



## REFERRAL REPORT

Report Date: May 30, 2023  
Contact: Yardley McNeill  
Contact No.: 604-873-7582  
RTS No.: 15786  
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: 5650-5690 Blenheim Street

### **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 0749525 B.C. Ltd., on behalf of Luke Andrew Lai, the registered owner of the lands located at:
- 5650 Blenheim Street [*PID 013-006-495; Lot 8 Block 12 District Lot 2027 Plan 3269*],
  - 5670 Blenheim Street [*PID 013-006-533; Lot 9, Except the West 7 Feet Now Road, Block 12 District Lot 2027 Plan 3269*], and
  - 5690 Blenheim Street [*PID 013-006-584; Lot 10, Except the South 17 Feet and the West 7 Feet, Now Highways Block 12 District Lot 2027 Plan 3269*],

to rezone the lands from RS-5 (Residential) District 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 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-2B (Residential Rental) District, for the site located at 5650-5690 Blenheim Street. The 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 (2022)
- 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)
- Green Buildings Policy for Rezoning (2010, last amended 2022)
- Urban Forest Strategy (2014, amended 2018)
- Latecomer Policy (2021)
- Vancouver Development Cost Levy By-law No. 9755
- Vancouver Utilities Development Cost Levy By-law No. 12183

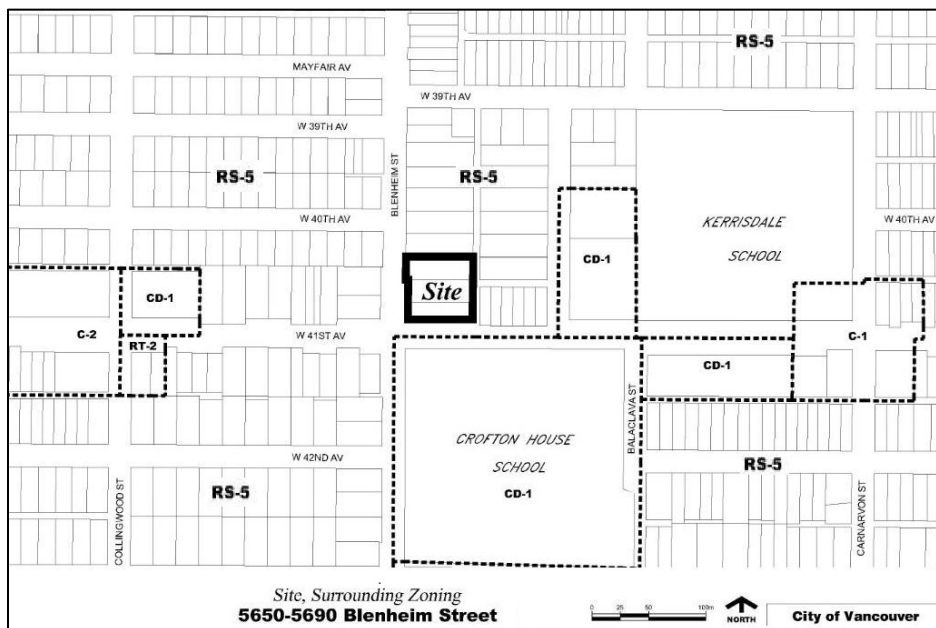
## REPORT

### Background/Context

#### 1. Site and Context

The subject site (see Figure 1) is comprised of three legal parcels fronting Blenheim Street. The total site area is approximately 3,183.0 sq. m (34,261 sq. ft.), with a frontage of 55.2 m (181 ft.) along Blenheim Street and a depth of 57.0 m (187 ft.).

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



This property and the surrounding area are zoned for residential uses under the RS District Schedule with the exception of the C-2 areas to the west and the C-1 areas to the east which allow mixed-use development with commercial and residential uses. In addition, Crofton House School and Kerrisdale Elementary School are located across 41st Avenue and one block to the

east of the site respectively. The site is currently zoned RS-5 and developed with two single-detached homes constructed in 1922 and 1947. The properties are not listed on the *Vancouver Heritage Register*. The property contains one rental tenancy 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 five-storey buildings.

