



REFERRAL REPORT

Report Date: June 27, 2023
Contact: Yardley McNeill
Contact No.: 604.873.7582
RTS No.: 15831
VanRIMS No.: 08-2000-20
Meeting Date: July 11, 2023

TO: Vancouver City Council
FROM: General Manager of Planning, Urban Design and Sustainability
SUBJECT: CD-1 Rezoning: 5235-5275 Kersland Drive

RECOMMENDATION TO REFER

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

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

RECOMMENDATION FOR PUBLIC HEARING

- A. THAT the application by Listraor and Locarno on behalf of 1236235 B.C. Ltd.¹, the registered owner of the lands located at 5235-5275 Kersland Drive [*Lots 27, 26, 25 and 24 of Block 840 District Lot 526 Plan 8324; PIDs 004-170-075, 010-153-225, 010-153-195 and 010-153-012 respectively*], to rezone the lands from RS-1 (Residential) District to CD-1 (Comprehensive Development) District, to increase the maximum floor space ratio (FSR) from 0.7 to 2.0 and the maximum building height from 10.7 m (35 ft.) to 18.0 m (59 ft.) to permit the development of a five-storey residential building containing 65 strata-titled residential units, be approved in principle;

FURTHER THAT the draft CD-1 By-law, prepared for the Public Hearing in accordance with Appendix A, be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by Baldwin Architecture, received

¹ Represented by Listraor and Locarno.

February 15, 2022, provided that the Director of Planning may allow minor alterations to this form of development when approving the detailed scheme of development;

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

- B. THAT, subject to approval of the CD-1 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 CD-1 By-law.

- C. THAT Recommendations A and B be adopted on the following conditions:
- (i) THAT the passage of the above resolutions creates no legal rights for the applicant or any other person, or obligation on the part of the City, and 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 evaluates an application to rezone 5235-5275 Kersland Drive from RS-1 (Residential) District to a CD-1 (Comprehensive Development) District for a five-storey strata-titled residential building with 65 units.

The proposed use and form of development are consistent with the intent of the Cambie Corridor Plan ("*Plan*"). Staff recommend that the application be referred to 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 in Appendix B.

COUNCIL AUTHORITY/PREVIOUS DECISIONS

- Vancouver Plan (2022)
- Cambie Corridor Plan and Cambie Corridor Public Realm Plan (2018)
- 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)

- Community Amenity Contributions Policy for Rezoning (1999, last amended 2023)
- Vancouver Development Cost Levy By-law No. 9755
- Vancouver Utilities Development Cost Levy By-law No. 12183
- Latecomer Policy (2021)
- Tenant Relocation and Protection Policy (2015, last amended 2019)
- Green Buildings Policy for Rezoning (2010, amended 2018)
- Urban Forest Strategy (2014, amended 2018)

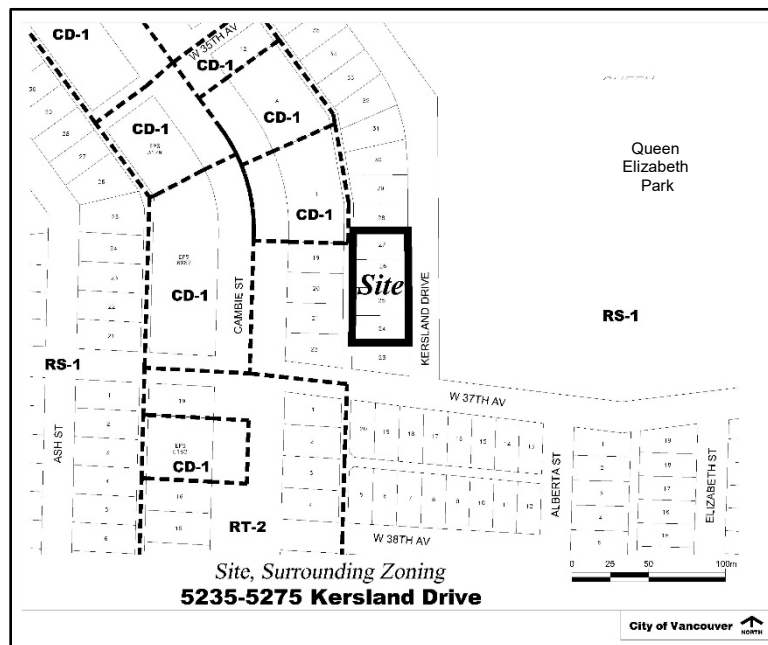
REPORT

Background/Context

1. Site and Context

The subject site is zoned RS-1 and located one block east of Cambie Street, just north of 37th Avenue (Figure 1). The property consists of a four-lot assembly, with a frontage of 73.2 m (240 ft.) and a depth of 37.0 m (121 ft.) at its south property line. The site contains a large Austrian Pine tree located close to Kersland Drive. The total site area is 2,658.7 sq. m (28,618 sq. ft.) and is developed with four single-detached houses constructed in the 1950s and in 2010. There are four tenants on site. The surrounding area is undergoing significant change through the *Cambie Corridor Plan*, with new six-storey buildings built or under construction along Cambie Street.

Figure 1: Location Map – Site and Context



Neighbourhood Amenities – The following amenities are within close proximity:

- **Parks:** Queen Elizabeth Park (across Kersland Drive), Oak Meadows Park (710 m) and VanDusen Botanical Garden (1.0 km).
- **Cultural/Community Spaces:** Bloedel Conservatory (640 m), Hillcrest Centre (1.5 km) and Oakridge Centre (590 m).

- **Childcare:** Little Oak Montessori (780 m) and Garderie L'île Aux Enfants (670 m).

Local School Capacity – The site is located within the catchment area of Van Horne Elementary School and Hamber Secondary School. According to the Vancouver School Board (VSB)'s *2020 Long Range Facilities Plan*, both Van Horne and Hamber schools are under enrollment capacity and will continue to be in the coming years, operating at 87% and 79% respectively by 2031.

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 site is located within the *Cambie Corridor Plan* area which is generally in alignment with the *Vancouver Plan*.

Cambie Corridor Plan ("Plan") – The subject site is located within the Queen Elizabeth neighbourhood of the *Plan*. Subsection 4.2.8 of the *Plan* supports strata buildings up to four storeys and 2.0 FSR.

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

This zoning amendment would deliver on the residential provisions of the *Cambie Corridor Plan* that is well supported by the data and findings within the HNR.

Strategic Analysis

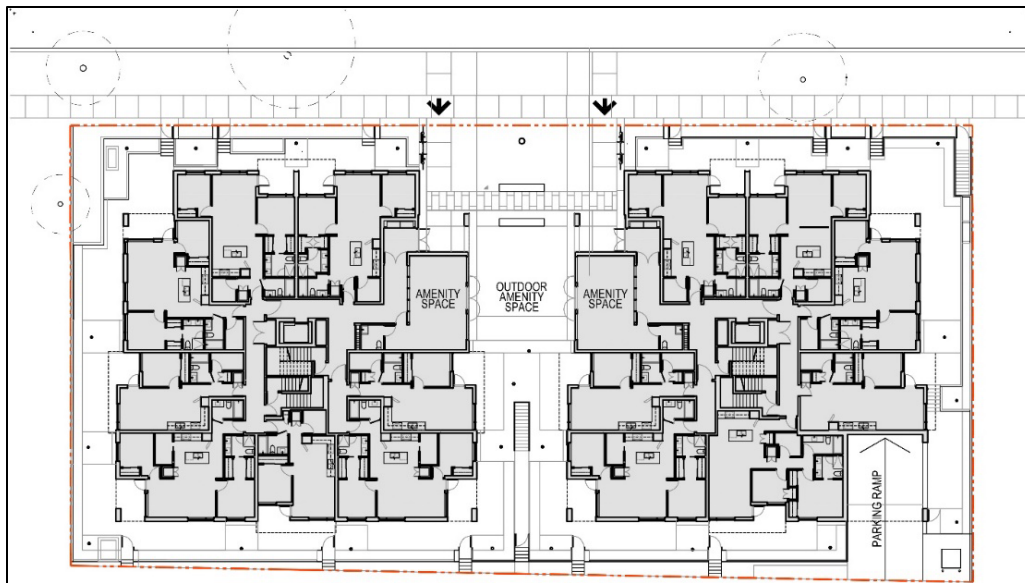
1. Proposal

The rezoning application proposed two four-storey residential buildings with 63 strata-titled units, consistent with the *Plan*. See Figures 2 and 3.

