



## REFERRAL REPORT

Report Date: May 30, 2023  
Contact: Yardley McNeill  
Contact No.: 604.873.7582  
RTS No.: 15780  
VanRIMS No.: 08-2000-20  
Meeting Date: June 13, 2023

TO: Vancouver City Council  
FROM: General Manager of Planning, Urban Design and Sustainability  
SUBJECT: Rezoning: 3581 West 30th Avenue

### ***RECOMMENDATION TO REFER***

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

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary by-laws, in accordance with the recommendations set out below, for consideration at the Public Hearing.

### ***RECOMMENDATION FOR PUBLIC HEARING***

- A. THAT the application by Cornerstone Architecture on behalf of Kathleen Louise Rachel Campbell, Thomas Daen Lewis Campbell and James Jordan Bower Campbell, the registered owners of the lands located at 3581 West 30th Avenue [PID 004-314-859: Lot B (Explanatory Plan 8108) Block 63 District Lot 2027 Plan 3984], to rezone the lands from RS-5 (Residential) District to RR-2A (Residential Rental) District, be approved in principle;

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

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

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

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

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

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

### **REPORT SUMMARY**

This report recommends a plan amendment to the Zoning and Development By-law from RS-5 (Residential) District to RR-2A (Residential Rental) District, for the site located at 3581 West 30th Avenue. The amendment would allow for a four storey rental building in accordance with the *Secured Rental Policy* (“SRP”).

A future building design would be submitted through the development permit process and reviewed with the public at that time.

Staff have assessed the application and conclude that it meets the intent of the *SRP*. Staff recommend that the application be referred to a Public Hearing, with the recommendation of the General Manager of Planning, Urban Design and Sustainability to approve it in principle, subject to the Public Hearing, and conditions contained within Appendix B.

### **COUNCIL AUTHORITY/PREVIOUS DECISIONS**

- Vancouver Plan (2022)
- Secured Rental Policy (2012, last amended 2023)
- RR-2A District Schedule (2022)
- Residential Rental District Schedules Design Guidelines (2022)
- 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)
- Green Buildings Policy for Rezoning (2010, last amended 2022)

- Urban Forest Strategy (2014, last amended 2018)
- Vancouver Development Cost Levy By-law No. 9755
- Vancouver Utilities Development Cost Levy By-law No. 12183

## REPORT

### Background/Context

#### 1. Site and Context

The subject site (see Figure 1) is comprised of a single legal parcel fronting West 30th Avenue. The total site area is approximately 1,204.8 sq. m (12,968 sq. ft.), with a frontage of 30.5 m (100 ft.) along West 30th Avenue and a depth of 39.5 m (130 ft.).

Figure 1: Location Map – Site and Context



This property and the surrounding area are zoned for residential uses under RS District Schedules with the exception of the C-2 area to the west that allows mixed-use development with commercial and residential uses. The site is currently zoned RS-5 and is being used as a surface parking lot. The property contains no rental tenancies and the tenant protection policy does not apply.

#### 2. Policy Context

**Vancouver Plan** – The *Vancouver Plan* was approved by Council on July 22, 2022 and is a land use strategy to guide long-term growth of the City over the next 30 years. The approved

*Vancouver Plan* will serve as a framework with further implementation planning work to follow over the next two to four years. The proposal addresses priorities within the *Housing Vancouver Strategy* which aligns with the *Vancouver Plan*.

**Secured Rental Policy (“SRP”)** – The *SRP* encourages the construction of new purpose-built rental housing in Vancouver. Updates to the *SRP* were approved by Council in December 2021 to streamline the delivery of new rental housing. These included clarifying opportunities for rezoning in low-density areas close to public transit, shopping and other daily needs, and to streamline and simplify the rezoning process by utilizing new rental zones with standardized regulations.

The *SRP* outlines the following locational eligibility criteria for sites in low-density areas:

- In an existing RS or RT zone outside of recent community plan areas (excluding certain RT-zoned areas in Kitsilano and Kensington-Cedar Cottage with high proportions of heritage buildings and multiple conversion dwellings);
- Located within close proximity to public transit and local shopping; and
- On the first full block on either side of an eligible arterial road.

Sites that meet these criteria and that are part of the typical street grid (including having lane or secondary street access to the rear) and are regular in shape, size and other attributes may be considered for rezoning under the *SRP* to one of the new residential rental zones. The applicable option or options are further informed by the site’s size, orientation and adjacent context.

