



REFERRAL REPORT

Report Date: July 11, 2023
Contact: Yardley McNeill
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RTS No.: 15859
VanRIMS No.: 08-2000-20
Meeting Date: July 25, 2023

TO: Vancouver City Council
FROM: General Manager of Planning, Urban Design and Sustainability
SUBJECT: Rezoning: 6333-6369 Yukon 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-law(s), in accordance with the recommendations set out below, for consideration at the Public Hearing.

RECOMMENDATION FOR PUBLIC HEARING

- A. THAT the application by B+H Architects on behalf of Cielle Yukon BT Ltd. the registered owner of the lands located at 6333-6369 Yukon Street [*Lot 15, 14, and 13 of Lot 2 Block 999 District Lot 526 Plan 5531; PIDs 011-138-637, 011-138-629, and 011-138- 611 respectively*] to rezone the lands from RS-1 (Residential) District to RM-8A (Residential) District, be approved in principle;

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

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

- B. THAT, subject to approval of the zoning amendment by-law, the Subdivision By-law be amended generally as set out in Appendix C;

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

- C. THAT Recommendations A and B be adopted on the following conditions:
- (i) THAT the passage of the above resolutions creates no legal rights for the applicant or any other person, or obligation on the part of the City; any expenditure of funds or incurring of costs is at the risk of the person making the expenditure or incurring the cost;
 - (ii) THAT any approval that may be granted following the public hearing shall not obligate the City to enact a by-law rezoning the property, and any costs incurred in fulfilling requirements imposed as a condition of rezoning are at the risk of the property owner; and
 - (iii) THAT the City and all its officials, including the Approving Officer, shall not in any way be limited or directed in the exercise of their authority or discretion, regardless of when they are called upon to exercise such authority or discretion.

REPORT SUMMARY

This report recommends a plan amendment to the Zoning and Development By-law for 6333-6369 Yukon Street. The proposed amendment would rezone the properties from RS-1 (Residential) District to RM-8A (Residential) District to allow for a townhouse or rowhouse development. The maximum floor space ratio (FSR) for RM-8A can be up to 1.20.

The application meets the intent of the *Cambie Corridor Plan* (“the Plan”). Staff recommend that the application be referred to a Public Hearing, with the recommendation of the General Manager of Planning, Urban Design and Sustainability to approve it in principle, subject to the Public Hearing, and conditions contained within Appendix B.

COUNCIL AUTHORITY/PREVIOUS DECISIONS

- Vancouver Plan (2022)
- Cambie Corridor Plan and Cambie Corridor Public Realm Plan (2018)
- RM-8, RM-8A, RM-8N and RM-8AN Districts Schedule (2018, amended 2023)
- RM-8A and RM-8AN Guidelines (2018, amended 2023)
- Housing Needs Report (2022)
- Tenant Relocation and Protection Policy (2019, amended 2023)
- Density Bonus Contributions (2014, amended 2023)
- Vancouver Utilities Development Cost Levy By-law No. 12183
- Development Cost Levy By-law No. 9755
- Latecomer Policy (2021)
- Green Buildings Policy for Rezonings (2010, amended 2022)
- Urban Forest Strategy (2014)

