



REFERRAL REPORT

Report Date: May 16, 2023
Contact: Yardley McNeill
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RTS No.: 15802
VanRIMS No.: 08-2000-20
Meeting Date: June 13, 2023

TO: Vancouver City Council
FROM: General Manager of Planning, Urban Design and Sustainability
SUBJECT: CD-1 Rezoning: 618 West 32nd Avenue

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-laws, in accordance with the recommendations set out below, for consideration at the Public Hearing.

RECOMMENDATION FOR PUBLIC HEARING

- A. THAT the application by Liveable City Planning Ltd., on behalf of 618 West 32nd Holdings Ltd., the registered owner of the land located at 618 West 32nd Avenue [*PID 008-150-401; Lot 6 Block 819 District Lot 526 Plan 7221*] to rezone the land from RS-1 (Residential) District to CD-1 (Comprehensive Development) District, for a six-storey strata-titled residential building containing 25 dwelling units, and increase the floor space ratio (FSR) from 0.70 to 2.45 and the maximum building height from 10.7 m (35 ft.) to 21.7 m (71 ft.) to the top of the parapet and 25.4 m (83 ft.) to the top of the rooftop amenity and appurtenances, 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 Iredale Architecture, received April 18, 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 a lot located at 618 West 32nd Avenue to a CD-1 (Comprehensive Development) District for a six-storey strata-titled residential building.

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

COUNCIL AUTHORITY/PREVIOUS DECISIONS

- Vancouver Plan (2022)
- Cambie Corridor Plan 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)
- Green Buildings Policy for Rezoning (2010, 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
- Urban Forest Strategy (2014, last amended 2018)

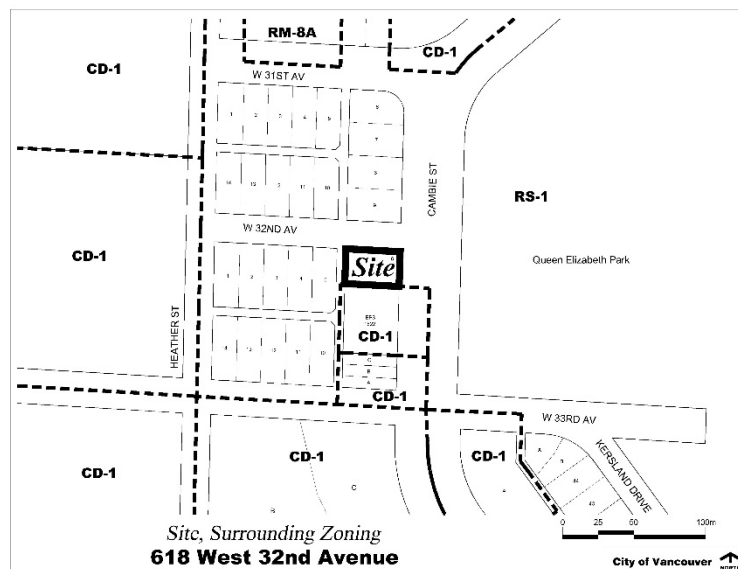
REPORT

Background/Context

1. Site and Context

The subject site is comprised of one legal parcel located at the southwest corner of Cambie Street and 32nd Avenue (see Figure 1). The total site area is 927.5 sq. m (9,983 sq. ft.) with a frontage of 24.4 m (80 ft.) along Cambie Street and depth of 38.1 m (125 ft.) along 32nd Avenue. The property is zoned RS-1 and currently developed with a single-detached house.

Figure 1: Surrounding Zoning and Context



The surrounding blocks are zoned RS-1 and CD-1 with Queen Elizabeth Park to the east. The neighbouring properties are low-rise residential and eligible for redevelopment for townhouses or six-storey residential buildings.

Neighbourhood Amenities – The following amenities exist in the area:

- *Parks* – Queen Elizabeth Park is directly across Cambie Street.
- *Community Spaces* – Hillcrest Community Centre and Terry Salmon Library (1.1 km).
- *Child Care* – Service de Garde Les Copains (850 m) and Little Oak Montessori (1 km).

Local School Capacity – The site is located within the catchment area of Emily Carr Elementary and Eric Hamber Secondary. According to the Vancouver School Board (VSB)'s 2020 *Long Range Facilities Plan*, both schools will be operating under capacity by 2031, with a utilization rate of 95% and 79% respectively.

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. VSB continues to monitor development and work with the City to help plan for future growth.

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 *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 site is located within the Queen Elizabeth neighbourhood, characterized by its low-density, residential character and green park-like setting. Sub-section 4.2.4 of the *Plan* permits six-storey buildings with a choice-of-use at grade and a suggested density range between 1.75 and 2.25 FSR, based on urban design performance. Development potential for each site may fall within, below, or above the FSR range.

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

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

Strategic Analysis

1. Proposal

The rezoning application proposes a six-storey building containing 25 strata-titled residential units (Figure 2). The floor space ratio (FSR) is 2.45 and the building height is 21.7 m (71 ft.). Two levels of underground parking are accessed from the lane.

Figure 2: Perspective from Cambie Street and West 32nd Avenue Looking Southwest



Two rezoning applications for the site have been submitted since 2016. The 2016 application was approved at Public Hearing on October 17, 2017, but not enacted. A 2020 application was referred to Public Hearing but did not proceed. Both of the prior applications have been withdrawn and the site remains under its RS-1 zoning.

2. Land Use

The proposed residential use is consistent with the *Plan*'s direction for residential at this location.

3. Form of Development, Height and Density

Staff considered the built form guidance for “Residential Buildings on Arterials: Mid-Rise” as outlined in section 5.1 of the *Plan*.

Form of Development – This application is consistent with the form of development expectations of the *Plan* for a six-storey mid-rise residential building. As per the policy, the upper storeys are stepped back from the street to create a four-storey street wall. For this corner site, the form also steps down towards the lane to offer a transition to the existing and future context while maintaining the smaller-scale lane character.