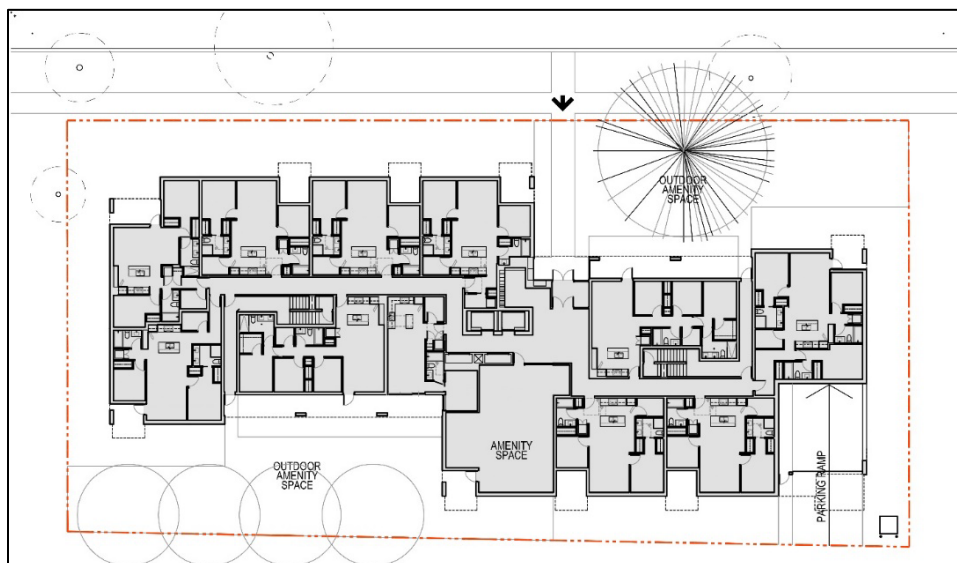
Figure 2: Rezoning Application Proposal for Two Buildings – Kersland Drive Elevation



A building height of 15.4 m (51 ft.), floor area of 5,317.4 sq. m (57,236 sq. ft.) and a floor space ratio (FSR) of 2.0 were proposed. While new trees were included, no on-site tree retention was proposed with the submitted application.

Figure 3: Rezoning Application Proposal – Plan Showing Two Buildings

Through the rezoning review, staff determined the large Austrian Pine tree located close to Kersland Drive, could be retained in a reconfigured massing, while not reducing the proposed floor area. Conditions in Appendix B require the building footprint be revised to retain the Austrian Pine, resulting in one building at five storeys. See Figures 4 and 5. The applicant supports the staff recommendations and the draft CD-1 Bylaw in Appendix A contains the additional height required to retain the tree.

Figure 4: Recommended Revised Massing to One Building with Retained Austrian Pine Tree

2. Land Use

The proposed residential use is consistent with the *Plan*.

3. Form of Development, Height and Density (refer to application drawings in Appendix E and project statistics in Appendix H)

In assessing urban design performance, staff considered the built form guidance within the *Plan* for 'Mid-Rise Residential Buildings Off Arterials' in the Queen Elizabeth neighbourhood.

Form of Development – The submitted rezoning application was consistent with the intent of the *Plan* to provide four-storey strata residential buildings in close proximity to Queen Elizabeth Park and King Edward SkyTrain Station. The proposed four-storey massing was allocated to two buildings that stepped back above Level 3 to reduce the apparent height and provide open space at grade for views through the site to the park. Although the proposed massing was generally in alignment with expectations of the built form guidelines of the *Plan*, the site contains a significant tree that can be retained.

Staff identified the Austrian Pine in the front yard as a significant tree that warrants altering the building footprint to retain the tree; see conditions in Appendix B. Analysis of the proposed building changes have established that one additional storey is required to provide a smaller building footprint with larger setbacks from the retained tree, while maintaining the anticipated density for this development. Staff are supportive of this variation as meeting the intent of the guidelines and constituting a modest increase in height. A preliminary massing study shows the additional fifth storey will be set back at the perimeter to reduce its prominence (Figure 5).

Figure 5: Preliminary Massing Exploration to Address Tree Retention in Rezoning Conditions



Height – The proposed building height of four storeys and 14.0 m (46 ft.) aligns with the *Plan*. However, the CD-1 By-law (Appendix A) allows for a height of 18.0 m (59 ft.) to compensate the reduced floor area due to tree retention.

Density – The *Plan* allows for a density of 2.0 FSR for strata residential. The proposal is within the allowable density.

Amenity Space – The proposal provides common indoor and outdoor residential amenity spaces at the ground floor which are expected to comply with *the High-Density Housing for Families with Children Guidelines*.

Public Realm – The *Cambie Corridor Public Realm Plan* recommends improvements to support a park-like, walkable neighbourhood. This includes requirements for wider sidewalks and street dedications to accommodate landscape, cycling and pedestrian improvements. Consistent with the policies, the application includes ground-oriented units to activate the public realm, installation of sidewalks and new street trees.

Urban Design Panel – A review by the Urban Design Panel was not required due to the scale of the building. The proposal is generally consistent with the expectations of the *Plan* for this area. Staff support the application subject to the urban design conditions in Appendix B.

4. Housing

Housing Mix – The application proposed 63 strata-titled residential units, including 17 one-bedroom units (27%), 38 two-bedroom units (60%) and eight three-bedroom units (13%). The preliminary massing study proposes 65 units, with 19 one-bedroom units, 39 two-bedroom units and 7 three-bedroom units. Both variations comply with the 35% family housing requirements of the *Family Room: Housing Mix Policy for Rezoning Projects* and a provision is included in the CD-1 By-law to uphold the minimum unit mix requirements.

Existing Tenants – The rezoning site contains existing rental residential uses, including four units of secondary rental housing. However, there are no eligible tenants as defined under the City's *Tenant Relocation and Protection Policy* (TRPP). All residential tenancies are protected under the provincial Residential Tenancy Act. If any eligible tenants are identified through the City's regulatory approvals process, the applicant will be required to provide a Tenant Relocation Plan (TRP) that meets the City's TRPP.

5. Transportation and Parking

The site is well-served by transit, being located north of a RapidBus route on 41st Avenue, five blocks from the Oakridge-41st Canada Line station, and near bus service on Cambie Street. One detached lot separates the site from the Midtown/Ridgeway bikeway to the south on 37th Avenue.

Vehicle and bicycle parking is provided over two levels of underground parking, accessed from the lane. The application proposes 91 vehicle spaces, 150 bicycle spaces and one passenger loading space. Parking and loading are to meet the Parking By-law at the development permit stage. To allow for future development of the single-detached lot to the south of the site and to limit underground parking access points near West 37th Avenue, conditions of rezoning include provision of an underground knock-out panel along the property line shared with 5295 Kersland Drive for access to a potential future parkade on the adjoining property and a legal agreement to secure this access, as set out in Appendix B.

6. Environmental Sustainability and Natural Assets

Green Buildings – The *Green Buildings Policy for Rezoning* requires that rezoning applications satisfy either the near zero emission buildings or low emissions green buildings conditions within the policy. This application has opted to satisfy the *Green Buildings Policy for Rezoning*s

under the low emissions green buildings requirements. The low emissions green buildings pathway represents City priority outcomes, establishing limits on heat loss, energy use, and greenhouse gases, and drawing on industry best practices to create more efficient, healthy and comfortable homes and workplaces. The applicant has submitted preliminary energy modelling analysis detailing building performance strategies to meet the energy use intensity, greenhouse gas and thermal demand targets.

Natural Assets – The *Urban Forest Strategy* was developed to find ways to help 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 permission be sought to remove trees which meet certain conditions. The intent is to retain and 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 to achieve resilient and healthy natural systems in our urban areas.

Three City trees will be retained and four new boulevard trees planted. A significant Austrian Pine will be retained and new trees planted on-site. See Appendix B for landscape conditions.

