



REFERRAL REPORT

Report Date: May 30, 2023
Contact: Yardley McNeill
Contact No.: 604.873.7582
RTS No.: 15782
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: 550-606 East King Edward Avenue

RECOMMENDATION TO REFER

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

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

RECOMMENDATION FOR PUBLIC HEARING

- A. THAT the application by Mercer KE Block Holdings Ltd., the registered owner of the lands located at:
- 550 East King Edward Avenue [*PID: 010-707-131; Lot 6 of Lots 134 and 135 Blocks 10 to 13 and 22 to 25 District Lots 391 and 392 Plan 7162*],
 - 560 East King Edward Avenue [*PID: 010-707-158; Lot 7 of Lots 134 and 135 Blocks 10 to 13 and 22 to 25 District Lots 391 and 392 Plan 7162*],
 - 570 East King Edward Avenue [*PID: 010-707-204; Lot 8 of Lots 134 and 135 Blocks 10 to 13 and 22 to 25 District Lots 391 and 392 Plan 7162*],
 - 576 East King Edward Avenue [*PID: 006-296-009; Lot A Except Part in Reference Plan 14531 of Lots 136 to 138 Blocks 10 to 13 and 22 to 25 District Lots 391 and 392 Plan 3201*],

- 586 East King Edward Avenue [*PID: 005-119-031; Lot B, Except the South 10 Feet Now Lane, of Lots 136 to 138 Blocks 10 to 13 and 22 to 25 District Lots 391 and 392 Plan 3201*],
- 596 East King Edward Avenue [*PID: 013-056-034; Lot C, Except Part in Reference Plan 14531, of Lots 136 to 138 Blocks 10 to 13 and 22 to 25 District Lots 391 and 392 Plan 3201*], and
- 606 East King Edward Avenue [*PID: 013-056-051; Lot D, Except Part In Reference Plan 14531, of Lots 136 to 138 Blocks 10 to 13 and 22 to 25 District Lots 391 and 392 Plan 3201*],

to rezone the lands from RS-1 (Residential) to RR-2B (Residential Rental) District, be approved in principle;

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

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

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

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

- 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 bylaw 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-1 (Residential) District to RR-2B (Residential Rental) District, for the site located at 550-606 East King Edward Avenue. The proposed amendment would allow for a five-storey rental building, in accordance with the *Secured Rental Policy* (“SRP”).

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

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

COUNCIL AUTHORITY/PREVIOUS DECISIONS

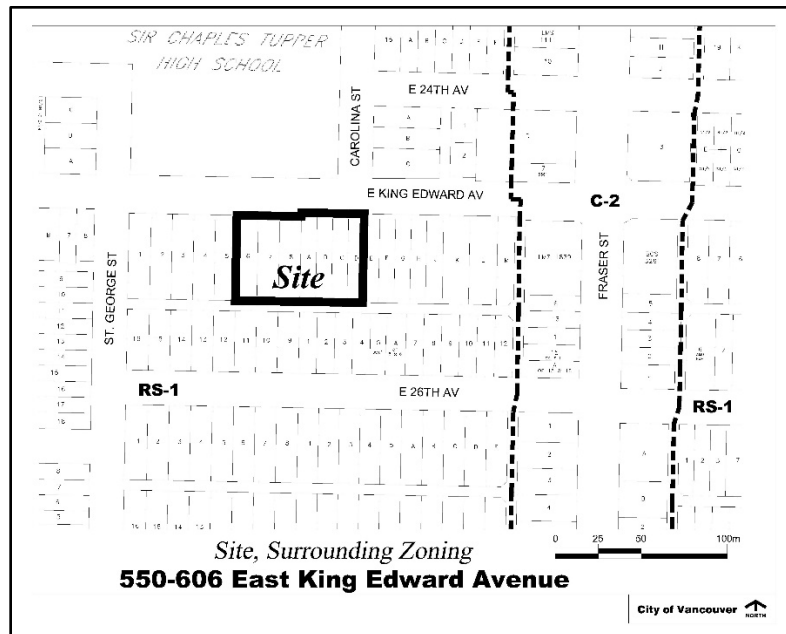
- Vancouver Plan (2022)
- Secured Rental Policy (2012, last amended 2023)
- RR-2B District Schedule (2021)
- Residential Rental Districts Schedules Design Guidelines (2022)
- Housing Needs Report (2022)
- Family Room: Housing Mix Policy for Rezoning Projects (2016)
- High-Density Housing for Families with Children Guidelines (1992, last amended 2022)
- Tenant Relocation and Protection Policy (2019)
- Green Buildings Policy for Rezonings (2010, last amended 2022)
- Urban Forest Strategy (2014, amended 2018)
- Vancouver Development Cost Levy By-law No. 9755
- Vancouver Utilities Development Cost Levy By-law No. 12183

REPORT

Background/Context

1. Site and Context

The subject site (see Figure 1) is comprised of seven legal parcels fronting East King Edward Avenue. The site area is approximately 3,752.4 sq. m (40,391 sq. ft.), with a frontage of 73.8 m (242 ft.) and a depth of 49.6 m (163 ft.) along the west property line.

