street  
PROPOSED CD-1 BY-LAW PROVISIONS**

Note: A by-law to rezone an area to CD-1 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.

*[Note: Schedule A, not attached to this appendix, is a map that amends the City of Vancouver zoning map. Should the rezoning application be referred to Public Hearing, Schedule A will be included with the draft by-law that is prepared for posting.]*

**Designation of CD-1 District**

2. The area shown within the heavy black outline on Schedule A is hereby designated CD-1 (\_\_\_).

**Uses**

3. Subject to Council approval of the form of development, to all conditions, guidelines and policies adopted by Council, and to the conditions set out in this by-law or in a development permit, the only uses permitted within this CD-1 and the only uses for which the Director of Planning or Development Permit Board will issue development permits are:
  - (a) Dwelling Uses, limited to Multiple Dwelling; and
  - (b) Accessory Uses customarily ancillary to the uses permitted in this section.

**Conditions of Use**

4. The design and layout of at least 35% of the total dwelling units must:
  - (a) be suitable for family housing; and
  - (b) have 2 or more bedrooms, of which:
    - (i) at least 25% of the total dwelling units must be 2-bedroom units, and
    - (ii) at least 10% of the total dwelling units must be 3-bedroom units.

## **Floor Area and Density**

- 5.1 Computation of floor area must assume that the site area is 2,766.7 m<sup>2</sup>, being the site area at the time of the application for the rezoning evidenced by this by-law, prior to any dedications.
- 5.2 The maximum floor space ratio for all uses combined is 2.0.
- 5.3 Computation of floor area must include all floors having a minimum ceiling height of 1.2 m, both above and below base surface, measured to the extreme outer limits of the building.
- 5.4 Computation of floor area must exclude:
- (a) balconies and decks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, provided that:
    - (i) the total area of these exclusions must not exceed 12% of the permitted floor area, and
    - (ii) the balconies must not be enclosed for the life of the building;
  - (b) patios and roof decks, if the Director of Planning considers the impact on privacy and outlook;
  - (c) floors or portions thereof that are used for:
    - (i) off-street parking and loading located at or below base surface, provided that the maximum exclusion for a parking space does not exceed 7.3 m in length,
    - (ii) bicycle storage, and
    - (iii) heating and mechanical equipment, or uses that the Director of Planning considers similar to the foregoing;
  - (d) entries, porches and verandahs if the Director of Planning first approves the design; and
  - (e) all residential storage area above or below base surface, except that if residential storage area above base surface exceeds 3.7 m<sup>2</sup> per dwelling unit, there will be no exclusion for any of the residential storage area above base surface for that unit.
- 5.5 The Director of Planning or Development Permit Board may exclude common amenity areas from the computation of floor area, to a maximum of 10% of the total permitted floor area, if the Director of Planning or Development Permit Board considers the intent of this by-law and all applicable Council policies and guidelines.

## **Building Height**

- 6.1 Building height must not exceed 21.4 m.
- 6.2 Despite section 6.1 of this by-law and the building height regulations in section 10 of the Zoning and Development By-law, if the Director of Planning permits mechanical appurtenances including elevator overrun and rooftop access structures, the height of the portions of the building with the permitted mechanical appurtenances must not exceed 25.3 m.

## **Horizontal Angle of Daylight**

- 7.1 Each habitable room must have at least 1 window on an exterior wall of a building.
- 7.2 For the purposes of section 7.1 above, habitable room means any room except a bathroom or a kitchen.
- 7.3 Each exterior window must be located so that a plane or planes extending from the window and formed by an angle of 50 degrees, or 2 angles with a sum of 70 degrees, to encounter no obstruction over a distance of 24.0 m.
- 7.4 The plane or planes referred to in section 7.3 above must be measured horizontally from the centre of the bottom of each window.
- 7.5 An obstruction referred to in section 7.3 above means:
  - (a) any part of the same building excluding permitted projections; or
  - (b) the largest building permitted on any adjoining site.
- 7.6 The Director of Planning or Development Permit Board may vary the horizontal angle of daylight requirement if:
  - (a) the Director of Planning or Development Permit Board considers all applicable Council policies and guidelines; and
  - (b) the minimum distance of unobstructed view is at least 3.7 m.

\* \* \* \* \*

**5079-5161 Ash Street**  
**CONDITIONS OF APPROVAL**

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

**PART 1: CONDITIONS OF APPROVAL OF THE FORM OF DEVELOPMENT**

*Note: Consideration by Council at the public hearing of the proposed form of development is in reference to plans prepared by Shift Architecture, received March 14, 2022, and provides that the Director of Planning may allow minor alterations to this form of development when considering the detailed scheme of development submitted with the development application.*

THAT, prior to approval by Council of the form of development, the applicant shall obtain approval of a development application by the Director of Planning who shall have particular regard to the following:

**Urban Design**

**1.1 Design development to reduce the building height as follows:**

- (a) More closely align the first storey with existing grades along the future West 35th Avenue extension;
- (b) Reduce floor-to-floor heights to be 3.0 m (10 ft.) as possible;

Note to Applicant: Reduce the penthouse floor-to-floor height. Generally, the floor-to-floor height anticipated for residential use is 3.0 m (10 ft.). Additional height may be considered for floors accommodating shoulder steps and green roof assemblies.

- (c) Shift the roof trellis structure away from the roof terrace perimeter guard rail; and

Note to Applicant: The trellis should be located a minimum of 3.7 m (12 ft.) away from the perimeter of the building or deleted. Refer also to Landscape Condition 1.15.

**1.2 Design development to provide a north side yard more consistent with the expectations of the built form guidance in the *Plan*.**

Note to Applicant: This may be achieved by increasing the interior side yard to 3.7 m (12 ft.). It is understood the building footprint has been shaped to maximize tree retention; however, a relaxation to 2.4 m or (8 ft.) is only supportable pending a reduced parkade footprint and better integration of the parkade ramp.

**1.3 Design development to improve the quality and functionality of amenity spaces by co-locating common indoor and outdoor amenity spaces at grade and ensuring adequate additional common outdoor amenity space at the roof in compliance with *High Density Housing for Families with Children Guidelines*.**

Note to Applicant: Relocate the indoor amenity room to be contiguous with the children's outdoor play area for improved visual connection and convenience. Ensure adequate separation from adjacencies such as dwelling units and the parking ramp. Additional common outdoor amenity space at roof for families with children is highly encouraged. Refer to the *High Density Housing for Families with Children Guidelines*:

<https://guidelines.vancouver.ca/guidelines-high-density-housing-for-families-with-children.pdf>. Refer also to Landscape Condition 1.14.

- 1.4 Design development to improve the public realm interface and architectural expression of the ground floor units as follows:

- (a) Provide clearly identifiable unit entries with connection to the flanking street and lane, where possible;

Note to Applicant: Provision of direct access to ground oriented units is highly encouraged to promote neighbourliness and improve the public realm interface. Given this site is subject to tree retention requirements, careful coordination of any hard landscaping with the arborist and landscape information will be required to meet this condition.

- (b) Consider relocating the parkade supply and exhaust grilles to be out of the street facing yards; and

Note to Applicant: Minimize below grade parking structure in the setbacks.

- (c) Better integrate the parkade ramp into the building form to improve the lane interface.