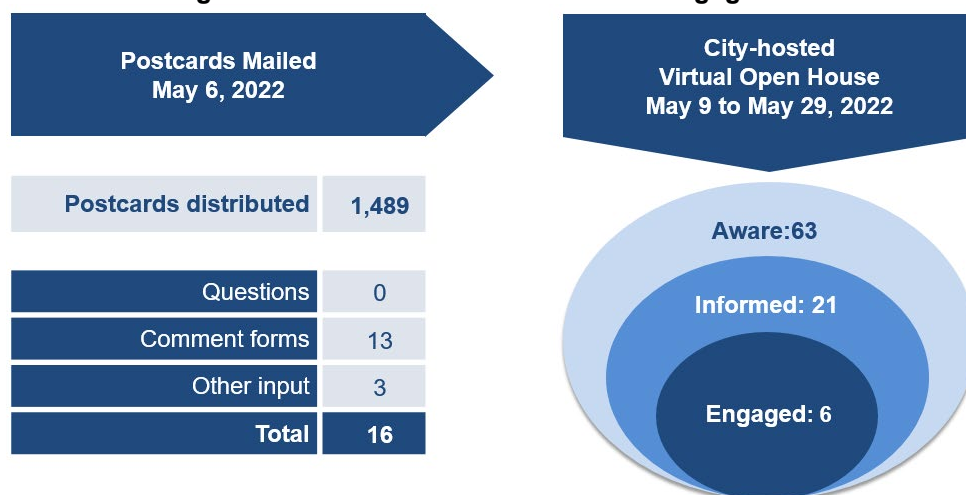
7. Public Input

Public Notification – A rezoning information sign was installed on the site on March 11, 2022. Approximately 1,489 notification postcards were distributed within the neighbouring area on or about May 6, 2022. Notification and application information, and an online comment form, was provided on the City’s Shape Your City Vancouver (shapeyourcity.ca) platform.

Virtual Open House – A virtual open house was held from May 9 to May 29, 2022 on the Shape Your City platform. The open house consisted of an open-question online event where questions were submitted and posted with a response over a period of three weeks. A digital model was posted for online viewing. 63 people signed onto the project website to view the rezoning proposal.

Public Response and Comments – Input was received via online questions, comment forms, email and phone. A total of 16 submissions were received. Below is a summary of feedback and a detailed summary is in Appendix D.

Figure 5: Overview of Notification and Engagement



Generally, comments of support fell within the following areas:

- **Housing configuration:** This development will give opportunity for home ownership in the community. Three-bedroom homes in this development is appreciated.
- **Height, density and massing:** The height, density, and massing of this development is supported as it is close proximity to rapid transit routes and allows for more walkable and livable neighbourhoods.
- **Cambie Corridor Plan:** This rezoning complies with Phase 3 of the Cambie Corridor Plan which calls for developments to construct family-oriented homes.

Generally, comments of concern fell within the following areas:

- **Amenities:** There are a lack of amenities such as elementary schools for new residents entering the community.
- **Traffic and safety:** Kersland Drive is very narrow and cannot accommodate additional vehicular movement because of this development. The lack of visibility for vehicles exiting onto 33rd Avenue and 37th Avenue will result in additional accidents.

Response to Comments – Both local schools, Van Horne Elementary and Hamber Secondary schools are operating under enrollment capacity (at 90% and 83% respectively in 2021) and are anticipated to continue to do so in the coming years. Local traffic conditions and safety are considered for all new developments. The rezoning conditions include the provision of upgraded intersection lighting at the corner of Kersland Drive and West 37th Avenue, along with lighting and speed humps in the lane west of Kersland Drive between 35th Avenue and 37th Avenue. In addition, an underground knock-out panel long the shared property line with the adjacent site to the south, will be provided to reduce parking access points along the lane.

8. Public Benefits

Community Amenity Contributions (CACs) – The application is subject to a negotiated CAC under the *Community Amenity Contributions Policy for Rezoning*s. The applicant has offered a cash CAC of \$2,688,661. Staff have reviewed the offer and concluded the CAC value is appropriate.

The cash CAC from this application will be allocated to support delivery of the Cambie Corridor Public Benefits Strategy (PBS) (see Appendix F for PBS tracking). Approval and timing of specific projects will be brought forward as part of the Capital Plan and Budget process.

Development Cost Levies (DCLs) – The site is subject to the City-wide DCL 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. Based on rates in effect as of September 30, 2022 and the proposed 5,317.4 sq. m (57,236 sq. ft.) of residential floor area, the DCLs are estimated to be \$1,826,974.

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

See Appendix G for a summary of the public benefits for this application.

Financial Implications

As noted in the Public Benefits section, this project is expected to provide a cash CAC and DCLs. See Appendix G for additional details.

CONCLUSION

The use, height and density for a five-storey strata-titled residential building is generally consistent with the *Cambie Corridor Plan*. The General Manager of Planning, Urban Design and Sustainability recommends that the application be referred to Public Hearing, together with a draft CD-1 By-law, as generally shown in Appendix A. Further, it is recommended that, subject to the Public Hearing, the application including the form of development, as shown in plans in Appendix F, be approved in principle, subject to the applicant fulfilling conditions of approval in Appendix B.

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**5235-5275 Kersland Drive
PROPOSED CD-1 BY-LAW PROVISIONS**

Note: A by-law to rezone an area to CD-1 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.

[Note: Schedule A, not attached to this appendix, is a map that amends the City of Vancouver zoning map. Should the rezoning application be referred to Public Hearing, Schedule A will be included with the draft by-law that is prepared for posting.]

Designation of CD-1 District

2. The area shown within the heavy black outline on Schedule A is hereby designated CD-1 (___).

Uses

3. Subject to Council approval of the form of development, to all conditions, guidelines and policies adopted by Council, and to the conditions set out in this by-law or in a development permit, the only uses permitted within this CD-1 and the only uses for which the Director of Planning or Development Permit Board will issue development permits are:
 - (a) Dwelling Uses, limited to Multiple Dwelling; and
 - (b) Accessory Uses customarily ancillary to the uses permitted in this section.

Conditions of Use

4. The design and layout of at least 35% of the total dwelling units must:
 - (a) be suitable for family housing; and
 - (b) have 2 or more bedrooms, of which:
 - (i) at least 25% of the total dwelling units must be 2-bedroom units, and
 - (ii) at least 10% of the total dwelling units must be 3-bedroom units.

Floor Area and Density

- 5.1 Computation of floor area must assume that the site area is 2,658.7 m², being the site area at the time of the application for the rezoning evidenced by this by-law, prior to any dedications.
- 5.2 The maximum floor space ratio for all uses combined is 2.0.
- 5.3 Computation of floor area must include all floors having a minimum ceiling height of 1.2 m, both above and below base surface, measured to the extreme outer limits of the building.
- 5.4 Computation of floor area must exclude:
- (a) balconies and decks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, provided that:
 - (i) the total area of these exclusions must not exceed 12% of the permitted floor area, and
 - (ii) the balconies must not be enclosed for the life of the building;
 - (b) patios and roof decks, if the Director of Planning considers the impact on privacy and outlook;
 - (c) floors or portions thereof that are used for:
 - (i) off-street parking and loading located at or below base surface, provided that the maximum exclusion for a parking space does not exceed 7.3 m in length,
 - (ii) bicycle storage, and
 - (iii) heating and mechanical equipment, or uses that the Director of Planning considers similar to the foregoing;
 - (d) entries, porches and verandahs if the Director of Planning first approves the design; and
 - (e) all residential storage area above or below base surface, except that if residential storage area above base surface exceeds 3.7 m² per dwelling unit, there will be no exclusion for any of the residential storage area above base surface for that unit.
- 5.5 The Director of Planning or Development Permit Board may exclude common amenity areas from the computation of floor area, to a maximum of 10% of the total permitted floor area, if the Director of Planning or Development Permit Board considers the intent of this by-law and all applicable Council policies and guidelines.

Building Height

- 6.1 Building height must not exceed 18.0 m.