The proposal includes a notch in the building at the northeast corner to accommodate the retention of existing trees, per the landscape conditions in Appendix B.

Height – The *Plan* specifies a maximum building height of six storeys and an additional partial storey above for common indoor and outdoor amenity space, stepped back to reduce its appearance. The six-storey height of 21.7 m (71 ft.) is consistent with the *Plan*'s expectations. Staff have included a condition for the applicant to consider the provision of a co-located, rooftop indoor and outdoor amenity spaces, as expected by the *Plan*. The CD-1 By-law includes additional height to accommodate a potential partial storey, limited to 25.4 m (83 ft.).

Density – The *Plan* expects a density range between 1.75 and 2.25 FSR based on urban design performance. The development potential for a site may fall within, below, or above this FSR range. The proposed FSR of 2.45 is supported as the application complies with the objectives of the built form guidelines.

Private Amenity Space – The development offers ground-level residential common outdoor amenity space adjacent to indoor amenities. A condition has been added to further enhance the amenities, including a provision to explore outdoor and indoor amenities on the rooftop for shared use.

Public Realm – The application is consistent with the *Plan* to activate the pedestrian interface with ground-oriented units to maintain the residential character of the neighbourhood with residential patios and landscaped planters. Staff have provided conditions in Appendix B to further enrich the public realm interface through improved landscaping.

Urban Design Panel (UDP) – A previous application for a six-storey strata building was reviewed by the Urban Design Panel on June 15, 2016. While this application was subsequently withdrawn, staff have provided the UDP summary in Appendix D for Council's information. The current application, submitted April 22, 2022, followed our current practice whereby a panel

review was not required due to the modest scale of the project and its consistency with the expectations of the *Plan*.

The proposal complies with the density, height and form of development of the *Plan* and is appropriate for the context. Staff recommend approval subject to the urban design conditions in Appendix B.

4. Housing

Housing Mix – For strata residential development, 35% of all units are to be suitable for families. This includes a minimum 25% at two bedrooms and a minimum of 10% to be three or more bedrooms. The proposed unit mix of 3 three-bedroom units (12%), 14 two-bedroom units (56%), 5 one-bedroom units (20%) and 3 studio units (12%) is consistent with the policy.

Existing Tenants – The rezoning site consists of one secondary rental tenancy. Since the proposal does not involve the consolidation of two or more lots, the *Tenant Relocation and Protection Policy* does not apply.

5. Transportation and Parking

The site is well served by transit. King Edward Canada Line station is 900 m away and the adjacent Cambie Street is part of TransLink's Frequent Transit Network (FTN). The Heather Street bikeway is one block away.

Vehicle parking and bicycle spaces are provided on two underground levels, accessed from the lane. This development will be required to meet the Parking By-law and is eligible for parking reductions and alternative sustainable transportation options with Transportation Demand Management (TDM) measures. Upgrades to street lighting and sidewalk on 32nd Avenue are required to improve pedestrian safety. Engineering conditions are set out in Appendix B.

6. Environmental Sustainability and Natural Assets

Green Buildings – The *Green Buildings Policy for Rezonings* requires that rezoning applications satisfy the green and resilient building conditions stated within the Policy. The applicant has submitted preliminary modelling analysis detailing design and construction strategies to meet anticipated energy & emissions and embodied carbon targets in Vancouver Building By-law, a summary of the resilient building measures considered for the application, and a commitment to fulfil energy system sub-metering and enhanced commissioning requirements throughout the project.

Natural Assets – The *Urban Forest Strategy* seeks to preserve, protect and strengthen Vancouver's urban forest and tree canopy. The Protection of Trees By-law requires permission to remove trees that meet certain conditions in an effort to protect as many healthy, viable trees as possible while still meeting the challenges of development and housing priorities.

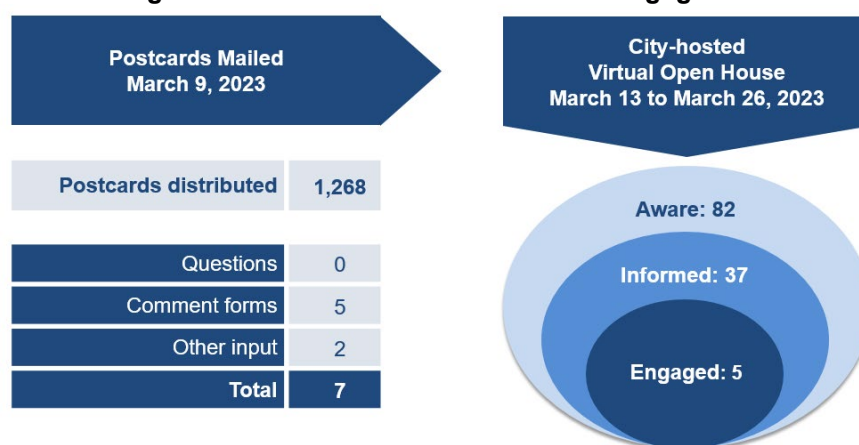
There are four by-law sized trees on site and five adjacent City street trees. A condition requires retention of two trees, resulting in a building setback on the northeast corner. Illustrations in Appendix F show this setback and retention of the two trees plus additional trees proposed on site. Landscape conditions are set out in Appendix B.

7. Public Input

Public Notification – A rezoning information sign was installed on the site on March 1, 2023. Approximately 1,268 notification postcards were distributed within the neighbouring area on or about March 9, 2023. Notification and application information, and an online comment form, was provided on the City's *Shape Your City Vancouver* (shapeyourcity.ca/) platform. A virtual open house was held from March 13 to March 26, 2023 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 two weeks.

Public Response and Comments – Public input was via online questions, comment forms, by email and phone. A total of seven submissions were received. A total of 82 visitors accessed the webpage. Comments of concern are the trees located on site should be preserved.

