



## REFERRAL REPORT

Report Date: May 30, 2023  
Contact: Yardley McNeill  
Contact No.: 604.873.7582  
RTS No.: 15789  
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: 475 West 27th Avenue

### **RECOMMENDATION TO REFER**

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

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

### **RECOMMENDATION FOR PUBLIC HEARING**

- A. THAT the application by Stuart Howard Architects Inc., on behalf of 475 West 27 Avenue Holdings Inc., the registered owners of the lands located at 475 West 27th Avenue [PID: 010-872-906; Lot 20 Block 701 District Lot 526 Plan 6539], to rezone the lands from RS-1 (Residential) District to RM-8A (Residential) 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 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.

- 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; 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 for 475 West 27th Avenue. The proposed amendment would rezone the property from RS-1 (Residential) District to RM-8A (Residential) District to allow for a townhouse or rowhouse development. The maximum floor space ratio (FSR) for RM-8A can be up to 1.20.

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)
- Cambie Corridor Utilities Servicing Plan (2018)
- RM-8, RM-8A, RM-8N and RM-8AN Districts Schedule (2018, amended 2022)
- RM-8A and RM-8AN Guidelines (2018, amended 2022)
- Housing Needs Report (2022)
- Tenant Relocation and Protection Policy (2019, amended 2022)
- Density Bonus Zoning and Public Benefits (2014, amended 2021)
- Vancouver Development Cost Levy By-law No. 9755
- Green Buildings Policy for Rezonings (2010, amended 2022)
- Urban Forest Strategy (2014)

### **REPORT**

#### **Background/Context**

##### **1. Site and Context**

The subject site at 475 West 27th Avenue (see Figure 1) is comprised of one legal parcel along 27th Avenue and east of Cambie Street. The site area is approximately 673.1 sq. m

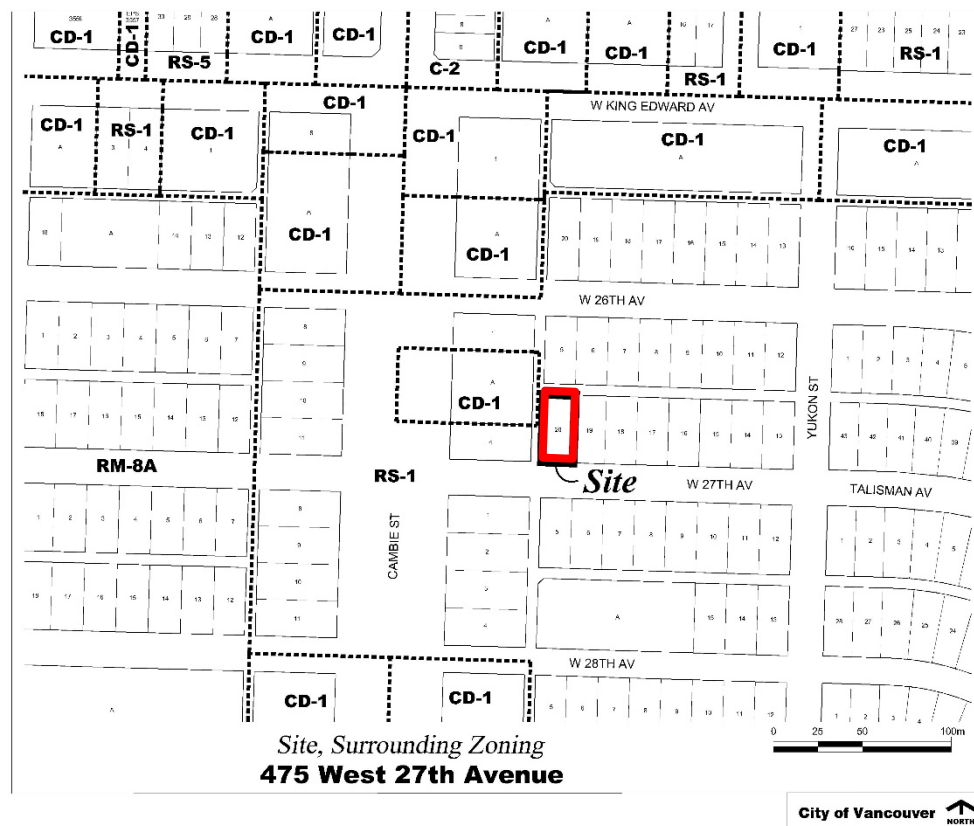
(7,245 sq. ft.), with a frontage of 17.7 m (58 ft.) along 27th Avenue and a depth of 38.1 m (125 ft.).