Horizontal Angle of Daylight

- 7.1 Each habitable room must have at least 1 window on an exterior wall of a building.
- 7.2 For the purposes of section 7.1 above, habitable room means any room except a bathroom or a kitchen.
- 7.3 Each exterior window must be located so that a plane or planes extending from the window and formed by an angle of 50 degrees, or 2 angles with a sum of 70 degrees, to encounter no obstruction over a distance of 24.0 m.
- 7.4 The plane or planes referred to in section 7.3 above must be measured horizontally from the centre of the bottom of each window.
- 7.5 An obstruction referred to in section 7.3 above means:
- (a) any part of the same building excluding permitted projections; or
 - (b) the largest building permitted on any adjoining site.
- 7.6 The Director of Planning or Development Permit Board may vary the horizontal angle of daylight requirement if:
- (a) the Director of Planning or Development Permit Board considers all applicable Council policies and guidelines; and
 - (b) the minimum distance of unobstructed view is at least 3.7 m.

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**5235-5275 Kersland Drive
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 hearing minutes for any changes or additions to these conditions.

PART 1: CONDITIONS OF APPROVAL OF THE FORM OF DEVELOPMENT

Note: Consideration by Council at the public hearing of the proposed form of development is in reference to plans prepared by Baldwin Architecture, received February 15, 2022, and provides that the Director of Planning may allow minor alterations to this form of development when considering the detailed scheme of development submitted with the development application.

THAT, prior to approval by Council of the form of development, the applicant shall obtain approval of a development application by the Director of Planning who shall have particular regard to the following:

Urban Design

- 1.1 Design development to ensure safe retention of the Austrian Pine Tree #3282 by modifying the proposed massing and below-grade structure to accommodate the tree.

Note to Applicant: Reconfigure the form of development to shift massing away from the tree canopy and relocate the below-grade structure out of the critical root. Refer to Landscape Condition 1.11. An additional storey may be considered to enable reduction of the building footprint to support tree retention.

- 1.2 Design development to improve the public realm interface and pedestrian scale at the Kersland Drive frontage by clearly articulating common courtyard and ground-oriented dwelling unit entries. Refer also to Landscape Condition 1.12.

Note to Applicant: This may be achieved by reorienting entry doors to face the public realm, providing weather protection, and better integrating units with natural grades. Accessible units are highly encouraged.

- 1.3 Design development to provide setbacks consistent with the expectations of the built form guidelines in the *Cambie Corridor Plan*.

Note to Applicant: 3.7 m (12 ft.) is anticipated at front, rear and side yards. Better integrate the parkade egress stair located in the front and south side yard into the building massing and minimize parkade encroachment into the front and rear setbacks to improve site permeability, in particular the front yard.

- 1.4 Reduce floor-to-floor heights.

Note to Applicant: Generally, a 3.0 m (10 ft.) floor-to-floor height is standard for residential use. Additional height may be considered for floors accommodating shoulder steps and green roof assemblies.

- 1.5 Design development to ensure a unified architectural concept with high quality materials and level of detailing.

Note to Applicant: High-quality materials are anticipated. While it is understood that materials and detailing may evolve during the development permit stage, the submission should demonstrate a commitment to provide a unified expression with durable, high-quality materials and robust detailing.

- 1.6 Explore opportunities to provide green roof areas.

Note to Applicant: Refer to the bulletin, <https://bylaws.vancouver.ca/bulletin/bulletin-roof-mounted-energy-technologies-and-green-roofs.pdf>.

- 1.7 Design development to respond to Crime Prevention through Environmental Design principles, having particular regard for:

- (a) Theft in underground parking;
- (b) Encouraging natural visual surveillance;
- (c) Visibility at doors, lobbies, stairs and other access routes;
- (d) Site lighting developed with considerations for safety and security; and
- (e) Reduced opportunities for graffiti.

- 1.8 Clearly identify built features intended to create a bird friendly design.

Note to Applicant: Refer to the *Bird Friendly Design Guidelines* for examples of built features that may be applicable, and provide a design rationale for the features noted. For more information, see the guidelines at <https://guidelines.vancouver.ca/guidelines-bird-friendly-design.pdf>.

- 1.9 Provide assurances to the satisfaction of the Director of Planning that the RM-9 Guidelines are achievable at the adjacent remainder lot at 5295 Kersland Drive.
- 1.10 Provision of a two-way drive knock-out panel giving access to the potential future parkade on the adjoining property at 5295 Kersland Drive.

Landscape Design

- 1.11 Design development to ensure the retention and protection of Tree #3282 (Austrian Pine 122 cm dbh), as follows:
- (a) Reconfigure the form of development to shift the building away from the tree and relocate the below-grade parking out of the critical root zone. Refer also to Urban Design Condition 1.1;
 - (b) Provide an updated arborist report, tree management plan, revised drawings and details that accommodate the retention and protection of Tree #3282; and

- (c) Provide a “letter of assurance” for arborist supervision, describing construction activities to be supervised and signed and dated by all three parties: arborist, owner and contractor.
- 1.12 Design development to improve and enhance the public realm interface along Kersland Drive and north/south private property interface, as follows: (Refer also to Urban Design Condition 1.2.)
- (a) Provide larger scale and size trees, especially in the public realm interface and parkade-free areas to allow the replacement trees established on grade where possible; and
 - (b) Provide a tree buffer at the parkade-free area(s) along the north and south property line, between the building face and property line for privacy and buffering.

Note to Applicant: Suggested tree species could be a larger fastigiate deciduous tree.

- 1.13 Design development to provide landscape screening and/or setback along the north and south side of the roof decks to improve privacy and avoid overlooking onto the neighboring properties.
- 1.14 Design development to improve the sustainability strategy, by the following:
- (a) Consider providing intensive and/or extensive green roofs on all available flat roofs;
 - (b) Add substantially more landscape around all entry areas, to accent and soften them;
 - (c) Add vines to any blank wall facades, ensuring the vine support is sturdy and low maintenance (avoid high maintenance modular “green wall” systems);
 - (d) Add planters with overarching shrubs to common upper level decks, to be visually accessible from below, softening the edges and consisting of woody evergreen plant material for year-round presence; and
 - (e) Add edible plants, which can be used as ornamentals as part of the landscape design, in addition to urban agriculture plots.
- 1.15 Design development to ensure the intended landscape design is carried into the future by adequate maintenance, as follows:
- (a) Provide common maintenance access to all planted common areas; and
 - (b) Provide a high efficiency irrigation system for all planted areas.
- 1.16 Design development to the Integrated Rainwater Management Strategy to explore opportunities for onsite rain water infiltration and soil absorption, as follows:
- (a) Maximize natural landscape best management practices;

- (b) Minimize the necessity for hidden mechanical water storage;
- (c) Increase the amount of planting to the rooftop areas, where possible;
- (d) Consider linear infiltration bio-swales along property lines, at lower site areas;
- (e) Use permeable paving;
- (f) Employ treatment chain systems (gravity fed, wherever possible); and
- (g) Use grading methods to direct water to soil and storage areas.

Note to applicant: Refer to the City of Vancouver Integrated Rainwater Management Plan (I.R.M.P), Vol.1 & 2 for further information. A consulting engineer (subject matter expert) will need to be engaged and early phase soil analysis will be needed. Further comments may be outstanding at the development permit stage.

- 1.17 Provision of plans, plan details and documentation/calculations that support integrated rainwater management, including absorbent landscapes, soil volumes and detention systems, as follows:

- (a) Detailed storm water report with calculations describing how the various best management practices contribute to the quality and quantity targets;
- (b) A separate soil volume overlay plan with schematic grading indicating intent to direct rainwater to infiltration zones; and
- (c) An overlay plan that shows amount and ratio of vegetative cover (green roof), permeable/impermeable hardscaping and notations describing the storage location of rainwater falling on each surface, including roofs.

Note to Applicant: The sustainable summary water balance calculations assume soil volumes are capable of receiving rainwater are only valid if water is directed from hard surfaces to infiltration zones.

- 1.18 Provision of coordination between landscape plan and architectural site plan, for most updated information.
- 1.19 Provision of complete information, such as references on the roof deck plan, confirming all landscape elements.
- 1.20 Adherence to the guidelines set forth in the *Cambie Corridor Public Realm Plan*, in keeping with the general intent of this document, including street tree planting as required, in coordination with Engineering Condition 1.48.
- 1.21 Provision of a detailed landscape plan illustrating soft and hard landscaping.