REPORT

Background/Context

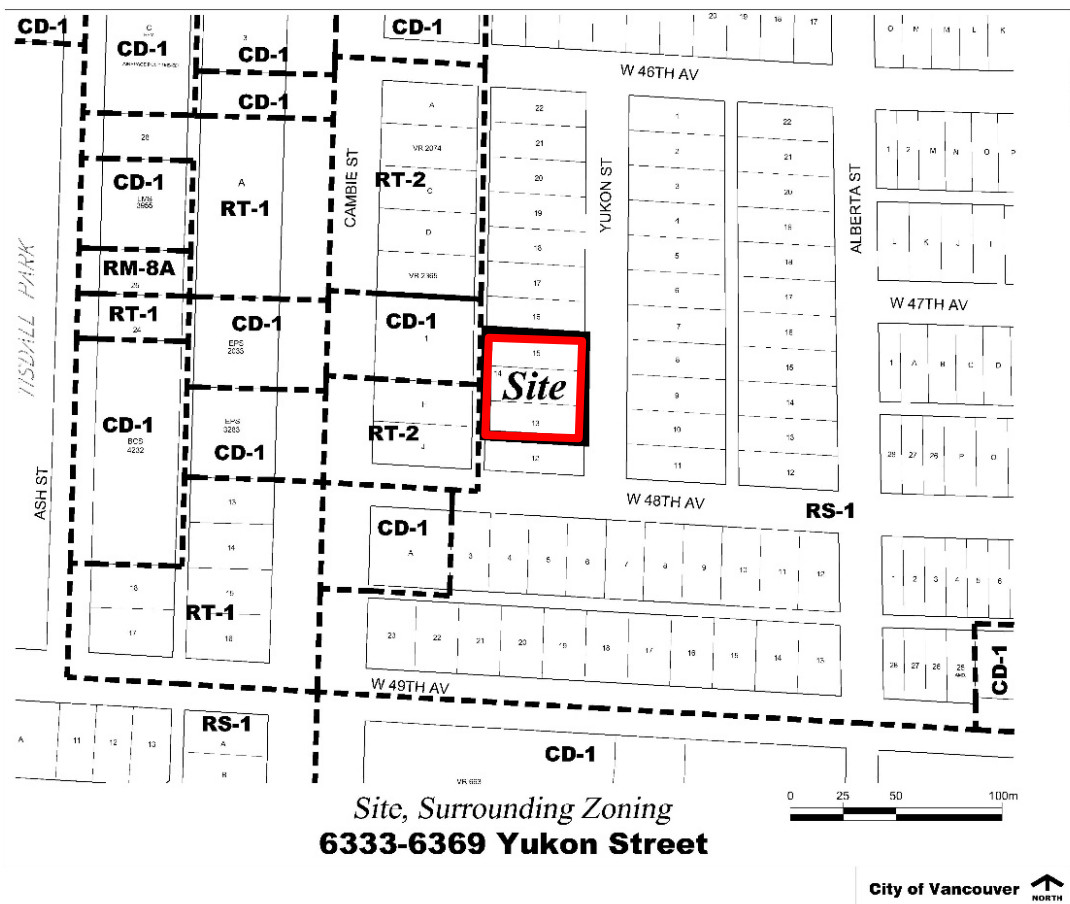
1. Site and Context

The subject site at 6333-6369 Yukon Street (see Figure 1) is comprised of three legal parcels with single dwellings along Yukon Street, one block east of Cambie Street, between West 46th Avenue and West 48th Avenue. The site area is approximately 2,298 sq. m (24,736 sq. ft.), with a frontage of 49.4 m (162 ft.) along Yukon Street and a depth of 46.9 m (154 ft.).

The site and surrounding areas to the north, east and south are zoned RS-1 and the site is developed with three single-detached homes. To the west of the site, along Cambie Street, is a mixture of CD-1, RT-1 and RT-2 developments. The site is eligible for rezoning to RM-8A under the *Cambie Corridor Plan*. The Langara 49th Avenue Canada Line Station is one block away and Tisdall Park and the 45th Avenue Bikeway are approximately two blocks away.

The houses were constructed in 1950 and 1989 and are not listed on the *Vancouver Heritage Register*. The property contains two rental tenancies and tenant protection applies.

Figure 1: Location Map – Site and Context



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* which is generally in alignment with the *Vancouver Plan*.

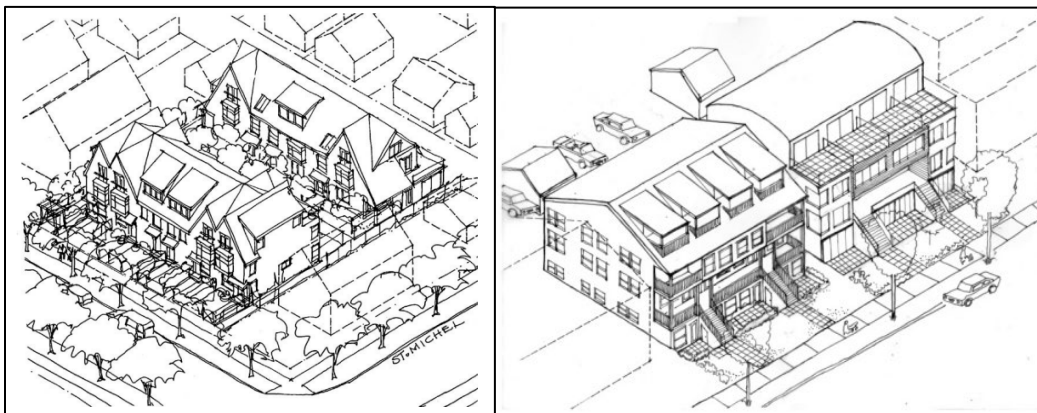
Cambie Corridor Plan (“the Plan”) – The *Plan* guides the transformation of the Corridor into an area where people can live, work, shop, play and learn – all within close proximity to the Canada Line. The Corridor’s population is anticipated to double by 2041, with 30,000 new homes, making it one of the largest growth areas outside of downtown.