Figure 3: Overview of Notification and Engagement



Response to Comments – The retention of two trees is a condition of approval in Appendix B. The applicant has provided illustrations of the building with tree retention in Appendix F.

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 \$1,806,049. Staff have reviewed the offer and concluded the CAC value is appropriate.

The CAC will support 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 currently subject to City-wide and Utilities DCLs. 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 2,272 sq. m (24,458 sq. ft.) of residential floor area, \$780,699 of DCLs would be expected from this project.

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.

Financial Implications

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

CONCLUSION

The proposed land use, housing mix, form of development, and public benefits are consistent with the *Cambie Corridor Plan*. The General Manager of Planning, Urban Design and Sustainability recommends that the application be referred to a Public Hearing, together with a draft CD-1 By-law generally as set out in Appendix A. Staff recommend that the by-law be approved, subject to the Public Hearing, along with the conditions of approval listed in Appendix B, including approval in principle of the form of development as shown in plans included as Appendix F.

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**618 West 32nd Avenue
PROPOSED BY-LAW PROVISIONS**

Note: A By-law 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 number of dwelling units must:
 - (a) be suitable for family housing; and
 - (a) 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 927.5 m², 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 2.45.
- 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;
 - (e) all residential storage area above or below base surface, except that if residential storage area above base surface exceeds 3.7 m² per dwelling unit, there will be no exclusion for any of the residential storage area above base surface for that unit; and
 - (f) all storage area below base surface for non-dwelling uses.
- 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, measured from base surface, must not exceed 21.7 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 common rooftop amenity space or mechanical appurtenances including elevator overrun and rooftop access structures, the height of the portions of the building with the permitted common rooftop amenity space or mechanical appurtenances must not exceed 25.4 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.

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618 West 32nd 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 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 Iredale Architecture, received April 18, 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 enrich the public realm and pedestrian experience as follows:

- (a) Soften the project's interface at the northeast corner.

Note to Applicant: Suggested strategies include terraced planters; landscape elements and features; visually engaging materials. Explore locating the amenities and/or entrance lobby to this corner for pedestrian activation.

- (b) Reinforce the ground-oriented character of the at-grade units.

Note to Applicant: Suggested strategies include introducing swing front doors leading to the principal living space for each unit; highlighting said doors (e.g. materials and tone); entry canopies; individual raised front patios with individual entry gates and landscaping.

1.2 Design development to enhance the side-facing units' livability by re-orienting the principal living spaces to the front and/or rear yards.

Note to Applicant: All principal spaces (i.e. living rooms) should have a window that faces the front, rear and/or exterior-side yards to ensure appropriate outlook, daylighting and privacy.

1.3 Design development to provide an outdoor children's play area appropriate for the number of family units.

Note to Applicant: Refer to the High Density Housing for Families with Children Guidelines: <https://guidelines.vancouver.ca/guidelines-high-density-housing-for-families-with-children.pdf>.

- 1.4 Design consideration to enhance the amount and quality of indoor and outdoor amenity spaces.

Note to Applicant: An additional partial storey may be located on the roof for common indoor amenity spaces if contiguous with common outdoor amenity space. The additional height should be stepped back from all building edges to minimize the appearance from ground level.

- 1.5 Design development to provide green roof as outlined in the Roof-Mounted Energy Technology and Green Roofs administrative bulletin.

Note to Applicant: Architectural and landscape plans should identify the type of green roof proposed including the percentage. Refer to:
<https://bylaws.vancouver.ca/bulletin/bulletin-roof-mounted-energy-technologies-and-green-roofs.pdf>.

- 1.6 Identification on the architectural and landscape drawings of any 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>.

Landscape Design

- 1.7 Design development to expand programming and improve sustainability by including opportunities for expanded common green amenity areas.

Note to Applicant: Shared gardening areas could be on rooftops as intensive green roofs and should be designed to adhere to Council's Urban Agriculture Design Guidelines for the Private Realm. They should provide maximum solar exposure, universal accessibility and be provided with amenities such as raised beds, water for irrigation, potting bench, tool storage and composting.

- 1.8 Consideration of improved sustainability by the provision of confirmed urban agriculture plots and the addition of edible plants to the Plant Palette.

Note to Applicant: Edible plants can be used as ornamentals as part of the landscape design. Shared gardening areas should reference and be designed to adhere to Council's Urban Agriculture Guidelines for the Private Realm and should provide maximum solar exposure, universal accessibility and provided with amenities such as, raised beds, water for irrigation, potting bench, tool storage and composting.

- 1.9 Design development to the common outdoor spaces, to achieve the following:

- (a) Better physical and visual connection between the formal indoor seating area and the children's play area;
- (b) Provision of outdoor seating in the amenity patio;

- (c) Increase in children's play area, in order to provide a more active and viable space; and
 - (d) Access to sunny areas for all outdoor spaces.
- 1.10 Provision of a pedestrian-friendly experience at the lane edges by the use of down lighting and more substantial planting at grade.

Note to Applicant: The lane edge planting should be protected from vehicles by an 8 inch high curb.
- 1.11 Design development to resolve grade changes near property lines using a terraced, landscape approach.

Note to Applicant: Any necessary transition to raised patios should be done by setting patio retaining walls away from the property line, 2 feet minimum, with planting at grade in front. Walls higher than 3 feet should be avoided. Exposed walls should have high quality surfacing and be softened with planting.
- 1.12 Provision of an updated, detailed arborist report.