Note to Applicant: The plans should be at 1/8": 1 ft. scale minimum. The plant list should include the common and botanical name, size and quantity of all existing/proposed plant material. Plant material should be clearly illustrated on the landscape plan and keyed to

the plant list. The landscape plan should include the public realm treatment (to the curb) and all existing or proposed street trees, adjoining walkways, surface materials, PMT/Vista transformers and public utilities such as lamp posts, hydro poles and fire hydrants.

- 1.22 Provision of detailed architectural and landscape cross sections (minimum 1/4" inch scale) through common open spaces, semi-private patio areas and the public realm.

Note to Applicant: The sections should illustrate, the slab design and location, the soil profile, tree root ball, tree canopy and any associated landscaping. For private patios and amenity areas, illustrate and dimension planters on slab, planter sizes (inside dimension), soil, root ball, retaining walls, steps, patios and portions of the adjacent building, such as residential units or amenity rooms.

- 1.23 Provision of a tree management plan as part of the landscape plans, in coordination with the arborist report tree management plan.

Note to Applicant: It is preferred that the arborist tree management plan become the primary document for tree removal/ protection related matters.

- 1.24 Provision of an arborist "letter of undertaking" to include signatures by the owner, contractor and arborist.

Note to Applicant: The signatures confirm that all parties are aware of the roles and responsibilities and that the project is on track to satisfy the steps and recommendations outlined by the arborist. For example, advanced planning will be needed to ensure that certain works, such as site supervision checkpoints, are coordinated.

- 1.25 Coordination for the provision of new street trees or any proposed City owned tree removals adjacent to the development site, where applicable;

Note to Applicant: New street trees to be shown and confirmed on the development permit plans. Contact Engineering (604-871-6131) to confirm tree planting locations and Park Board (604-257-8587) for tree species selection and planting requirements. Provide a notation on the plan as follows: "Final spacing, quantity and tree species to the satisfaction of the General Manager of Engineering Services. New trees must be of good standard, minimum 6cm caliper, and installed with approved root barriers, tree guards and appropriate soil. Root barriers shall be 8 feet long and 18 inches deep. Planting depth of root ball must be below sidewalk grade. Call Park Board for inspection after tree planting completion".

- 1.26 Provision of high efficiency irrigation for all planted areas and hose bibs for all patios and common areas greater than 100 sq. ft.

Note to Applicant: On the plan, illustrate irrigation connection points and hose bib symbols accurately and provide a highlighted note to verify the irrigation is to be designed and constructed. Hose bibs are requested to encourage patio gardening and hand watering on private patio and amenity decks.

- 1.27 Provision of an outdoor lighting plan.

Note to Applicant: Lighting details can be added to the landscape drawings. All existing light poles should be shown. For more information, refer to the Outdoor Lighting Strategy at <https://vancouver.ca/streets-transportation/outdoor-lighting-strategy.aspx>.

Sustainability

- 1.28 All new buildings in the development will meet the requirements of the *Green Buildings Policy for Rezoning*s (amended May 2, 2018), including all requirements for Near Zero Emissions Buildings (i.e. Passive House certified or alternate near zero emissions standard approved by the Director of Sustainability), or Low Emissions Green Buildings. The requirements for Low Emissions Green Buildings are summarized at <https://vancouver.ca/files/cov/bulletin-green-buildings-policy-for-rezoning-2019-june14.pdf>.

Note to Applicant: The applicant will be required to demonstrate that the development is on track to achieve the above requirements at each stage of permit. For more detail on the above requirements and what must be submitted at each stage, refer to the most recent bulletin *Green Buildings Policy for Rezoning – Process and Requirements* (amended June 14, 2019).

Engineering

- 1.29 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.
- 1.30 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.
- 1.31 Provision of construction details to determine ability to meet municipal design standards for shotcrete removal (Street Restoration Manual section 02596 and Encroachment By-law No. 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.
- 1.32 Provision of a lighting simulation to support all offsite lighting upgrades to City standards and IESNA recommendations.
- 1.33 Confirmation that gates/doors are not to swing more than 0.3 m (1.0 ft) over the property lines.

- 1.34 Provision of a landscape and site plan that reflect the improvements to be provided as part of the Services Agreement.
- 1.35 Design development to improve access and design of bicycle parking by performing the following:
 - (a) Provision of an alcove for the bike room access off the vehicle parking ramp and maneuvering aisle.
- 1.36 Design development to improve access and design of loading spaces and demonstrate compliance with the Parking and Loading Design Supplement by performing the following:
 - (a) Provision of the Class A passenger space to be provided preferably at-grade off of the lane; and
 - (b) Provision of convenient, internal, stair-free loading access to/from all site uses.
- 1.37 Design development to improve the parkade layout and access design and demonstrate compliance with the Parking and Loading Design Supplement to the satisfaction of the General Manager of Engineering Services:
 - (a) Modification of grades on the ramp and in parking areas to ensure the following:
 - (i) Ramps which have a 15% slope and are exposed to the weather must be heated.
- 1.38 Provision of the following information as part of the drawing submission at the development permit stage to facilitate a complete transportation review:
 - (a) All types of parking and loading spaces individually numbered, dimensioned and labelled;
 - (b) Dimension of any/all column encroachments into parking stalls;
 - (c) Dimension overall widths of parking stalls adjacent to walls;
 - (d) Dimensions of maneuvering aisles and the drive aisles at the parkade entrance and all gates;
 - (e) 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.
 - (f) Areas of minimum vertical clearances labelled on parking levels;
 - (g) Design elevations on both sides of the ramps and drive aisles at all breakpoints, loading bays, disability 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.

- (h) Indication of the stair-free access route from the Class A bicycle spaces to reach the outside;
- (i) Automatic door openers for all doors providing access to Class A bicycle storage;
- (j) Location of all poles and guy wires to be shown on the site plan;
- (k) Manufacturer's design specifications for stacked bicycle racks including dimensions, vertical and aisle clearances; and

Note to Applicant: Racks must be usable for all ages and abilities. Stacked bicycle racks typically require additional clearances, additional rack lengths, and additional aisle widths as per the manufacturer's specifications.

- (l) Dimension aisle widths in the bicycle storage rooms.

1.39 Provision of a draft final Rainwater Management Plan (RWMP) to be submitted to clearly indicate how the onsite system achieves the following:

(a) General Requirements

- (i) Update the RWMP and associated designs to include consideration for the parkade ramp and any other surface routed to the sanitary system.

Note to Applicant: Areas connected to the sanitary drainage system may be excluded from the rainwater quality performance criteria but the area is still relevant for meeting the site wide volume reduction and release rate criteria. The remainder of the site shall take into consideration the deficit by providing additional capacity beyond the first 24mm depth in other best management practices.

- (ii) Provide a summary of all catchment areas in a tabular form which includes the required capture and treatment, any direct capture and treatment achieved from adjacent surfaces, and storage capacities for that catchment; and
- (iii) Ensure best management practice and requirements are adhered to for the design of the proposed rainwater management system which includes drainage by gravity to the receiving system for flow attenuation and overflow purposes.

(b) Volume Reduction

- (i) Provision of a grading plan to support the proposal of grading hardscapes into adjacent landscaping. Coordination with the landscape architect for soil storage capacities will be required to support this proposal.

Note to Applicant: Provide a soil depth plan in the landscape drawings to support the use of landscaped areas for rainwater retention.

- (ii) Prioritize methods of capture by Tier 1 and 2 with Tier 3 only as a last resort.

Note to Applicant: Additional opportunities may include rainwater harvesting, green roof, infiltration practices and/or absorbent landscaping. It is unclear why the total capture from Tier 1 and 2 practices only account for 24% of the Volume Reduction requirement. Appropriate justifications must be stated for each Tier to determine if exemptions may be granted.

(c) Water Quality Target

- (i) Provide information on how the water quality requirement will be achieved on this site, as water quality treatment is required for the first 24 mm (~70% annual average rainfall) of all rainfall from the site that is not captured in Tier 1 or Tier 2 practices and 48 mm (~90% annual average rainfall) of treatment is required for high traffic areas.

Note to Applicant: Please ensure adequate peak conveyance capacity is equal or greater than the post-development peak flow without rainwater management controls if the proposed unit remains in an online configuration.