The *SRP* generally supports up to four-storey mixed-use and five-storey residential apartments on arterials, and up to four-storey townhouses or apartments on sites off arterials. Up to six-storeys may be considered for projects on arterials where the residential component includes a minimum 20% permanently secured below-market rental housing or 100% social housing. This application complies with the location criteria under *SRP* for four storey buildings.

**RR Zoning District Schedules and Design Guidelines** – Along with updates to the *SRP*, in December 2021 Council approved the addition of new residential rental (“RR”) zoning district schedules to the Zoning & Development By-law: RR-1, RR-2A, RR-2B and RR-2C, and RR-3A and RR-3B. Like other standard zoning districts, the RR zones set basic regulations such as permitted use, density, and height limits, while allowing for a range of building designs. All residential uses in the RR zones are secured as rental tenure, and no stratification or sale of individual residential units is allowed.

Further direction on form of development expectations under each of the RR zones is provided in the *Residential Rental Districts Schedules Design Guidelines*. Recognizing that the *SRP* and RR zones are intended to enable incremental change in neighbourhoods that currently consist primarily of detached houses and duplexes, the guidelines support new missing middle buildings that foster neighbourliness and social connection, and contribute to an evolving streetscape which accommodates more architectural variety and diversity of housing options.

**Housing Vancouver Strategy** – In November 2017, Council approved the *Housing Vancouver Strategy (2018-2027)*. The *Strategy* seeks to shift the supply of new homes toward the right supply, with targets for new units along a continuum of housing types. The Housing Vancouver targets were based on the core goals of retaining the diversity of incomes and households in the city, shifting housing production towards rental to meet the greatest need, and coordinating action with government and non-profit partners to deliver housing for the lowest income households.

Overall, 72,000 new homes are targeted for the 10-year period, including 12,000 social, supportive and non-profit co-operative units and 20,000 purpose-built rental units. Nearly 50% of the new units are to serve households earning less than \$80,000 per year, and 40% are to be family-size units.

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

This zoning amendment would facilitate the delivery of secured rental housing and address the data and findings within the HNR.

### **Strategic Analysis**

#### **1. Simplified Rezoning Process**

To facilitate the delivery of secured rental units, the City has implemented a simplified process for owner-initiated rezonings to a RR District schedule. Rather than rezoning to a site-specific Comprehensive Development (CD-1) District, rezoning to a standard RR zone streamlines the review process and provides greater certainty for the achievable built form.

Under the *SRP*, this site is located on an eligible local road and is able to rezone to RR-1 (multiplex or townhouse) and RR-2A (up to four storeys). This site is not eligible for a mixed-use development. Out of the eligible options, the applicant has chosen to rezone to RR-2A.

The RR-2A District Schedule permits rental units up to four-storeys in height and 1.75 FSR. This zoning requires a minimum frontage of 20.1 m (66 ft.) and a maximum frontage of 30.5 m (100 ft.). On corner sites, a maximum frontage of 45.7 m (150 ft.) and density of up to 2.00 FSR applies. The schedule also requires 35% of the units to be for families and include two bedrooms or more. Applicable primarily to sites located on local streets, four-storey apartment buildings will introduce incremental change and will typically be limited in frontage width to achieve a higher degree of compatibility with the existing streetscape.

The rezoning process allows for a secured rental development through a streamlined process. Architectural drawings are not required at the rezoning application stage. The form of development will be reviewed at the development permit stage. All proposals will need to meet the intent and regulations of the RR-2A District. An Urban Design Panel review will not be required for this project at the development permit stage, as comprehensive design guidelines accompany the RR-2A District Schedule.

#### **2. Housing**

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

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

Housing Type	10-Year Targets	Units Approved Towards Targets
Purpose-Built Secured Rental Units	20,000	13,041 (65%)

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

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

**Vacancy Rates** – Vancouver has exhibited historically low vacancy rates in the last 30 years. In 2022, the purpose-built apartment vacancy rate was 0.9% in Vancouver. The vacancy rate (based on the CHMC Market Rental Survey) for the Westside/Kerrisdale neighbourhood, which this site is located, is 2.5%. A vacancy rate between 3% and 5% represents a balanced market.

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

### Tenants

The rezoning site does not currently have any existing rental residential uses and there are no eligible tenants as defined under the City's *Tenant Relocation and Protection Policy* (TRPP).