- 1.5 Design development to improve the entry courtyard by provision of a clear hierarchy of spaces and more usable, common outdoor space.

Note to Applicant: The intent of the entry courtyard is to provide usable, common outdoor space for the building residents. Minimize private patio spaces as possible and provide landscape screening for increased separation. Consider integrating the common entry vestibule into the building massing.

- 1.6 Design development to ensure a unified architectural concept with high quality materials and level of detailing.

Note to Applicant: High-quality materials are anticipated. While it is understood that materials and detailing may evolve during the development permit stage, the submission should demonstrate a commitment to provide a unified expression with durable, high-quality materials and robust detailing.

- 1.7 Design development to ensure sufficient private outdoor space for all dwelling units by deleting all operable balcony enclosures.

Note to Applicant: Enclosed balconies are not supported. Recommended minimum usable balcony dimensions are 1.8 m (6 ft.) in depth and 2.8 m (9 ft.) in width. Refer to the *High Density Housing for Families with Children Guidelines*:

<https://guidelines.vancouver.ca/guidelines-high-density-housing-for-families-with-children.pdf>.

- 1.8 Design development to ensure compliance with the *Bulk Storage and In-Suite Storage – Multiple Dwelling Residential Developments* bulletin.

Note to Applicant: Inboard rooms without windows (dens) are not permitted; bulk storage rooms do not require windows. Clarify intended use and refer to <https://bylaws.vancouver.ca/bulletin/b004.pdf>.

- 1.9 Design development to respond to Crime Prevention through Environmental Design principles, having particular regard for:

- (a) Theft in underground parking;
- (b) Encouraging natural visual surveillance;
- (c) Visibility at doors, lobbies, stairs and other access routes;
- (d) Site lighting developed with considerations for safety and security, and
- (e) Reduced opportunities for graffiti.

- 1.10 Clear identification of built features intended to create a bird friendly design.

Note to Applicant: Refer to the *Bird Friendly Design Guidelines* for examples of built features that may be applicable, and provide a design rationale for the features noted. For more information, see the guidelines at <https://guidelines.vancouver.ca/guidelines-bird-friendly-design.pdf>.

- 1.11 Provision of assurances to the satisfaction of the Director of Planning that the RM- 9 Guidelines are achievable at the adjacent remainder lot at 5069 Ash Street.

### **Landscape Design**

- 1.12 Design development to all public realm interfaces to enhance and activate as much as possible.

Note to Applicant: This can be achieved by ensuring that the mixed shrub planting consists of friendly and significant plant material of woody evergreen plants for year-round presence, planted in layers for a smooth transition from public to private spaces.

- 1.13 Provision of specific landscape design to support pollinator corridor on West 35th Avenue, creating east-west connection, linking nearby off-site natural spaces.

Note to Applicant: Planting scheme along West 35th Avenue on both private property and public realm to consist of robust planting species attractive to pollinating insects and birds/animals.



- 1.14 Design development to the children's play area by relocating/reconfiguring the space to be visually contiguous with the indoor amenity area and as far away as possible from the parkade ramp. Refer also to Urban Design Condition 1.3.
- 1.15 Design development to further mitigate the effects of the parkade ramp by the following:
  - (a) Buffer any exposed parkade walls with significant, woody evergreen planting screen; and
  - (b) Add a trellis and vines to cover as much of the overhead ramp as possible. Refer also to Urban Design Condition 1.1.
- 1.16 Design development to enhance the rooftop amenity area as much as possible by the provision of some small trees in containers.
- 1.17 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.
- 1.18 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.
- 1.19 Design development to the Integrated Rainwater Management Strategy to explore opportunities for onsite rain water infiltration and soil absorption, as follows:
  - (a) Maximize natural landscape best management practises;
  - (b) Minimize the necessity for hidden mechanical water storage;
  - (c) Increase the amount of planting to the rooftop areas, where possible;
  - (d) Consider linear infiltration bio-swales within the property line, at lower site areas;

- (e) Use permeable paving;
- (f) Employ treatment chain systems (gravity fed, wherever possible); and
- (g) Use grading methods to direct water to soil and storage areas.

Note to Applicant: Refer to the City of Vancouver Integrated Rainwater Management Plan (I.R.M.P), Vol.1 and 2 for further information. A consulting engineer (subject matter expert) will need to be engaged and early phase soil analysis will be needed. Further comments may be outstanding at the development permit stage.

- 1.20 Provision of plans, plan details and documentation/calculations that support integrated rainwater management, including absorbent landscapes, soil volumes and detention systems, as follows:

- (a) Detailed storm water report with calculations describing how the various best management practices contribute to the quality and quantity targets;
- (b) A separate soil volume overlay plan with schematic grading indicating intent to direct rainwater to infiltration zones; and
- (c) An overlay plan that shows amount and ratio of vegetative cover (green roof), permeable/impermeable hardscaping and notations describing the storage location of rainwater falling on each surface, including roofs.

Note to Applicant: The sustainable summary water balance calculations assume soil volumes are capable of receiving rainwater are only valid if water is directed from hard surfaces to infiltration zones.

- 1.21 Provision of coordination between landscape plan and architectural site plan, for most updated information.
- 1.22 Provision of complete information, such as references on the roof deck plan, confirming all landscape elements.
- 1.23 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 landscape 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.

- 1.24 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.

- 1.25 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.

- 1.26 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.

- 1.27 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*".

- 1.28 Provision of an outdoor lighting plan.

### **Sustainability**

- 1.29 All new buildings in the development will meet the requirements of the *Green Buildings Policy for Rezoning* (amended May 2, 2018), including all requirements for Near Zero Emissions Buildings (i.e. Passive House certified or alternate near zero emissions standard approved by the Director of Sustainability), or Low Emissions Green Buildings. The requirements for Low Emissions Green Buildings are summarized at <https://vancouver.ca/files/cov/bulletin-green-buildings-policy-for-rezoning-2019-june14.pdf>.

Note to Applicant: The applicant will be required to demonstrate that the development is on track to achieve the above requirements at each stage of permit. For more detail on the above requirements and what must be submitted at each stage, refer to the most recent bulletin *Green Buildings Policy for Rezoning – Process and Requirements* (amended June 14, 2019).

## **Engineering**

- 1.30 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 and 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.
- 1.31 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.
- 1.32 Provision of construction details to determine ability to meet municipal design standards for shotcrete removal (Street Restoration Manual section 02596 and Encroachment By-law (#4243) section 3A) and access around existing and future utilities adjacent your site. Current construction practices regarding shotcrete shoring removals have put City utilities at risk during removal of encroaching portions of the shoring systems. Detailed confirmations of these commitments will be sought at the building permit stage with final design achievements certified and confirmed with survey and photographic evidence of removals and protection of adjacent utilities prior to building occupancy. Provision of written acknowledgement of this condition is required. Please contact Engineering Services for details.
- 1.33 Provision of a 6.6 m (21'-8") width for the knock-out panel giving access to the potential future parkade on the adjoining property at 5069 Ash Street.
- 1.34 Confirmation that gates/doors are not to swing more than 0.3 m (1.0 ft) over the property lines.
- 1.35 Provision of a landscape and site plan that reflect the improvements to be provided as part of the Services Agreement.