(d) Release Rate

- (i) Calculate the detention tank volume equal the greater of either the pre-development peak flow storage volume or the amount of the 24 mm rainfall not captured in Tier 1 and Tier 2 practices.

Note to Applicant: Revise the post-development target release rate to utilize the full required detention system volume in the design event since the required volume is greater than the amount necessary to meet pre-development peak flow.

- (ii) Provide further information related to the proposed detention tank system and water quality unit on the RWM drawings such as the location, geometric properties (footprint, volume, depth), method of flow control (orifice size and control structure configuration), emergency bypass, inverts, stage-storage-discharge characteristics and relevant specifications for these features.

Note to Applicant: The stage-storage-discharge (SSD) table should indicate the proposed storage volume and release rate at key elevations throughout the detention tank including the proposed outlet and emergency overflow elevations. For more information and an example SSD table, please contact rainwater@vancouver.ca.

- (iii) Use appropriate runoff coefficients for different surface types and ensure consistency in % imperviousness estimates for all relevant calculations.

Note to Applicant: Runoff coefficients for landscaping on slab should be increased to reflect the increased runoff potential for these areas compared to landscaping over native soil. Currently the runoff coefficient for landscaped areas on slab is assumed to be the same as landscaping over native soil.

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

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

- 1.40 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.
- 1.41 Provision of a final signed and sealed Rainwater Management Plan (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.
- 1.42 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.
- 1.43 Provision of an updated Final Hydrogeological Study, to the satisfaction of the Director of Planning, which addresses the requirements outlined in the Groundwater Management Bulletin, including but not limited to:
 - (a) A Groundwater Management Plan which includes:
 - (i) Adequate characterization and monitoring of hydrostratigraphic units above the proposed slab depth. This may include any discrete high permeable zones which would contribute to groundwater;
 - (ii) Results of the proposed additional work detailed in Section 8.0 of the Preliminary Hydrogeological Investigation Report (dated January 20, 2021 – herein corrected to 2022); and
 - (iii) Provide quantitative estimate (in litres per minute) of both the anticipated construction dewatering/drainage rate and the permanent (post-construction) dewatering/drainage rate. Include calculations, assumptions and the methodology used to determine the rates.

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 using the results obtained from the future hydrogeological investigation.

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

1.44 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. A hold will be placed on the Building Permit; to lift 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.

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

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

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

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

- (a) The abandonment or removal of all existing storm, sanitary, and combined connections to the development site; and
- (b) The abandonment plan is required to be reviewed and accepted by the City Engineer prior to issuance of the Sewer Permit.

1.47 Clarify garbage pick-up operations. Please provide written confirmation that a waste hauler can access and pick up from the location shown without reliance of the lane for

extended bin storage. If this cannot be confirmed, then an on-site garbage bin staging area is to be provided adjacent the lane.

1.48 Follow Cambie Corridor streetscape guidelines.

1.49 Landscape and architectural drawings to illustrate:

- (a) Remove proposed pavers from City property.
- (b) Show all City supplied building grades on the landscape plan. To minimize grade differences, interpolate a continuous grade between the points provided on the City supplied plan.

1.50 The following statement is to be placed on the landscape plan:

“This plan is NOT FOR CONSTRUCTION and is to be submitted for review to Engineering Services a minimum of 8 weeks prior to the start of any construction proposed for public property. No work on public property may begin until such plans receive “For Construction” approval and related permits are issued. Please contact Engineering, Development and Major Projects and/or your Engineering, Building Site Inspector for details.”

PART 2: CONDITIONS OF BY-LAW ENACTMENT

THAT, prior to enactment of the CD-1 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, the General Manager of Engineering Services and the General Manager of Arts, Culture and Community Services, 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 and the Director of Legal Services for the consolidation of Lots 24 to 27, all of Block 840 District Lot 526 Plan 8324, to create a single parcel.

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 and Indemnity Agreement 308530M (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 Arrangements are to be made to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for release of BB1357693 (Secondary Dwelling Covenant) 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. Prior to building occupancy the applicant is to supply a written request to the City, a current title search and a copy of the documents along with executable discharge documents to affect the release.

- 2.4 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 Condition 2.5 (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 Creus Engineering Ltd., dated January 20, 2022, water main upgrades are required to service the development. The water main on Kersland Drive, West 37th Avenue to West 35th Avenue needs to be upgraded prior to the occupancy of this development.

Note to Applicant: The water main on Kersland Drive from West 35th Avenue to West 37th Avenue, is being upgraded by the City of Vancouver as part of the Utility Development Cost Levy (UDCL) Program. We are targeting the completion of these upgrades prior to the development requiring water services. Should the City’s timeline change and these assets are not upgraded in time to meet the development’s need, the Applicant would be responsible for delivering these assets prior to occupancy and the City and the Applicant will enter into a Front Ender Agreement. These upgrades are required as a condition of occupancy.

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.

- (ii) As per the City of Vancouver Building By-law, the principle entrance must be within 90 m of a fire hydrant. Should the final design of the building change such that this requirement is no longer satisfied, provision of a new hydrant to be installed in accordance to the aforementioned by-law

will be required. The developer shall be responsible for 100% of the cost of this upgrade.

- (b) Provision of adequate sewer (storm and sanitary) service to meet the demands of the project.
 - (i) Implementation of development(s) at 5235 Kersland Drive does not require any sewer upgrades.

Note to Applicant: Development to be serviced to the future 525 mm STM and 300 mm SAN sewers on the lane east of Cambie Street.

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

- (c) Provision of street improvements along Kersland Drive adjacent to the site and appropriate transitions and extending to West 37th Avenue including the following:
 - (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) 2.14 m (7.0 ft) wide broom finish saw-cut concrete sidewalk; and
 - (iii) Removal of the existing unused driveway crossing and reconstruction of the boulevard, sidewalk, and curb to current standards;

Note to Applicant: If existing street trees need to be removed to accommodate the installation of the new sidewalk this must be coordinated with and approved by staff from Urban Forestry. The applicant will be required to provide the ISA values and removal costs for any street trees that are approved for removal.

- (d) Provision of upgraded street lighting (roadway and sidewalk) adjacent to the site to current City standards and IESNA recommendations.

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

- (e) Provision of entire intersection lighting upgrade to current City standards and IESNA recommendations at Kersland Drive and West 37th Avenue.
- (f) Provision of new or replacement duct banks adjacent the development site that meet current City standards. Duct banks are to consist of electrical and communication ducts sized to meet City needs in a configuration acceptable by the General Manager of Engineering Services and in conformance with

applicable electrical codes and regulations. A detailed design will be required prior to the start of any associated street work.

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

- (g) Provision of lane lighting on standalone poles with underground ducts if BC Hydro poles with attached City lane lights planned to be removed. The ducts must be connected to the existing City street lighting infrastructure.
 - (h) Provision to reconstruct the laneway from the northern extent of the development site to the intersection of West 37th Avenue as per City "Higher Zoned Laneway" pavement structure specification with a center valley including relocation of the existing catch basins in the lane to the lane's centerline.
 - (i) Provision of speed humps in the lane west of Kersland Drive between West 35th Avenue and West 37th Avenue.
 - (j) 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 a legal agreement to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services whereby the applicant is entitled to receive latecomer charges for a period of 24 hours following completion of the works contemplated by the following condition(s), which require(s) the applicant to provide excess or extended services.
- (a) Extension of sidewalk to West 37th Avenue per condition 2.4 (c) (i) and (ii).

Note to Applicant: The benefiting area for these works is identified as the frontage of 5295 Kersland Drive.

- 2.6 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.

Urban Design

- 2.7 Arrangements shall be made to the satisfaction of the Director of Planning and Director of Legal Services to secure access through the underground parking on this site to allow for the future development on the adjacent property at 5295 Kersland Drive (Lot 23, Block 840, District Lot 526, Plan 8324).

