



REFERRAL REPORT

Report Date: May 30, 2023
Contact: Yardley McNeill
Contact No.: 604.873.7582
RTS No.: 15784
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: 5526-5592 Granville Street and 1498 West 39th 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 L-Squared Design Ltd., on behalf of 1309622 B.C. LTD¹, the registered owners of the lands located at:

- 5526-5592 Granville Street [*Lots 2 to 4 Block 951 District Lot 526 Plan 5559; PIDs: 008-405-654, 011-117-915 and 003-680-827 respectively*], and
- 1498 West 39th Avenue [*PID 003-359-034 Lot 1 Block 951 District Lot 526 Plan 5559*],

to rezone the lands from RS-5 (Residential) District to RR-3B (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;

¹ Beneficially owned and controlled by Jacke K. Li

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-3B (Residential Rental) District, for the site located at 5526-5592 Granville Street and 1498 West 39th Avenue. The amendment would allow for a six-storey mixed-use rental building of which 20% of the residential floor area is secured as below-market rental units, 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-3B 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)
- Tenant Relocation and Protection Policy (2019)
- Green Buildings Policy for Rezoning (2010, last amended 2022)
- Urban Forest Strategy (2018)
- Vancouver Development Cost Levy By-law No. 9755
- Vancouver Utilities Development Cost Levy By-law No. 12183
- Public Art Policy and Procedures for Rezoned Developments (2014, last amended 2021)

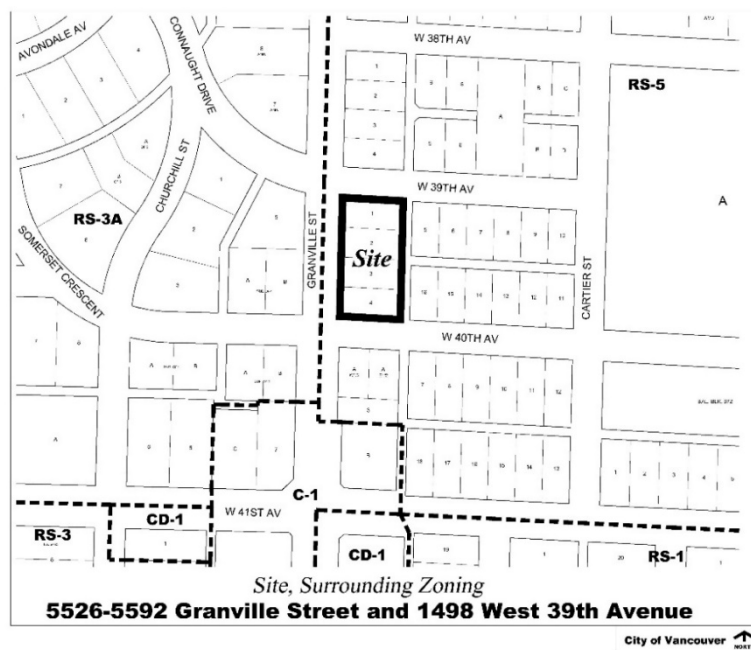
REPORT

Background/Context

1. Site and Context

The subject site (see Figure 1) is a full block face of four legal parcels between West 39th and 40th Avenue. The total site area is approximately 3,051 sq. m (32,841 sq. ft.), with a frontage of 77.3 m (254 ft.) along Granville Street 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-1 area to the south that allows mixed-use development with commercial and residential uses. The site is currently zoned RS-5 and developed with four

single-detached homes constructed in 1927 and 1928. The properties are not listed on the *Vancouver Heritage Register*. The properties contain three rental tenancies, however there are no eligible tenants 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 six-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 including a component of below market rental units, 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 arterial street and is able to rezone to RR-2B (five-storey), RR-2C (six storey with 20% of residential floor area secured as below-market rental units), RR-3A (four-storey mixed use) or RR-3B (six-storey mixed use with 20% of residential floor area secured as below-market rental units). This site is permitted to provide a mixed-use development. Out of the eligible options, the applicant has chosen to rezone to RR-3B.

The RR-3B District Schedule permits mixed-use buildings up to six-storeys in height. Residential uses are permitted only on the second storey and above. Non-dwellings are required on the ground floor and permitted uses include cultural and recreational uses, institutional uses, office uses, retail uses, and service uses. On corner sites with a minimum frontage of 40.2 m (132 ft.) a density of up to 3.50 FSR applies. RR-3B zoning is applicable only to sites on arterials that are either a corner lot, adjacent to a site that is currently zoned for commercial, or are developed with an existing non-residential use. The schedule also requires a minimum of 20% of the residential floor area to be permanently secured at below market rental rates, and for 35% of the units to be for families and include two bedrooms or more.