Note to Applicant: Drawings must indicate that the off-site designs submitted as part of the DP application are preliminary, and that a final off-site geometric design will be provided by the City of Vancouver through the DP process.

- 1.36 Design development to improve access and design of bicycle parking by performing the following:
  - (a) Provision of 0.6 m width x 1.8 m length for Class B bicycle spaces;
  - (b) Provision of a 1.5 m access aisle width in front of oversized bicycle spaces;
  - (c) Provision of oversized bicycle spaces that are not enclosed in bicycle lockers; and

Note to Applicant: Consider providing a corner cut along the bicycle access route at grade to provide additional width through the corner of the bicycle access route at elevation 320.93 to accommodate improved access for the oversized bicycle spaces shown in bike room 100E at grade.

- 1.37 Design development to improve the parkade layout and access design and demonstrate compliance with the Parking and Loading Design Supplement to the satisfaction of the General Manager of Engineering Services:
- (a) Modification of grades on the ramp and in parking areas to ensure the following:
    - (i) Ramp slopes must not exceed 12.5% after the first 6.1 m (20 ft) from the (property line/back of sidewalk); and  
  
Note to Applicant: 15% slopes may be acceptable if a 7.5% to 10% transition ramp is provided at the bottom for at least 4.0 m (13.1 ft) in length.
    - (ii) Ramps which have a 15% slope and are exposed to the weather must be heated.
- 1.38 Provision of the following information as part of the drawing submission at the development permit stage to facilitate a complete transportation review:
- (a) Dimensions of maneuvering aisles and the drive aisles at the parkade entrance and all gates;
  - (b) 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.
  - (c) Areas of minimum vertical clearances labelled on parking levels;
  - (d) Design elevations on both sides of the ramps and drive aisles at all breakpoints, loading bays, disability spaces, and at all entrances. Also, add design elevations and the various slopes to the section drawings of the parking ramps;  
  
Note to Applicant: The slope and length of the ramped sections at all breakpoints to be shown on the submitted drawings.
  - (e) Location of all poles and guy wires to be shown on the site plan;
  - (f) Dimension the width of the bicycle access route at grade; and
  - (g) Provide grid lines on the drawings for reference.
- 1.39 Provision of a draft final Rainwater Management Plan (RWMP) to be submitted to clearly indicate how the onsite system achieves the following:
- (a) General Requirements
    - (i) Update the RWMP and associated designs to include consideration for the proposed parkade ramp.

Note to Applicant: Areas connected to the sanitary drainage system may be excluded from the rainwater quality performance criteria but the area is still relevant for meeting the site wide volume reduction and release rate criteria. The total storage proposed onsite is acceptable (=> total rainfall on site) pending confirmation of hardscape-to-landscape runoff routing feasibility.

- (ii) Ensure best management practice and requirements are adhered to for the design of the proposed rainwater management system which includes drainage by gravity to the receiving system for flow attenuation and overflow purposes; and

- (iii) Provide a higher resolution searchable document in PDF format.

(b) Volume Reduction

- (i) Provision of a grading plan to support the proposal of grading hardscapes into adjacent landscaping. Coordination with the landscape architect for soil storage capacities will be required to support this proposal.

Note to Applicant: Provide a soil depth plan in the Landscape drawings to support the use of landscaped areas for rainwater retention.

(c) Release Rate

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

Note to Applicant: Runoff coefficients for the fibar area listed under the RWMP as natural landscaping should be revised to reflect the different runoff potential compared to natural landscaping.

- (ii) Calculate the detention tank volume equal the greater of either the pre-development peak flow storage volume or the amount of the 24 mm rainfall not captured in Tier 1 & Tier 2 practices.

Note to Applicant: Revise the post development target release rate to utilize the full required detention system volume in the design event since the required volume is greater than the amount necessary to meet pre development peak flow. This may be achieved by reducing the effective head, reducing the orifice size, changing the type of flow control device, or any combination thereof. Further release rate control is required for the design storm event.

Note to Applicant: As it is acknowledged that not all design components are advanced fully at this stage, placeholders will be accepted in this resubmission with the expectation the final RWMP will include all relevant details.

Please contact the City of Vancouver's Rainwater Management Review group for any questions or concerns related to the conditions or comments prior to resubmission with

the DP application. A meeting may be scheduled upon request by contacting [rainwater@vancouver.ca](mailto:rainwater@vancouver.ca).

- 1.40 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.
- 1.41 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.
- 1.42 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.

Note to Applicant: If after submission of a final hydrogeological study, the applicant or consultant becomes aware of any changes that may be material to the City's review of the study (e.g. if the proposed excavation depth increases), then the City should immediately be notified by emailing: [groundwater@vancouver.ca](mailto:groundwater@vancouver.ca).

Note to Applicant: If groundwater is encountered during construction, on-site storage will be required to contain a minimum of 1-hour groundwater discharge. During a rainfall event, all groundwater must be held on-site and only discharged to the City's storm system following the rain event. Total discharge from the site (groundwater and rainwater) shall not exceed the pre-development release rate.

- 1.43 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](mailto: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](mailto:groundwater@vancouver.ca).
- 1.44 Provision of a lighting simulation to support all offsite lighting upgrades to City standards and IESNA recommendations.
- 1.45 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.

- 1.46 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 are 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.

- 1.47 Existing wood pole in lane conflicts with access. Arrangements to the satisfaction of the General Manager of Engineering Services and the appropriate public utility companies for pole relocation are required, if the (driveway, loading bay, walkway, etc.) cannot be relocated.
- 1.48 Clarify garbage pick-up operations. Please provide written confirmation that a waste hauler can access and pick up from the location shown without reliance of the lane for extended bin storage. If this cannot be confirmed then an on-site garbage bin staging area is to be provided adjacent the lane.
- 1.49 The following statement is to be placed on the landscape plan:

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

Add notes and callouts to the plans stating that the required Green Infrastructure improvements on 5079 Ash Street will be as per City-issued design.

For further information, contact Green Infrastructure Implementation Branch, [ESRGGIIDL@vancouver.ca](mailto:ESRGGIIDL@vancouver.ca).

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. Show all City supplied building grades on architectural and landscape drawings. To minimize grade differences, interpolate a continuous building grade between the points provided on the City supplied building grade plan.

- 1.50 Provision of planting materials to the satisfaction of the General Manager of Engineering Services, including the following:

- (a) All off-site planting material, including within the dedication for the West 35th Avenue Street right-of-way, shall be turf grass;
- (b) No permanent irrigation system shall be installed in the street right-of-way; and
- (c) All planting on street rights-of-way are to be maintained by the adjacent property owner.

## **PART 2: CONDITIONS OF BY-LAW ENACTMENT**

THAT, prior to enactment of the CD-1 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, the General Manager of Engineering Services and the General Manager of Arts, Culture and Community Services, 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 approving officer and the Director of Legal Services for the consolidation of Lots 47 - 50, Block 839, District Lot 526, Plan 8710, to create a single parcel and dedication of road by extending the north boundary of West 35th Avenue between Cambie Street and the lane, south-west to result in the dedication of a 16.12 meters +/- wide resultant width for road purposes.