Housing

- 2.8 If eligible tenants are identified to be residing on the site, the applicant will deliver a Tenant Relocation Plan to the satisfaction of the General Manager Planning, Urban Design and Sustainability and will enter into a 219 Covenant and/or such other agreements as the General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services determine are necessary to require the applicant to:
- (a) Provide a Tenant Relocation Plan to the satisfaction of the General Manager of Planning, Urban Design and Sustainability as per the Tenant Relocation and Protection Policy;
 - (b) Provide a notarized declaration prior to issuance of the development permit that demonstrates that each tenant has been given written notice of the intent to redevelop the property; that indicates the number of units occupied on the date of the notice; and includes copies of a letter addressed to each tenant summarizing the Tenant Relocation Plan offer and signed as received by each tenant; and
 - (c) Provide a Final Tenant Relocation Report prior to issuance of the Occupancy Permit. The Report must outline the names of tenants; indicate the outcome of their search for alternate accommodations; summarize the total monetary value given to each tenant (moving costs, rents, any other compensation); and include a summary of all communication provided to the tenants.

Sustainability

- 2.9 The applicant will enter into an agreement with the City, on terms and conditions acceptable to the Director of Sustainability and the Director of Legal Services, that requires the future owner of the building to report energy use data, on an aggregated basis, for the building as a whole and certain common areas and building systems. Such an agreement will further provide for the hiring of a qualified service provider to assist the building owner for a minimum of three years in collecting and submitting energy use data to the City.

Community Amenity Contribution

- 2.10 Pay to the City the cash Community Amenity Contribution of \$2,688,661 which the applicant has offered to the City and which is to be allocated to support the delivery of the *Cambie Corridor Public Benefits Strategy*. Payment is to be made prior to enactment of the CD-1 By-law, at no cost to the City and on terms and conditions satisfactory to the Director of Legal Services.

Environmental Contamination

- 2.11 If 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.

- (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: 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.

* * * * *

5235-5275 Kersland Drive
DRAFT CONSEQUENTIAL AMENDMENTS

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: 010-153-012; Lot 24 Block 840 District Lot 526 Plan 8324;
- (b) PID: 010-153-195; Lot 25 Block 840 District Lot 526 Plan 8324;
- (c) PID: 010-153-225; Lot 26 Block 840 District Lot 526 Plan 8324; and
- (d) PID: 004-170-075; Lot 27 Block 840 District Lot 526 Plan 8324.

* * * * *

PUBLIC CONSULTATION SUMMARY

1. List of Engagement Events, Notification, and Responses

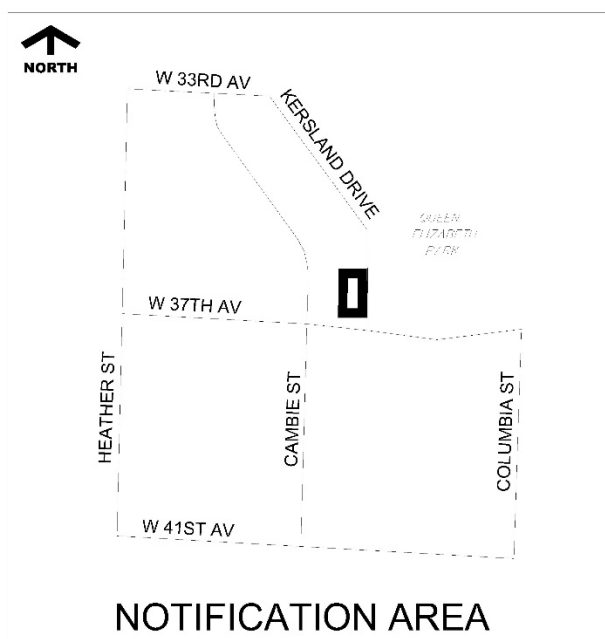
	Date	Results
Event		
Virtual open house (City-led)	May 9, 2022 – May 29, 2022	63 participants (aware)* <ul style="list-style-type: none"> • 21 informed • 6 engaged
Public Notification		
Postcard distribution – Notice of rezoning application and virtual open house	May 6, 2022	1,489 notices mailed
Public Responses		
Online questions	May 9, 2022 – May 29, 2022	no submittals
Online comment forms <ul style="list-style-type: none"> • Shape Your City platform 	February, 2022 – April, 2023	13 submittals
Overall position <ul style="list-style-type: none"> • support • opposed • mixed 	February, 2022 – April, 2023	13 submittals <ul style="list-style-type: none"> • 7 responses • 4 responses • 2 responses
Other input	February, 2022 – April, 2023	3 submittals
Online Engagement – Shape Your City Vancouver		
Total participants during online engagement period	February, 2022 – April, 2023	457 participants (aware)* <ul style="list-style-type: none"> • 143 informed • 13 engaged

Note: All reported numbers above are approximate.

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

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

2. Map of Notification Area



3. Analysis of All Comments Received

Below is an analysis of all public feedback by topic.

Generally, comments of support fell within the following areas:

- **Housing configuration:** This development will give opportunity for home ownership in the community. Three-bedroom homes in this development is appreciated.
- **Height, density and massing:** The height, density, and massing of this development is supported as it is close proximity to rapid transit routes and allows for more walkable and livable neighbourhoods.
- **Cambie Corridor Plan:** This rezoning complies with Phase 3 of the Cambie Corridor Plan which calls for developments to construct family-oriented homes.

Generally, comments of concern fell within the following areas:

- **Amenities:** There are a lack of amenities such as elementary schools for new residents entering the community.
- **Traffic and safety:** Kersland Drive is very narrow and cannot accommodate additional vehicular movement as a result of this development. The lack of visibility for vehicles exiting onto 33rd Avenue and 37th Avenue will result in additional accidents.