Figure 1: Location Map – Site and Context

This property and the surrounding area are zoned for residential and school uses under the RS-1 District Schedule. The site is currently developed with seven single-detached homes constructed in the 1910's and 1970's, which are not listed on the *Vancouver Heritage Register*. The site has four rental tenancies and the *Tenant Relocation and Protection Policy* applies.

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 – 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 location criteria under the *SRP* for five-storey buildings.

RR Zoning District Schedules and Design Guidelines – Along with updates to the *SRP*, in December 2021 Council approved the addition of three new residential rental (“RR”) zoning district schedules to the Zoning and 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)*. This 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 – On April 27th, 2022, Council resolved at a public meeting to receive a [Housing Needs Report](#) (HNR) prepared by staff. Further to the BC Provincial government's requirement, Council must consider their most recent HNR when developing a development plan, or when amending a development plan in relation to Council's housing policies respecting affordable housing, rental housing and special needs housing.

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

Strategic Analysis

1. Simplified Rezoning Process

To facilitate the delivery of secured rental units, the City has implemented a simplified process for owner-initiated rezonings to a RR District schedule. Rather than rezoning to a site-specific

Comprehensive Development (CD-1) District, rezoning to a standard RR zone streamlines the review process and provides greater certainty for the achievable built form.

Under the *SRP*, this site is located on an eligible arterial road and is able to rezone for rental apartment buildings under three zones: RR-2A (four-storey), RR-2B (five-storey) and RR-2C (six-storey with 20% of residential floor area secured as below-market rental units). This site is not eligible for a mixed-use development. Out of the eligible options, the applicant has chosen to rezone to RR-2B.

The RR-2B District Schedule permits rental buildings up to five-storeys in height and 2.20 FSR. This zoning requires a minimum frontage of 20.1 m (66 ft.). On some shallow sites and corner sites with a minimum frontage of 40.2 m (132 ft.), a density of up to 2.40 applies for sites on arterials. The schedule requires that 35% of the units be for families and include two bedrooms or more. Applicable to sites on arterials and on local streets flanking an arterial, five-storey apartment buildings will introduce incremental change to local streets and will typically be limited in frontage width to achieve a higher degree of compatibility with the existing streetscape.

The rezoning process allows for a secured rental development through a streamlined process. Architectural drawings are not required at the rezoning application stage. The form of development will be reviewed at the development permit stage. All proposals will need to meet the intent and regulations of the RR-2B District. An Urban Design Panel review will not be required at the development permit stage, as comprehensive design guidelines accompany the RR-2B 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 five-storey rental apartment building with townhouses 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 Secured Market Rental Housing as of December 31, 2022

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

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

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

**Includes major projects with phased developments and/or tentative number of units

**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 2021, the purpose-built apartment vacancy rate was 0.9% in Vancouver. The vacancy rate (based on the CHMC Market Rental Survey) for the Mount Pleasant/Renfrew Heights area within which this site is located is 0.5%. A vacancy rate between 3% and 5% is considered to represent a balanced market.

Security of Tenure – Purpose-built rental housing offers secure rental tenure. The proposed RR-2B zoning designation would only permit residential uses that are secured as Residential Rental Tenure, and no strata or other ownership tenure of the 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.

3. Tenants

The rezoning site contains four (secondary) rental tenancies. Since the proposal involves the consolidation of two or more lots, the City's *Tenant Relocation and Protection Policy (TRPP)* applies. Four out of the four existing residential tenancies are eligible under the *TRPP*. The applicant has provided a Tenant Relocation Plan (TRP) for eligible tenants which meets the requirements of the *TRPP*, which is summarised in Appendix D of this report. All residential tenancies are protected under the provincial Residential Tenancy Act.

4. Transportation and Parking

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

Through this application, conditions of approval include a 2.1 m (7 ft.) road dedication along East King Edward Avenue for the four easterly lots. Similar frontage dedication has occurred on the remainder of the block to the west. The development site will be required to deliver public realm improvements with widened sidewalks and boulevards, and street trees where space permits. Local servicing requirements will be secured through a services agreement. Engineering conditions are included in Appendix B.

5. Environmental Sustainability and Natural Assets

Green Buildings – The *Green Buildings Policy for Rezoning* 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.

Natural Watercourse Protection – City records indicate the presence of an old stream that crossed the site. Engineering conditions include a legal agreement to ensure that if a watercourse is discovered, its flow will not be obstructed.

6. Public Input

A rezoning information sign was installed on the site of this rezoning application on June 21, 2022. Approximately 1,329 notification postcards were distributed within the neighbouring area

on or about June 22, 2022. Notification, application information, and an online comment form was provided on the City's *Shape Your City Vancouver* (shapeyourcity.ca/) platform.