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 Make arrangements (legal agreements) to secure access through the underground parking on this site for the underground parking within the future development on the adjacent property at 5069 Ash Street (Lot 46, Block 839, District Lot 526, Plan 8710).
- 2.3 Provision of a Services Agreement to detail the on- and off-site works and services necessary or incidental to the servicing of the rezoning site (collectively called the "Services") such that they are designed, constructed and installed at no cost to the City and all necessary street dedications and rights-of-way for the Services are provided all to the satisfaction of the General Manager of Engineering Services. No development permit for the Rezoning Site, or any portion thereof, or for any building or improvements thereon will be issued until the letter of credit, as security for the Services, is provided. The timing for the delivery of the Services shall be determined by the General Manager of Engineering Services in his sole discretion and holds shall be placed on such permits as deemed necessary in his sole discretion. Except as explicitly provided for in Conditions 2.4 (a) and 2.5 (a), the Services are not excess and/or extended services and the applicant is not entitled to a latecomer agreement.

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

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

- (i) Based on the confirmed Fire Underwriter's Survey Required Fire Flows and domestic flows submitted by Cardinal Engineering Ltd. dated May 16, 2022, no water main upgrades are required to service the development.

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 5079 Ash Street require the following in order to improve STM and SAN sewer flow conditions.

Local Servicing Upgrade:

- Separate 107 m of COMB main on Ash Street from MH fronting 5069 Ash Street (MH\_\_FJCQ48) to MH fronting 5187 Ash Street (MH\_\_FJCQ5M) to 375 mm STM and 250 mm SAN.
- Separate 86 m of COMB main on Ash Street from MH fronting 5187 Ash St. (MH\_\_FJCQ5M) to MH fronting 5299 Ash Street (MH\_\_FJCQ5L) to 375 mm STM and 250 mm SAN.

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

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

Note to Applicant: The sewer servicing plan for this area is under development. Developer to contact City Engineer prior to commencing design or analysis of sewer system as the upgrade requirement may be modified based on servicing plan (requirement will be approximately equivalent to the above condition).

Note to Applicant: Development to be serviced to the proposed 375 mm STM and 250 mm SAN sewers in Ash Street.

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 Ash Street adjacent to the site and adjacent to the dedication area for the future West 35th Avenue extension and adjacent to 5069 and 5187 Ash Street 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; and
  - (ii) 2.14 m (7.0 ft) wide broom finish saw-cut concrete sidewalk;

Note to Applicant: If existing street trees need to be removed to accommodate the installation of the new sidewalk this must be coordinated with and approved by staff from Urban Forestry. The applicant will be required to provide the ISA values and removal costs for any street trees that are approved for removal. No new street trees may be planted adjacent to the dedication area for the future West 35th Avenue extension.

- (d) Provision for the installation of turf grass within the dedication area for the future West 35th Avenue extension.
- (e) Provision for the installation of a new catch basin on Ash Street upstream of the proposed new West 35th Avenue intersection.
- (f) Provision of entire intersection lighting upgrade to current City standards and IESNA recommendations at Ash Street and West 35th Avenue.
- (g) Provision of upgraded street lighting (roadway and sidewalk) adjacent to the site to current City standards and IESNA recommendations.

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

- (h) Provision 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.

- (i) Provision of reconstruction of the laneway along the development site's frontage per City centre valley "Higher Zoned Laneway" pavement structure. Relocate existing lane catch basins to the lane's centreline. Install a new catch basin in the laneway at the downstream end of the development site to capture runoff from the laneway.

- (j) Provision of lane lighting on standalone poles with underground ducts if BC Hydro poles with attached City lane lights are planned to be removed. The ducts must be connected to the existing City street lighting infrastructure.
  - (k) Provision of speed humps in the lane west of Ash Street between Heather Street and West 37th Avenue.
  - (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.
- 2.4 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) Sewer upgrades per Condition 2.3(b)(i).

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

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

- 2.5 Provision of a legal agreement to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services whereby the applicant is entitled to receive latecomer charges for a period of 24 hours following completion of the works contemplated by the following condition(s), which require(s) the applicant to provide excess or extended services.
- (a) New sidewalk adjacent 5069 and 5187 Ash Street per Condition 2.3(c)(ii).  
Note to Applicant: The benefiting area for these works is the area adjacent each address.

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

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

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

## **Housing**

- 2.7 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 as of the time of submission of the Development Permit Application.
- (b) Provide a notarized declaration prior to issuance of the Development Permit 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 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 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.

### **Sustainability**

- 2.8 The applicant will enter into an agreement with the City, on terms and conditions acceptable to the Director of Sustainability and the Director of Legal Services, that requires the future owner of the building to report energy use data, on an aggregated basis, for the building as a whole and certain common areas and building systems. Such an agreement will further provide for the hiring of a qualified service provider to assist the building owner for a minimum of three years in collecting and submitting energy use data to the City.

### **Community Amenity Contribution**

- 2.9 Pay to the City the cash Community Amenity Contribution of \$2,797,908 which the applicant has offered to the City and which is to be allocated to support the delivery of the *Cambie Corridor Public Benefits Strategy*. Payment is to be made prior to enactment of the CD-1 By-law, at no cost to the City and on terms and conditions satisfactory to the Director of Legal Services.

## **Environmental Contamination**

2.10 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.
- (c) If required by the Manager of Environmental Services and the Director of Legal Services, in their discretion, enter into a remediation agreement for the remediation of the site and any contaminants which have migrated from the site on terms and conditions satisfactory to the Manager of Environmental Services, the General Manager of Engineering Services and Director of Legal Services, including a Section 219 Covenant that there will be no occupancy of any buildings or improvements constructed on the site pursuant to this rezoning until separate Certificates of Compliance, satisfactory to the City, for the on-site and off-site contamination, issued by the BC Ministry of Environment and Climate Change Strategy, have been provided to the City.

## **Agreements**

Note: 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.

\* \* \* \* \*



**5079-5161 Ash Street**  
**DRAFT CONSEQUENTIAL AMENDMENTS**

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 maps forming part of Schedule A of the Subdivision By-law:

- (a) PID: 009-956-824; Lot 47 Block 839 District Lot 526 Plan 8710;
- (b) PID: 009-956-832; Lot 48 Block 839 District Lot 526 Plan 8710;
- (c) PID: 009-956-859; Lot 49 Block 839 District Lot 526 Plan 8710; and
- (d) PID: 006-038-182; Lot 50 Block 839 District Lot 526 Plan 8710.