The *Plan* identifies over 1,100 detached lots as eligible to redevelop for townhouses, creating opportunities for approximately 8,200 units of much-needed ground-oriented housing. Specifically, Section 4.3.12 of the *Plan* supports residential townhouses or rowhouses for up to three storeys and a maximum density of 1.20 FSR. The City has recently approved a second phase of City-initiated rezoning to RM-8A within the Cambie Corridor, however this site is not included within that area and requires a simplified rezoning to RM-8A.

The site is located within the Oakridge neighbourhood, which is a regionally designated Municipal Town Centre. This area is expected to evolve over time to become an urban hub with increased residential density, job space and shops and services to support an active street life. For off-arterial locations, which includes the subject site, a variety of new housing types and tenures are expected to allow more people to live in this area. The intent for this neighbourhood is to introduce family-friendly, ground-oriented housing in the form of townhouses or rowhouses. This will provide needed housing options and transitions from the taller buildings along Cambie Street towards the adjacent lower-density areas.

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

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



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

Tenant Relocation and Protection Policy (“TRP Policy”) - The *TRP Policy* is intended to protect tenants by mitigating the impacts of displacement resulting from redevelopment activity, while recognizing that some renewal is necessary to maintain the health of the overall rental stock. A Tenant Relocation Plan (TRP) is required when eligible tenants are displaced as a result of redevelopment or major renovation activity.

The TRP Policy extends policy coverage to projects involving consolidation of two or more lots that contain existing secondary rental. The TRP Policy exempts tenancies entered into after the purchase of the property that are of a length of two years or less as of the date of the rezoning application. One existing tenant is eligible for a TRP.

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 the most recent HNR when developing a development plan, or when amending a development plan in relation to Council’s housing policies respecting affordable housing, rental housing and special needs housing.

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

Strategic Analysis

1. Simplified Rezoning Process

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

Staff review drawings according to the RM-8A/AN design guidelines at a future Development Permit process which streamlines the rezoning process.

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

2. Tenants

The rezoning site contains existing rental residential uses, including three units of secondary rental housing.

One of the two existing residential tenancies are eligible under the *TRP Policy*. The applicant has provided a Tenant Relocation Plan (TRP) for eligible tenants which meets the requirements of the City’s *TRP Policy*, which is summarized in Appendix D of this report.

All residential tenancies are protected under the provincial Residential Tenancy Act.

3. Transportation and Parking

The site is well served by public transit as it is one block from Cambie Street, which is part of TransLink's Frequent Transit Network (FTN) and is approximately one block from the Langara 49th Avenue Canada Line station. The 45th Avenue Bikeway is three blocks away, providing sustainable transportation options.

Parking, loading and bicycle spaces must align with the Parking By-law and will be reviewed at time of Development Permit application when architectural drawings are submitted. Off-site improvements are required on Yukon Street including the provision of a new sidewalk, street and intersection lighting, speed humps and the reconstruction of the laneway from the northern extent of the development to the intersection with 48th Avenue.

The *Cambie Corridor Public Realm Plan* requires Secondary Active Links for pedestrians and cyclists to break up longer blocks. The proposal will require the construction of a 2.44 m (8 ft.) wide paved path on the north side of the site connecting Yukon Street and the lane.

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

Natural Assets – The *Urban Forest Strategy* seeks to protect and strengthen Vancouver's urban forest and tree canopy. The Protection of Trees By-law requires that permission be granted to remove trees to protect viable trees while supporting a healthy urban forest. A landscape plan and arborist report at the Development Permit stage allows staff to apply conditions to enhance green assets in and around the site.