The site and surrounding area are zoned RS-1 and developed with single-detached homes. Sites along Cambie Street, are designated as six-storey mid-rise residential development under the *Plan* and have already been rezoned to CD-1 to allow for such developments (Figure 1).

The area is eligible for rezoning to RM-8A under the *Plan*. Queen Elizabeth Park and Hillcrest Community Centre are located approximately 500 m and 800 m to the south-east of the subject site.

The house was constructed in 1941 and is not listed on the *Vancouver Heritage Register*. The property contains one rental tenancy and tenant protection does not apply.

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



## 2. Policy Context

**Vancouver Plan (2022)** – 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* which is generally in alignment with the *Vancouver Plan*.

**Cambie Corridor Plan (the “Plan”)** - The *Plan* guides the transformation of the Corridor into an area where people can live, work, shop, play and learn – all within close proximity to the

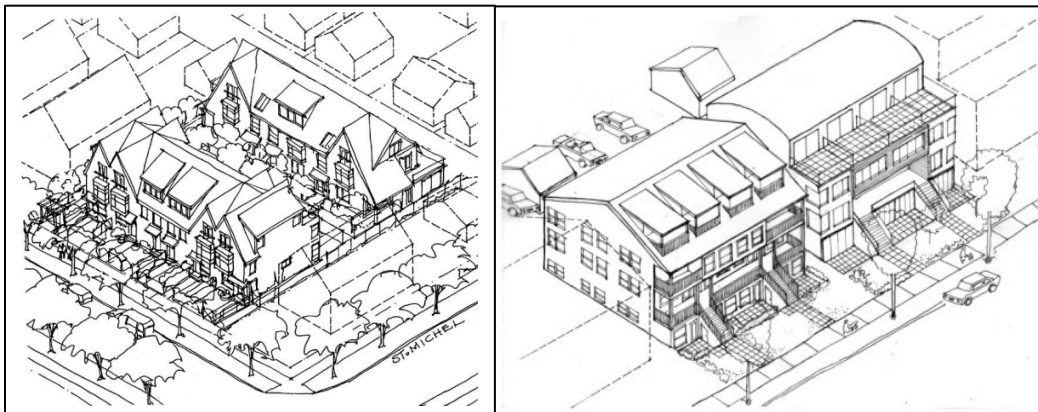
Canada Line. The Corridor's population is anticipated to double by 2041, with 30,000 new homes, making it one of the largest growth areas outside of downtown.

The *Plan* identifies over 1,100 detached lots as eligible to redevelop for townhouses, creating opportunities for approximately 8,200 units of much-needed ground-oriented housing. Specifically, Section 4.2.9 of the *Plan* supports residential townhouses or rowhouses for up to three storeys and a maximum density of 1.20 FSR.

The site is located within the Queen Elizabeth neighbourhood of the *Plan*. This neighbourhood is characterized by its existing low-density residential character and green park-like setting. The *Plan* calls for new ground, family-oriented housing opportunities, in the form of townhouses, to be introduced in transition areas surrounding Cambie Street and other large sites. Townhouses are anticipated in the surrounding blocks between 26th Avenue and 33rd Avenue, and between Cambie and Oak Street.

**Design Guidelines** – The RM-8A/AN District Schedule is accompanied by clear design guidelines. These guidelines establish form of development expectations which provide predictability and certainty for new buildings. Design criteria sets out expected typologies, requirements for family housing, access to sunlight, privacy, landscape treatment, along with flexible development options for smaller lots (see Figure 2).

**Figure 2: Form of Development per the Design Guidelines – (Courtyard Rowhouses (Left) and Multiple Unit Stacked Townhouses (Right))**



RM-8AN zones are located along arterials and therefore contain more robust acoustic requirements than the RM-8A zones. Since 27th Avenue is classified as a local street and not an arterial, the proposed rezoning is to the RM-8A District Schedule.

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

This zoning amendment would facilitate the delivery of strata housing and implements Council-approved direction contained in the *Plan*, which includes direction on housing that is well supported by the data and findings within the HNR.