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-3B 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-3B 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 six-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	CATEGORY	10-YEAR TARGETS	Units Approved Towards Targets
Purpose-Built Market Rental Housing Units	Market Rental	16,000	11,813 (74%)
	Developer-Owned Below-Market Rental	4,000	1,228 (31%)
	Total	20,000	13,041 (65%)

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

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

Vacancy Rates - Vancouver has exhibited historically low vacancy rates in the last 30 years. In 2022, the purpose-built apartment vacancy rate was 0.9% in Vancouver. The vacancy rate (based on the CHMC Market Rental Survey) for the Westside/Kerrisdale area, which this site is located, is 0.4%. A vacancy rate of between 3% and 5% is considered to represent a balanced market.

Average Rents and Income Thresholds – Under the *SRP*, the applicant must provide 100% secured rental units with a minimum of 20% of residential floor area as below market units.

To be eligible for below market rental housing, a household must have a gross annual income that meets the requirements for the specific unit type, and there must be at least one household member per bedroom. All residents in the building will have equal access to common indoor and outdoor amenities and facilities.

Under the *SRP*, the average below market rents for this proposal are 20% less than the average city wide rents published by CMHC. If applicable pursuant to the *SRP* and Vancouver Development Cost By-Law, each of which may be amended from time to time, the starting rents for the below market units may be adjusted by the maximum allowable increase permitted by the Residential Tenancy Act for each full year until initial occupancy. Figure 3 provides a comparison of average below market and market rents.

Figure 3: Comparable Average Below Market and Market Rents (Westside)

Unit Type	Below Market Units		Newer Rental Buildings – Westside	
	Average Starting Rents ¹	Average Household Income Served	Average Rent ²	Average Household Income Served
Studio	\$1,135	\$45,408	\$1,938	\$77,520
1-bed	\$1,303	\$52,128	\$2,209	\$88,360
2-bed	\$1,818	\$72,704	\$3,411	\$136,440
3-bed	\$2,447	\$97,888	\$4,426	\$177,040

¹ The below-market rents shown here reflect a 20% discount from CMHC average market rents for purpose-built rental apartments in Vancouver for 2022.

² Data from the October 2022 CMHC Rental Market Survey for apartments in purpose-built rental buildings completed in the year 2013 or later on the Westside of Vancouver

Security of Tenure – Purpose-built rental housing offers secure rental tenure. The proposed RR-3B zoning designation would only permit residential uses that are secured as Residential Rental Tenure, and no strata or other ownership tenure residential units would be permitted. In addition, all units in the project would be secured through a Housing Agreement and a Section 219 Covenant for the longer of 60 years and the life of the building. Covenants will be registered on title to prohibit the stratification and/or separate sale of individual units. Conditions related to securing the units are contained in Appendix B.

Tenants

The rezoning site contains existing rental residential uses, including four units of secondary rental housing. However there are no eligible tenants as defined under the City's *Tenant Relocation and Protection Policy (TRPP)*. All residential tenancies are protected under the provincial Residential Tenancy Act.

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

Engineering conditions related to transportation, public realm and parking are included in Appendix B. Through this application, conditions of approval include a road dedication along Granville Street, upgraded street lighting adjacent to the site and intersection lighting upgrades are required. New sidewalks on Granville Street, 39th Avenue and 40th Avenue, a reconstructed laneway, new lane crossings, curb ramps and parking signage are also required.

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 May 4, 2022. Approximately 451 notification postcards were distributed within the neighbouring area on or about May 5, 2022. Notification and application information, and an online comment form, was provided on the City's *Shape Your City Vancouver* (shapeyourcity.ca/) 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 May 9 to May 29, 2022 on the Shape Your City platform. The open house consisted of an open-question online event where questions were submitted and posted with a response over a period of three weeks. 99 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 13 submissions were received. A summary of all public responses may be found in Appendix D.

Figure 4: Overview of Notification and Engagement



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

Generally, comments of support fell within the following areas:

Height, massing, density: The height and density of this project is appropriate for the location.

Housing stock and rental housing: More projects like this are needed across the city.

Design: Would like to see commercial at grade.

Generally, comments of concern fell within the following areas:

Height, massing, density: The height of this project is not appropriate for the location.

Response to Public Comments

Height, massing, density, location, and design: The proposed use and form of development is consistent with the *SRP*.

Commercial at grade: The RR-3B district schedule requires non-residential uses at grade.