If any eligible tenants are identified through the City's regulatory approvals process, the applicant will be required to provide a Tenant Relocation Plan that meets the City's TRPP.

### 3. Transportation and Parking

Parking, loading and bicycle spaces must be provided and maintained according to the Parking By-law and will be reviewed at time of development permit application when architectural drawings are submitted.

Through this application, conditions of approval include street improvements along West 30th Avenue, lane improvements and lighting upgrades. Local servicing requirements will be secured through a services agreement. Engineering conditions are included in Appendix B.

### 4. Environmental Sustainability and Natural Assets

**Green Buildings** – The *Green Buildings Policy for Rezoning*s requires that rezoning applications satisfy the green and resilient building conditions stated within the Policy. The applicant has committed to submitting Reporting of Green and Resilient Building Measures at the building permit stage, as well as fulfilling energy system sub-metering and enhanced commissioning requirements throughout the project.

**Green Assets** – The *Urban Forest Strategy* was developed to preserve, protect and strengthen Vancouver’s urban forest and tree canopy for the future. The Protection of Trees By-law aims to maintain a healthy urban forest by requiring that permission be granted to remove trees that meet certain conditions. The intent is to protect as many healthy, viable trees as possible, while still meeting the challenges of development, housing priorities and densification. This is in keeping with City goals for resilient and healthy natural systems in urban areas.

A detailed tree assessment and retention report will be required as part of a subsequent development permit application. Staff will review these materials and provide conditions to retain and protect trees, wherever possible. This process allows for a coordinated assessment of tree retention and replacement with the proposed form of development.

## 5. Public Input

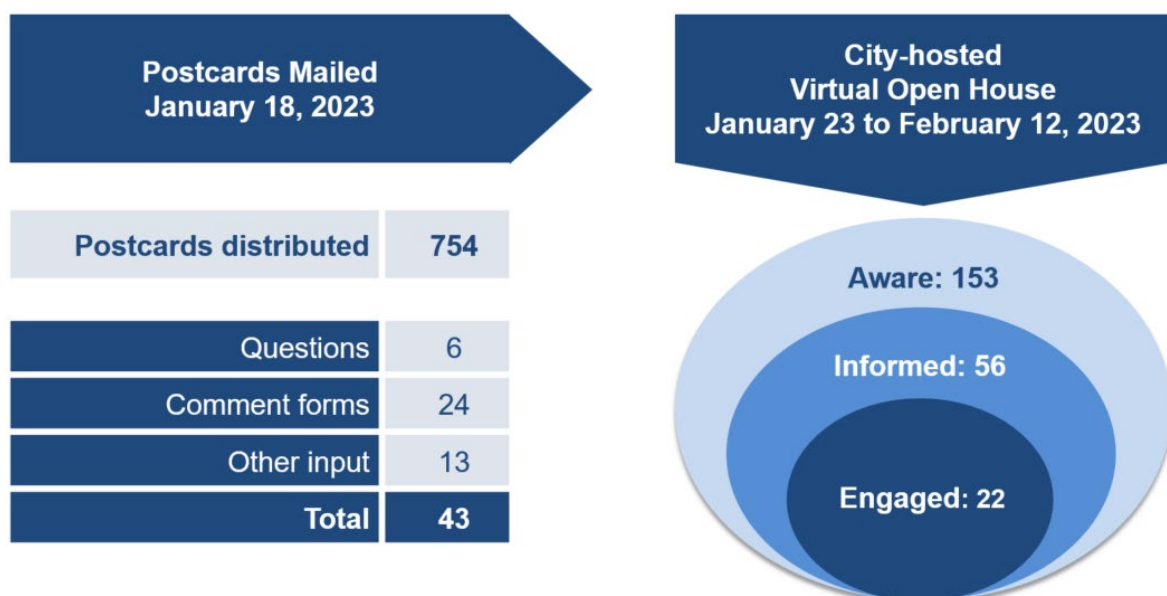
**Public Notification** – A rezoning information sign was installed on the site on January 8, 2023. Approximately 754 notification postcards were distributed within the neighbouring area on or about January 18, 2023. Notification and application information, and an online comment form, was provided on the City’s *Shape Your City Vancouver* ([shapeyourcity.ca/](https://shapeyourcity.ca/)) platform.

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

**Virtual Open House** – A virtual open house was held from January 23 to February 12, 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 three weeks. 153 people signed onto the project webpage to view the rezoning proposal including a hypothetical building example.