\* \* \* \* \*

**5079-5161 Ash Street  
SUMMARY OF TENANT RELOCATION PLAN TERMS**

Tenant Relocation and Protection Requirements	Tenant Relocation Plan Offer
Financial Compensation	<ul style="list-style-type: none"> <li>• 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"> <li>○ 4 months' rent for tenancies up to 5 years;</li> <li>○ 5 months' rent for tenancies over 5 years and up to 10 years;</li> <li>○ 6 months' rent for tenancies over 10 years and up to 20 years;</li> <li>○ 12 months' rent for tenancies over 20 years and up to 30 years;</li> <li>○ 18 months' rent for tenancies over 30 years and up to 40 years; and</li> <li>○ 24 months' rent for tenancies over 40 years</li> </ul> </li> </ul>
Notice to End Tenancy	<ul style="list-style-type: none"> <li>• Landlord to provide regular project updates to tenants throughout the development approvals process.</li> <li>• 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).</li> </ul>
Moving Expenses	<ul style="list-style-type: none"> <li>• A flat rate compensation of \$1,000 for moving expenses.</li> </ul>
Assistance in Finding Alternate Accommodation (3 options)	<ul style="list-style-type: none"> <li>• Applicant has committed to monitor rental market and provide tenants requesting assistance with three options in Vancouver that best meet the tenants' identified priorities.</li> </ul>
Additional Support for Low Income Tenants or Tenants Facing Other Barriers to Appropriate Housing	<ul style="list-style-type: none"> <li>• 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.</li> </ul>

\* \* \* \* \*

5079-5161 Ash Street  
PUBLIC CONSULTATION SUMMARY

1. List of Engagement Events, Notification, and Responses

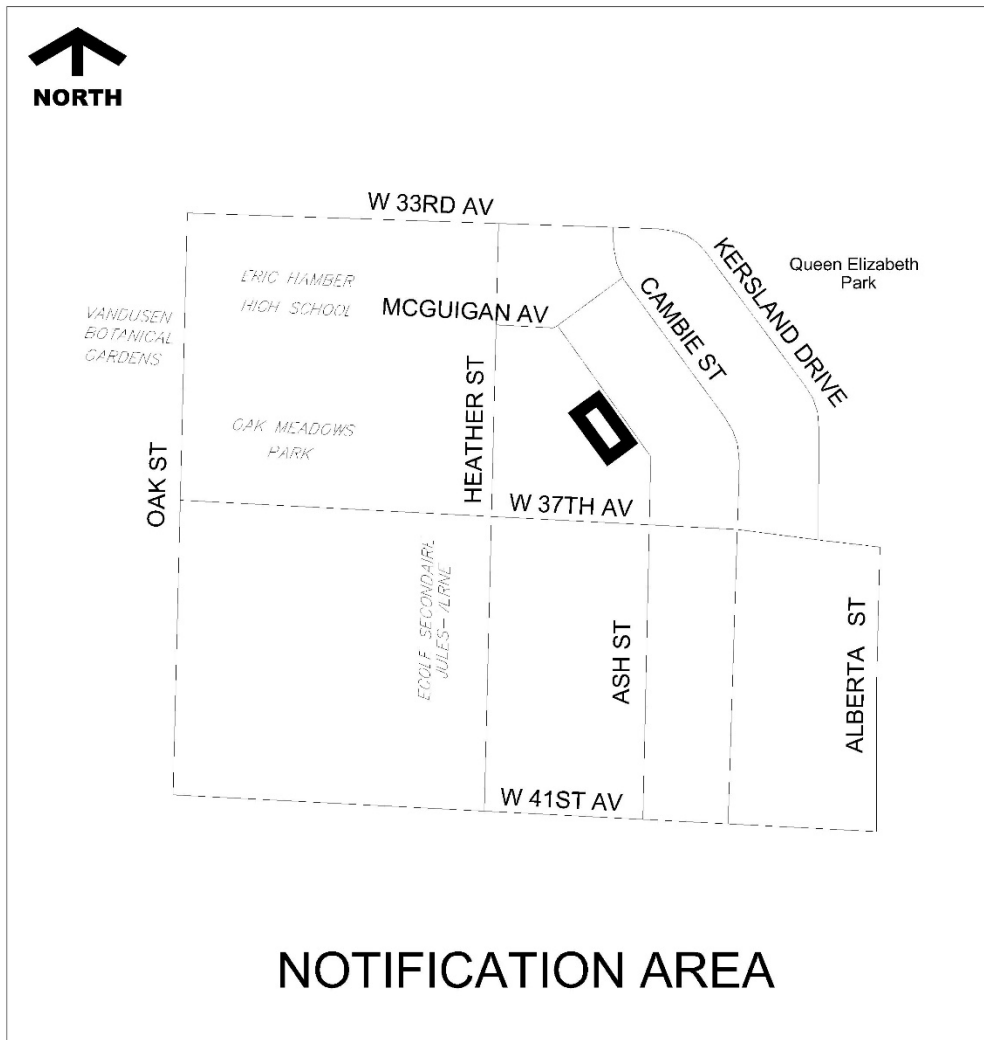
	Date	Results
<b>Event</b>		
Virtual open house (City-led)	May 9, 2022 – May 29, 2022	75 participants (aware)* <ul style="list-style-type: none"> <li>• 26 informed</li> <li>• 5 engaged</li> </ul>
<b>Public Notification</b>		
Postcard distribution – Notice of rezoning application and virtual open house	May 5, 2022	2,708 notices mailed
<b>Public Responses</b>		
Online questions	May 9, 2022 – May 29, 2022	no submittals
Online comment forms <ul style="list-style-type: none"> <li>• Shape Your City platform</li> </ul>	March, 2022 – March, 2023	11 submittals
Overall position <ul style="list-style-type: none"> <li>• support</li> <li>• opposed</li> <li>• mixed</li> </ul>	December, 2021 – March, 2022	11 submittals <ul style="list-style-type: none"> <li>• 6 responses</li> <li>• 4 responses</li> <li>• 1 response</li> </ul>
Other input	December, 2021 – March, 2022	2 submittals
<b>Online Engagement – Shape Your City Vancouver</b>		
Total participants during online engagement period	December, 2021 – March, 2022	396 participants (aware)* <ul style="list-style-type: none"> <li>• 154 informed</li> <li>• 11 engaged</li> </ul>

*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.

## 2. Map of Notification Area



## 3. Analysis of All Comments Received

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

Generally, comments of support fell within the following areas:

- **Height, massing, density, location:** The proposed height, massing, and density is appropriate. This development will help create a more livable and walkable neighbourhood.

Generally, comments of concern fell within the following areas:

- **Height, massing, density, location:** The proposed height is too high and does not fit the context of the neighbourhood.
- **Traffic:** There will be an increase in traffic in the area as a result of this rezoning.

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:*

- This development will help increase market supply and thus, improve housing affordability.
- Mid-rise buildings like this development will help tackle the housing shortage crisis.

*General comments of concern:*

- Building frontage negatively impacts the character and feel of the street.
- The rezoning does not comply with the Cambie Corridor Plan.
- Principle 2 of the Cambie Corridor Plan is misleading as there is no planned development of surrounding retail units located between 16th and 19th Avenues along Cambie Street.