Note to Applicant: The expanded report should inform the design. Include any construction limitations such as the location of construction materials, temporary structures, utility conflicts, site access, development phasing and temporary irrigation requirements.
- 1.13 Design consideration to provide sustainable rainwater management practices such as rainwater collection and reuse.
- 1.14 Conditions to be addressed at development permit application, provision of:
 - (a) A full Landscape Plan for proposed landscape to be submitted. The Landscape Plan should illustrate proposed plant materials (with common and botanical names, plant sizes and quantities), paving, walls, railings, light fixtures, site grading and other landscape features. Plant material should be listed in a Plant List that is clearly keyed to the Landscape Plan. The Landscape Plan should be a minimum 1:100 or 1/8 inch scale.
 - (b) Section details at a minimum scale of 1/4 inch = 1 foot scale to illustrate typical proposed landscape elements including planters on structures, benches, fences, gates, arbours and trellises, and other features. Planter section details to be dimensioned to confirm depth of proposed growing medium on structures is deep enough to accommodate actual rootballs of proposed trees well into the future.
 - (c) Sections (1/4 inch = 1 foot or 1:50) illustrating the buildings to public realm interface facing the street and courtyard, confirming a delineated and appropriate private to public transition of spaces.

Note to Applicant: The section should include the building façade, as well as any steps, retaining walls, guardrails, fences and planters. The location of the underground parking slab should be included in the section.

- (d) A “Tree Management Plan”.

Note to Applicant: Provide a large scale tree management plan that is separate from the landscape plan and consistent with the legal survey. The scaled plan should clearly illustrate all trees to be removed and retained, including dimensioned tree protection barriers and important construction management directives drawn out of the arborist report(s) such as clearly illustrating the limit of excavation and footing design strategy (i.e. vertical shoring, shotcrete).

- (e) A Landscape Lighting Plan to be provided for security purposes.

Note to Applicant: Lighting details can be added to the landscape drawings; all existing light poles should be shown.

- (f) Trellis and vines over the underground garage access ramp.

- (g) A high efficiency irrigation system for all planted areas and hose bibs for all patios and common areas greater than 100 sq. ft. Indicate hose bibs on the plans and add notation regarding high efficiency irrigation system in general notes.

- (h) Design development to locate, integrate and fully screen lane edge gas meters and parking garage vents in a manner which minimizes their impact on the architectural expression and the project’s open space and public realm.

- (i) Application of universal design principles in the outdoor spaces, such as wheelchair accessible walkways and site furniture.

- 1.15 Design development to ensure locations of hydro kiosk in areas screened by soft landscape, or in internal mechanical room. Any other emergency generators, transformers or gas meters to be located, integrated, and fully screened in a manner which minimizes their impact on the architectural expression and the building’s open space and public realm.

- 1.16 Consideration to explore design options that respect the City of Vancouver, Bird Friendly Design Guidelines.

Note to Applicant: For more information, refer to the guidelines at
<https://vancouver.ca/files/cov/appendix-a-bird-friendly-design-guidelines-rt-10847.pdf>
<http://council.vancouver.ca/20150120/documents/rr1attachmentB.pdf>
<http://council.vancouver.ca/20150120/documents/rr1attachmentC.pdf>

- 1.17 Grades, retaining walls, walkways and structural elements, such as underground parking, designed to provide maximum plant growing depth (exceed BCLNA Landscape Standard).

Note to Applicant: Public and private trees at the site perimeter should be planted at grade and not placed in above grade planters to achieve soil depth, wherever possible. Variations in the slab may be required in combination with appropriate growing medium. In the horizontal plane, soils should be contiguous, wherever possible. The underground

slab should angle downward at the corner (1 m across and 1.2 m downward) to accommodate private property trees and planting near the property line.

- 1.18 Design development to improve the edge condition at the site perimeter, within semi-private patio spaces and between buildings.

Note to Applicant: Attention will be needed to ensure that common areas (walkways, breezeway, patios, corridors) are pedestrian friendly and visually clear, avoiding dead ends and ambiguous way finding. Ground-oriented semi-private residential patios and areas between buildings should be more clearly delineated, respecting CPTED principles (security, ownership, safety). Grade resolution at the property lines should be resolved on private property. Self-supporting architectural walls exposed to the public realm should be surfaced or screened with landscaping to mitigate opportunities for graffiti. Provide additional large ornamental shrubs and small trees (instead of hedging) in front of patios. Provide an interim wall for more planting depth on the green roof above the parking entry so there is a minimum soil depth of 36 inch in the middle section. Pull the south property line wall into the property a few feet to soften the transition and avoid the extreme grade condition between the properties. Review the lane south section/ elevation condition and provide a softer lower edge planting condition and or plants to cascade over the wall.

- 1.19 Provision of a letter of assurance for arborist supervision.

Note to Applicant: Arborist supervision is typically necessary when any work is required within a minimum root protection zone of a retained tree. The arborist should discuss the details of any supervision requirements within the arborist report, particularly if the plans depict any work that encroaches into a minimum root protection zone. Typically, an assurance letter will outline up to four key construction points where the arborist shall be contacted to attend the site. The letter must be signed by the owner, the contractor and the arborist.

Crime Prevention through Environmental Design (CPTED)

- 1.20 Design development to respond to CPTED principles, having particular regard for:

- (a) Theft in the underground parking;
- (b) Residential break and enter;
- (c) Mail theft; and
- (d) Mischief in alcoves and vandalism, such as graffiti.

Sustainability

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

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

Engineering

- 1.22 Provision of a storm water management plan that confirms that site runoff will not increase from the existing levels as a result of this development.
- 1.23 Provision of automatic door openers on the doors providing access to the bicycle room(s).
- 1.24 Clearly show a stair free route from bicycle storage rooms to grade.
- 1.25 Provision of additional design grades at all entries along the property line clearly confirming entries meet City building grades.
- 1.26 Provision of an upgraded landscape plan that reflects the improvements sought by this rezoning. Please submit a copy of the updated plan directly to Engineering Services for review.
- 1.27 Delete special sidewalk treatments that encroach beyond the property line and show standard broom finished saw cut sidewalks.
- 1.28 Delete lawn or greenery and concrete parking entry ramp shown encroaching over the lane property line on the landscape plans (L1.1).
- 1.29 Provision of widened access from the garbage storage area to the garbage pick-up point. (Existing plans show a 3 ft. 8 in. aisle which is not adequate for bin access to and from the garbage area.) Please refer to the engineering services garbage and recycling guidelines for direction on space requirements.
- 1.30 Confirmation that the first risers for stairs on 32nd Avenue frontage are set 1 foot behind the property lines.
- 1.31 Compliance with the Parking and Loading Design Supplement to the satisfaction of the General Manager of Engineering Services.