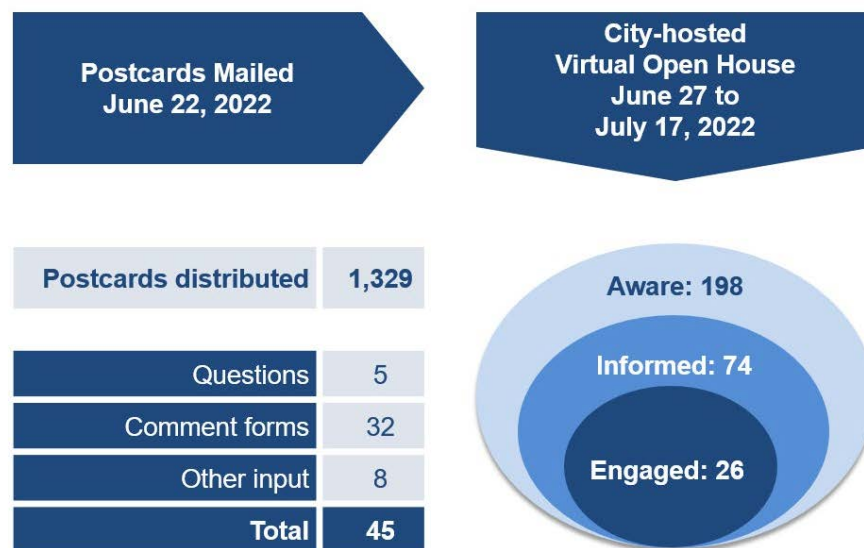
For a more detailed summary of public comments and the SRP consultation process and background, see Appendix E.

Virtual Open House – A virtual open house was held from June 27 to July 17, 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. 198 people signed onto the project webpage to view the rezoning proposal including a hypothetical building example.

A virtual approach allowed people to access materials online and engage at different levels at a time and location of their choosing. An extended virtual open house period allowed people to ask questions regarding the proposal, which staff actively monitored and responded to publicly.

Public Response and Comments – Public input was via online questions, comment forms, by email and phone. A total of 45 submissions were received. A summary of all public responses may be found in Appendix E.

Figure 4: Overview of Notification and Engagement



Generally, comments of support fell within the following areas:

- **Location:** The location of the application is appropriate given proximity to transit, bikeways, commercial centre and childcare. These types of developments should be available all over the City. Commercial units at-grade would be desirable.
- **Housing stock and rental housing:** Increasing housing stock and rentals through increased density in the City is needed.
- **Scale and height:** The scale and height of the application is supported.

Generally, comments of concern fell within the following areas:

- **Height and density:** Five stories is too high and will ruin the neighbourhood character. The height is particularly inappropriate for a mid-block site.
- **Shadows and obstructed views:** The development will block the sun, obstruct views and create shadows on neighbouring properties.
- **Parking and transportation:** Vehicles from the proposed development will overflow onto the neighbouring roads and take up street parking spaces, which is already limited because of visits to the Tupper Secondary School playing fields and commercial activity on Fraser Street. Additional residents would worsen congestion on King Edward Avenue, which is narrow in this location, and already crowded buses on both this street and Fraser Street.
- **Community amenities:** There are not enough amenities such as schools, parks and daycares in the community to support additional residents. The local elementary school already appears to be at full capacity.
- **Process:** Not enough information has been provided on the proposed development, such as the form of development and unit count. Stakeholders and neighbouring residents may not have been able to participate in the virtual open house because of being away on summer holidays, or having missed the site sign installed on the King Edward Avenue frontage because they do not take that street in order to avoid traffic.

Response to Public Comments

Height, density, massing, location, design and process: The proposed RR-2B zone permits up to five storeys and is consistent with the *Secured Rental Policy*. During the development of the Residential Rental (RR) district schedules, staff analyzed the suitability of various apartment forms, including shadow impacts on adjacent properties. This analysis is reflected in the regulations contained in the RR district schedules. During the development permit stage, staff will review the specific form of development and shadow studies, as per Council approved amendments to the *Secured Rental Policy* to allow simplified rezonings in low-density areas and the accompanying design guidelines.

Parking and transportation: Off-street parking as per the Parking By-law will be required at the development permit stage. There currently are no on-street parking restrictions on the south side of King Edward Avenue. Staff will continue to monitor on-street parking demand and if there continues to be concern, additional parking restrictions such as a time-limited parking or residential permit parking zones may be explored.

Schools: The site is located within the catchment area of Livingston Elementary School and Tupper Secondary School. Both schools are currently operating under capacity and are anticipated to be operating at 67% capacity in 2031.

7. Public Benefits

Community Amenity Contributions (CAC) – The *Community Amenity Contributions Policy for Rezoning* 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-1 and proposes to rezone to RR-2B which only allows for up to five storeys, the application is eligible for this CAC exemption.

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

This application is eligible for a waiver of the City-wide DCL, however the applicant has elected not to seek the waiver. As per Section 3.1B of the Vancouver Development Cost Levy By-law, the decision to seek the waiver is made at the rezoning application stage. Should the applicant wish to request a DCL waiver at a later stage, the application must return to Council for a subsequent public hearing to amend the rezoning conditions.

Based on rates in effect as of September 30, 2022, it is estimated that the project will pay DCLs of \$2,836,389, should it achieve the maximum 2.20 FSR.

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

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

A summary of public benefits associated with this application is included in Appendix F.

Financial Implications

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

CONCLUSION

Staff have reviewed the application to rezone 550-606 East King Edward Avenue from RS-1 to RR-2B to facilitate the delivery of secured rental housing. The location complies with the provisions of the RR-2B District Schedule, and staff conclude the rezoning 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.