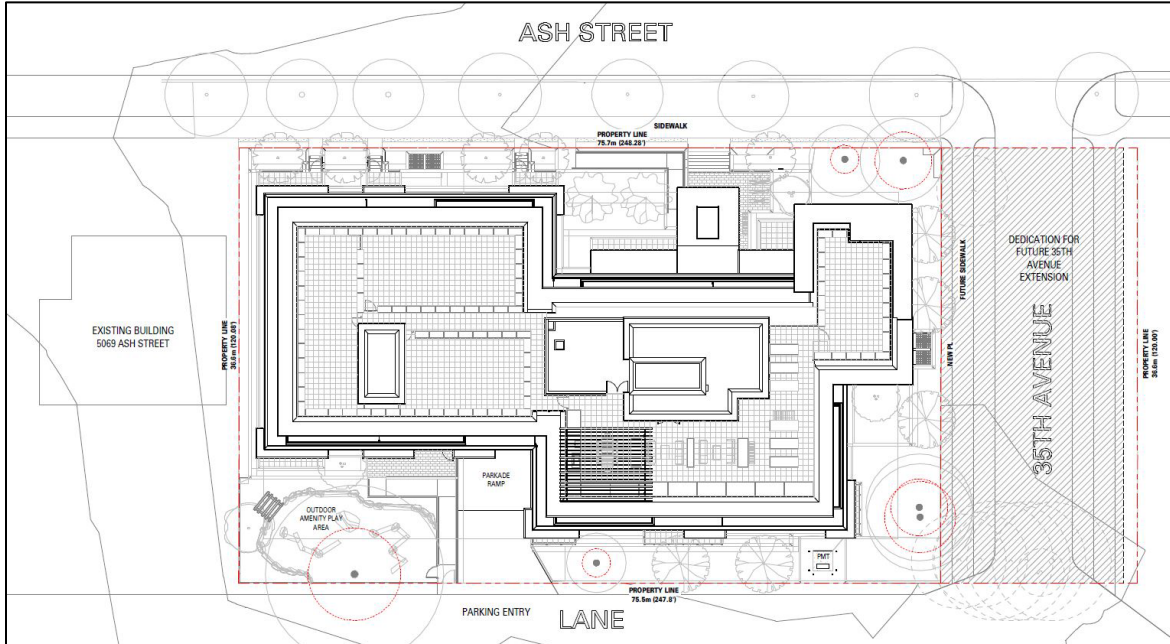
*Neutral comments/suggestions/recommendations:*

- Density should be increased to help support an increase in population.
- Bike elevator to the parking garage should be considered.
- Fewer parking spaces should be considered given the availability of transit in the area.
- Utility box should be relocated as the development's accessibility ramp is located close by and could cause constraints to users.

\* \* \* \* \*

5079-5161 Ash Street  
FORM OF DEVELOPMENT DRAWINGS

Site Plan



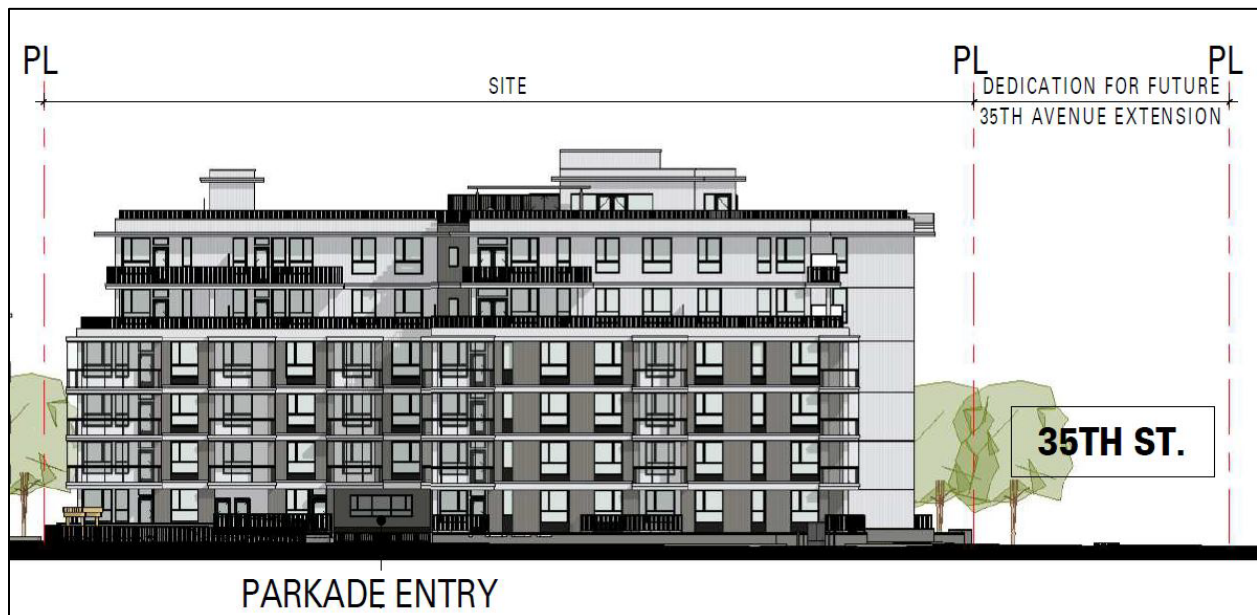
Perspective Looking North from Future 35th Avenue



East Elevation – View from Ash Street (Front)

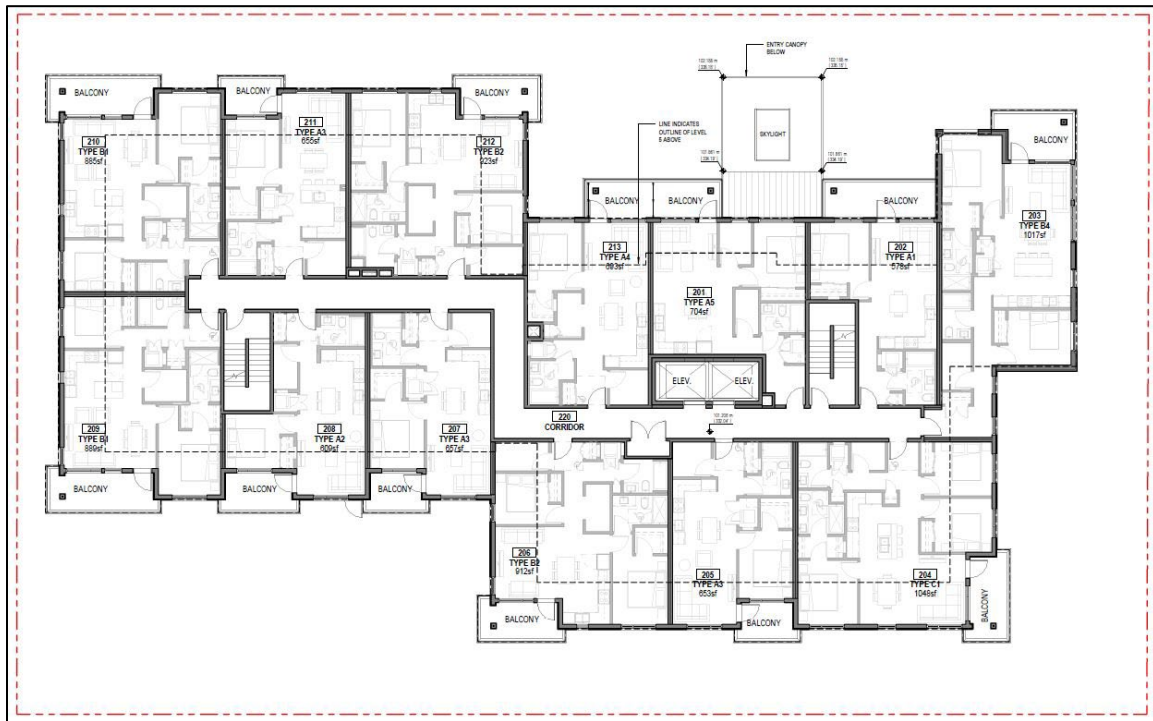


West Elevation – View from Lane (Rear)