## **Strategic Analysis**

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

Rezoning to an RM-8A/AN follows a simplified rezoning process. Since this rezoning is to an established District Schedule which sets out the allowable uses, maximum heights and densities, architectural drawings are not required at the rezoning stage. The rezoning review is limited to a plan amendment to the Zoning and Development By-law to designate the site from RS-1 to RM-8A/AN.

Staff review drawings according to the RM-8A/AN design guidelines at a future development permit (DP) process which streamlines the rezoning process.

An Urban Design Panel review is not required due to the small scale of the buildings and comprehensive design guidelines that accompany the District Schedule.

### **2. Transportation and Parking**

The site is well-served by transit with the King Edward Canada Line station located two blocks to the north and frequent bus services available on Cambie Street and King Edward Avenue. The Yukon Street bicycle route is a block away to the east.

Parking, loading and bicycle spaces must align with the Parking By-law and will be reviewed at time of development permit application when architectural drawings are submitted. As part of this redevelopment, upgrades are required to 27th Avenue including the addition of a new sidewalk, upgrades to the laneway including the installation of speed humps and upgrades to street lighting. A corner cut dedication is required on the northwest corner of the site for lane purposes.

Local servicing requirements are also secured through a services agreement. Additional engineering conditions are in Appendix B.

### **3. 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.

**Natural Assets** – The *Urban Forest Strategy* seeks to protect and strengthen Vancouver's urban forest and tree canopy. The Protection of Trees By-law requires that permission be granted to remove trees to protect viable trees while supporting a healthy urban forest. A landscape plan and arborist report at the development permit stage allows staff to apply conditions to enhance green assets in and around the site. There are a number of trees on site and a detailed tree assessment and retention report is required with a future development permit application.

**Rainwater Management Plan** – A rezoning condition requires a Rainwater Management Plan at the development permit stage. This plan will detail how the proposed development will incorporate a water-sensitive site and building design to collect and convey rainwater. This includes green infrastructure strategies to enhance infiltration of rainwater onto impervious surfaces, such as the provision of a green roof and provision of landscaped areas. Further details can be found in Appendix B.

#### 4. Public Input

A site sign was installed on July 4, 2022. Approximately 1,608 notification postcards were distributed within the neighbouring area on or about July 5, 2022. Notification, application information, and an online comment form was provided on the Shape Your City website (<https://shapeyourcity.ca/>). Staff received a total of four responses from the public, expressing the following:

- Support for increased density in the area; and
- Concern for lack of information about the unit count and form of development.

Open houses are not required for townhouse rezoning applications as public engagement was undertaken during the *Plan* process to inform land use changes. Further opportunities for public input, including for building design, will be available at the development permit stage.

#### 5. Public Benefits

**Density Bonus Zone Contribution (DBZ)** – Applications for the RM-8A/AN District are exempt from paying a community amenity contribution (CAC), per the *Community Amenity Contributions for Rezoning Policy*. The application is instead subject to a DBZ contribution, payable at building permit issuance, calculated on the additional density above 0.75 FSR and up to the 1.20 FSR maximum. Based on the rates in effect as of September 30, 2022, it is estimated that the project would pay a DBZ contribution of \$195,843, should it achieve the maximum 1.20 FSR.

**Development Cost Levies (DCLs)** – This site is currently subject to both a City-wide and a Utilities DCL. DCLs are payable at building permit issuance based on rates in effect at that time and the floor area proposed at the development permit stage. Based on the rates in effect as of September 30, 2022, it is estimated that the project will pay DCLs of \$64,336 should it achieve the maximum 1.20 FSR.

A summary of the public benefits associated with this application is included in Appendices E and F.

#### **Financial Implications**

As noted in the Public Benefits section this project is expected to provide DBZ and DCL contributions. See Appendix F for additional details.

#### **CONCLUSION**

Staff have reviewed the application to rezone 475 West 27th Avenue from RS-1 to RM-8A for a townhouse or rowhouse development in alignment with the RM-8A/AN District Schedule and the *Plan*.