5. Public Input

A site sign was installed on June 27, 2022. Approximately 1,854 notification postcards were distributed within the neighbouring area on or about July 6, 2022. Notification, application information, and an online comment form was provided on the Shape Your City website (<https://shapeyourcity.ca/>). A total of 190 people signed onto the website to review the application. Staff received two responses from the public: one in support and one in opposition.

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

6. Public Benefits

Density Bonus Zone Contribution (DBZ) – Applications for the RM-8A/AN District are exempt from paying a Community Amenity Contribution (CAC), per the *Community Amenity Contributions for Rezoning*s Policy. The application is instead subject to a DBZ contribution, payable prior to Building Permit issuance, calculated on the additional density above 0.75 FSR and up to the 1.20 FSR maximum. Based on the rates in effect as of September 30, 2022, it is estimated that the project would pay a DBZ contribution of \$668,651, should it achieve the maximum 1.20 FSR.

Development Cost Levies (DCLs) – This site is currently subject to both a City-wide and a Utilities DCL. DCLs are payable prior to Building Permit issuance based on rates in effect at that time and the floor area proposed at the Development Permit stage. Based on the rates in effect as of September 30, 2022, it is estimated that the project will pay DCLs of \$219,654, should it achieve the maximum 1.20 FSR.

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

Financial Implications

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

CONCLUSION

Staff have reviewed the application to rezone 6333-6369 Yukon Street from RS-1 to RM-8A for a townhouse or rowhouse development in alignment with the RM-8A/AN District Schedule and the *Cambie Corridor Plan*.

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

* * * * *

6333-6369 Yukon Street
PROPOSED BY-LAW AMENDMENTS

Note: A By-law to rezone an area to RM-8A will be prepared generally in accordance with the provisions listed below, subject to change and refinement prior to posting.

Zoning District Plan Amendment

1. This by-law amends the Zoning District Plan attached as Schedule D to By-law No. 3575, and amends or substitutes the boundaries and districts shown on it, according to the amendments, substitutions, explanatory legends, notations, and references shown on the plan attached as Schedule A to this by-law, and incorporates Schedule A into Schedule D of By-law No. 3575.
2. The area shown within the heavy black outline on Schedule A is rezoned and moved from the RS-1 District Schedule to the RM-8A District Schedule.

Schedule A



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6333-6369 Yukon 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:

Urban Design

- 1.1 Design development to provide four ft. sideyard setback from north Statutory Right of Way, as per Section 3.1.2.5 of RM-8A District Schedule, to create space for a landscape buffer and building articulation. Refer to Engineering Condition 2.2.

Sustainability

- 1.2 All new buildings in the development will meet the requirements of the *Green Buildings Policy for Rezoning*s (amended May 18, 2022), located here <https://guidelines.vancouver.ca/policy-green-buildings-for-rezonings.pdf>

Note to Applicant: Refer to the most recent bulletin *Green Buildings Policy for Rezoning*s – *Process and Requirements*.

Engineering

- 1.3 The owner or representative is advised to contact Engineering to acquire the project's permissible street use. Prepare a mitigation plan to minimize street use during excavation & construction (i.e. consideration to the building design or sourcing adjacent private property to construct from) and be aware that a minimum 60 days lead time for any major crane erection / removal or slab pour that requires additional street use beyond the already identified project street use permissions.
- 1.4 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.
- 1.5 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.

- 1.6 Confirmation that gates/doors are not to swing more than 0.3 m (1.0 ft.) over the property lines or into the SRW area.
- 1.7 Provision of a landscape and site plan that reflect the improvements to be provided as part of the Services Agreement.
- 1.8 Provision of the following information as part of the architectural drawing submission at the Development Permit stage to facilitate a complete Transportation review:
 - (a) A complete tech table is required showing the calculations for the minimum required parking, loading, bicycle spaces and the number of spaces being provided.
 - (b) All types of parking and loading spaces individually numbered and labelled.
 - (c) Dimension of any/all column encroachments into parking stalls.
 - (d) Identification of all columns in the parking layouts.
 - (e) Dimensions for typical parking spaces.
 - (f) Dimensions of additional setbacks for parking spaces due to columns and walls.
 - (g) Dimensions of maneuvering aisles and the drive aisles at the parkade entrance and all gates.
 - (h) Section drawings showing elevations and minimum vertical clearances for parking levels, loading bays, ramps, and security gates.