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

Further direction on form of development expectations under each of the RR zones is provided in the *Residential Rental Districts Schedules Design Guidelines*. Recognizing that the *SRP* and RR zones are intended to enable incremental change in neighbourhoods that currently consist primarily of detached houses and duplexes, the guidelines support new missing middle

buildings that foster neighbourliness and social connection, and contribute to an evolving streetscape which accommodates more architectural variety and diversity of housing options.

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

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

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

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

## ***Strategic Analysis***

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

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

Under the *SRP*, this site is located on an eligible local road and is only able to rezone to RR-2B. Sites on local roads are only eligible for RR-2B when on corner sites flanking an arterial road. The site exceeds the maximum site frontage and site area requirements for the RR-1 and RR-2A District Schedules and is therefore not eligible for those options. This site is not eligible for a mixed-use development.

The RR-2B District Schedule permits rental units 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 zoning also requires 35% of the units to 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 for this project 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 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<sup>1</sup>**

Housing Type	10-Year Targets	Units Approved Towards Targets <sup>2</sup>
Purpose-Built Secured Rental Units	20,000	13,041 (65%)

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

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

**Vacancy Rates** - Vancouver has exhibited historically low vacancy rates in the last 30 years. In 2022, the purpose-built apartment vacancy rate was 0.9% in Vancouver. The vacancy rate (based on the CHMC Market Rental Survey) for the Westside/Kerrisdale neighbourhood, in which this site is located, is 2.5%. 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. All units in the proposal 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.

**Tenants** – The rezoning site contains existing rental residential uses, including one unit 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.

Through this application, conditions of approval include public realm improvements along Blenheim Street and West 41st Avenue including new sidewalk, new street trees, intersection accessible pedestrian signals and lighting, and rear lane repaving and lighting. Local servicing requirements will be secured through a services agreement. Engineering conditions are included in Appendix B.

#### 4. Environmental Sustainability and Natural Assets

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

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

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

#### 5. Public Input

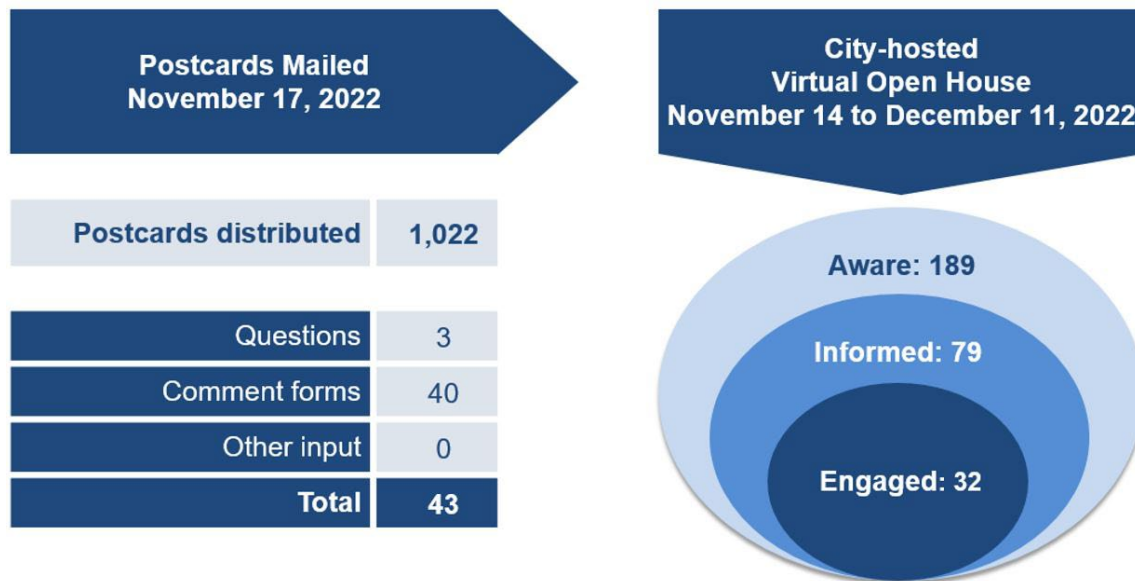
A rezoning information sign was installed on the site of this rezoning application on October 28, 2022. Approximately 1,022 notification postcards were distributed within the neighbouring area on or about November 17, 2022. Notification, application information, and an online comment form was provided on the Shape Your City Vancouver website (<https://shapeyourcity.ca/>).