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

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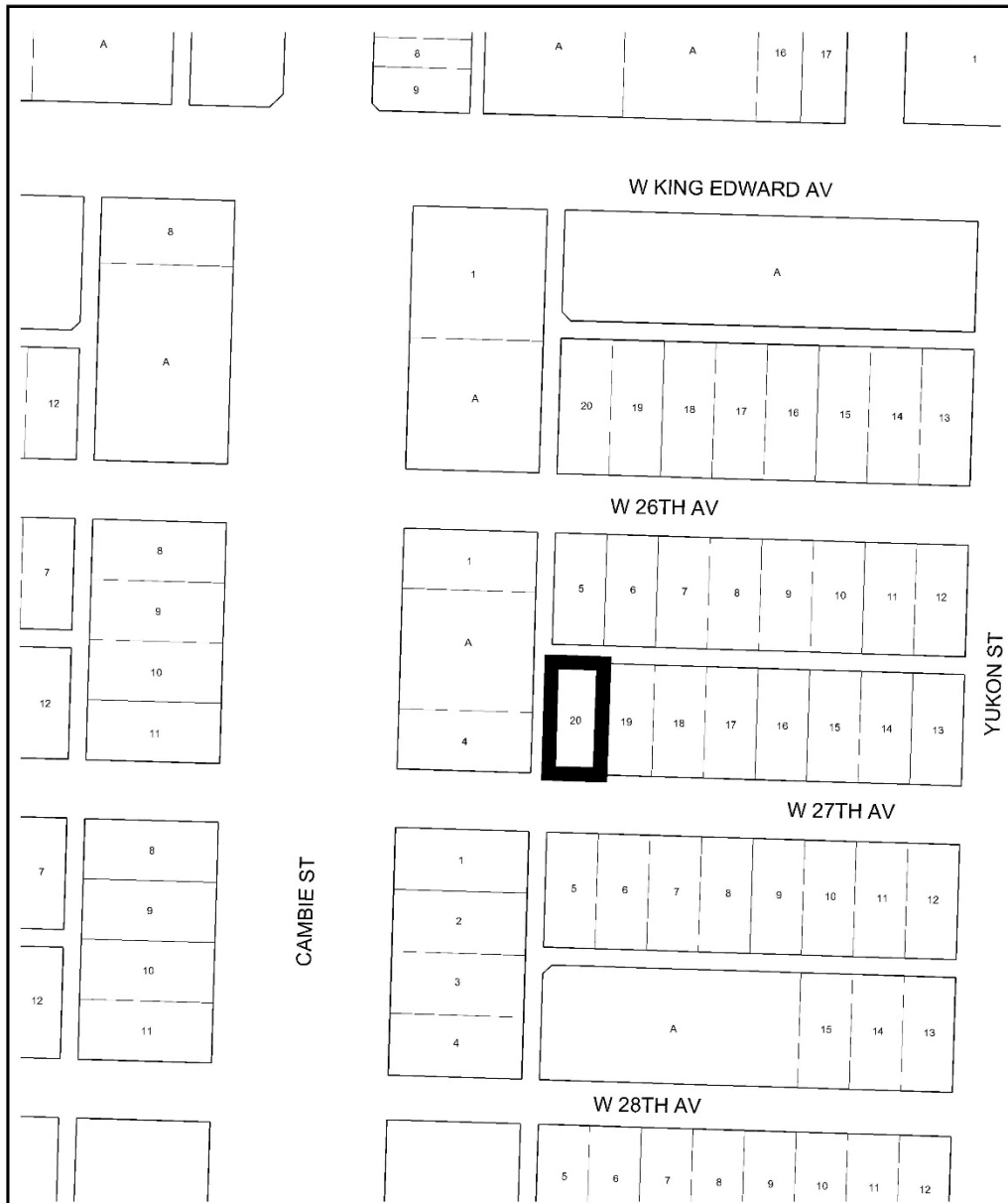
**475 West 27th Avenue**  
**PROPOSED BY-LAW AMENDMENTS**

*Note: A By-law to rezone an area to RM-8A 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-1 District Schedule to the RM-8A District Schedule.

Schedule A



The property outlined in black (  ) is rezoned:  
From **RS-1** to **RM-8A**

RZ- 475 West 27th Avenue	map: 1 of 1 scale: NTS	↑
<b>City of Vancouver</b>		



**475 West 27th 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*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**

- 1.2 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.
- 1.3 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.
- 1.4 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.
- 1.5 Provision of a landscape and site plan that reflect the improvements to be provided as part of the Services Agreement.