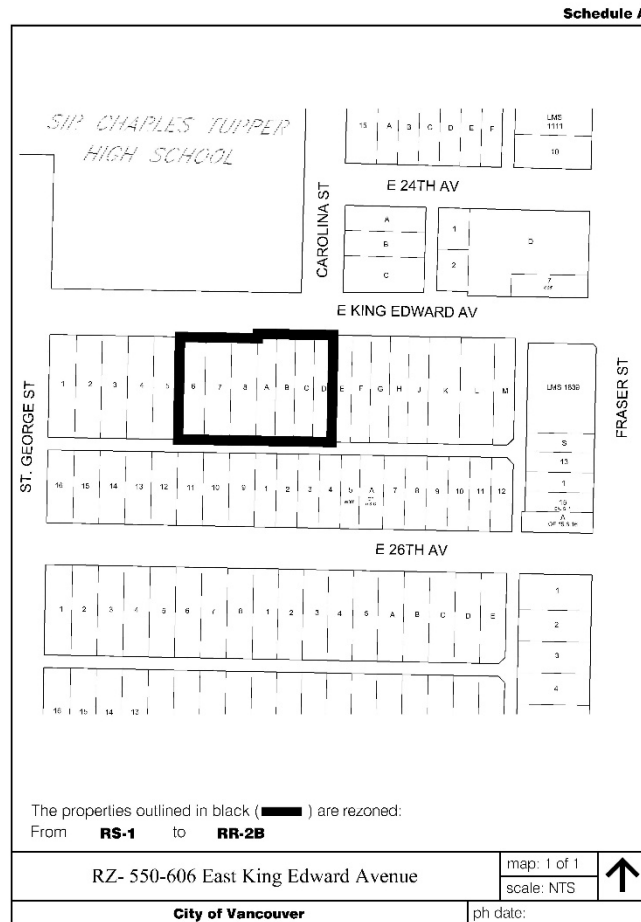
* * * * *

**550-606 East King Edward Avenue
PROPOSED BY-LAW AMENDMENTS**

Note: A By-law to rezone an area to RR-2B 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 RR-2B District Schedule.



**550-606 East King Edward 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 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*s – *Process and Requirements*.

Housing

- 1.2 The design and layout of at least 35% of the dwelling units must:
- (a) Be suitable for family housing; and
 - (b) Include two or more bedrooms;
- 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 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.

Note to Applicant: Additional details can be found at <https://vancouver.ca/streets-transportation/street-design-construction-resources.aspx>.

- 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 and construction (i.e. consideration to the building design or sourcing adjacent private property to construct from) and be aware that a minimum 60 days lead time for any major crane erection / removal or slab pour that requires additional street use beyond the already identified project street use permissions.
- 1.6 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 the following information as part of the architectural drawing submission at the development permit stage to facilitate a complete Transportation review:
- (a) Demonstration of a complete tech table showing the calculations for the minimum required parking, loading, bicycle spaces and the number of spaces being provided.
 - (b) Identification of all types of parking and loading spaces by individual numbering and labelling.
 - (c) Dimension any/all column encroachments into parking stalls.
 - (d) Identification of all columns in the parking layouts.
 - (e) Dimension typical parking spaces.
 - (f) Dimension additional setbacks for parking spaces due to columns and walls.
 - (g) Dimension manoeuvring aisles and drive aisles at the parkade entrance and all gates.
 - (h) Submission of 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) Provision of 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) Identification of areas of minimum vertical clearances through labeling on parking levels.
- (k) Provision of 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) Identification 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) Provision of existing street furniture including bus stops, benches etc. to be shown on plans.
- (n) Identification of 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.

- 1.8 Provision of notes and callouts added to the plans, stating that the required Green Infrastructure improvements on 550 East King Edward Avenue will be as per City-issued design.

- 1.9 Provision of a City Building Grade application.

Note to Applicant: Building grades are required to be finalized prior to development permit application.

- 1.10 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 2022/04/06. Ensure all information expected in a complete RWMP as described in the rainwater management bulletin Appendix are included in the updated version.

- (a) 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 redirection of hardscape to absorbent landscaping. It is unclear why the total capture from Tier 1 and 2 practices only account for 18% of the volume reduction requirement. Much more shall be proposed for the resubmission at development permit or appropriate detailed justifications must be provided to determine if exemptions may be granted.

- (b) C.5 Provide an overview of each BMP and design specifics to support the design claim for meeting target requirements. Design detail of each BMP should be coordinated with other disciplines, if necessary, and the report should include the necessary rainwater management specific supporting drawings and calculations.

Note to Applicant: Provision of a grading plan to support the proposal of grading hardscapes into adjacent landscaping.

- (c) C.11 Provide a completed Rainwater Management Project Summary Form as a PDF in a separate file to the RWMP.

Note to Applicant: For a fillable copy of the form, refer to the [rainwater management webpage](#).

- (d) D.4 Specify the detention storage required based on the greater of either the pre-development peak flow storage volume requirement or the amount of the 24 mm rainfall not captured in Tier 1 & 2 practices. Detention storage should be fully utilized by further reducing the target release rate if the required detention volume is greater than the amount necessary to meet the pre-development peak flow rate.

Note to Applicant: The proposed detention tank volume may not be adequately sized.