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 November 14 to December 11, 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. 189 people signed onto the project webpage to view the rezoning proposal including a hypothetical building example.

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

Figure 3: Overview of Notification and Engagement



Generally, comments of support fell within the following areas:

- **Rental housing:** This development will create rental opportunities and contribute towards much needed rental stock and affordable rental housing.
- **Density:** This development adds much-needed density to the neighborhood.
- **Location:** This development will add affordable rental housing that is close to arterial routes, transit routes and schools in the neighborhood.
- **Neighborhood growth and vitality:** This development will help to draw young families to the community and enable teachers who work in the community's schools to live nearby.

Generally, comments of concern fell within the following areas:

- **Height and massing:** The building height is too tall, the form will cast shadows on existing homes, and have an effect on privacy. Height should be limited to 3-4 stories.
- **Density:** Lower density is preferred because there is a concern that the proposed density increase will lead to issues such as traffic, pollution and noise.
- **Parking:** The development will lead to higher parking demands on the surrounding neighborhood, which are currently strained by the shortage of parking spaces on the street, especially during school pickup and drop-off times.
- **Traffic and safety:** The development will lead to traffic congestion, increased traffic flows and safety concerns.
- **Trees and wildlife:** The development will lead to the removal/loss of trees, which include mature/heritage trees, and affect associated wildlife.



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

**Height, massing, and density:** Council approved amendments to the *Secured Rental Policy* to allow simplified rezonings in low-density areas after extensive public engagement (Appendix D). The intent of rezoning to a specific District Schedule is to provide certainty on built form for residents, while streamlining the review process. If the rezoning is approved, detailed architectural drawings will be submitted through the development process and reviewed with the public at that time.

**Traffic, parking, and safety:** Engineering staff have reviewed the proposed development for transportation safety issues and included rezoning conditions to deliver improvements that will address safety for all road users. This includes intersection improvements at Blenheim Street and West 41st Avenue including accessible pedestrian signals and street lighting upgrades, sidewalk and curb ramp improvements along West 41st Avenue and Blenheim Street, and provision for the installation of parking regulatory signage on streets adjacent to the site.

**Trees:** A review of an arborist report with a tree retention strategy, together with architectural drawings would be part of a future development permit process.

## **6. Public Benefits**

**Community Amenity Contributions (CAC)** – The *Community Amenity Contributions Policy for Rezonings* provides an exemption for certain routine, lower density secured market rental rezoning applications that comply with the City's rental policies. As this site is currently zoned RS-5 and proposes to rezone to RR-2B which only allows 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 DCLs, 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 the rates in effect as of September 30, 2022 it is estimated that the project will pay \$2,624,371 of DCLs should it achieve the maximum 2.40 FSR.

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

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

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

***Financial Implications***

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

***CONCLUSION***

Staff have reviewed the application to rezone 5650-5690 Blenheim Street from RS-5 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 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.