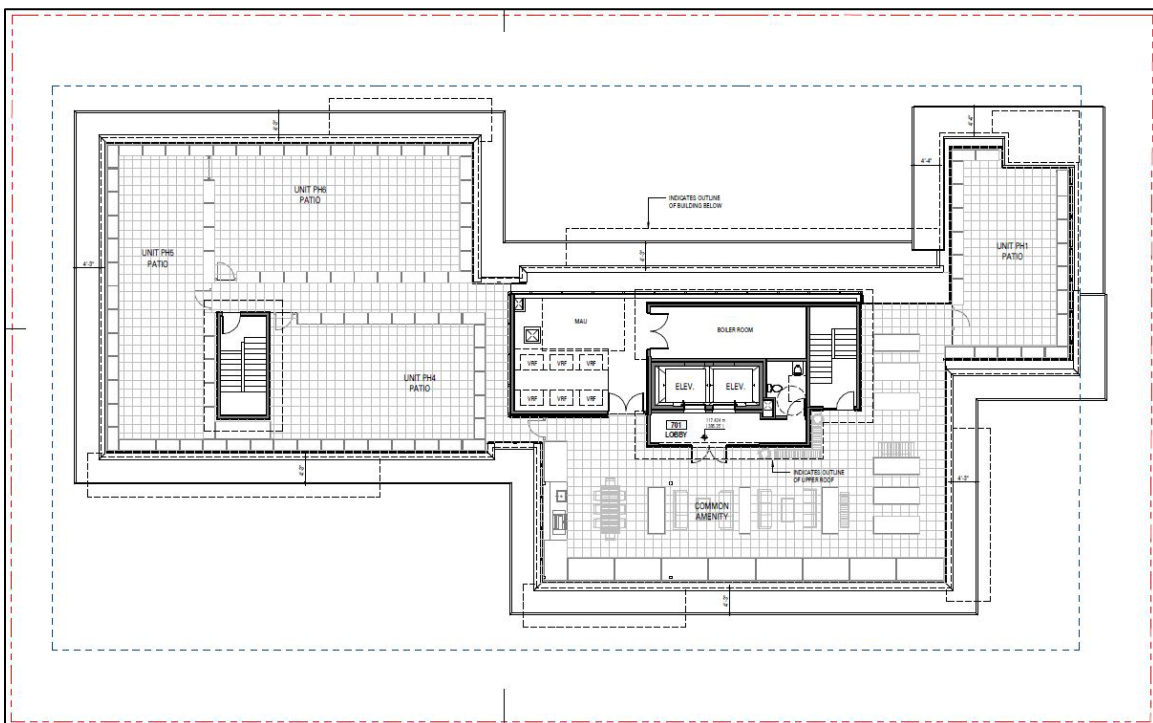




### Typical Floor Plan



### Roof Plan



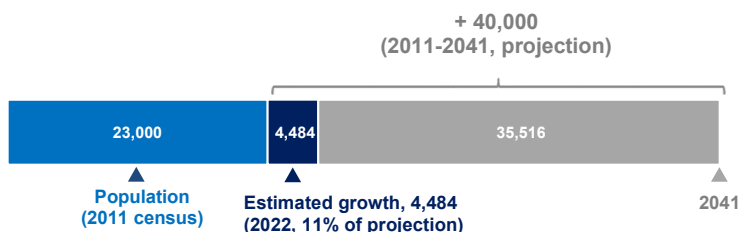
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# PUBLIC BENEFITS IMPLEMENTATION DASHBOARD CAMBIE CORRIDOR PLAN (2018) – North of 57th Avenue Updated 2022 year-end

## POPULATION GROWTH<sup>a</sup>

The Cambie Corridor has grown by approximately **4,484** people since the 2011 census. The plan projects an additional growth of approximately **35,700** people by 2041.

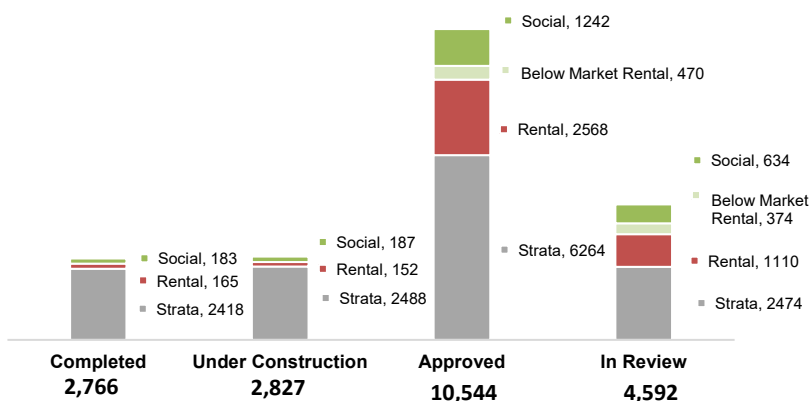


## DEVELOPMENT ACTIVITY (UNITS)<sup>b</sup>

Recent rezoning approvals:

- [4992 Ash Street](#)
- [277-291 West 42nd Avenue](#)
- [7969-7989 Cambie Street](#)
- [3353 Cambie Street](#)
- [5412 Cambie Street](#)

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



## PUBLIC BENEFITS ACHIEVED AND IN PROGRESS (North of 57th Avenue)<sup>c</sup>

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

TARGETS	COMPLETED	UNDER CONSTRUCTION	PLANNING/ DESIGN	PROGRESS
See Chapter 13 of the <a href="#">Cambie Corridor Plan</a> for more details				
<b>HOUSING<sup>d</sup></b> <ul style="list-style-type: none"> <li>~ 4,700 additional secured market rental units</li> <li>~ 2,250 social housing units</li> <li>~ 400 additional below-market units (gross numbers of units reported)</li> </ul>	<ul style="list-style-type: none"> <li>165 secured market rental units</li> <li>85 social housing units</li> <li>98 TMH<sup>e</sup></li> </ul>	<ul style="list-style-type: none"> <li>152 secured market rental units</li> <li>187 social housing units</li> </ul>		<b>7% of secured rental target achieved</b>  <b>12% of social housing target achieved</b> <span style="color: red;">○</span>
<b>CHILDCARE</b> <ul style="list-style-type: none"> <li>~ 1,080 spaces for all age groups</li> </ul>	<ul style="list-style-type: none"> <li>Restoration of 8 Oaks Acorn childcare outdoor area</li> </ul>	<ul style="list-style-type: none"> <li>138 spaces for 0-4 yrs children (Oakridge Civic Centre, Eric Hamber Secondary School)</li> <li>60 spaces for 5-12 yrs children (Oakridge Civic Centre)</li> </ul>		<b>18% of childcare spaces target achieved</b> <span style="color: orange;">➔</span>
<b>TRANSPORTATION / PUBLIC REALM</b> <ul style="list-style-type: none"> <li>Upgrade/expand walking and cycling networks</li> <li>Complete Street design on Cambie St and major streets</li> <li>"Car-light" Heather St Greenway</li> </ul>	<ul style="list-style-type: none"> <li>45th Ave bikeway improvements</li> <li>Interim Plazas (17th Avenue and Cambie Street; 18th Avenue and Cambie Street)</li> <li>29th Avenue &amp; Cambie Street Plaza and Public Art</li> <li>R4 Rapid Bus on 41st Avenue</li> <li>Cambie Complete Streets (35th Avenue to McGuigan Avenue)</li> </ul>	<ul style="list-style-type: none"> <li>King Edward Avenue Complete Street (Yukon to Columbia streets)</li> <li>49th Avenue transportation upgrades</li> <li>Slow Streets Installation (Ontario and 33rd Ave)</li> </ul>	<ul style="list-style-type: none"> <li>54th Avenue Curb Bulge bio-retention upgrade</li> <li>Cambie Street and 31st Avenue closure</li> <li>Cambie Street Complete Streets (30th Ave to 41st Ave)</li> </ul>	<span style="color: green;">✓</span>