1.6 Provision of the following information as part of the architectural drawing submission at the development permit stage to facilitate a complete Transportation review:

- (a) A complete tech table is required showing the calculations for the minimum required parking, loading, bicycle spaces and the number of spaces being provided.
- (b) All types of parking and loading spaces individually numbered and labelled.
- (c) Dimension of any/all column encroachments into parking stalls.
- (d) Identification of all columns in the parking layouts.
- (e) Dimensions for typical parking spaces.
- (f) Dimensions of additional setbacks for parking spaces due to columns and walls.
- (g) Dimensions of maneuvering aisles and the drive aisles at the parkade entrance and all gates.
- (h) Section drawings showing elevations and minimum vertical clearances for parking levels, loading bays, ramps, and security gates.

Note to Applicant: These clearances must consider mechanical projections and built obstructions.

- (i) Details on the ramp/parkade warning and/or signal systems and locations of lights, signs and detection devices to be shown on the plans.
- (j) Areas of minimum vertical clearances labelled on parking levels.
- (k) Design elevations on both sides of the ramps and drive aisles at all breakpoints, loading bays, accessible spaces, and at all entrances.

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

- (l) Indication of the stair-free access route from the Class A bicycle spaces to reach the outside.

Note to Applicant: Stair ramps are not generally acceptable.

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

Note to Applicant: Engineering has not completed a formal nor fulsome review of any architectural landscape plans submitted through this simplified rezoning application. A formal review by Engineering will only be provided through the Development Permit application review and process.

1.7 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 February 8, 2022. Ensure all information expected in a complete RWMP as described in the appendix to the Rainwater Management Bulletin are included in the updated version.

- (a) 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.
- (b) 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.
- (c) 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.
- (d) C.4. Provide justification for not prioritizing Tier 1 or 2 approaches, and specify the alternate system to meet requirements.

Note to Applicant: Additional opportunities may include rainwater harvesting, green roof, infiltration practices and/or absorbent landscaping. It is unclear why the total capture from Tier 1 and 2 practices only account for 0% of the Volume Reduction requirement. Significantly more capture and details must be provided. Appropriate justifications must be stated for each Tier to determine if exemptions may be granted.

- (e) 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.

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

Please contact the City of Vancouver's Rainwater Management Review Group for any questions or concerns related to the conditions or comments prior to resubmission with the Development Permit application. A meeting may be scheduled upon request by contacting [rainwater@vancouver.ca](mailto:rainwater@vancouver.ca).

1.8 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 the issuance of a Development Permit.

- 1.9 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.
- 1.10 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.
- 1.11 Provision of a Final Hydrogeological Study, to the General Manager of Engineering Services' and Director of Planning's satisfaction, which addresses the requirements outlined in the Groundwater Management Bulletin, including but not limited to:
- (a) An updated Groundwater Management Plan which includes:
    - (i) Results of the proposed additional work detailed in Section 9.0 of the Preliminary Hydrogeological Study (dated February 9, 2022); and
    - (ii) Anticipated groundwater discharge rates for City approval.
- Note to Applicant: The City does not support the long-term discharge of groundwater to our drainage system. Every effort should be made to prevent or limit this discharge.
- (b) An updated Impact Assessment which achieves the following objective:
    - (i) Analysis to confirm that there are no significant risks from groundwater extraction/diversion.
- Note to Applicant: The City does not accept the dewatering of peat due to associated risk of offsite settlement.
- 1.12 Construction-related discharge to the sewer must be measured and reported to the City. This monitoring must include daily average flow rates, and be submitted monthly to [groundwater@vancouver.ca](mailto:groundwater@vancouver.ca). A hold will be placed on the issuance of a Building Permit for excavation. To remove the hold, provide an anticipated start date for excavation, and the contact details for the professional services that have been retained to conduct this monitoring, to [groundwater@vancouver.ca](mailto:groundwater@vancouver.ca).
- 1.13 Developer's Engineer to submit a sewer abandonment plan to the City that details the following:
- (a) The abandonment or removal of all existing storm, sanitary, and combined connections to the development site; and
  - (b) The abandonment or removal of all existing storm, sanitary, and combined sewer mains that are no longer in use due to the development of the site.

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

- 1.14 Submission of a Key Plan to the City for review and approval prior to submission of any third party utility drawings is required. The review of third party utility service drawings will not be initiated until the Key Plan is defined and achieves the following objectives:
- (a) The Key Plan shall meet the specifications in the City of Vancouver Engineering Design Manual Section 2.4.4 Key Plan <https://vancouver.ca/files/cov/engineering-design-manual.PDF>;
  - (b) All third party service lines to the development is to be shown on the plan (e.g., BC Hydro, Telus, Shaw, etc.) and the applicant is to provide documented acceptance from the third party utilities prior to submitting to the City.