6. Public Benefits

Community Amenity Contributions (CAC) – The *Community Amenity Contributions Policy for Rezoning*s provides an exemption for certain routine, lower-density secured market rental rezoning applications that comply with the City’s rental policies. As this site is currently zoned

RS-5 and proposes to rezone to RR-3B which only allows for up to six storeys, of which 20% of the residential floor area is secured as below-market rental units, 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 A (100%) waiver of the City-wide DCLs applicable to the residential portion of the building. This application is therefore subject to the maximum average starting rents and unit sizes by unit type applicable to “class A 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 \$1,514,726 of DCLs, should it achieve the maximum 3.50 FSR. The value of the anticipated City-wide DCL waiver is estimated to be \$2,071,020.

Public Art Program – The application is subject to a public art contribution estimated at \$227,588. The final contribution will be calculated based on rates in effect and the floor area at the development permit stage. Applicants may elect to provide on-site artwork or cash-in-lieu (80% of the amount).

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, DCLs and a public art contribution. See Appendix E for additional details.

CONCLUSION

Staff have reviewed the application to rezone 5526-5592 Granville Street and 1498 West 39th Avenue from RS-5 to RR-3B to facilitate the delivery of secured rental housing. The location complies with the provisions of the RR-3B 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.

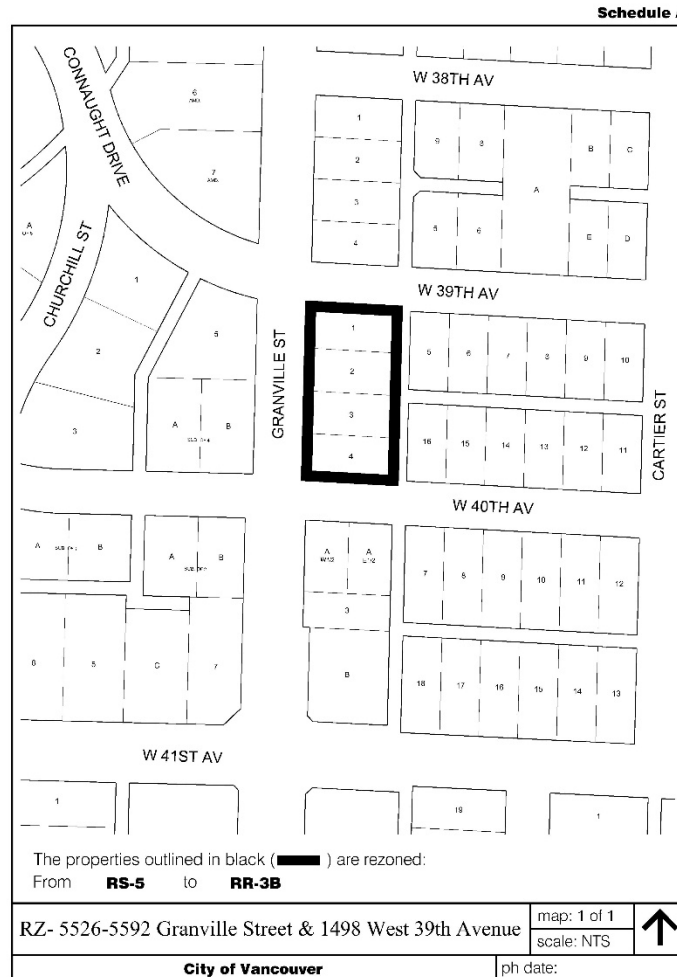
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**5526-5592 Granville Street and 1498 West 39th Avenue
PROPOSED BY-LAW AMENDMENTS**

Note: A By-law to rezone an area to RR-3B 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-3B District Schedule.



5526-5592 Granville Street and 1498 West 39th 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) for both the below market units and market rental 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 This Development site has been identified as being adjacent the Major Road Network (MRN), as defined under the South Coast British Columbia Transportation Authority Act (<https://www.translink.ca/plans-and-projects/projects/roads-bridges-and-goods-movement>) on one or more frontages. Potential impacts to the road network due to site specific construction activity must be reviewed for all sites proposing street use outside of currently regulated zone limitations. A Construction Management Plan must be submitted directly to Translink (MRN@translink.ca) with a copy of the correspondence provided to the City of Vancouver a minimum eight weeks prior to any construction activity.

Note to Applicant: The City of Vancouver and Translink have authority over the MRN as it relates to carrying out construction works on a City Street that is designated as a MRN.