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

Note to Applicant: The slope and length of the ramped sections at all breakpoints to be shown on the submitted drawings.
 - (l) Indication of the stair-free access route from the Class A bicycle spaces to reach the outside.

Note to Applicant: Stair ramps are not generally acceptable.
 - (m) Existing street furniture including bus stops, benches etc. to be shown on plans.
 - (n) The location of all poles and guy wires to be shown on the site plan.

Note to Applicant: Engineering has not completed a formal nor fulsome review of any architectural landscape plans submitted through this simplified rezoning application. Any comments based upon architectural or landscape drawings received as part of this application are provided as guidance only and a formal review by Engineering will only be provided through the Development Permit application review and process. Our comments are as follows;

- Design development to improve access and design of bicycle parking, as per the Parking By-law. Note the maximum permitted number of bikes per each bicycle room. Each bicycle room shall have independent access.
- 1.9 Provision of a complete Rainwater Management Plan (RWMP) to be submitted to clearly indicate how the onsite system achieves the prescribed performance requirements as detailed in the Zoning and Development By-law and the Rainwater Management Bulletin.
- (a) Ensure best management practice and requirements are adhered to for the design of the proposed infiltration facility:
- (i) Minimum horizontal setback of 5 m. from any edge of building foundation and 3 m. offset from watermains. Relevant dimensions should be indicated on plans and drawings.
 - (ii) Specify the proposed design infiltration rate for drawdown time calculations.
 - (iii) Preferred estimated drawdown for the entire rainwater storage volume is less than or equal to 48 hours using the design infiltration rate.
 - (iv) Infiltration facility must be able to accommodate the expected loading imposed at grade.
 - (v) Minimum 0.60 m. vertical separation from the proposed bottom of the facility and seasonally high groundwater table.
 - (vi) Shall not be proposed at locations where there are known contamination concerns.

Note to Applicant: Infiltration is highly encouraged by the City and qualifies as a Tier 1 proposal in meeting the volume reduction requirement. See Bulletin 2019-008-PL Siting Requirements for On-Site Infiltration Systems for further information.

Note to Applicant: The total rainfall depth may be set to 24mm in calculations using the 24-hour SCS Type 1A storm distribution to demonstrate how the Volume Reduction requirement is achieved onsite. Time steps should be revised to be consistent with what is provided in Table 5-8 of the City's Engineering Design Manual. Alternatively, a conservative static method using the equation below may be used:

$$T = \frac{V}{(A)(K)}$$

T = drawdown time (hr)

V = volume of rainwater retained for infiltration (m³)

A = bottom surface area of the infiltration facility (m²)

K = design infiltration rate for underlying subsoil (m/hr)

- (b) If onsite infiltration is proposed as part of the preliminary/final RWMP, provide a preliminary/final Infiltration Study that includes the following:
- (i) A preliminary/final evaluation of the potential for and risks of onsite rainwater infiltration, such as slope stability and soil contamination.
 - (ii) Results of infiltration testing at likely locations for infiltration practices and a proposed design infiltration rate.
 - (iii) Soil stratigraphy.
 - (iv) Depth to bedrock and seasonally high groundwater at likely locations for infiltration practices.
- (c) Calculate the volume of any detention system volume to 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 & Tier 2 practices.
- (d) 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. Supporting calculations and specifications are necessary to demonstrate adequate design of the proposed raingarden such as:
- (i) Impervious Area to Pervious Area (I/P) ratio below maximum of 30:1.
 - (ii) Appropriate growing/filter medium with minimum depth of 450mm for effective filtration of pollutants.

Note to Applicant: If bioretention basins with infiltration capabilities proves to be unfeasible, the BMP may still achieve the water quality control requirements and contribute to the Volume Reduction requirement if lined and proposed with appropriate growing medium specifications which can be found in City of Vancouver's [Construction Specifications](#) (2019) Clause 2.10 of Section 32 91 21 - Bioretention Soil (Park Turf Mix).

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

Note to Applicant: The Rational Method would be suitable for a proposed development of this size but if the hydrograph method is preferred then please use the AES 1 hour storm distribution as shown in the City's Engineering Design Manual for estimating peak flows and storage required for release rate control.