**Public Response and Comments** – Public input was via online questions, comment forms, by email and phone. A total of 43 submissions were received. A summary of all public responses may be found in Appendix D.

**Figure 3: Overview of Notification and Engagement**



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

Generally, comments of support fell within the following areas:

- **Height and density:** The building height should be taller. This development adds density appropriate to the neighborhood.
- **Building and neighborhood context:** The building form, massing and use fits the neighborhood.
- **Rental housing:** This development will create rental opportunities that is close to, but not on, arterial routes and transit routes and contribute towards much needed rental stock.
- **Neighborhood growth and vitality:** This development will help to revitalize the community and improve livability.

Generally, comments of concern fell within the following areas:

- **Height, density and form:** The building is too tall and dense. The building form and massing does not fit the neighborhood and will cause shadowing of neighbouring properties, noise, a loss of privacy, and disruption during the construction phase. Townhouses were perceived to be a better fit for the neighbourhood.
- **Housing:** The development does not provide affordable housing options in the neighborhood, notably for vulnerable populations such as seniors.
- **Amenities:** The development does not provide sufficient commercial services for all demographics.
- **Traffic and Parking:** The development will lead to higher parking demands on the surrounding neighbourhood and existing narrow streets as well as contribute to traffic congestion.
- **Process:** Respondents felt that their concerns were not acknowledged nor addressed sufficiently, and that the process lacked transparency.

### ***Response to Public Comments***

Height, density and form: The proposed use and form of development is consistent with the expectations of the *Secured Rental Policy*. An extensive form of development review will be done at the Development Permit stage.

Traffic and parking: Engineering staff have reviewed the proposed development for transportation safety issues and included rezoning conditions to deliver improvements that will address safety for all road users (Refer to conditions in Appendix B). Parking must be provided and maintained according to the Parking By-law and will be reviewed at time of development permit application when architectural drawings are submitted.



Housing: The intent of the *Secured Rental Policy* is to increase the supply of secure rental housing and is not specifically targeted to seniors. Under the *Dunbar-Southlands Community Vision* rezoning for seniors/supportive housing is eligible under that policy. The applicant has chosen instead to go with the *Secured Rental Policy* option and rezone to the RR-2A district schedule.

Amenities: Dunbar Street contains spaces for retail and commercial usage between West 27th Avenue and West 30th Avenue.

Process: Council approved amendments to the *Secured Rental Policy* to allow simplified rezonings in low-density areas after extensive public engagement (Appendix D). The intent of rezoning to a specific district schedule is to provide certainty on built form for residents, while streamlining the review process. So while architectural drawings are not available at rezoning, projects must meet the minimum requirements of the RR-2A district schedule. If the rezoning is approved, detailed architectural drawings will be submitted through the development permit process and reviewed with the public at that time.

## 6. Public Benefits

**Community Amenity Contributions (CAC)** – The *Community Amenity Contributions Policy for Rezonings* provides an exemption for certain routine, lower-density secured market rental rezoning applications that comply with the City's rental policies. As this site is currently zoned RS-5 and proposes to rezone to RR-2A which only allows for up to four storeys, the application is eligible for this CAC exemption.

**Development Cost Levies (DCLs)** – This site is currently subject to both City-wide and Utilities DCL. DCLs are payable at building permit issuance based on rates in effect at that time and the floor area proposed at the development permit stage.

This application has requested and is expected to be eligible for a Class B (86.24%) waiver of the City-wide DCLs applicable to the residential portion of the building in accordance with the *Vancouver Development Cost Levy By-law*. The value of the waiver is estimated to be \$391,822. The application is therefore subject to maximum average starting rents and unit sizes by unit type applicable to “class B for-profit affordable rental housing” as per the By-law. These requirements will be secured by a Housing Agreement, and compliance will be assessed through the development permit stage to occupancy permit issuance.

Based on the rates in effect as of September 30, 2022, it is estimated that the project will pay \$332,498 of DCLs should it achieve the maximum 1.75 FSR.

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

**Other Benefits** – The secured market rental housing in this proposed development will contribute to the City's secured rental housing stock.

A summary of public benefits associated with this application can be found in Appendix E.

**FINANCIAL IMPLICATIONS**

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

**CONCLUSION**

Staff have reviewed the application to rezone 3581 West 30th Avenue from RS-5 to RR-2A to facilitate the delivery of secured rental housing. The location complies with the provisions of the RR-2A District Schedule, and staff conclude the zoning amendment can be considered as it is consistent with the *Secured Rental Policy* and advances the City's housing policy goals.