- 1.5 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.
- 1.6 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.
- 1.7 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.
- 1.8 Deletion of all building structure proposed below and above grade within the dedication area along Granville Street.
- 1.9 Provision of a landscape and site plan that reflect the improvements to be provided as part of the Services Agreement.
- 1.10 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; and
- (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 review of this simplified rezoning application. Any comments based upon architectural or landscape drawings received as part of this application are provided as guidance and a formal review by Engineering will only be provided through the development permit application process.

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

1.12 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 June 1, 2022. Ensure all information expected in a complete RWMP as described in the appendix of the Rainwater Management Bulletin are included in the updated version.

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

Note to Applicant: The RWMP report should clearly describe Rainwater Management volume reduction criteria and demonstrate how it has been met through the proposed design. Clearly summarize the proposed volume reduction capture proposed and prioritize Tier 1&2 methods of capture in the design.

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

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

- (c) Outline the rainwater management approach proposed to meet the release rate requirement. The approach should include descriptions on how the release rate requirement is achieved on site and specify the peak flow rates at both pre-development and post-development site conditions, as well as the designed release rate. Ensure that the pre-development calculation uses the 2014 IDF curve values and the post-development calculation uses the 2100 IDF curves.

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

Note to Applicant: Calculate peak flow calculations to control the post-development 1:10 year return period to the pre-development flow rate with a minimum inlet time of 5 minutes (subject to confirmation with City Sewers staff). Travel time to be estimated by applicant. Ensure that the pre-development calculation uses the 2014 IDF curve values and the post-development calculation uses the 2100 IDF curve values.

Note to Applicant: Provide the breakdown of each proposed surface types, areas, and runoff coefficients used for determining the composite runoff coefficient in both pre and post development conditions. Estimated runoff coefficient shall be based on site specific area measurements of various surface types for both pre and post development conditions.

- (d) Provide an overview of each BMP and design specifics to support the design claim for meeting target requirements. Design detail of each BMP should be coordinated with other disciplines, if necessary, and the report should include the necessary rainwater management specific supporting drawings and calculations.

Note to Applicant: Provision of a landscape plan that supports the use of the landscape area or feature as a rainwater management practice. Coordination with the landscape architect for soil storage capacities will be required to support this proposal.

- (e) Provide a pre-development site plan that includes the following: orthophoto, delineated catchment(s), area take off for all different surface types, and onsite and downstream offsite drainage appurtenances.
- (f) Provide post development site plan(s) that includes the following: building location/footprint; underground parking extent; proposed service connections to the municipal sewer system; location and labels for all proposed rainwater management practices; area take off for all different land use surface types within the site limits; and delineated catchments to demonstrate BMPs are appropriately sized.

Note to Applicant: Provide detention tank, water quality system, control structure and storm connection locations, inverts, dimensions and relevant specifications on the drawings at development permit.

Note to Applicant: Provide a preliminary stage-storage-discharge (SSD) table for the proposed detention tank system showing the elevations, depths, storage volumes and release rates with key points labelled including the tank outlet, emergency overflow and design storage elevation.

- (g) Provide a completed Rainwater Management Project Summary Form as a PDF in a separate file to the RWMP. For a fillable copy of the form, refer to the [rainwater management webpage](#).

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

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

- 1.13 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.
- 1.14 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.

1.15 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.

1.16 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

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

1.17 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.

1.18 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 General Manager of Engineering Services, the Approving Officer and the Director of Legal Services for the consolidation of Lots 1 to 4 Block 951 District Lot 526 Plan 5559 to create a single parcel and subdivision of that site to result in the dedication of the west 10 feet for road purposes. (Zoning and Development By-law Building Line)

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

- 2.2 Arrangements are to be made to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for release of Indemnity Agreement 44034H (sign permit) 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.

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

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

- (a) Provision of adequate water service to meet the fire flow demands of the project.
- (i) Based on the confirmed Fire Underwriter's Survey Required Fire Flows and domestic flows submitted by Vector Engineering Services Ltd. dated June 3, 2022, no water main upgrades are required to service the development.

Note to Applicant: The main servicing the proposed development is 300 mm along Granville Street, 150 mm along West 39th Avenue or

150 mm along West 40th Avenue. Should the development require water service connections larger than the existing main, the developer shall upsize the existing main to the satisfaction of the General Manager of Engineering Services. The developer is responsible for 100% of the cost of the upgrading. The maximum water service connection size is 300 mm.

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 and in order to maintain acceptable sewer flow conditions, implementation of development(s) at 5526-5592 Granville Street and 1498 West 39th Avenue require the:

- (i) Developer's Engineer to submit a sewer abandonment plan to the City that details 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.