Note to Applicant: As of August 17, 2022, the Rainwater Management Bulletin has been updated to clarify the City's review process and detail submission requirements for applicants. In preparing for resubmission at development permit, please review the document and its associated appendix. Additional information can be found at the following link: <https://vancouver.ca/home-property-development/private-realm-rainwater-management.aspx>.

Note to Applicant: 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.

- 1.11 Provision of a Rainwater Management Agreement to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services registered prior to issuance of a development permit.
- 1.12 Provision of a final signed and sealed RWMP to the satisfaction of the General Manager of Engineering Services prior to the issuance of any building permit, which includes a written report, supporting calculations, computer models and drawings.

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

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

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

- 1.16 Provision of the following statement 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 Services and/or your Engineering Building Site Inspector for details.”
- 1.17 Provision of a landscape and site plan that reflect the improvements to be provided as part of the Services Agreement.

Note to Applicant: Where a design or detail is not available, make note of the improvement on the site and/or landscape plans. Placeholders may be used for details not yet available that require a geometric but must include a note that final design and location to be determined once City geometric is received.

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 6, 7 and 8, of Lots 134 and 135, Plan 7162; and Lots A, C and D, Except Part In Reference Plan 14531, and Lot B Except the South 10 Feet Now Lane, of Lots 136 to 138, Plan 3201; all of Blocks 10 to 13 and 22 to 25, District Lots 391 and 392 to create a single parcel and subdivision of that site to result in the dedication of the North 7 Feet of Lots A, C and D, Except Part In Reference Plan 14531, and Lot B Except the South 10 Feet Now Lane, of Lots 136 to 138, Plan 3201; all of Blocks 10 to 13 and 22 to 25, District Lots 391 and 392 for road purposes.
- 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 Easement & Indemnity Agreement 92333H (crossing) 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 Natural Watercourse covenant based on the presence of an old stream.

Note to Applicant: Records indicate the presence of natural watercourse. A legal agreement ensuring that should the watercourse be discovered or impact the site during development and beyond, that its flow will not be obstructed.

- 2.4 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 R.F. Binnie & Associates Ltd. dated April 6, 2022, no water main upgrades are required to service the development.

Note to Applicant: The main servicing the proposed development is 300 mm along East King Edward Avenue. The maximum size of water connection is 300 mm. The developer is responsible for 100% of the cost of any 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 550-606 East King Edward Avenue does not require any sewer upgrades.

Note to Applicant: Development to be serviced to the existing 375 mm SAN and 600 mm STM on East King Edward Avenue.

Note to Applicant: The post-development 5-year flow rate discharged to the storm sewer shall be no greater than the 5-year pre-development flow rate. The pre-development estimate shall utilize the 2014 IDF curves, whereas the post-development estimate shall utilize the 2100 IDF curves to account for climate change. This shall be demonstrated by preparation of a Rainwater Management Plan with all necessary supporting calculations and drawings prior to the issuance of the development permit.

- (c) Provision of street improvements along East King Edward Avenue adjacent to the site and appropriate transitions, that include:
 - (i) Minimum 1.53 m (5.0 ft.) wide front boulevard (measured from the back of the existing curb) with street trees where space permits;
 - (ii) 2.44 m (8.0 ft.) wide broom finish saw-cut concrete sidewalk;
 - (iii) Relocation or replacement of the existing street light pole into the future front boulevard; and
 - (iv) Removal of existing retaining walls, stairs and other structure from future property dedication area.
- (d) Provision of reconstruction of the laneway along the development site's frontage per City "Higher Zoned Lane" pavement structure specifications.
- (e) Provision of Green Infrastructure improvements adjacent to the site, to the satisfaction of the General Manager of Engineering Services, that include:
 - (i) Installation of a rainwater tree trench under the proposed sidewalk and boulevard along the property frontage to provide the minimum soil volume storage for street trees as per the Engineering Design Manual and to

capture and retain 90% of average annual rainfall or a 48 mm – 24 hr event from the right-of-way frontage to the crown of the road to the greatest extent practical.

Note to Applicant: A rainwater tree trench consists structural soil or soil cells, and perforated pipe. The end of perforated pipe may be connected to existing catch basin as the inlet and/or the outlet of the system. The rainwater tree trench must also be designed to provide the minimum soil volume for street trees as per the Engineering Design Manual and to manage rainwater runoff. Tree species to the approval of the City Arborist.

- (ii) Installation of an infiltration trench in the laneway adjacent to property to capture and retain 90% of average annual rainfall or a 48 mm – 24 hr event from the laneway, to the greatest extent practical.

Note to Applicant: An infiltration trench is a subsurface storage area filled with drain rock. The trench is used to store and infiltrate runoff that is collected in the adjacent catch basin (CB). Water is distributed in the infiltration trench via a perforated distribution pipe that is connected to the existing CB. Set the invert of the distribution pipe (to infiltration trench) below the invert of the pipe to storm sewer. If required, raise invert of the existing CB sewer connection to make primary flow of water into the infiltration trench. Overflows in the CB are to be directed to the sewer.

Note to Applicant: Green Infrastructure (GI) should be used to manage rainwater from the street right-of-way as required in the [Rain City Strategy](#). The retention standard for the right-of-way is to treat and retain the first 48 mm of rainfall (i.e. 90% of annual rainfall) where possible. These design standards are applied to the prescribed GI measures listed above.