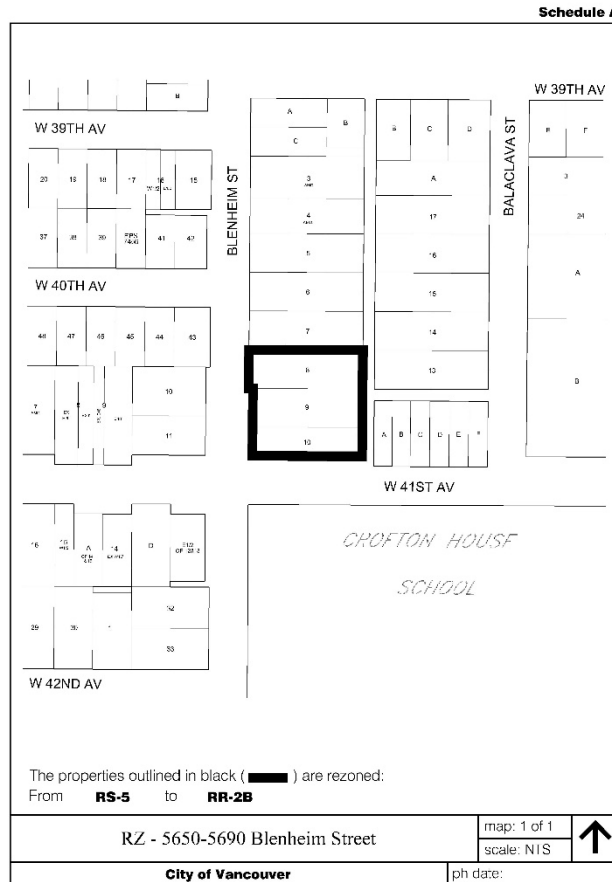
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**5650-5690 Blenheim Street**  
**PROPOSED BY-LAW AMENDMENTS**

*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-5 District Schedule to the RR-2B District Schedule.



\* \* \* \* \*

**5650-5690 Blenheim Street  
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>

The project is also required to meet the green building requirements of the *Secured Rental Policy* (last amended March 2022).

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 (section 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 (section 4.4.2);
  - (c) A multi-purpose indoor amenity space appropriate in size for the scale of the project, 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 (section 3.7.3); and

- (d) A balcony for each family-size unit with 1.8 by 2.7 m minimum dimensions (section 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> [translink.ca]) 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 8 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 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 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 Provision of landscape and site plan that reflect the improvements to be provided as part of the Services Agreement.
- 1.9 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 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 manoeuvring aisles and the drive aisles at the parkade entrance and all gates;
- (h) Section drawings showing elevations and minimum vertical clearances for parking levels, loading bays, ramps, and security gates;

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

- (i) Areas of minimum vertical clearances labelled on parking levels;
- (j) Design elevations on both sides of the ramps and drive aisles at all breakpoints, loading bays, accessible spaces, and at all entrances;

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

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

Note to Applicant: Stair ramps are not generally acceptable.

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

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

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

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

- 1.12 Provision of a final signed and sealed RWMP, which includes a written report, supporting calculations, computer models and drawings to the satisfaction of the General Manager of Engineering Services prior to the issuance of any building permit.
- 1.13 Provision of a final signed and sealed standalone rainwater Operations and Maintenance (O&M) Manual to the satisfaction of the General Manager of Engineering Services prior to the issuance of any building permit.
- 1.14 Provision of a Final Hydrogeological Study, to the General Manager of Engineering Services' and the Director of Planning's satisfaction, which addresses the requirements outlined in the *Groundwater Management Bulletin*, including but not limited to:

(a) An updated Groundwater Management Plan which includes:

- (i) Results of the proposed investigation as detailed in Section 8 of the Preliminary Hydrogeological Study (dated June 23, 2022), as well as any other updated information; and
- (ii) Anticipated groundwater discharge rates for City approval.

Note to Applicant: The City does not support the long-term discharge of groundwater to our drainage system. Every effort should be made to prevent or limit this discharge.

(b) An updated Impact Assessment which achieves the following objective:

- (i) Analysis to confirm that there are no significant risks from groundwater extraction/diversion.

Note to Applicant: The City does not accept the dewatering of peat due to associated risk of offsite settlement.

Note to Applicant: Construction-related discharge to the sewer must be measured, and reported to the City. This monitoring must include daily average flow rates, and be submitted monthly to [groundwater@vancouver.ca](mailto:groundwater@vancouver.ca). A hold will be placed on the issuance of a Building Permit for excavation. To remove the hold, provide an anticipated start date for excavation, and the contact details for the professional services that have been retained to conduct this monitoring, to [groundwater@vancouver.ca](mailto:groundwater@vancouver.ca).

- 1.15 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.

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

- 1.18 The following statement is to be displayed 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.”