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

\* \* \* \* \*

**3581 West 30th Avenue**  
**PROPOSED BY-LAW AMENDMENTS**

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

**Zoning District Plan Amendment**

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



**3581 West 30th Avenue  
CONDITIONS OF APPROVAL**

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

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

THAT, in reviewing a development application for the site, the Director of Planning shall have particular regard for the following:

**Sustainability**

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

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

**Housing**

- 1.2 The unit mix to be included in the development permit drawings must include a minimum of 35% family units (two bedroom and three-bedroom units).
- 1.3 The development should be designed in accordance with the High-Density Housing for Families with Children Guidelines, including the provision of:
- (a) An outdoor amenity area to include areas suitable for a range of children's play activities and urban agriculture, appropriate in size for the scale of the project and situated to maximize sunlight access (S. 3.3.2, 3.4.3);
  - (b) a minimum of 2.3 sq. m (24.7 sq. ft.) of bulk storage for each dwelling unit (S. 4.4.2);
  - (c) a multi-purpose indoor amenity space at least 37 sq. m (398 sq. ft.) with a wheelchair accessible washroom and kitchenette. Consider positioning this adjacent to the children's play area to enable parental supervision from the amenity room (S. 3.7.3); and
  - (d) a balcony for each family-size unit with 1.8 by 2.7 m minimum dimensions (S. 4.3.2).

**Engineering**

- 1.4 The owner or representative is advised to contact Engineering to acquire the project's permissible street use. Prepare a mitigation plan to minimize street use during excavation & construction (i.e. consideration to the building design or sourcing adjacent

private property to construct from) and be aware that a minimum 60 days lead time for any major crane erection / removal or slab pour that requires additional street use beyond the already identified project street use permissions.

- 1.5 Provision of any gas service to connect directly to the building without any portion of the service connection above grade within the road right of way.
- 1.6 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.
- 1.7 Provision of a landscape and site plan that reflect the improvements to be provided as part of the Services Agreement.
- 1.8 Provision of the following information as part of the architectural drawing submission at the development permit stage to facilitate a complete Transportation review:
  - (a) a complete tech table is required showing the calculations for the minimum required parking, loading, bicycle spaces and the number of spaces being provided;
  - (b) all types of parking and loading spaces individually numbered and labelled;
  - (c) dimension of any/all column encroachments into parking stalls;
  - (d) identification of all columns in the parking layouts;
  - (e) dimensions for typical parking spaces;
  - (f) dimensions of additional setbacks for parking spaces due to columns and walls;
  - (g) dimensions of maneuvering aisles and the drive aisles at the parkade entrance and all gates;
  - (h) section drawings showing elevations and minimum vertical clearances for parking levels, loading bays, ramps, and security gates;  
  
Note to Applicant: These clearances must consider mechanical projections and built obstructions.
  - (i) areas of minimum vertical clearances labelled on parking levels;
  - (j) design elevations on both sides of the ramps and drive aisles at all breakpoints, loading bays, accessible spaces, and at all entrances;

Note to Applicant: The slope and length of the ramped sections at all breakpoints to be shown on the submitted drawings.

- (k) indication of the stair-free access route from Class A bicycle storage to reach the outside;

Note to Applicant: Stair ramps are not generally acceptable.

- (l) existing street furniture including bus stops, benches etc. to be shown on plans; and

- (m) the location of all poles and guy wires to be shown on the site plan.

- 1.9. Provision of a lighting simulation to support all offsite lighting upgrades to City standards and IESNA recommendations.

- 1.10. Provision of a Rainwater Management Plan (RWMP) to demonstrate compliance with the relevant prescribed performance requirements as per the Zoning and Development Bylaw.

Note to Applicant: A RWMP is mandatory for all applications subject to the Green Building Policy for Rezoning's. For more details on the requirements and what must be submitted at each development application stage, refer to the <https://bylaws.vancouver.ca/bulletin/bulletin-rainwatermanagement.pdf>.

- 1.11. 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.

- 1.12. 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.

- 1.13. Provision of a final signed and sealed standalone rainwater Operations and Maintenance (O&M) Manual to the satisfaction of the General Manager of Engineering Services prior to the issuance of any building permit.