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

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

- 1.10 Provision of a Rainwater Management Agreement to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services registered prior to the issuance of a Development Permit.
- 1.11 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.
- 1.12 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.
- 1.13 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) The bulk excavation depth and foundation slab depth in metres below ground surface and metres geodetic.
 - (ii) Adequate characterization and if required, monitoring of hydrostratigraphic units above the proposed slab depth. This may include any discrete high permeable zones which would contribute to groundwater discharge from the site.
 - (iii) Provide a quantitative estimate (in litres per minute) of both the anticipated construction dewatering/drainage rate and the permanent (post-construction) dewatering/drainage rate for City approval. 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.

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

Important Note to Applicant: Your site is located within a Groundwater Area of Concern, and as such is subject to the requirements outlined in the Groundwater Management Bulletin. This rezoning submission is not compliant with the City's requirements as it does not include a hydrogeological study.

Given the information presented in the Preliminary Geotechnical Report (dated February 14, 2022), the City will permit the applicant to provide the required hydrogeological study in their subsequent submission as noted in the conditions above.

- 1.14 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 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.
- 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; and
 - (b) The abandonment or removal of all existing storm, sanitary, and combined sewer mains that are no longer in use due to the development of the site.

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

- 1.16 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>.

- (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 Building grade application is required for this site. Building grades are required to be finalized prior to Development Permit application.
- 1.19 Follow Cambie Corridor streetscape design guidelines.
- 1.20 The landscape plan is to be updated as follows:
 - (a) The following statement is to be placed on the landscape plan: “This plan is “NOT FOR CONSTRUCTION” and is to be submitted for review to Engineering Services a minimum of 8 weeks prior to the start of any construction proposed for public property. No work on public property may begin until such plans receive “For Construction” approval and related permits are issued. Please contact Engineering, Development Services and/or your Engineering, Building Site Inspector for details.” and
 - (b) Remove the existing pavers from the front boulevard on Yukon Street.

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 and the Director of Legal Services for the consolidation of Lots 13, 14 and 15, all of Lot 2, Block 999, District Lot 526, Plan 5531 to create a single parcel.
- 2.2 Provision of a building setback and surface Statutory Right of Way (SRW) for public pedestrian and cyclist use over a portion of the site, along the north edge to achieve a 2.44 m (8.0 ft) offset distance measured from the property line for a Secondary Active Link between Yukon Street and the lane.

Note to Applicant: An additional four ft. building setback from the SRW will be required during the Development Permit phase in order to create space for landscape buffer and any building articulation as per Urban Design condition 1.1.

- 2.3 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 2.4(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 Morrison Hershfield Ltd. dated March 18, 2022, no water main upgrades are required to service the development.

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 6333, 6339 and 6369 Yukon Street require the following in order to improve sanitary and storm conditions:

Local Servicing Upgrade:

- Separate 110 m of 250 mm COMB main to 300 mm STM and 200 SAN along Yukon St from MH_FJCODD fronting 6288 Yukon to MH_FJCNKK fronting 418 West 48th Avenue.

The lengths and diameters of these improvements are approximate and subject to detailed design by Developer’s Engineer.

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 proposed 300 mm STM and 200 SAN in Yukon Street.

Developer's Engineer to submit design brief, calculations and/or model, and design drawings to the City. All submittals including Issued for Construction (IFC) drawings are required to be reviewed and accepted by the City Engineer prior to Building Permit issuance.

Note to Applicant: The Sewer servicing plan for this area is under development. Developer to contact City Engineer prior to commencing design or analysis of sewer system as the upgrade requirement may be modified based on servicing plan (requirement will be approximately equivalent to the above condition).

Note to Applicant: The City reserves the right to deliver the Yukon Street upgrade as per the provisions under the Services Agreement at the applicant's cost. Prior to commencing any design work, the Applicant is to contact the Development Water Resources Management (DWRM) Branch at utilities.servicing@vancouver.ca.