- (a) Add notes and callouts to the plans stating that the required Green Infrastructure improvements adjacent the site will be as per City-issued design;
- (b) The City will provide the green infrastructure location and high level sizing in the geometric design for these street improvements; and

For further information, contact Green Infrastructure Implementation Branch,  
[ESRGGIDL@vancouver.ca](mailto:ESRGGIDL@vancouver.ca)

- (c) Remove existing stairs, railings, concrete entrance walkways and other structures from City boulevard on Blenheim Street and West 41st Avenue.

## **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 Lot 10, Except the South 17 Feet and the West 7 Feet, now Highways, Lot 9, Except the West 7 Feet, Now Road, and Lot 8; all of Block 12, District Lot 2027, Plan 3269 to create a single parcel and subdivision of that site to result in the dedication of the west 7 feet of Lot 8, Block 12, District Lot 2027, Plan 3269 for road purposes.

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

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

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

- (i) Based on the confirmed Fire Underwriter's Survey Required Fire Flows and domestic flows submitted by Aplin & Martin Consultants Ltd. dated June 29, 2022, no water main upgrades are required to service the development;

Note to Applicant: The main servicing the proposed development is 300 mm along Blenheim Street. The developer is responsible for 100% of the cost of the servicing. The maximum water service connection size is 300 mm.

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 5650-5690 Blenheim Street require the following in order to maintain acceptable sewer flow conditions:

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

Note to Applicant: Development to be serviced to the existing 200 mm SAN and 600 mm STM in Blenheim Street.

The development shall install backflow preventers on the service connections.

- (c) Provision of improvements at the intersection of Blenheim Street and West 41st Avenue including:
  - (i) Upgrades to the existing traffic signal including accessible pedestrian signals (APS); and
  - (ii) Entire intersection lighting upgrade to current City standards and IESNA recommendations.
- (d) Provision of street improvements along West 41st Avenue adjacent to the site and appropriate transitions including the following:
  - (i) 1.83 m (6.0 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) Curb ramps;
  - (iv) New concrete curb and gutter along the development site's frontage; and
  - (v) Install a bioswale or an infiltration trench feature to treat and retain 90% of average annual rainfall or a 48 mm – 24 hr event from the right-of-way to the greatest extent practical in the boulevard area between back of curb and sidewalk.
- (e) Provision of street improvements along Blenheim Street adjacent to the site and appropriate transitions including the following:
  - (i) 2.44 m (8.0 ft) wide broom finish saw-cut concrete sidewalk; and
  - (ii) Curb ramps.

- (f) Provision of upgraded street lighting (roadway and sidewalk) adjacent to the site to current City standard and IESNA recommendations;

Note to Applicant: A lighting simulation is required prior to development permit issuance.

- (g) Provision of new or replacement duct bank adjacent to the development site that meet current City standards. Duct banks are to consist of electrical and communication ducts sized to meet City needs in a configuration acceptable by the General Manager of Engineering Services and in conformance with applicable electrical codes and regulations. A detailed design will be required prior to the start of any associated street work;

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

- (h) Provision to reconstruct the laneway along the development site's frontage per City "Higher-zoned Laneway" pavement structure specifications with a center valley cross section. Relocate the two existing lane catch basins to the lane's centerline;

- (i) Provision of lane lighting on standalone poles with underground ducts. The ducts must be connected to the existing COV SL infrastructure. BC Hydro poles, where they exist, may be used to mount lane lights with overhead supply provided the applicant/applicant's consultant obtains written approval from BC Hydro;

- (j) Provision of a new standard concrete lane crossing, new curb returns and curb ramps at the existing lane crossing on West 41st Avenue adjacent to the site; and

- (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.

2.3 Provision of one or more Latecomer Agreements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for the following works, which constitute excess and/or extended services:

- a) Improvements at the intersection of Blenheim Street and West 41st Avenue per condition 2.2(c).

Note to Applicant: The benefiting area for these works is under review.