	<ul style="list-style-type: none"> <li>Ontario and 16th curb bulge bio-retention</li> <li>Oak Street and 27th Avenue pedestrian and bike signal</li> <li>Eastbound complete street on W King Edward (Yukon to Columbia) &amp; improved crossing at W King Edward Avenue / Yukon Street</li> </ul>		<ul style="list-style-type: none"> <li>Alberta St transportation and green rainwater infrastructure upgrades</li> </ul>	
<b>CULTURE</b> <ul style="list-style-type: none"> <li>5 new artist studios</li> </ul>	<ul style="list-style-type: none"> <li>Five public art installations</li> </ul>	<ul style="list-style-type: none"> <li>Cultural space, performance theatre, outdoor performance space at Oakridge Civic Centre</li> </ul>	<ul style="list-style-type: none"> <li>12 public art installations</li> </ul>	✓
<b>CIVIC / COMMUNITY</b> <ul style="list-style-type: none"> <li>Oakridge Civic Centre</li> <li>Oakridge Library renewal and expansion</li> <li>Additional library branch</li> <li>Hillcrest Community Centre (fitness centre expansion)</li> <li>Firehall #23</li> <li>Community Policing Centre</li> </ul>		<ul style="list-style-type: none"> <li>Oakridge Civic Centre (seniors centre, youth centre, childcare, library, community centre)</li> </ul>	<ul style="list-style-type: none"> <li>VanDusen &amp; Bloedel Strategic Plan</li> </ul>	✓
<b>HERITAGE</b> <ul style="list-style-type: none"> <li>5% allocation from cash community amenity contributions in Cambie Corridor</li> </ul>	<ul style="list-style-type: none"> <li>James Residence</li> <li>Milton Wong Residence</li> <li>5% allocation from cash community amenity contributions</li> </ul>	<ul style="list-style-type: none"> <li>Turner Dairy retention</li> </ul>		✓
<b>SOCIAL FACILITIES</b> <ul style="list-style-type: none"> <li>Renewal and expansion of Oakridge Seniors Centre</li> <li>Youth Hub</li> <li>Non-profit organization centre</li> <li>Additional Seniors' Centre</li> </ul>		<ul style="list-style-type: none"> <li>Oakridge Seniors Centre and Youth Centre</li> </ul>		✓
<b>PARKS AND OPEN SPACES</b> <ul style="list-style-type: none"> <li>New parks on large sites</li> <li>Queen Elizabeth Master Plan and Phase 1 upgrades</li> <li>6 plazas and enhanced open spaces</li> <li>Neighbourhood park improvements</li> </ul>	<ul style="list-style-type: none"> <li>Upgrades to Riley Park and Hillcrest Park</li> <li>Lillian To Park (17th Avenue and Yukon Street)</li> <li>Playground renewal at Douglas Park</li> <li>Queen Elizabeth Park tennis court resurfacing</li> </ul>	<ul style="list-style-type: none"> <li>Oakridge Centre Park</li> </ul>	<ul style="list-style-type: none"> <li>Alberta Street Blue-Green System and Columbia Park Renewal</li> <li>Queen Elizabeth Master Plan</li> <li>Heather Park off-leash dog area</li> <li>Little Mountain Plaza and Wedge Park</li> </ul>	✓

## EXPLANATORY NOTES

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

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

<sup>b</sup> **Development Activity:** The Development Activity Chart includes Building Permits, Development Permits, and rezoning applications:

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

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

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

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

**5079-5161 Ash Street  
PUBLIC BENEFITS SUMMARY**

**Project Summary**

Six-storey building containing 62 strata-titled residential units.

**Public Benefit Summary:**

The project would generate a DCL payment and a cash CAC to be allocated toward the Cambie Corridor Public Benefits Strategy.

	<b>Current Zoning</b>	<b>Proposed Zoning</b>
Zoning District	RS-1	CD-1
Floor Space Ratio (Site area = 2,766.7 sq. m / 29,780 sq. ft.)	0.7	2.0
Floor Area	1,936.8 sq. m (20,847 sq. ft.)	5,533.4 sq. m (59,561 sq. ft.)
Land Use	Single-Family Residential	Multi-Family Residential

**Summary of Additional Development Contributions Expected under Proposed Zoning**

City-wide DCL <sup>1</sup>	\$1,192,412
Utilities DCL <sup>1</sup>	\$708,776
Community Amenity Contribution – cash	\$2,797,908
<b>TOTAL</b>	<b>\$4,699,096</b>

<sup>1</sup> Based on by-laws in effect as of September 30, 2022. DCLs are payable at building permit issuance based on rates in effect at that time and the floor area proposed at the development permit stage. DCL by-laws are subject to future adjustment by Council including annual inflationary adjustments. A development may qualify for 12 months of in-stream rate protection. See the City's [DCL Bulletin](#) for details.

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## 5079-5161 Ash Street APPLICANT, PROPERTY, AND DEVELOPMENT PROPOSAL INFORMATION

### Property Information

Address	Property Identifier (PID)	Legal Description
5079-5137 Ash Street	009-956-824, 009-956-832 and 009-956-859	Lots 47-49 of Block 839 District Lot 526 Plan 8710
5161 Ash Street	006-038-182	Lot 50 Block 839 District Lot 526 Plan 8710

### Applicant Information

Architect	Shift Architecture
Registered Owners	Pennyfarthing Ash Street Properties Ltd. and Pennyfarthing Properties Ash St. South Ltd. Inc.
Developer	Pennyfarthing Development Group

### Development Statistics

	Permitted Under Existing Zoning	Proposed
Zoning	RS-1	CD-1
By-Law Site Area	2,766.7 sq. m (29,780 sq. ft.)	2,766.7 sq. m (29,780 sq. ft.)
Land Use	Residential	Residential
Maximum Density	0.7 FSR	2.0 FSR
Maximum Height	10.7 m (35 ft.)	21.4 m (70 ft.) to top of roof eave and 25.3 m (83 ft.) to top of rooftop amenity space and mechanical appurtenances
Floor Area	1,936.7 sq. m (20,846 sq. ft.)	5,533.4 sq. m (59,561 sq. ft.)
Residential Units	-	Total: 62 strata-titled residential units 1 studio units 22 one-bedroom units 31 two-bedroom units 8 three-bedroom units
Parking and Bicycle Spaces	As per Parking By-law	73 vehicle spaces 141 bicycle spaces 1 loading space
Natural assets	14 existing on-site By-law trees and 9 City street trees	10 on-site trees retained and 16 new proposed 9 retained City street trees Confirmed at development permit stage

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