- (ii) Development to be serviced to the existing 250 mm COMB on Granville Street; and

- (iii) Post-development 10-year flow rate discharged to the storm sewer shall be no greater than the 5-year pre-development flow rate, and the pre-development estimate shall utilize the 2018 IDF curves, whereas the post-development estimate shall utilize the 2100 IDF curves to account for climate change.

Note to Applicant: 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: Implementation of development(s) at 5526-5592 Granville Street and 1498 West 39th Avenue does not require any sewer upgrades.

- (c) Provision of street improvements along Granville Street adjacent to the site and appropriate transitions including:

- (i) 1.22 m (4.0 ft.) wide hardscaped front boulevard (measured from the back of the existing curb) with street trees where space permits;
- (ii) Broom finish saw-cut concrete sidewalk from the edge of the front boulevard to the new property line; and
- (iii) New concrete curb and gutter adjacent the site.

- (d) Provision of street improvements along West 39th Avenue adjacent to the site and appropriate transitions including:
 - (i) Minimum 2.14 m (7.0 ft.) wide broom finish saw-cut concrete sidewalk;
 - (ii) Removal of the existing unused driveway crossing and reconstruction of the boulevard, sidewalk, and curb to current standards; and
 - (iii) Removal and replacement of minimum 140 mm thick asphalt along the development site's frontage.
- (e) Provision of street improvements along West 40th Avenue adjacent to the site and appropriate transitions including:
 - (i) Minimum 2.14 m (7.0 ft.) wide broom finish saw-cut concrete sidewalk; and
 - (ii) Removal and replacement of minimum 140 mm thick asphalt along the development site's frontage.
- (f) Provision of upgraded street lighting (roadway and sidewalk) adjacent to the site to current City standards and IESNA recommendations.
- (g) Provision of entire intersection lighting upgrade to current City standards and IESNA recommendations at Granville Street and West 39th Avenue.
- (h) Provision of entire intersection lighting upgrade to current City standards and IESNA recommendations at Granville Street and West 40th Avenue
- (i) Provision of new or replacement duct banks adjacent the development site that meet current City standards.

Note to Applicant: 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.

As-constructed documentation will be required that includes photographic and measured evidence of the installed number of conduits, their final locations and depths.

- (j) Provision of new electrical service cabinet/kiosk on West 39th Avenue.

Note to Applicant: The kiosk shall be fed by BC Hydro underground infrastructure as such right-of-way (ROW) space shall be provided on-site to accommodate BC Hydro pad mounted transformer.

- (k) Provision to reconstruct the laneway along the development site's frontage per City "Higher-zoned Laneway" pavement structure specifications with a center valley including:
- (i) Relocation of existing catch basins to the laneway's centerline; and
 - (ii) Installation of permeable pavement structure to capture and retain 48mm of rainfall.

Note to Applicant: The City does not have specifications for permeable pavement design. Industry standards are provided below for reference purpose only:

- Permeable pavements with interlocking concrete pavements – Design specifications by ICPI
- Permeable pavements with porous asphalt – NAPA: Design, Construction and Maintenance design guide for Porous asphalt; FHWA: Tech Brief for Porous asphalt.

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

- (l) Provision of lane lighting on standalone poles with underground ducts. The ducts must be connected to the existing City street lighting infrastructure.
 - (m) Provision of a new standard concrete lane crossing, new curb returns and curb ramps at the existing lane crossings on West 39th Avenue and West 40th Avenue adjacent to the site.
 - (n) Provision for the installation of parking regulatory signage on streets adjacent to the site to the satisfaction of the General Manager of Engineering Services.
- 2.4 Provision of 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.

Housing

- 2.5 Make arrangements to the satisfaction of the General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services to enter into a Housing Agreement and a Section 219 Covenant to secure all residential units as class A for-profit affordable rental housing, excluding Seniors Supportive or Assisted Housing, and

including at least 20% of the residential floor area that is counted in the calculation of the dwelling unit area per the CD-1 By-law to be secured as below-market rental dwelling units, and the remaining units to be secured as market rental units, subject to the conditions set out below for such units, for a term equal to the longer of 60 years and the life of the building and such other terms and conditions as the General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services may require. The agreement or agreements will include but not be limited to the following terms and conditions:

- (a) A no separate sales covenant;
- (b) A no stratification covenant;
- (c) A provision that none of the units will be rented for less than one month at a time;
- (d) That a rent roll be provided indicating the agreed initial monthly rents for each below-market rental dwelling unit, when the Housing Agreement is entered into, prior to Development Permit issuance, prior to Building Permit Issuance, and again prior to Occupancy Permit issuance, each to the satisfaction of the General Manager of Planning, Urban Design and Sustainability (or his or her successor in function);
- (e) That the average initial starting monthly rents for the below-market rental dwelling units in the project will be at or below the following rents, which are 20% below the average market rent for private rental apartment units city-wide as published by the Canada Mortgage and Housing Corporation in the 2022 Rental Market Survey Data Tables for Vancouver, and if applicable, subject to adjustment as contemplated by section 3.1B(d) of the Vancouver Development Cost Levy By-law:

Unit Type	Proposed Maximum Average Initial Starting Rents for Below-Market Rental Dwelling Units
Studio	\$1,135
1-bedroom	\$1,303
2-bedroom	\$1,818
3-bedroom+	\$2,447

or as otherwise determined by the General Manager of Planning, Urban Design and Sustainability in accordance with Section 3.1A(d) of the Vancouver Development Cost Levy By-law, as may be amended from time to time;

- (f) That the average size of all units by unit type is at or below the limits set out in the Vancouver Development Cost Levy By-law:

Unit Type	Maximum Average Unit Size – Apartment Unit	Maximum Average Unit Size – Townhouse Unit*
Studio	42 sq. m (450sq. ft.)	N/A
1-bed	56 sq. m (600 sq. ft.)	56 sq. m (600 sq. ft.)
2-bed	77 sq. m (830 sq. ft.)	90 sq. m (970 sq. ft.)
3-bed	97 sq. m (1,044 sq. ft.)	112 sq. m (1,205 sq. ft.)

*Townhouse units of two or more storeys with internal stairways may add 4 sq. m (43 sq. ft.) to these maximums.

- (g) Following initial occupancy, on a change in tenancy for a below-market rental dwelling unit, the starting rent for such new tenancy will be at least 20% below the rent for private rental apartment units city-wide as published by the Canada Mortgage and Housing Corporation in the most recent Rental Market Survey Data Tables for Vancouver for that unit type at the time of the change in tenancy;
- (h) That the applicant will verify eligibility of new tenants for the below-market rental dwelling units, based on the following:
 - (i) For new tenants, annual household income cannot exceed (4) four times the annual rent for the unit (i.e. at least 25% of household income is spent on rent); and
 - (ii) There should be at least one occupant per bedroom in the unit.
- (i) That the applicant will verify the ongoing eligibility of existing tenants in below-market rental dwelling units every five (5) years after initial occupancy:
 - (i) For such tenants, annual household income cannot exceed 5 times the annual rent for the unit (i.e. at least 20% of income is spent on rent); and
 - (ii) There should be at least one occupant per bedroom in the unit.
- (j) On an annual basis, or at the request of the City, the applicant will report to the City of Vancouver on the operation of the below-market rental dwelling units which will ensure that the City can confirm that the units are being operated as agreed, and will include a rent roll for the below-market rental dwelling units, and a summary of the results of eligibility testing for these units; and
- (k) Such other terms and conditions as the General Manager of Planning, Urban Design or Sustainability (or successor in function) and the Director of Legal Services may require in their sole discretion.

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

- 2.6 If eligible tenants are identified to be residing on the site, the applicant will deliver a Tenant Relocation Plan to the satisfaction of the General Manager Planning, Urban

Design and Sustainability and will enter into a 219 Covenant and/or such other agreements as the General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services determine are necessary to require the applicant to:

- (a) Provide a Tenant Relocation Plan to the satisfaction of the General Manager of Planning, Urban Design and Sustainability as per the Tenant Relocation and Protection Policy.
- (b) Provide a notarized declaration prior to issuance of the Development Permit that demonstrates that each tenant has been given written notice of the intent to redevelop the property; that indicates the number of units occupied on the date of the notice; and includes copies of a letter addressed to each tenant summarizing the Tenant Relocation Plan offer and signed as received by each tenant.
- (c) Provide a Final Tenant Relocation Report prior to issuance of the Occupancy Permit. The Report must outline the names of tenants; indicate the outcome of their search for alternate accommodations; summarize the total monetary value given to each tenant (moving costs, rents, any other compensation); and include a summary of all communication provided to the tenants.

Public Art

- 2.7 Execute an agreement satisfactory to the Directors of Legal Services and Cultural Services for the provision of public art in accordance with the City's *Public Art Policy*, such agreement to provide for security in a form and amount satisfactory to the aforesaid officials; and provide development details to the satisfaction of the Public Art Program Manager.

Note to Applicant: Please contact Eric Fredericksen, Public Art Program Manager, 604-871-6002, to discuss your application.

Environmental Contamination

- 2.8 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.