Note to Applicant: An administrative recovery charge will be required from the applicant in order to settle the latecomer agreement. The amount, which will be commensurate with the costs incurred by the City to administer the latecomer scheme, will be provided by the City and specified in the 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>

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

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

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

### **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 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, a provision that none of such units will be rented for less than one month at a time, 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.

- 2.6 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; and

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**

2.7 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.

\* \* \* \* \*

**5650-5690 Blenheim Street**  
**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 013-006-495; Lot 8 Block 12 District Lot 2027 Plan 3269;
- (b) PID 013-006-533; Lot 9, Except the West 7 Feet Now Road, Block 12 District Lot 2027 Plan 3269; and
- (c) PID 013-006-584; Lot 10, Except the South 17 Feet and the West 7 Feet, Now Highways Block 12 District Lot 2027 Plan 3269.

\* \* \* \* \*

**5650-5690 Blenheim Street  
PUBLIC CONSULTATION SUMMARY**

**1. Background of SRP Consultation**

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

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

	<b>Date</b>	<b>Results</b>
<b>Event</b>		
Virtual open house (City-led)	November 14, 2022 to December 11, 2022	189 participants (aware)* <ul style="list-style-type: none"> <li>• 79 informed</li> <li>• 32 engaged</li> </ul>
<b>Public Notification</b>		
Postcard distribution – Notice of rezoning application and virtual open house	November 17, 2022	1,022 notices mailed
<b>Public Responses</b>		
Online questions	November 14, 2022 to December 11, 2022	3 submittals
Online comment forms <ul style="list-style-type: none"> <li>• Shape Your City platform</li> </ul>	October 2022 to December 2022	40 submittals
Overall position <ul style="list-style-type: none"> <li>• support</li> <li>• opposed</li> <li>• mixed</li> </ul>	October 2022 to December 2022	40 submittals <ul style="list-style-type: none"> <li>• 15 responses</li> <li>• 20 responses</li> <li>• 5 responses</li> </ul>
Other input	October 2022 to December 2022	0 submittals



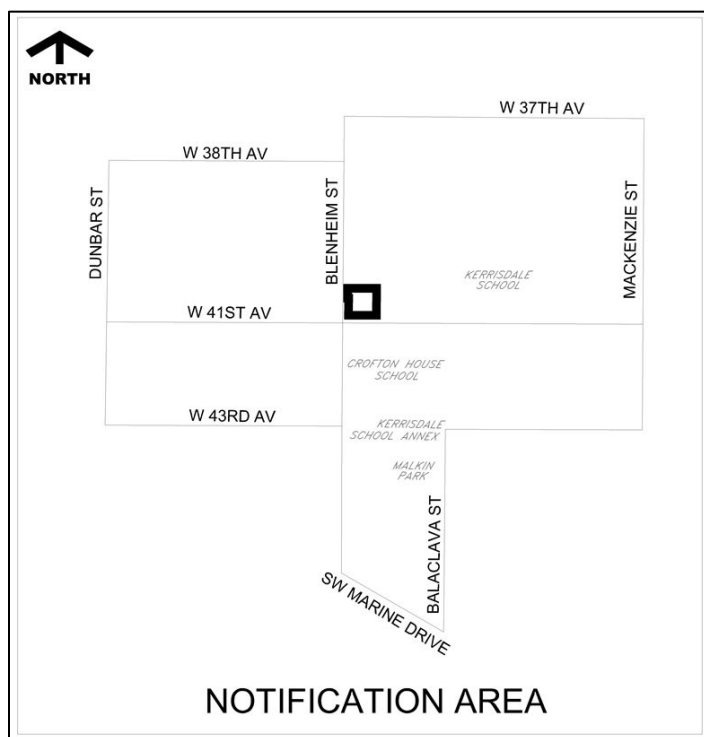
Online Engagement – Shape Your City Vancouver		
Total participants during online engagement period	October 2022 to December 2022	371 participants (aware)* <ul style="list-style-type: none"> <li>• 112 informed</li> <li>• 43 engaged</li> </ul>

Note: All reported numbers above are approximate.