Please refer to the Parking and Loading Design Guidelines at the following link:
(<http://former.vancouver.ca/engsvcs/parking/admin/developers.htm>)

- (a) Provision of an improved section drawing showing minimum vertical clearances.

Note to Applicant: 2.3 m of vertical clearance to the underside of all security gates, plumbing and pipes is required for access and maneuvering from street level to all disability spaces.
 - (b) Modification of the P1 and P2 parking ramp design. Provide measures to address conflicts between vehicles on the ramp. Due to restricted sight lines between P1 and P2, a warning light/signal system is required. A qualified transportation engineer must provide details on the system and locations of all lights, signs and detection devices to be clearly noted on the plans.
- 1.32 Provision of a complete Rainwater Management Plan (RWMP):

Note to Applicant: Subset of the submission list items and additional notes are provided below based on the RWMP submission dated March 17, 2020. Ensure all information expected in a complete RWMP as described in the appendix of the Rainwater Management Bulletin are included in the updated version.

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://bylaws.vancouver.ca/bulletin/bulletin-rainwater-management.pdf>

- (a) Provide a written report with the Development Permit Submission to supplement the previously provided site plans and calculations.

Note to Applicant: A.1. The RWMP should be submitted electronically in a searchable PDF format.

- (b) C.1 Outline the rainwater management approach proposed to meet the volume reduction requirement. The approach shall include descriptions of each rainwater management practices/BMPs. BMPs proposed to meet the volume reduction requirement shall be classified as either Tier 1, 2, or 3.

Note to Applicant: The RWMP report should clearly describe Rainwater Management volume reduction criteria and demonstrate how it has been met through the proposed design. The site is required to capture the 24mm rainfall event through Tier 1, 2 or 3 practices, with priority to Tier 1 and 2 methods. The entire 24mm volume does not currently appear to be managed on the site.

- (c) C.2 Outline the rainwater management approach proposed to meet the water quality requirement. The approach shall include descriptions on how the water quality requirement is to be achieved on site and include supporting calculations and specifications necessary to demonstrate adequate design.

Note to Applicant: The RWMP report should clearly describe Rainwater Management water quality criteria and demonstrate how it has been met through the proposed design.

Note to Applicant: Provide information on how the water quality requirement will be achieved on this site, as water quality treatment is required for the first 24 mm (~70% annual average rainfall) of all rainfall from the site that is not captured in Tier 1 or Tier 2 practices and 48 mm (~90% annual average rainfall) of treatment is required for high traffic areas. For the development permit submission, the following should be included for review for all proprietary devices:

- (i) Product Name and Manufacturer/Supplier.
- (ii) Total area and % Impervious being treated.
- (iii) Treatment flow rate.
- (iv) Supporting calculations to demonstrate adequate sizing system based on the contributing drainage area.
- (v) Include discussion of the specified treatment device's % TSS removal efficiency certification by TAPE or ETV.

- (vi) Location of device in drawing or figure in the report.
- (d) C.3 Outline the rainwater management approach proposed to meet the release rate requirement. The approach should include descriptions on how the release rate requirement is achieved on site and specify the peak flow rates at both pre-development and post-development site conditions, as well as the designed release rate. Ensure that the pre-development calculation uses the 2014 IDF curve values and the post-development calculation uses the 2100 IDF curves.

Note to Applicant: Peak flow control for the post-development 1:10-year to the pre-development 1:5-year storm should be applied to this site as there is proposed mixed-use in the upstream catchment of this residential area.

Note to Applicant: Confirm the labelling of the Permavoid storage as “retention” storage on the post-development RWMP drawing. It appears that this storage volume is functioning as detention storage rather than retention, but confirmation should be provided.

Note to Applicant: Ensure that infiltration systems are not proposed within 5 metres of any building or parkade structures. Indicate any liner requirements for the proposed Permavoid system if applicable to prevent infiltration next to the structure.

Note to Applicant: Best efforts shall be made to utilize most or all rainwater detention storage by restricting the proposed target release rate to be below the pre development peak flow rate if the detention tank volume is greater than the pre-development peak flow storage volume due to the deficit in volume capture by Tier 1 & Tier 2 practices.

Note to Applicant: Provide the breakdown of each proposed surface types, areas, and runoff coefficients used for determining the composite runoff coefficient in both pre and post development conditions. Estimated runoff coefficient shall be based on site specific area measurements of various surface types for both pre and post development conditions.
- (e) C.4 Provide justification for not prioritizing Tier 1 or 2 approaches, and specify the alternate system to meet requirements.

Note to Applicant: Best efforts shall be made to prioritize Tier 1 or 2 approaches to meet volume reduction requirement. Otherwise, justification shall be provided and alternate system shall be specified to meet requirements.

Note to Applicant: Ensure consistency between the updated landscape drawings and the post-development RWMP figure. The landscape drawings appear to indicate a green roof, however this is not shown on the original RWMP drawing.
- (f) C.5 Provide an overview of each BMP and design specifics to support the design claim for meeting target requirements. Design detail of each BMP should be coordinated with other disciplines, if necessary, and the report should include the necessary rainwater management specific supporting drawings and calculations.

Note to Applicant: Provision of green roof details including proprietary product information and specifications on the landscape drawings and/or RWMP report.

- (g) C.10 Ensure document is signed and sealed by the responsible Professional Engineer.
- (h) C.11 Provide a completed Rainwater Management Project Summary Form as a PDF in a separate file to the RWMP. For a fillable copy of the form, refer to the rainwater management webpage.

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 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.

- 1.33 Provision of a Rainwater Management Agreement to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services to be registered prior to issuance of a Development Permit.
- 1.34 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.
- 1.35 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.