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5526-5592 Granville Street and 1498 West 39th Avenue
DRAFT CONSEQUENTIAL AMENDMENT

DRAFT AMENDMENT TO THE SUBDIVISION BY-LAW NO. 5208

Council amends Schedule A of the Subdivision By-law in accordance with the plan labelled Schedule A and attached to and forming part of this By-law, by deleting the following properties from the RS-5 maps forming part of Schedule A of the Subdivision By-law:

- (a) PID 008-405-654; Lot 2 Block 951 District Lot 526 Plan 5559;
- (b) PID 011-117-915; Lot 3 Block 951 District Lot 526 Plan 5559;
- (c) PID 003-680-827; Lot 4 Block 951 District Lot 526 Plan 5559; and
- (d) PID 003-359-034; Lot 1 Block 951 District Lot 526 Plan 5559.

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5526-5592 Granville Street and 1498 West 39th Avenue
PUBLIC CONSULTATION SUMMARY

1. Background of SRP Consultation

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

2. List of Engagement Events, Notification, and Responses

	Date	Results
Event		
Virtual open house (City-led)	May 9 – May 29, 2022	99 participants (aware)* <ul style="list-style-type: none"> • 32 informed • 10 engaged
Public Notification		
Postcard distribution – Notice of rezoning application and virtual open house	May 5, 2022	451 notices mailed
Public Responses		
Online questions	May 9 – May 29, 2022	1 submittal
Online comment forms <ul style="list-style-type: none"> • Shape Your City platform 	May 2022 – September 2022	46 submittals
Overall position <ul style="list-style-type: none"> • support • opposed • mixed 	May 2022 – September 2022	13 submittals <ul style="list-style-type: none"> • 7 responses • 3 responses • 3 responses
Other input	May 2022 – September 2022	0 submittal

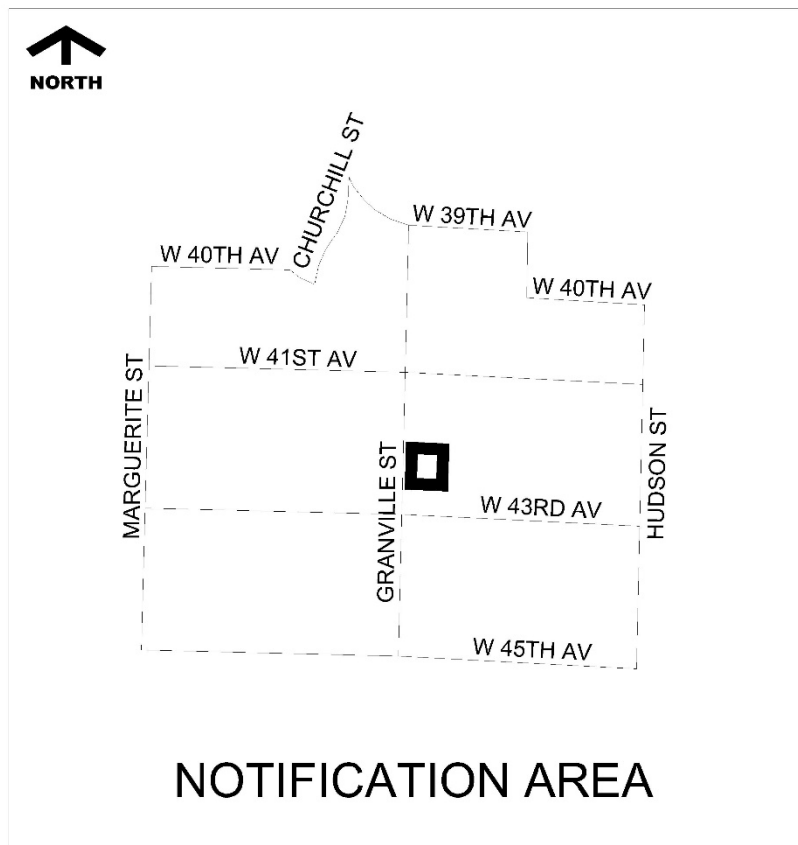
Online Engagement – Shape Your City Vancouver		
Total participants during online engagement period	May 2022 – September 2022	263 participants (aware)* <ul style="list-style-type: none"> • 58 informed • 13 engaged

Note: All reported numbers above are approximate.

* The Shape Your City platform allows staff to capture more nuanced levels of engagement associated with the rezoning application, categorized as:

- **Aware:** Number of unique visitors to the application webpage that viewed only the main page.
- **Informed:** Visitors who viewed documents or the video/photo gallery associated with the application; *informed* participants are a subset of *aware* participants.
- **Engaged:** Visitors that submitted a comment form or asked a question; *engaged* participants are a subset of *informed* and *aware* participants.