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

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

### 3. Map of Notification Area



### 4. Analysis of All Comments Received

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

Generally, comments of support fell within the following areas:

- **Rental housing:** This development will create rental opportunities and contribute towards much needed rental stock and affordable rental housing.
- **Density:** This development adds much-needed density to the neighborhood.
- **Location:** This development will add affordable rental housing that is close to arterial routes, transit routes and schools in the neighborhood.
- **Neighborhood growth and vitality:** This development will help to draw young families to the community and enable teachers who work in the community's schools to live nearby.

Generally, comments of concern fell within the following areas:

- **Height and massing:** The building height is too tall, the form will cast shadows on existing homes, and have an effect on privacy. Height should be limited to 3-4 stories.
- **Density:** Lower density is preferred because there is a concern that the proposed density increase will lead to issues such as traffic, pollution and noise.
- **Parking:** The development will lead to higher parking demands on the surrounding neighborhood, which are currently strained by the shortage of parking spaces on the street, especially during school pickup and drop-off times.
- **Traffic and safety:** The development will lead to traffic congestion, increased traffic flows and safety concerns.
- **Trees and wildlife:** The development will lead to the removal/loss of trees, which include mature/heritage trees, and affect associated wildlife.

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:*

- The development conforms to the City's goals and priorities.
- The development adds housing close to schools.
- The building adds diversity to the existing housing types in the neighborhood.

*General comments of concern:*

- The height and setback does not conform to the community plan.
- The shadows cast on the neighbouring homes will lead to health and well-being issues.
- Traffic will increase in existing laneways.
- This development will make the community less affordable.
- The building form does not fit the neighbourhood context.

*Neutral comments/suggestions/recommendations:*

- The building should be taller.
- The ground floor of the development should be used for commercial purposes.
- A lane added to the rear of the building would be helpful to connect streets and provide access for garbage trucks.
- More street parking needs to be added.
- More infrastructure is required for the increase in traffic that will be caused by this development.

\* \* \* \* \*

5650-5690 Blenheim Street  
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 a DCL contribution.

	Base Zoning	Proposed Zoning <sup>1</sup>
Zoning District	RS-5	RR-2B
FSR of Base Zoning and FSR of Base Density (site area = 3,183.0 sq. m / 34,261 sq. ft.)	0.70	2.40
Floor Area	2,228.1 sq. m (23,983 sq. ft.)	7,639.2 sq. m (82,228 sq. ft.)
Land Use	Residential	Residential Rental

**Summary of development contributions anticipated under proposed zoning**

City-wide DCL <sup>1,2</sup>	\$1,646,171
Utilities DCL <sup>1</sup>	\$978,200
<b>TOTAL</b>	<b>\$2,624,371</b>

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

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

<sup>2</sup> This application 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.

**5650-5690 Blenheim Street  
APPLICANT, PROPERTY, AND DEVELOPMENT PROPOSAL INFORMATION**

**Property Information**

Address	Property Identifier (PID)	Legal Description
5650 Blenheim Street	013-006-495	Lot 8 Block 12 District Lot 2027 Plan 3269
5670 Blenheim Street	013-006-533	Lot 9, Except the West 7 Feet Now Road, Block 12 District Lot 2027 Plan 3269
5690 Blenheim Street	013-006-584	Lot 10, Except the South 17 Feet and the West 7 Feet, Now Highways Block 12 District Lot 2027 Plan 3269

**Applicant Information**

Applicant	0749525 B.C. Ltd.
Property Owner	Luke Andrew Lai

**Site Statistics**

Site Area	3,183.0 sq. m (34,261 sq. ft.); Site dimensions 55.2 m (181 ft.) x 57.0 m (187 ft.)
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**Development Statistics**

	Permitted Under Existing Zoning	Development Permitted Under Proposed Zoning
Zoning	RS-5	RR-2B
Uses	Residential	Residential Rental
Maximum Density	0.70 FSR	Up to 2.40 FSR
Floor Area	2,228.1 sq. m (23,983 sq. ft.)	Up to 7,639.2 sq. m (82,228 sq. ft.)
Height	10.7 m (35 ft.) and 3 storeys	Up to 5 storeys and 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	