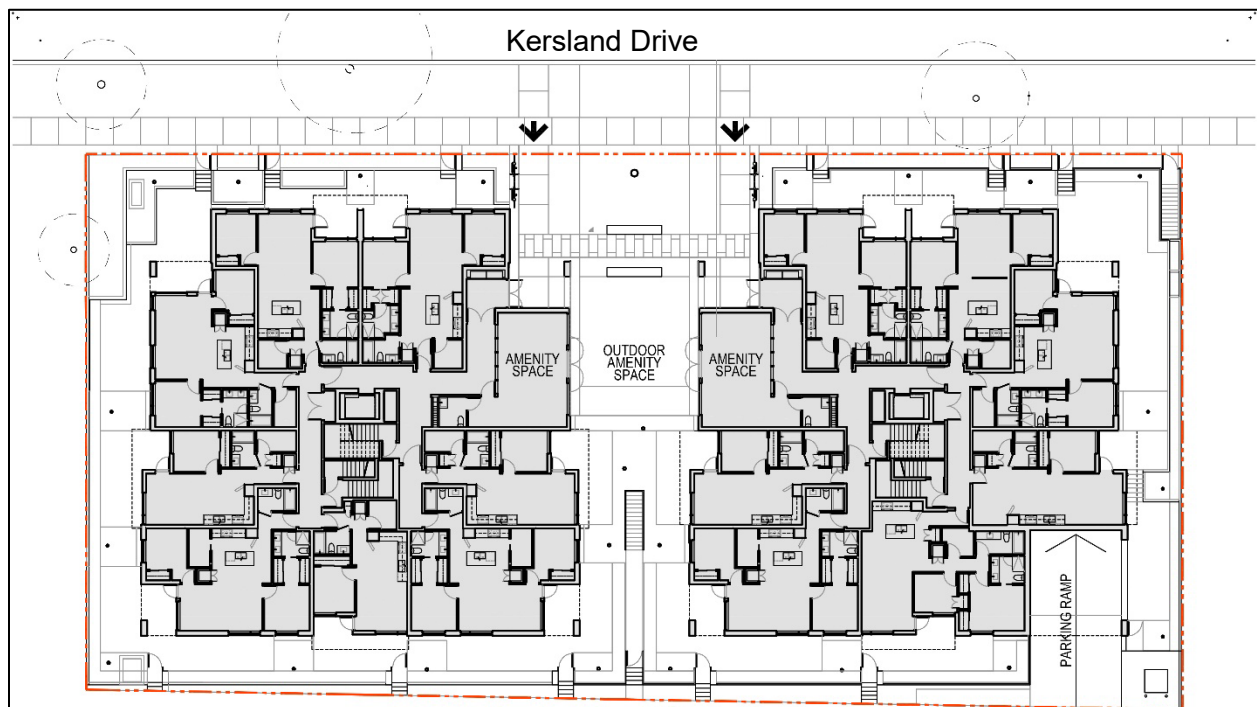
* * * * *

**5235-5275 Kersland Drive
FORM OF DEVELOPMENT DRAWINGS**

Application Proposal for Two Buildings – Perspective from Kersland Drive



Application Proposal – Plan Showing Two Buildings



Two Building Proposal – West Elevation from Lane



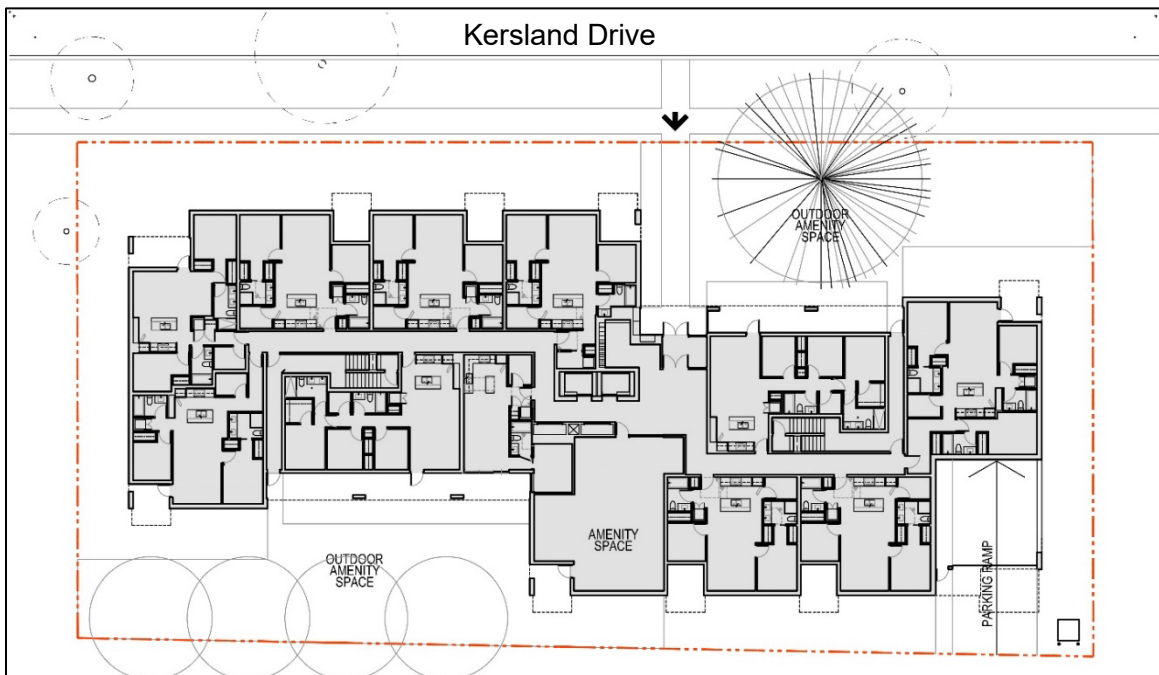
Two Building Proposal – Second Storey Floor Plan



Perspective of Recommended Massing for Tree Retention from Kersland Drive



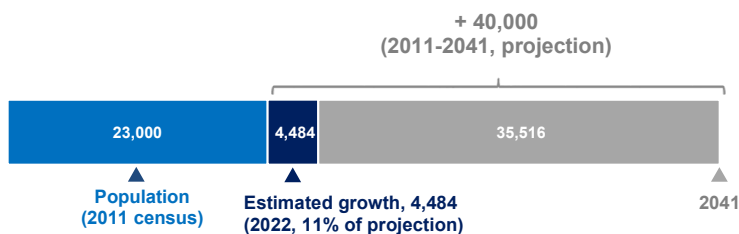
Recommended Revised Massing to One Building with Retained Austrian Pine Tree



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

POPULATION GROWTH^a

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

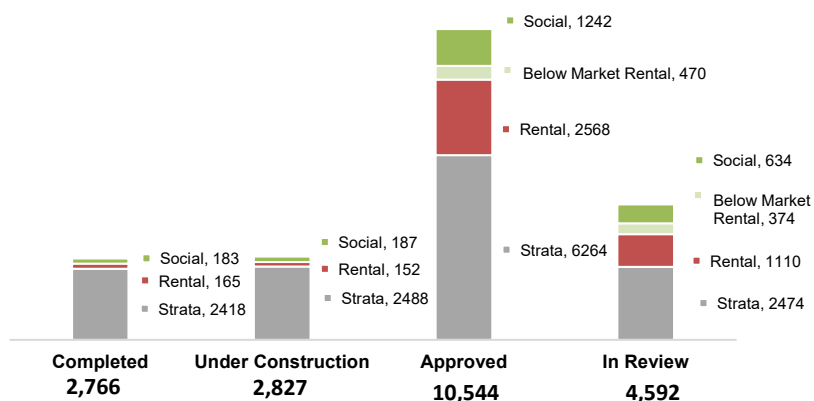


DEVELOPMENT ACTIVITY (UNITS)^b

Recent rezoning approvals:

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

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



PUBLIC BENEFITS ACHIEVED AND IN PROGRESS (North of 57th Avenue)^c

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

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

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

EXPLANATORY NOTES

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

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

^b **Development Activity:** The Development Activity Chart includes Building Permits, Development Permits, and rezoning applications:

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

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

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

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

**5235-5275 Kersland Drive
PUBLIC BENEFITS SUMMARY**

Project Summary

The recommendation is for a five-storey building containing 65 strata-titled residential units.

Public Benefit Summary:

The project would generate a DCL payment and a cash CAC to be allocated toward the Cambie Corridor Public Benefits Strategy.

	Current Zoning	Proposed Zoning
Zoning District	RS-1	CD-1
Floor Space Ratio (Site area = 2,658.7 sq. m / 28,618 sq. ft.)	0.7	2.0
Floor Area	1,861.0 sq. m (20,032 sq. ft.)	5,317.4 sq. m (57,236 sq. ft.)
Land Use	Single-Detached Residential	Multi-Dwelling Residential

Summary of Additional Development Contributions Expected under Proposed Zoning

City-wide DCL ¹	\$1,145,865
Utilities DCL ¹	\$681,109
Community Amenity Contribution – cash	\$2,688,661
TOTAL	\$4,515,635

¹ Based on by-laws in effect as of September 30, 2022. 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 details.

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5235-5275 Kersland Drive
APPLICANT, PROPERTY, AND DEVELOPMENT PROPOSAL INFORMATION

Property Information

Address	Property Identifier (PID)	Legal Description
5235 Kersland Drive	004-170-075	Lot 27 Block 840 District Lot 526 Plan 8324
5243 Kersland Drive	010-153-225	Lot 26 Block 840 District Lot 526 Plan 8324
5257 Kersland Drive	010-153-195	Lot 25 Block 840 District Lot 526 Plan 8324
5275 Kersland Drive	010-153-012	Lot 24 Block 840 District Lot 526 Plan 8324

Applicant Information

Architect	Baldwin Architecture
Registered Owners	1236235 B.C. Ltd.
Developer	Listraor and Locarno

Development Statistics

	Permitted Under Existing Zoning	Proposed	Recommended Other Than Proposed
Zoning	RS-1	CD-1	
By-Law Site Area	2,658.7 sq. m (28,618 sq. ft.)	2,658.7 sq. m (28,618 sq. ft.)	
Land Use	Residential	Residential	
Maximum Density	0.7 FSR	2.0 FSR	
Maximum Height	10.7 m (35 ft.)	15.4 m (51 ft.)	18.0 m (59 ft.)
Floor Area	1,861.0 sq. m (20,032 sq. ft.)	5,317.4 sq. m (57,236 sq. ft.)	
Residential Units	-	Total: 63 strata-titled residential units 17 one-bedroom units 38 two-bedroom units 8 three-bedroom units	Total: 65 strata-titled residential units 19 one-bedroom units 39 two-bedroom units 7 three-bedroom units
Parking and Bicycle Spaces	As per Parking By-law	91 vehicle spaces 150 bicycle spaces 1 passenger loading space	As per Parking By-law
Natural assets	10 existing on-site By-law trees and 11 City street trees	0 on-site trees retained 25 new trees proposed 3 retained City street trees Confirmed at development permit stage	Retention of Tree #3282 (Austrian Pine 122cm dbh)

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