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

- 1.15 The landscape plan is to be updated as follows:
- (a) 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.”; and
  - (b) Remove the existing retaining wall and landscaping from the proposed laneway corner cut dedication area and restore with the standard laneway asphalt pavement structure.

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

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

### **Engineering**

- 2.1 Arrangements are to be made to the satisfaction of the General Manager of Engineering Services, the Director of Legal Services and the Approving Officer for the dedication of a 10'x10' corner-cut truncation in the northwest corner of the site for lane purposes.

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

Note to Applicant: Restrictive Covenant 21977M (See 60068L) is on title to the site and requires the approval of the Royal Trust Company for building design, and sets a minimum value for any buildings erected on the site. The applicant may wish to have this charge released from title; however, as this Restrictive Covenant is not in favour of the City, the release is not a condition of redevelopment of the site.

- 2.2 Provision of a Services Agreement to detail the on- and off-site works and services necessary or incidental to the servicing of the Rezoning Site (collectively called the “Services”) such that they are designed, constructed and installed at no cost to the City and all necessary street dedications and rights-of-way for the Services are provided all to the satisfaction of the General Manager of Engineering Services. No development permit for the Rezoning Site, or any portion thereof, or for any building or improvements thereon will be issued until the letter of credit, as security for the Services, is provided. The timing for the delivery of the Services shall be determined by the General Manager of Engineering Services in his sole discretion and holds shall be placed on such permits as deemed necessary in his sole discretion. The Services are not excess and/or extended services and the applicant is not entitled to a Latecomer Agreement.

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

- (a) Provision of adequate water service to meet the fire flow demands of the project.
- (i) Based on the confirmed Fire Underwriter’s Survey Required Fire Flows and domestic flows submitted by Aplin & Martin Consultants Ltd. dated February 23, 2022, no water main upgrades are required to service the development.

Note to Applicant: The main servicing of the proposed development is 150 mm along West 27th Avenue. Should the development require water service connections larger than 150 mm, 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 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 475 West 27th Avenue requires the following in order to maintain acceptable SAN and STM sewer flow conditions.

Off-site Servicing Upgrade:

Separate 309 m of COMB main on West 26th Avenue from lane east of Cambie Street (MH\_\_FJCS93) to Columbia Street (MH\_\_FJCS9K):

- i. Separate 77 m of 200 mm COMB main to 200 mm SAN main and 300 mm STM main on West 26th Avenue from L/E Cambie Street (MH\_\_FJCS93) to MH fronting 435 W 26th Avenue (MH\_\_FJCS92).
- ii. Separate 77 m of 250 mm COMB main to 200 mm SAN main and 375 mm STM main on West 26th Avenue from MH fronting 435 West 26th Avenue (MH\_\_FJCS92) to MH at the intersection of Yukon Street and West 26th Avenue (MH\_\_FJCS91).
- iii. Separate 75 m of 300 mm COMB main to 300 mm SAN main and 450 mm STM main on West 26th Avenue from at the intersection of Yukon Street and West 26th Avenue (MH\_\_FJCS91) to MH fronting 328 West 26th Avenue (MH\_\_FJCS9M).
- iv. Separate 80 m of 375 mm COMB main to 300 mm SAN main and 525 mm STM main on West 26th Avenue from MH fronting 328 West 26th Avenue (MH\_\_FJCS9M) to MH at the intersection of Columbia Street and West 26th Avenue (MH\_\_FJCS9K).

Note to Applicant: Development to be serviced to the 200 mm SAN and 250 mm STM sewers on lane east of Cambie Street.

Note to applicant: The City of Vancouver will deliver the sewer upgrade on West 26th Avenue and request cash contribution per condition 2.3 from the developer. The Applicant is to regularly inform the Development Water Resources Management (DWRM) Branch ([utilities.servicing@vancouver.ca](mailto:utilities.servicing@vancouver.ca)) of their updated construction and occupancy schedule as the development progresses. This will assist the DWRM Branch in scheduling the sewer delivery.

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.