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

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

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

- 1.15 Submission of a Key Plan to the City for review and approval prior to submission of any third party utility drawings is required. The review of third party utility service drawings will not be initiated until the Key Plan is defined and achieves the following objectives:

- a) The Key Plan shall meet the specifications in the City of Vancouver Engineering Design Manual Section 2.4.4 Key Plan <https://vancouver.ca/files/cov/engineering-design-manual.PDF>; and
- b) All third party service lines to the development is to be shown on the plan (e.g., BC Hydro, TELUS, Shaw, etc.) and the applicant is to provide documented acceptance from the third party utilities prior to submitting to the City.

Note to Applicant: Use of street for temporary power (e.g., temporary pole, pole mounted transformer or ducting) is to be coordinated with the city well in advanced of construction. Requests will be reviewed on a case by case basis with justification provided substantiating need of street space against other alternatives. If street use for temporary power is not approved, alternate means of providing power will need to be proposed. An electrical permit will be required.

1.16. Submit a building grade application for this site. Building grades are required to be finalized prior to DP application.

1.17 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.”

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

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

### **Engineering**

2.1 Arrangements are to be made to the satisfaction of the GMES and the DLS for release of Easement & Indemnity Agreement 397620M (underground electrical conduit) prior to building occupancy.

Note to Applicant: Arrangements are to be secured prior to zoning enactment, with release to occur prior to issuance of an occupancy permit for the site. Provision of a letter of commitment will satisfactorily address this condition for zoning enactment.

2.2 Provision of a Services Agreement to detail the on-site and off-site works and services necessary or incidental to the servicing of the site (collectively called the “Services”) such that they are designed, constructed and installed at no cost to the City and all necessary street dedications and rights of way for the services are provided. No development permit for the site will be issued until the security for the services are provided, all to the satisfaction of the General Manager of Engineering Services. The

timing for the delivery of the Services shall be determined by the General Manager of Engineering Services in his sole discretion and holds shall be placed on such permits as deemed necessary in his sole discretion. The Services are not excess and/or extended services and the applicant is not entitled to a Latecomer Agreement

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

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

- (i) Based on the confirmed Fire Underwriter's Survey Required Fire Flows and domestic flows submitted by CitiWest Consultants Ltd. dated March 30, 2022, no water main upgrades are required to service the development.

Note to Applicant: The main servicing the proposed development is 200mm along W 30th Ave. Should the development require water service connections larger than 200mm, the developer shall upsize the existing main to the satisfaction of the General Manager of Engineering Services. The developer is responsible for 100% of the cost of the upgrading. The maximum water service connection size is 300mm.

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 3581 W 30th Avenue does not require any sewer upgrades.

The post-development 10-year flow rate discharged to the storm sewer shall be no greater than the 10-year pre-development flow rate. The pre-development estimate shall utilize the 2014 IDF curves, whereas the post-development estimate shall utilize the 2100 IDF curves to account for climate change. This shall be demonstrated by preparation of a Rainwater Management Plan with all necessary supporting calculations and drawings prior to the issuance of the development permit.

Note to Applicant: Development to be serviced to the existing 200 mm SAN and 300 mm STM on W 30th Avenue.

(c) Provision of street improvements along W 30th Ave adjacent to the site and appropriate transitions including the following:

- (i) 1.83m (6.0 ft.) wide broom finish saw-cut concrete sidewalk
- (ii) Provision of street trees where space permits.



Note to Applicant: Final spacing, quantity and location to the satisfaction of the General Manager of Engineering Services. Tree species to the approval of the City Arborist. Street tree planting to include appropriate soil volumes and approved root barriers of rigid construction, 8' long and 18" deep, center on each street tree adjacent to the sidewalk and any off street bike facility.

- (d) 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

- (e) 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.

- (f) Provision to reconstruct the east-west laneway along the development site's frontage per City "Higher-zoned Laneway" pavement structure specifications
- (g) Provision to mill and regrade north-south lane to centerline along the development site's frontage.
- (h) Provision of lane lighting on standalone poles with underground ducts. The ducts must be connected to the existing City street lighting infrastructure.
- (i) Provision for the installation of parking regulatory signage on streets adjacent to the site to the satisfaction of the General Manager of Engineering Services.

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

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

Note to Applicant: BC Hydro System Vista, Vista switchgear, pad mounted transformers, low profile transformers and kiosks as well as telecommunications kiosks are to be located on private property with no reliance on public property for placement of these features.