- (c) Provision of street improvements along Yukon Street adjacent to the site and appropriate transitions including the following:
 - (i) 2.14 m (7.0 ft) wide broom finish saw-cut concrete sidewalk.
 - (ii) Curb ramps on the northwest corner of Yukon Street and West 48th Avenue.
 - (iii) Curb ramp on the south side of West 48th Avenue, at Yukon Street.
- (d) Provision for the construction of a Secondary Active Link located on the north side of the site for both walking and cycling that follows the guidelines in the Cambie Corridor Public Realm Plan including a 2.44 m (8.0 ft) wide paved path within the SRW area.
- (e) Provision of upgraded street lighting (roadway and sidewalk) adjacent to the site to current City standards and IESNA recommendations.

Note to Applicant: A lighting simulation is required prior to Development Permit issuance.
- (f) Provision of entire intersection lighting upgrade to current City standards and IESNA recommendations at Yukon Street and West 48th Avenue.
- (g) Provision of new or replacement duct banks adjacent to the development site that meet current City standards. Duct banks are to consist of electrical and communication ducts sized to meet City needs in a configuration acceptable by the General Manager of Engineering Services and in conformance with applicable electrical codes and regulations. A detailed design will be required prior to the start of any associated street work.

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

- (h) Provision to reconstruct the laneway from the northern extent of the development site to the intersection with West 48th Avenue per City "Higher Zoned Lane" pavement structure specifications with a centre valley cross section. Install a new catch basin in the laneway.
 - (i) Provision of speed humps in the lane west of Yukon Street between West 46th Avenue and West 48th Avenue.
 - (j) 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.
- 2.4 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) Sewer upgrades per condition 2.3(b)

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.

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

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

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

Housing

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

Note to Applicant: If a long period of time elapses between Public Hearing and before issuance of a 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 Submit a site disclosure statement to Environmental Services;
- 2.8 As required by the Manager of Environmental Services and the Director of Legal Services, in their discretion, do all things and/or enter into such agreements deemed necessary to fulfill the requirements of Section 571(B) of the Vancouver Charter; and
- 2.9 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.

* * * * *

6333-6369 Yukon 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 property from the RS-1, RS-3, RS-3A, RS-5 and RS-6 maps forming part of Schedule A of the Subdivision By-law:

- (a) PID 011-138-637; Lot 15 of Lot 2 Block 999 District Lot 526 Plan 5531;
- (b) PID 011-138-629; Lot 14 of Lot 2 Block 999 District Lot 526 Plan 5531; and
- (c) PID 011-138-611; Lot 13 of Lot 2 Block 999 District Lot 526 Plan 5531.

* * * * *

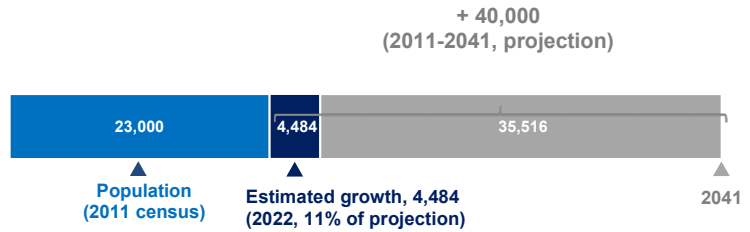
**SUMMARY OF TENANT RELOCATION PLAN FOR
6333-6369 Yukon Street**

Tenant Relocation and Protection Requirements	Tenant Relocation Plan Offer Financial Compensation
Financial Compensation	<ul style="list-style-type: none"> • Compensation in the form of free rent, a lump sum payment, or a combination of both, will be available for each unit eligible for Tenant Relocation Plan according to the following schedule: <ul style="list-style-type: none"> ○ 4 months' rent for tenancies up to 5 years; ○ 5 months' rent for tenancies over 5 years and up to 10 years; ○ 6 months' rent for tenancies over 10 years and up to 20 years; ○ 12 months' rent for tenancies over 20 years and up to 30 years; ○ 18 months' rent for tenancies over 30 years and up to 40 years; and ○ 24 months' rent for tenancies over 40 years.
Notice to End Tenancies	<ul style="list-style-type: none"> • Landlord to provide regular project updates to tenants throughout the development approvals process. • A minimum of four months' notice to end tenancy after all permits are issued is required (e.g. all development, building, and demolition permits in place).
Moving Expenses (flat rate or arrangement of an insured moving company)	<ul style="list-style-type: none"> • A flat rate of \$750 for a bachelor or 1-bedroom unit, and \$1,000 for a 2- or more bedroom unit.
Assistance in Finding Alternate Accommodation (3 options)	<ul style="list-style-type: none"> • Staff to distribute tenant needs assessment surveys. These surveys will be used in relocation efforts and to identify tenants' needs and preferences. • Applicant to monitor rental market and provide tenants requesting assistance with three options in Vancouver that best meet the tenants' identified priorities.
Additional Support for Low Income Tenants or Tenants Facing Other Barriers to Appropriate Housing	<ul style="list-style-type: none"> • For low income tenants and tenants facing other barriers to housing, as defined in the TRP Policy, assistance in securing a permanent, suitable affordable housing option.