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, as necessary, and at the sole cost and expense of the owner/developer, make arrangements for the following:

Engineering

- 2.1 Provision of a Services Agreement to detail the on-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 is provided.
 - (a) Provision of street improvements along 32nd Avenue adjacent to the site and appropriate transitions including the following:
 - (i) 2.14 m (7 ft.) wide broom finish concrete sidewalk;

- (ii) Upgraded street lighting (roadway and sidewalk) adjacent to the site to the current COV standards and IESNA recommendations; and
 - (iii) Adjustments to all existing infrastructure to accommodate the proposed street improvements.
- (b) Provision of a new standard concrete pedestrian lane crossing, new curb returns and curb ramps at the existing lane crossing on 32nd Avenue adjacent to the site.
- (c) Provision of street trees adjacent the site where space permits.
- (d) 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 R.F.Binnie & Associates Ltd. dated March 19, 2020, no water main upgrades are required to service the development.

Note to Applicant: The main servicing the proposed development is 150 mm along 32nd Avenue or 300 mm along Cambie Street. Should the development require water service connections larger than the existing mains, the developer shall upsize the existing main to the satisfaction of the General Manager of Engineering Services. The developer is responsible for 100% of the cost of the upgrading.

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

- (e) Provision of adequate sewer (storm and sanitary) service to meet the demands of the project. The current application lacks the details to determine if sewer main upgrading is required. Please supply project details including floor area, projected fixture counts and other details as required by the City Engineer to determine if sewer system upgrading is required. Should upgrading be necessary then arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services will be required to secure payment for the upgrading. The developer is responsible for 100% of any sewer system upgrading that may be required.
- (f) Provision for the construction of, or full funding for, future street improvements from the centerline of Cambie Street adjacent to the site including any transition areas to connect existing and new curb alignments, all to the satisfaction of the General Manager of Engineering Services. These improvements will generally include the following: new concrete curb and gutter, raised protected bike lane, concrete sidewalk, curb ramps, and improved street lighting and additional pedestrian scale lighting including adjustment to all existing infrastructure to accommodate the proposed street improvements.
- (g) Provision of a mid-block curb bulge bio-retention system on 32nd Avenue, and a bio-swale within the new bike lane boulevard on Cambie Street. These

improvements will generally include placement of plants, growing medium, and perforated pipe subdrain connected to the sewer system.

Note to Applicant: Final design to be coordinated with Transportation Design Branch.

Note to Applicant: City issued geometric to be provided by Transportation Design Branch. As an intermediary measure until geometric is provided, schematically show Green Infrastructure swales and add notes and callouts to the plans stating that the required "Green Infrastructure improvements on Cambie Street and 32nd Avenue are to be implemented to the satisfaction of the City Engineer" as a placeholder until Green Infrastructure offsite design is complete.

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

- (h) Provision of funding for the installation of parking regulatory signage on streets adjacent to the site to the satisfaction of the General Manager of Engineering Services.
- (i) Provision of lane lighting on standalone poles c/w underground ducts. The ducts should be connected to the existing COV street lighting infrastructure.

- 2.2 Engineering Services will require all utility services to be underground for this "conditional" development. All electrical services to the site must be primary with all electrical plant, which include but not limited to System Vista, Vista switchgear, pad mounted transformers and kiosks (including non-BC Hydro kiosks) are to be located on private property with no reliance on public property for placement of these features. The applicant shall provide written confirmation from BC Hydro that all required electrical plant is provided for on-site.

This proposed development is adjacent to existing BC Hydro electrical works. The applicant shall submit a surveyed clearance drawing to BC Hydro showing all BC Hydro plant and dimensioned clearances from the plant to the development. The applicant shall provide written confirmation from BC Hydro that all required clearances from BC Hydro plant have been satisfied. See BULLETIN 2015-002-EL - Clearances from Existing BC Hydro High Voltage Overhead Conductors and Transformers for more information (<https://vancouver.ca/files/cov/HV-conductor-oil-filled-transformer-clearance-checklist-bulletin-2015-002-el.pdf>).

- 2.3 Submission of a Key Plan to the City for review and approval prior to submission of any third party utility drawings. 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>). All third-party service lines to the development shall be shown on the plan (e.g., BC Hydro, Telus, Shaw, etc. The review of third party utility service drawings will not be initiated until the Key Plan is defined.

For questions on this requirement, please contact Utilities Management Branch at 604-829-9447 or at umb@vancouver.ca.

Community Amenity Contribution

- 2.3 Pay to the City the cash Community Amenity Contribution of \$1,806,049 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

- 2.4 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.

Agreements

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

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

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

* * * * *

618 West 32nd Avenue
DRAFT CONSEQUENTIAL AMENDMENT

DRAFT AMENDMENT TO THE SUBDIVISION BY-LAW NO. 5208

Council amends Schedule A of the Subdivision By-law in accordance with the plan labelled Schedule A and attached to and forming part of this By-law, by deleting *PID 008-150-401 Lot 6 Block 819 District Lot 526 Plan 7221*, from the RS-1 maps forming part of Schedule A of the Subdivision By-law.

* * * * *

618 West 32nd Avenue
URBAN DESIGN PANEL

The Urban Design Panel (UDP) reviewed a 2016 rezoning application for a six-storey, strata-titled residential building. While the application was withdrawn, the UDP summary and minutes provide more information about the Panel's commentary. Additional details can be found at <https://vancouver.ca/files/cov/committees/minutes-urban-design-panel-20160615.pdf>.

EVALUATION: SUPPORT (7-3)

Advice from the Panel on this application was sought on the following:

1. Please comment on the relationship to the neighbouring building in terms of its setback proposed on the south side.
2. Please comment on the overall success of the landscape design.
3. Are the overall form, massing and density supportable?