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

**Housing**

2.4 Make arrangements to the satisfaction of the General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services to enter into a Housing Agreement and a Section 219 Covenant securing all residential units as for-profit affordable housing units, excluding Senior’s Supportive or Assisted Housing, for a term equal to the longer of 60 years and life of the building, subject to the following conditions and requirements:

- (a) A no separate-sales covenant is required;
- (b) A no stratification covenant is required;
- (c) A provision that none of the units are to be rented for less than one month at a time;
- (d) A rent roll is to be provided indicating the agreed initial monthly rents for each rental unit when the Housing Agreement is entered into, and prior to development permit issuance and DCL calculations during the building permit application review process;
- (e) The average initial starting monthly rents for each unit type will be at or below the rents as determined in Section 3.1A(e) of the Vancouver Development Cost Levy By-law, as amended from time to time, and if applicable, subject to adjustment as contemplated by Section 3.1B(d) of the Vancouver Development Cost Levy-By-law;
- (f) That the average size of each unit type is at or below the limit as contemplated by the Vancouver Development Cost Levy By-law:

Unit Type	Maximum Average Unit Size
Studio	42 sq.m. (450 sq.ft.)
1-bed	56 sq.m. (600 sq.ft.)
2-bed	77 sq.m. (830 sq.ft.)
3-bed	97 sq.m. (1,044 sq.ft.)

- (g) A final rent roll is to be provided, prior to issuance of an occupancy permit, to the satisfaction of General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services.

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

**Environmental Contamination**

2.5 As applicable:

- (a) Submit a site disclosure statement to Environmental Services (Environmental Protection);

- (b) As required by the Manager of Environmental Services and the Director of Legal Services, in their discretion, do all things and/or enter into such agreements deemed necessary to fulfill the requirements of Section 571(B) of the Vancouver Charter; and
- (c) If required by the Manager of Environmental Services and the Director of Legal Services, in their discretion, enter into a remediation agreement for the remediation of the site and any contaminants which have migrated from the site on terms and conditions satisfactory to the Manager of Environmental Services, the General Manager of Engineering Services and Director of Legal Services, including a Section 219 Covenant that there will be no occupancy of any buildings or improvements constructed on the site pursuant to this rezoning until separate Certificates of Compliance, satisfactory to the City, for the on-site and off-site contamination, issued by the BC Ministry of Environment and Climate Change Strategy, have been provided to the City.

### **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.

\* \* \* \*

**3581 WEST 30TH 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 Lot B (Explanatory Plan 8108) Block 63 District Lot 2027 Plan 3984, PID: 004-314-859 from the RS-5 maps forming part of Schedule A of the Subdivision By-law.

\* \* \* \* \*

**3581 WEST 30TH AVENUE  
PUBLIC CONSULTATION SUMMARY**

**1. Background of SRP Consultation**

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

**2. List of Engagement Events, Notification, and Responses**

	<b>Date</b>	<b>Results</b>
<b>Event</b>		
Virtual open house (City-led)	January 23, 2022 – February 12, 2023	153 participants (aware)* <ul style="list-style-type: none"> <li>• 56 informed</li> <li>• 22 engaged</li> </ul>
<b>Public Notification</b>		
Postcard distribution – Notice of rezoning application and virtual open house	January 18, 2023	754 notices mailed
<b>Public Responses</b>		
Online questions	January 23, 2022 – February 12, 2023	6 submittals
Online comment forms <ul style="list-style-type: none"> <li>• Shape Your City platform</li> </ul>	December 2022 – March 2023	24 submittals
Overall position <ul style="list-style-type: none"> <li>• support</li> <li>• opposed</li> <li>• mixed</li> </ul>	December 2022 – March 2023	24 submittals <ul style="list-style-type: none"> <li>• 6 responses</li> <li>• 14 responses</li> <li>• 4 responses</li> </ul>
Other input	December 2022 – March 2023	13 submittals

Online Engagement – Shape Your City Vancouver		
Total participants during online engagement period	December 2022 – March 2023	41 participants (aware)* <ul style="list-style-type: none"> <li>• 9 informed</li> <li>• 1 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.

### 3. Map of Notification Area



#### 4. Analysis of All Comments Received

Below is an analysis of all public feedback by topic.