- (c) Provision of street improvements along West 27th Avenue adjacent to the site and appropriate transitions including the following:
- (i) 2.14 m (7.0 ft) wide broom finish saw-cut concrete sidewalk;

- (d) Provision of new or replacement duct banks adjacent to 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.

- (e) 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.

- (f) Provision to reconstruct the north-south and east-west laneway along the development site's frontage per City "Higher Zoned Laneway" pavement structure. Relocate existing laneway catch basins as required to ensure all runoff from the laneway is captured by the catch basins.

- (g) Provision of a new standard concrete lane crossing, new lane returns and ramps on both sides of the crossing at the lane crossing on West 27th Avenue.

- (h) Provision of speed humps in the lane east of Cambie Street between West 26th Avenue and West 27th Avenue.

- (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 a cash contribution of \$550,000 for sewer upgrades per condition 2.2(b)(i).

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

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

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



## **Environmental Contamination**

Submit a site disclosure statement to Environmental Services;

- 2.5 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
- 2.6 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.

\* \* \* \* \*

**475 West 27th Avenue**  
**DRAFT CONSEQUENTIAL AMENDMENT**

**DRAFT AMENDMENT TO THE SUBDIVISION BY-LAW NO. 5208**

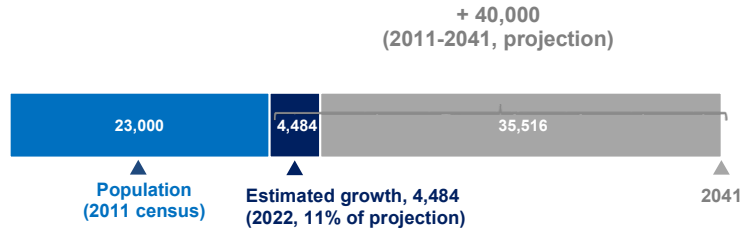
Council amends Schedule A of the Subdivision By-law in accordance with the plan labelled Schedule A and attached to and forming part of this By-law, by deleting Lot 20, Block 701, District Lot 526, Plan 6539; PID 010-872-906 from the RS-1, RS-3, RS-3A, RS-5 and RS-6 maps forming part of Schedule A of the Subdivision By-law.

\* \* \* \* \*

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

**POPULATION GROWTH<sup>a</sup>**

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

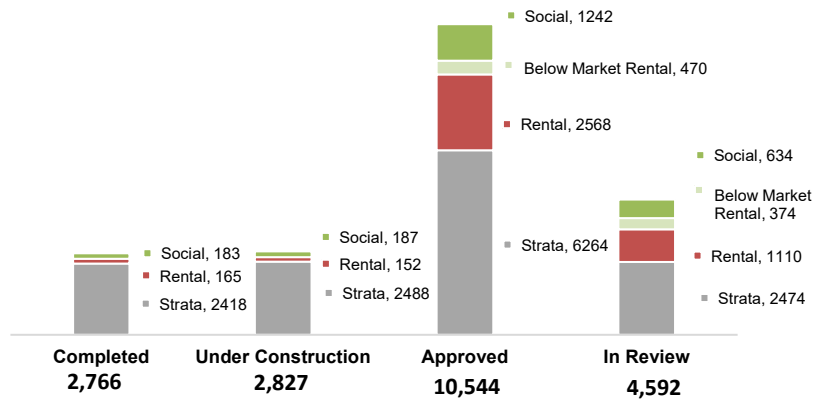


**DEVELOPMENT ACTIVITY (UNITS)<sup>b</sup>**

Recent rezoning approvals:

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

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



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

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

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

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

## EXPLANATORY NOTES

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

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

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

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

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

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

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

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**475 West 27th Avenue  
PUBLIC BENEFITS INFORMATION**

**Public Benefits Information**

The *Cambie Corridor Plan* (“Plan”) guides change and growth over the next 30 years. By 2041, the Corridor’s population is anticipated to double, with 30,000 new housing units.

The *Plan* identifies over 1,100 detached lots that have the rezoning potential for future townhouses, creating opportunities for up to 8,200 units of this much-needed ground-oriented housing type. City-initiated rezonings for townhouses were phased to align with the availability of infrastructure upgrades to service the Corridor. Phase 1 was approved in 2018 and Phase 2 was approved in 2023.

As is typical of City-initiated rezonings, sites are not subject to community amenity contributions (CACs). Instead the zoning district for the RM-8A/AN zone includes a density bonus contribution to account for developer contribution to capture increased density of between 0.75 and 1.20 FSR. The RM-8A/AN sets a base density of 0.75 FSR for duplex or multi-family dwelling uses.