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

- (f) Provision of upgraded street lighting (roadway and sidewalk) and existing lane lighting adjacent to the site to current COV standards and IESNA recommendations;
- (g) Provision of St. George Street and East King Edward Avenue entire intersection lighting upgrade to current City standards and IESNA recommendations;
- (h) Provision of new or replacement duct bank adjacent to the development site that meets current City's standards.

Note to Applicant: Duct banks are to consist of electrical and communication ducts and cables, and connected to existing electrical and communication infrastructure.

- (i) Provision of lane lighting on standalone poles with underground ducts if BC Hydro poles with attached City lane lights planned to be removed.

Note to Applicant: The ducts must be connected to the existing City Street Lighting infrastructure.

- (j) Provision of a new electrical service cabinet/kiosk, if voltage drop in Street Lighting branch circuit on East King Edward Avenue exceeds 3%.

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 for the installation of parking regulatory signage on streets adjacent to the site to the satisfaction of the General Manager of Engineering Services.

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

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

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

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

Housing

2.7 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 secured market rental housing units, excluding Seniors Supportive or Assisted Housing, pursuant to the City's Secured Rental Policy, for a term equal to the longer of 60 years and the life of the building, subject to a no-separate-sales covenant and a no-stratification covenant, and such other terms and conditions as the General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services may require.

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

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

- (a) Provide a Tenant Relocation Plan to the satisfaction of the General Manager of Planning, Urban Design and Sustainability as per the *Tenant Relocation and Protection Policy* that is effective at the time of submission of the development permit application.

- (b) Provide a notarized declaration that demonstrates that each tenant has been given written notice of the intent to redevelop the property; that indicates the number of units occupied on the date of the notice; and includes copies of a letter addressed to each tenant summarizing the Tenant Relocation Plan offer and signed as received by each tenant.
- (c) Provide an Interim Tenant Relocation Report to the satisfaction of the General Manager of Planning, Urban Design and Sustainability prior to issuance of the Demolition Permit. The Report must outline the names of any tenants who have ended their tenancy; the reason for its end (e.g. tenant decision or mutual agreement to end tenancy); the outcomes of their search for alternate accommodation (if assistance was requested by the tenant); the names of tenants still remaining in the building; the status of the applicant's search for relocation options (if assistance was requested by the tenant) and/or additional assistance rendered, as required through their Tenant Relocation Plan.

Note to Applicant: If a long period of time elapses between Public Hearing and before issuance of Demolition Permit, the City may request an additional Interim Tenant Relocation Report be submitted.

- (d) Provide a Final Tenant Relocation Report to the satisfaction of the General Manager of Planning, Urban Design and Sustainability 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.

Environmental Contamination

2.9 As applicable:

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

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.

* * * * *

550-606 East King Edward Avenue
DRAFT CONSEQUENTIAL AMENDMENTS

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-1 maps forming part of Schedule A of the Subdivision By-law:

- (a) PID: 010-707-131; Lot 6 of Lots 134 and 135 Blocks 10 to 13 and 22 to 25 District Lots 391 and 392 Plan 7162;
- (b) PID: 010-707-158; Lot 7 of Lots 134 and 135 Blocks 10 to 13 and 22 to 25 District Lots 391 and 392 Plan 7162;
- (c) PID: 010-707-204; Lot 8 of Lots 134 and 135 Blocks 10 to 13 and 22 to 25 District Lots 391 and 392 Plan 7162;
- (d) PID: 006-296-009; Lot A Except Part in Reference Plan 14531 of Lots 136 to 138 Blocks 10 to 13 and 22 to 25 District Lots 391 and 392 Plan 3201;
- (e) PID: 005-119-031; Lot B, Except the South 10 Feet Now Lane, of Lots 136 to 138 Blocks 10 to 13 and 22 to 25 District Lots 391 and 392 Plan 3201;
- (f) PID: 013-056-034; Lot C, Except Part in Reference Plan 14531, of Lots 136 to 138 Blocks 10 to 13 and 22 to 25 District Lots 391 and 392 Plan 3201; and
- (g) PID: 013-056-051; Lot D, Except Part In Reference Plan 14531, of Lots 136 to 138 Blocks 10 to 13 and 22 to 25 District Lots 391 and 392 Plan 3201.