Panel's Consensus on Key Aspects Needing Improvement:

- The frames are heavy and need design development considering they are the main expression of the architectural language.
- The exit stair to the north could be better integrated with the landscape.
- A better landscape transition is needed from the street to the residential units.
- Design development is needed on the south elevation to improve the blank wall condition and overlook issues towards the Elizabeth development.
- More work is needed on the exit stair and the terracing along 32nd Avenue.
- Use the collected rainwater for irrigation.
- The upper amenity is too closed in.
- Open up the main entrance to make it more welcoming.

* * * * *

618 WEST 32ND AVENUE
PUBLIC CONSULTATION SUMMARY

1. List of Engagement Events, Notification, and Responses

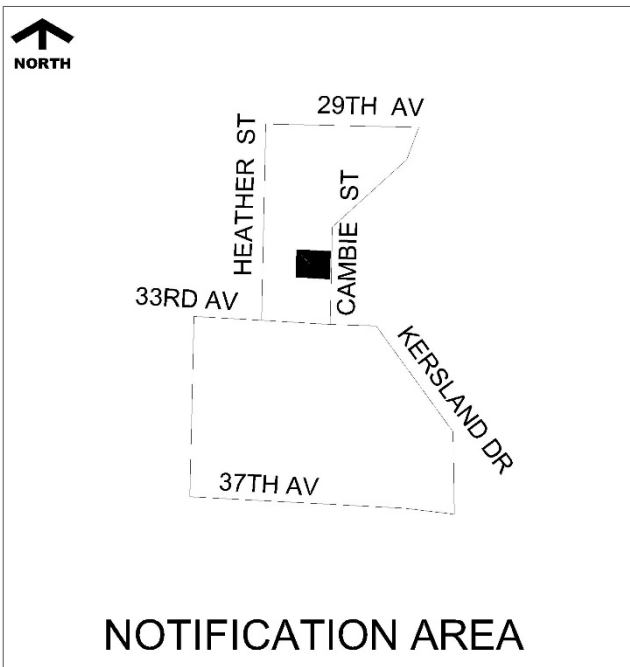
	Date	Results
Event		
Virtual open house (City-led)	March 13, 2023 – March 26, 2023	82 participants (aware)* <ul style="list-style-type: none"> 37 informed 5 engaged
Public Notification		
Postcard distribution – Notice of rezoning application and virtual open house	March 9, 2023	1,268 notices mailed
Public Responses		
Online questions	March 13, 2023 – March 26, 2023	no submittals
Online comment forms <ul style="list-style-type: none"> Shape Your City platform 	July, 2022 – March, 2023	5 submittals
Overall position <ul style="list-style-type: none"> support opposed mixed 	July, 2022 – March, 2023	5 submittals <ul style="list-style-type: none"> no responses 3 responses 2 responses
Other input	July, 2022 – March, 2023	2 submittals
Online Engagement – Shape Your City Vancouver		
Total participants during online engagement period	July, 2022 – March, 2023	336 participants (aware)* <ul style="list-style-type: none"> 123 informed 5 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.

2. Map of Notification Area



3. Analysis of All Comments Received

Below is an analysis of all public feedback by topic.

Generally, comments of concern fell within the following areas:

- **Tree Retention:** The trees located on site should be preserved

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:

- Generous parking and close proximity to transit.

General comments of concern:

- Density exceeds the Cambie Corridor Plan.
- Height is too tall.
- Developments should not have retaining walls facing public streets and sidewalks as there are no “eyes on the street”. This will cause more crime and be more prone to graffiti and tagging.
- The revised submission does not reflect the comments given by the Urban Design Panel pertaining to setbacks and building height.
- CD-1s should be written with more flexibility to save staff and council resources.

- The site sign is misleading, stating the application is the same as previous submissions but several design changes have been proposed.
- Project setbacks are inconsistent with the *Cambie Corridor Plan*.
- Units are not affordable.
- Not enough three bedroom units.

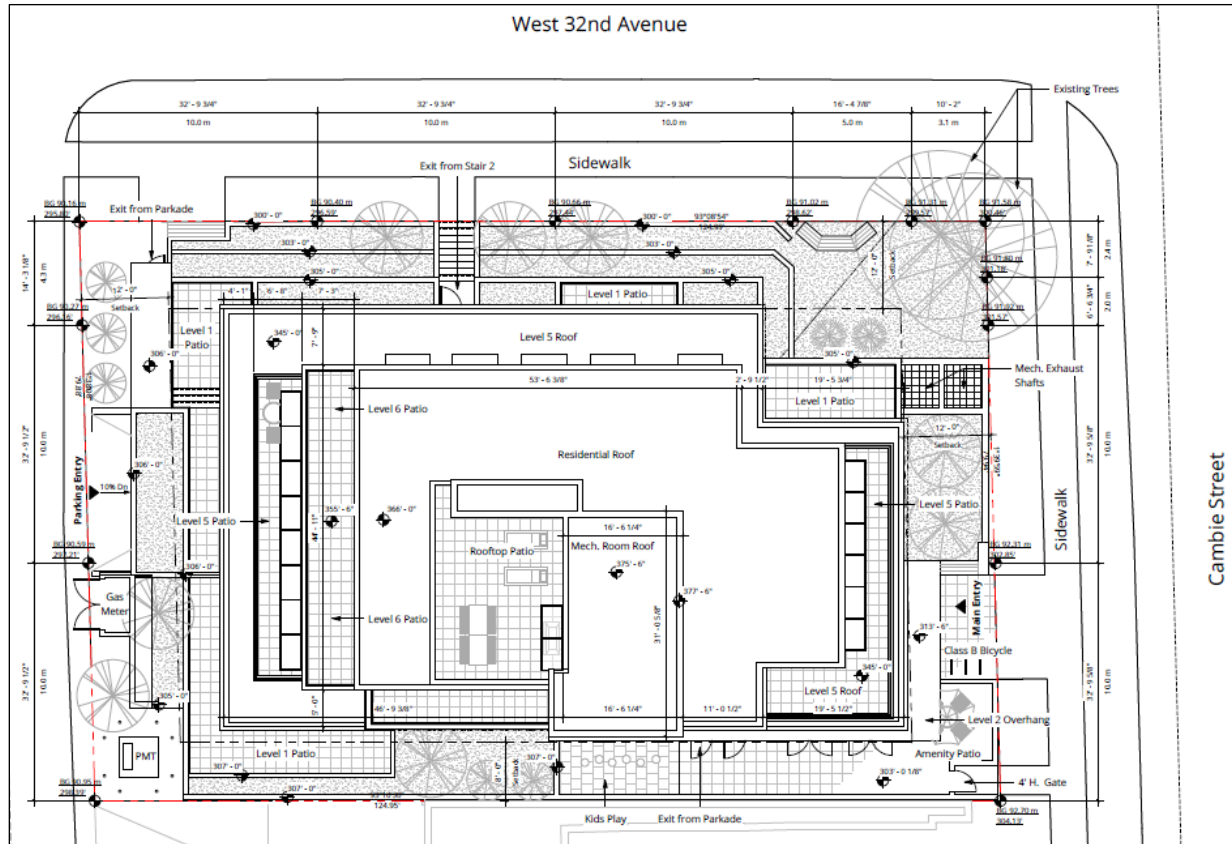
Suggestions/recommendations:

- Community accessible service should be provided on site.
- Units should be made available as affordable rent-controlled spaces.
- Height should include exclusions.
- Rooftop amenities are not needed.

* * * * *

618 West 32nd Avenue
FORM OF DEVELOPMENT

Site Plan (including retained trees)



East Elevation



West Elevation



North Elevation



South Elevation

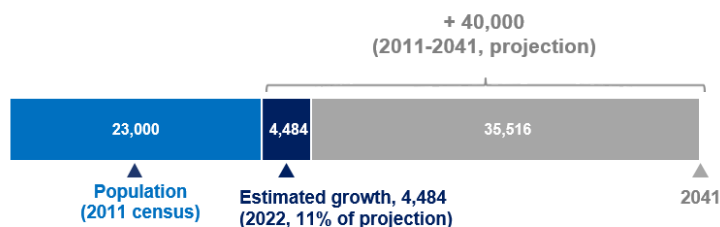


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PUBLIC BENEFITS IMPLEMENTATION DASHBOARD
CAMBIE CORRIDOR PLAN (2018) – North of 57th Avenue
Updated 2022 year-end

POPULATION GROWTH^a

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.

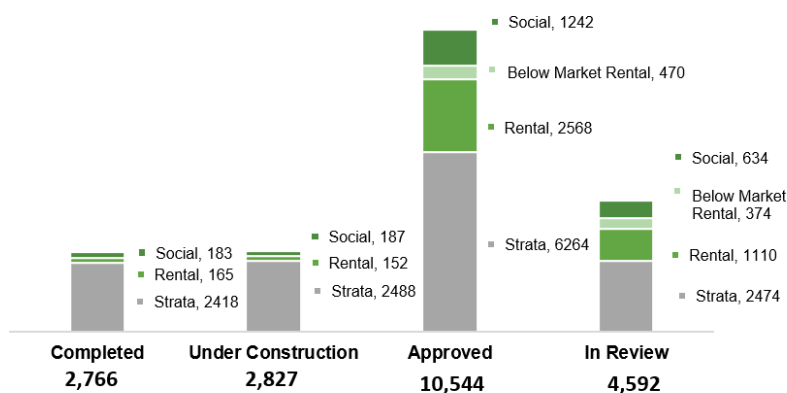


DEVELOPMENT ACTIVITY (UNITS)^b

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)^c

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

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

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

EXPLANATORY NOTES

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

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

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

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

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

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

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

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618 West 32nd Avenue
PUBLIC BENEFITS SUMMARY

Project Summary:

Six-storey residential building containing 25 strata-titled residential units.

Public Benefit Summary:

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

	Current Zoning	Proposed Zoning
Zoning District	RS-1	CD-1
FSR (site area = 927.5 sq. m / 9,983 sq. ft.)	0.70	2.45
Floor Area	649 sq. m (6,988 sq. ft.)	2,272 sq. m (24,458 sq. ft.)
Land Use	Residential	Residential

Summary of development contributions expected under proposed zoning:

City-wide DCL ¹	\$489,649
Utilities DCL ¹	\$291,050
Community Amenity Contribution – Cash	\$1,806,049
TOTAL	\$2,586,748

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

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618 West 32nd Avenue
APPLICANT, PROPERTY AND DEVELOPMENT PROPOSAL INFORMATION

Property Information:

Address	Property Identifier (PID)	Legal Description
618 West 32nd Avenue	008-150-401	Lot 6 Block 819 District Lot 526 Plan 7221

Applicant Information:

Architect	Iredale Architecture
Developer	Liveable City Planning Ltd.
Registered Owner	618 West 32nd Holdings Ltd.

Development Statistics:

	Permitted Under Existing Zoning	Proposed	Recommended other than Proposed
Zoning	RS-1	CD-1	
Site Area	927.5 sq. m (9,983 sq. ft.)	927.5 sq. m (9,983 sq. ft.)	
Land Use	Residential	Residential	
Floor Space Ratio (FSR)	0.70	2.45	
Floor Area	649 sq. m (6,988 sq. ft.)	2,272 sq. m (24,458 sq. ft.)	
Height	10.7 m (35.0 ft.)	21.7 m (71 ft.) to the top of the parapet	21.7 m (71 ft.) to the top of the parapet and 25.4 m (83 ft.) to the top of the rooftop amenity space, mechanical appurtenances and access
Unit Mix	n/a	Total residential units: 25 Studio units: 3 (12%) 1-bedroom units: 5 (20%) 2-bedroom units: 14 (56%) 3-bedroom units: 2 (12%)	
Parking, Loading, and Bicycle Spaces	As per Parking By-law	As per Parking By-law	
Natural Assets	4 on-site by-law trees 5 City street trees	To be confirmed at development permit stage	

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