Future City-initiated rezoning for townhouse areas in the Corridor will be timed with infrastructure upgrades. In the meantime, owner-initiated rezonings, such as this application, can apply for a rezoning prior to these upgrades but be required to service off-site utility upgrades as a condition of rezoning.

**Density Bonus Zone Contributions (DBZ)**

Density bonusing is a zoning tool that permits applicants to build additional floor space in exchange for contributions towards public benefits such as social housing, community centres, parks, and childcare. Contributions for the RM-8A/AN districts are calculated based on the increase in floor area from the base entitlement of the RM-8A/AN district and the maximum achievable density of 1.20 FSR. DBZs in the Cambie Corridor area applied to support delivery of the Cambie Corridor Public Benefits Strategy (see Appendix D).

Density bonus rates are subject to future adjustments by Council, including annual inflationary rate adjustments. A development may qualify for in-stream rate protection from Density bonus rate increases, provided that a building permit application has been received prior to the rate adjustment. See the [DBZ Bulletin](#) for additional information.

**Development Cost Levies (DCLs)**

Development Cost Levies (DCLs) collected from development help pay for facilities made necessary by growth, including parks, childcare facilities, replacement housing (social/non-profit housing) and engineering infrastructure.

DCL rates are subject to future adjustment by Council. 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, see the [DCL Bulletin](#) for additional details.

\* \* \* \*

475 West 27th Avenue  
PUBLIC BENEFITS SUMMARY

Project Summary

Rezoning to RM-8A District to facilitate a townhouse or rowhouse development.

	Base Zoning	Proposed Zoning
Zoning District	RS-1	RM-8A
FSR (site area = 673.1 sq. m / 7,245 sq. ft.)	0.70	0.75 to 1.20
Floor Area (sq. ft.)	5,072 sq. ft.	5,434 to 8,694 sq. ft.
Land Use	Single-detached Houses and Duplexes (Residential)	Multiple Dwelling (Residential)

Summary of development contributions anticipated under proposed zoning<sup>1</sup>

City-wide DCL <sup>1</sup>	\$40,427
Utilities DCL <sup>1</sup>	\$23,909
Density Bonus Zone Contribution (for density above 0.75 FSR) <sup>2</sup>	\$195,843
<b>TOTAL</b>	<b>\$260,179</b>

<sup>1</sup> Based on bylaws in effect as at September 30, 2022. Rates 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 [DCL Bulletin](#) for details.

<sup>2</sup> Based on by-laws in effect as of September 30, 2022 and assumes the development maximizes the allowable density. DBZ contributions are payable at building permit issuance based on rates in effect at that time and the floor area proposed at the development permit stage. DBZ rates are subject to future adjustment by Council including annual inflationary adjustments. A development may qualify for in-stream rate protection. See the City's [DBZ Bulletin](#) for more details.

\* \* \* \* \*

**475 West 27th Avenue**  
**APPLICANT, PROPERTY, AND DEVELOPMENT PROPOSAL INFORMATION**

**Property Information**

<b>Address</b>	<b>Property Identifier (PID)</b>	<b>Legal Description</b>
475 West 27th Avenue	010-872-906	Lot 20 Block 701 District Lot 526 Plan 6539

**Applicant Information**

Architect/Applicant	Stuart Howard Architects Inc.
Property Owner	475 West 27 Avenue Holdings Inc.

**Site Statistics**

Site Area	673.1 sq. m (7,245 sq. ft.); Site dimensions 17.7 m (58 ft.) x 38.1 m (125 ft.)
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**Development Statistics**

	<b>Permitted Under Existing Zoning</b>	<b>Development Permitted Under Proposed Zoning</b>
Zoning	RS-1	RM-8A
Uses	Single-detached Houses and Duplexes (Residential)	Multiple Dwelling (Residential)
Maximum Density	0.70 FSR	Up to 1.20 FSR
Floor Area	471.2 sq. m (5,072 sq. ft.)	Up to 807.7 sq. m (8,694 sq. ft.)
Height	10.7 m (35.1 ft.)	Up to 3 storeys (at the street): 11.5 m (37.5 ft.)
Unit Mix	n/a	as per RM-8A/AN 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	

\* \* \* \* \*