* * * * *

550-606 East King Edward Avenue
SUMMARY OF TENANT RELOCATION PLAN TERMS

TRP Requirements	Tenant Relocation Plan Offer
Financial Compensation	<ul style="list-style-type: none"> • Compensation in the form of free rent, a lump sum payment, or a combination of both, will be available for each unit eligible for Tenant Relocation Plan according to the following schedule: <ul style="list-style-type: none"> ○ 4 months' rent for tenancies up to 5 years; ○ 5 months' rent for tenancies over 5 years and up to 10 years; ○ 6 months' rent for tenancies over 10 years and up to 20 years; ○ 12 months' rent for tenancies over 20 years and up to 30 years; ○ 18 months' rent for tenancies over 30 years and up to 40 years; and ○ 24 months' rent for tenancies over 40 years.
Notice to End Tenancies	<ul style="list-style-type: none"> • Landlord to provide regular project updates to tenants throughout the development approvals process. • A minimum of four months' notice to end tenancy after all permits are issued is required (e.g. all development, building, and demolition permits in place).
Moving Expenses (flat rate or arrangement of an insured moving company)	<ul style="list-style-type: none"> • A flat rate of \$750 or \$1000 will be provided to all eligible tenants depending on the type of unit.
Assistance in Finding Alternate Accommodation (3 options)	<ul style="list-style-type: none"> • Staff have distributed tenant needs assessment surveys. These surveys will be used in relocation efforts and to identify tenants' needs and preferences. • Applicant has committed to monitor rental market and provide tenants requesting assistance with three options in Vancouver that best meet the tenants' identified priorities.
Additional Support for Low Income Tenants or Tenants Facing Other Barriers to Appropriate Housing	<ul style="list-style-type: none"> • For low income tenants and tenants facing other barriers to housing, as defined in the TRP Policy, the applicant has committed to assisting in securing a permanent, suitable affordable housing option.

* * * * *

550-606 East King Edward 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)	June 27 – July 17, 2022	198 participants (aware)* <ul style="list-style-type: none"> • 74 informed • 26 engaged
Public Notification		
Postcard distribution – Notice of rezoning application and virtual open house	June 22, 2022	1,329 notices mailed
Public Responses		
Online questions	June 27 – July 17, 2022	5 submittal
Online comment forms <ul style="list-style-type: none"> • Shape Your City platform 	June 2022 – November 2022	32 submittals
Overall position <ul style="list-style-type: none"> • support • opposed • mixed 	June 2022 – November 2022	32 submittals <ul style="list-style-type: none"> • 10 responses • 18 responses • 4 responses
Other input - email	June 2022 – November 2022	8 submittals

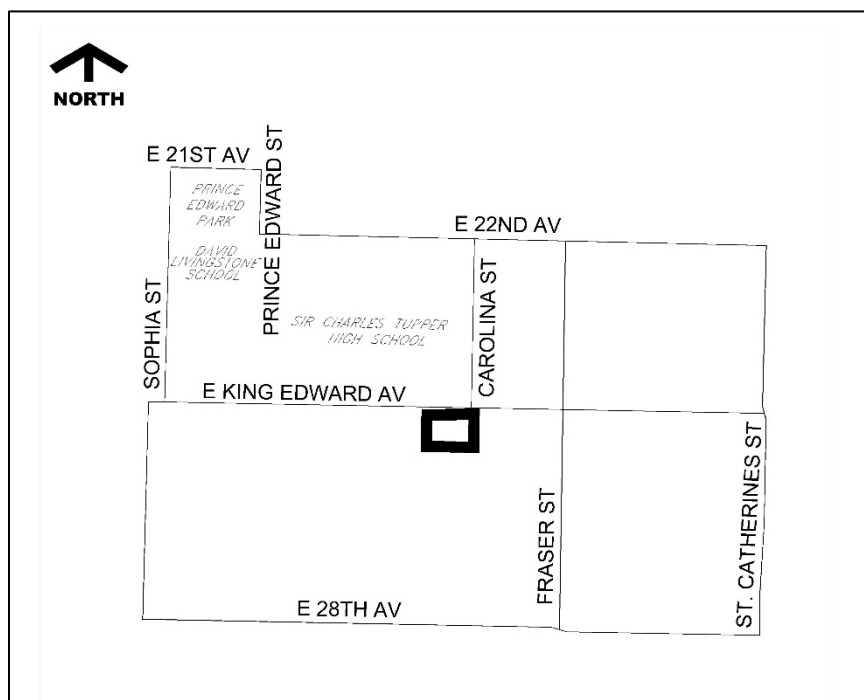
Online Engagement – Shape Your City Vancouver		
Total participants during online engagement period	June 2022 – November 2022	425 participants (aware)* <ul style="list-style-type: none"> • 128 informed • 35 engaged

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 a summary of feedback received from the public by topic.

Generally, comments of support fell within the following areas:

- **Location:** The location of the application is appropriate given proximity to transit, bikeways, commercial centre and daycares. These types of developments should be available all over the City. Would like to see commercial units at-grade.

- **Housing stock and rental housing:** Increasing housing stock and rentals through increased density in the City is needed.
- **Scale and height:** The scale and height of the application is supported.

Generally, comments of concern fell within the following areas:

- **Height and density:** Five stories is too high and will ruin the neighbourhood character. The height is particularly inappropriate for a mid-block site.
- **Shadows and obstructed views:** There are concerns that the development will block the sun, obstruct views and create shadows on neighbouring properties.
- **Parking and transportation:** Vehicles from the proposed development will overflow onto the neighbouring roads and take up street parking spaces. There is already a limited amount of street parking given the folks who visit the Tupper Secondary playing fields and the commercial centre on Fraser Street.

An increase in residents in the area will exacerbate the existing traffic congestion in the area. King Edward Avenue is a narrow two-lane street once you cross onto the east side and becomes very congested during rush hour. Street parking on the local roads adds to the congestion. Further, the public often uses the local roads in the neighbourhood to avoid traffic on arterial roads.