3. Map of Notification Area



4. Analysis of All Comments Received

Below is an analysis of all public feedback by topic.

Generally, comments of support fell within the following areas:

- **Height, massing, density:** The height and density of this project is appropriate for the location.

Generally, comments of concern fell within the following areas:

- **Height, massing, density:** The height of this project is not appropriate for the location.

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

- **Housing stock and rental housing:** More projects like this are needed across the city.
- **Design:** Would like to see commercial at grade.

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:

- General support.

General comments of concern:

- The proposal does not fit in with the neighbourhood context and will create shadows for adjacent neighbours.
- Increase in residents will increase traffic in the back lane and along Cartier St.
- The proposal does not provide enough information (e.g. form of development and building design).

General neutral comments/recommendations:

- Would like to see the trees on-site retained.
- The area is well served by public transit so the density of the building should be increased.
- The area is well-served by public transit so the building should not require a lot of parking spaces.
- Would like to see improvements along the sidewalk on Granville St to provide a safer and improved pedestrian experience.
- Shorten the length of time it takes to rezone under the Secured Rental policy in order to increase housing stock in Vancouver.
- Ensure residents in the neighbourhood can use the back lane during construction.
- Infrastructure to prevent speeding and increase public safety in the neighbourhood is needed.

- The proposal does not provide enough information (e.g. form of development and building design).
- Would like to see a proposal with lower density e.g. three-stories.

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5526-5592 Granville Street and 1498 West 39th Avenue
PUBLIC BENEFITS SUMMARY

Project Summary

Rezoning to RR-3B District to facilitate secured rental housing.

Public Benefit Summary:

The project will provide secured market and below market rental units, DCLs and a public art contribution.

	Base Zoning	Proposed Zoning
Zoning District	RS-5	RR-3B
FSR of Base Zoning and FSR of Base Density (site area = 3,051 sq. m / 32,841 sq. ft.)	0.70	3.50 (including 0.35 non-residential use)
Floor Area	2,135.7 sq. m (22,989 sq. ft.)	10,678.5 sq. m (114,944 sq. ft.)
Land Use	Residential	Residential Rental, Cultural & Recreational, Institutional, Office, Retail, Service

Summary of development contributions anticipated under proposed zoning

City-wide DCL ^{1,2}	\$213,795
Utilities DCL ¹	\$1,300,931
Public Art ³	\$227,588
TOTAL	\$1,742,314

Other benefits (not-quantified components): All residential units to be rental housing (non-stratified) and no less than 20% of the residential floor area as below-market rental units all secured for the longer of 60 years and the life of the building.

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

² This application has requested and is expected to be eligible for a Class A (100%) 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 \$2,071,052. The application is therefore subject to the maximum average starting rents and unit sizes by unit type applicable to "class A 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.

³ Based on rates in effect as of 2016. Rates are subject to adjustments, see [Public Art Policy and Procedures](#) for Rezoned Developments for details.

**5526-5592 Granville Street and 1498 West 39th Avenue
APPLICANT, PROPERTY, AND DEVELOPMENT PROPOSAL INFORMATION**

Property Information

Address	Property Identifier (PID)	Legal Description
5526 Granville Street	008-405-654	Lot 2 Block 951 District Lot 526 Plan 5559
5576 Granville Street	011-117-915	Lot 3 Block 951 District Lot 526 Plan 5559
5592 Granville Street	003-680-827	Lot 4 Block 951 District Lot 526 Plan 5559
1498 West 39th Avenue	003-359-034	Lot 1 Block 951 District Lot 526 Plan 5559

Applicant Information

Architect/Applicant	L-Squared Design Ltd.
Property Owner	1309622 B.C. LTD, beneficially owned and controlled by Jacke K. Li

Site Statistics

Site Area	3,051 sq. m (32,841 sq. ft.); Site dimensions 77.3 m (254 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-3B
Uses	Residential	Residential Rental, Cultural & Recreational, Institutional, Office, Retail, Service
Maximum Density	0.70 FSR	Up to 3.50 FSR
Floor Area	2,135.7 sq. m (22,989 sq. ft.)	Up to 10,678.5 sq. m (114,944 sq. ft.)
Height	10.7 m (35.1 ft.)	Up to 6 storeys (at the street): 22.0 m (72 ft.)
Unit Mix	n/a	as per RR-3B District
Parking, Loading and Bicycle Spaces	as per Parking By-law	as per Parking By-law
Natural Assets	To be assessed at the development permit stage	

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