Generally, comments of support fell within the following areas:

- **Height, density and form:** The building height should be taller. This development adds density appropriate to the neighborhood.
- **Building and neighborhood context:** The building form, massing and use fits the neighborhood.
- **Rental housing:** This development will create rental opportunities that is close to, but not on, arterial routes and transit routes and contribute towards much needed rental stock.
- **Neighborhood growth and vitality:** This development will help to revitalize the community and improve livability.

Generally, comments of concern fell within the following areas:

- **Height, density and form:** The building is too tall and dense. The building form and massing does not fit the neighborhood and will cause shadowing of neighboring properties, noise, a loss of privacy, and disruption during the construction phase. Townhouses were perceived to be a better fit for the neighborhood.
- **Housing:** The development does not provide affordable housing options in the neighborhood, notably for vulnerable populations such as seniors.
- **Amenities:** The development does not provide sufficient commercial services for all demographics.
- **Traffic and Parking:** The development will lead to higher parking demands on the surrounding neighborhood and existing narrow streets as well as contribute to traffic congestion.
- **Process:** Respondents felt that their concerns were not acknowledged nor addressed sufficiently, and that the process lacked transparency.

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:*

- More FSR is supported.

*Neutral comments/suggestions/recommendations:*

- The rezoning application process should disclose more detail (such as form of development).
- The development will adversely affect existing small businesses.
- The development will cause tree loss and affect associated wildlife.
- The building unit plans should accommodate families.

\* \* \* \* \*



**3581 WEST 30TH AVENUE  
PUBLIC BENEFITS SUMMARY**

**Project Summary**

Rezoning to RR-2A District to facilitate secured rental housing.

**Public Benefit Summary:**

The project would provide secured market rental units and would generate a DCL contribution.

	<b>Base Zoning</b>	<b>Proposed Zoning<sup>1</sup></b>
Zoning District	RS-5	RR-2A
FSR of Base Zoning and FSR of Base Density (site area = 1204.8 sq. m (12,968 sq. ft.))	0.70	1.75
Floor Area	843.4 sq. m (9,078 sq. ft.)	2,108.4 sq. m (22,695 sq. ft.)
Land Use	Residential	Residential Rental

**Summary of development contributions anticipated under proposed zoning<sup>2</sup>**

City-wide DCL <sup>1,2</sup>	\$62,517
Utilities DCL <sup>1</sup>	\$269,981
<b>TOTAL VALUE OF PUBLIC BENEFITS</b>	<b>\$332,498</b>

**Other benefits (not-quantified components):** All residential units to be rental housing (non-stratified) all secured for the longer of 60 years and the life of the building.

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

<sup>2</sup> This application has requested and is expected to be eligible for a Class B (86.24%) waiver of the City-wide DCLs applicable to the residential portion of the building. The value of the anticipated City-wide DCL waiver is estimated at \$391,822. The application is therefore subject to the maximum average starting rents and unit sizes by unit type applicable to "class B for-profit affordable rental housing" as per the By-law. These requirements will be secured by a Housing Agreement, and compliance will be assessed through the development permit stage to occupancy permit issuance.

**3581 WEST 30TH AVENUE  
APPLICANT, PROPERTY, AND DEVELOPMENT PROPOSAL INFORMATION**

**Property Information**

Address	Property Identifier (PID)	Legal Description
3581 West 30th Avenue	004-314-859	Lot B (Explanatory Plan 8108) Block 63 District Lot 2027 Plan 3984

**Applicant Information**

Architect/Applicant	Cornerstone Architecture
Property Owners	Kathleen Louise Rachel Campbell; Thomas Daen Lewis Campbell and James Jordan Bower Campbell

**Site Statistics**

Site Area	1,204.8 sq. m (12,968 sq. ft.); Site dimensions 30.5 m (100 ft.) x 39.5 m (130 ft.)
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**Development Statistics**

	Permitted Under Existing Zoning	Development Permitted Under Proposed Zoning
Zoning	RS-5	RR-2A
Uses	Residential	Residential Rental (Residential)
Maximum Density	0.70 FSR	Up to 1.75 FSR
Floor Area	843.4 sq. m (9,078 sq. ft.)	2,108.4 sq. m (22,695 sq. ft.)
Height	10.7 m (35 ft.)	Up to 4 storeys (at the street): 13.7 m (45 ft.)
Unit Mix	n/a	as per RR-2A District
Parking, Loading and Bicycle Spaces	as per Parking By-law	as per Parking By-law
Natural Assets	To be assessed at the development permit stage	

\* \* \* \* \*