There are not enough transit services to support current and future residents in the area. The #8 bus on Fraser Street and #25 bus on King Edward Avenue are always full and the neighbourhood is located far enough away from the Canada Line and East Broadway so as to make walking to transit difficult.

- **Community amenities:** There are not enough amenities such as schools, parks and daycares in the community to support additional residents. Livingston Elementary School appears to be at full capacity.

Approval of this project will set a precedent for more five-story buildings to be developed in the area. This will not be sustainable in terms of community amenities and traffic congestion.

- **Process:** There is not enough information on the development such as form of development and unit count, provided.

Concerns are expressed for the level of consultation with the neighbourhood about the proposal. Stakeholders may not have gotten a chance to participate in the virtual open house because they were away on summer holidays. Additionally, people may have missed the site sign that was installed on King Edward Avenue because they do not take that street in order to avoid traffic.

The City should carefully consider the impact of the development and densification on community amenities, traffic and livability of the neighbourhood.

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.
- Would support additional increase in height and density of the developments in order to create more rental housing stock.

General comments of concern:

- An increase in renters and transient folks in the area will worsen the existing crime in the area (break-ins and graffiti).
- The displacement of existing renters on-site.
- Lack of private outdoor and green space.
- Noise from the construction.
- Placing a five-storey building in the middle of a single-family residential area will decrease the value of land in the area.

General neutral comments/recommendations:

- There should be shadow studies.
- There should be units for moderate income earners and family-sized units
- Existing trees on-site should be retained and efforts should be made to maintain the look and feel of the neighbourhood.

* * * * *

550-606 East King Edward Avenue
PUBLIC BENEFITS SUMMARY

Project Summary

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

Public Benefit Summary:

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

	Base Zoning	Proposed Zoning
Zoning District	RS-1	RR-2B
FSR of Base Zoning and FSR of Base Density (site area = 3,752.4 sq. m (40,391 sq. ft.))	0.70	2.20
Floor Area	2,626.7 sq. m (28,273 sq. ft.)	8,255.3 sq. m (88,859 sq. ft.)
Land Use	Residential	Residential Rental

Summary of development contributions anticipated under proposed zoning

City-wide DCL ^{1,2}	\$1,778,963
Utilities DCL ¹	\$1,057,426
TOTAL	\$2,836,389

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

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 is eligible for a waiver of the City-wide DCL, however the applicant has elected not to seek the waiver. As per Section 3.1B of the Vancouver Development Cost Levy By-law, the applicant's decision regarding the waiver for projects requiring rezoning is to be made at the rezoning application stage and the relevant requirements should be secured in the conditions of enactment. Should the applicant wish to request a DCL waiver at a later stage, the application would be expected to return to Council for a subsequent public hearing to amend the rezoning condition.

550-606 East King Edward Avenue
APPLICANT, PROPERTY, AND DEVELOPMENT PROPOSAL INFORMATION

Property Information

Address	Property Identifier (PID)	Legal Description
550 King Edward Avenue	010-707-131	Lot 6 of Lots 134 and 135 Blocks 10 to 13 and 22 to 25 District Lots 391 and 392 Plan 7162
560 King Edward Avenue	010-707-158	Lot 7 of Lots 134 and 135 Blocks 10 to 13 and 22 to 25 District Lots 391 and 392 Plan 7162
570 King Edward Avenue	010-707-204	Lot 8 of Lots 134 and 135 Blocks 10 to 13 and 22 to 25 District Lots 391 and 392 Plan 7162
576 King Edward Avenue	006-296-009	Lot A Except Part in Reference Plan 14531 of Lots 136 to 138 Blocks 10 to 13 and 22 to 25 District Lots 391 and 392 Plan 3201
586 King Edward Avenue	005-119-031	Lot B, Except the South 10 Feet Now Lane, of Lots 136 to 138 Blocks 10 to 13 and 22 to 25 District Lots 391 and 392 Plan 3201
596 King Edward Avenue	013-056-034	Lot C, Except Part in Reference Plan 14531, of Lots 136 to 138 Blocks 10 to 13 and 22 to 25 District Lots 391 and 392 Plan 3201
606 King Edward Avenue	013-056-051	Lot D, Except Part In Reference Plan 14531, of Lots 136 to 138 Blocks 10 to 13 and 22 to 25 District Lots 391 and 392 Plan 3201

Applicant Information

Applicant/Property Owner	Mercer KE Block Holdings Ltd.
--------------------------	-------------------------------

Site Statistics

Site Area	3,752.4 sq. m (40,391 sq. ft.), with a frontage of 73.8 m (242 ft.) and depth of 49.6 m (163 ft.) along the west property line
-----------	--

Development Statistics

	Permitted Under Existing Zoning	Development Permitted Under Proposed Zoning
Zoning	RS-1	RR-2B
Uses	Residential	Residential Rental (Residential)
Maximum Density	0.70 FSR	2.20 FSR
Floor Area	2,626.7 sq. m (28,273 sq. ft.)	Up to 8,255.3 sq. m (88,859 sq. ft.)

Height	10.7 m (35 ft.)	Up to 5 storeys (at the street): 16.8 m (55 ft.)
Unit Mix	n/a	as per RR-2B 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	

* * * * *