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.

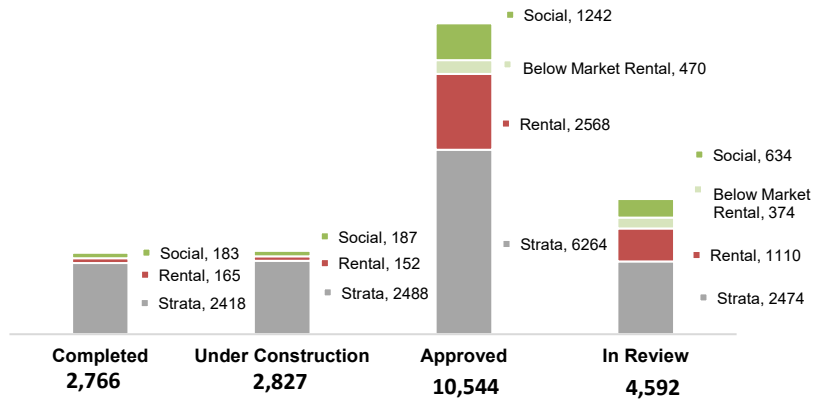


DEVELOPMENT ACTIVITY (UNITS)^b

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
<p>See Chapter 13 of the Cambie Corridor Plan for more details</p> <p>HOUSING^d</p> <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 		<p>7% of secured rental target achieved</p> <p>12% of social housing target achieved</p> <p>○</p>
<p>CHILDCARE</p> <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) 		<p>18% of childcare spaces target achieved</p> <p>➔</p>
<p>TRANSPORTATION / PUBLIC REALM</p> <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) • Ontario and 16th curb bulge bio-retention 	<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) • Alberta St transportation and green rainwater infrastructure upgrades 	<p>✓</p>

	<ul style="list-style-type: none"> 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 			
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.

**633-6369 Yukon Street
PUBLIC BENEFITS INFORMATION**

Public Benefits Information

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

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

Sites that are rezoned to district schedules with a density bonus contribution are not subject to Community Amenity Contributions (CACs). Instead the zoning district for the RM-8A/AN zone includes a density bonus contribution to account for increased density of between 0.75 and 1.20 FSR. The RM-8A/AN sets a base density of 0.75 FSR for duplex or multi-family dwelling uses.

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

Density Bonus Zone Contributions (DBZ)

Density bonusing is a zoning tool that permits applicants to build additional floor space in exchange for contributions towards public benefits such as social housing, community centres, parks, and childcare. DBZs in the Cambie Corridor area applied to support delivery of the Cambie Corridor Public Benefits Strategy (see Appendix E).

Density bonus contribution are payable prior to Building Permit issuance based on rates in effect at that time and the floor area proposed at the Development Permit stage. Density bonus rates are subject to future adjustments by Council, including annual inflationary rate adjustments. A development may qualify for in-stream rate protection from Density bonus rate increases, provided that a Development Permit application has been received prior to the rate adjustment. See the [DBZ Bulletin](#) for additional information.

Development Cost Levies (DCLs)

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

DCL rates are subject to future adjustment by Council. DCLs are payable prior to Building Permit issuance based on rates in effect at that time and the floor area proposed at the Development Permit stage. Applications received prior to the adoption of DCL By-law rate adjustments may qualify for in-stream rate protection, provided a precursor application (rezoning, development permit or building permit application) was submitted prior to the date of a rate increase and a Building Permit is issued within a 12-month period following the date of the DCL rate increase. See the [DCL Bulletin](#) for additional details.

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6333-6369 Yukon Street
PUBLIC BENEFITS SUMMARY

Project Summary

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

	Base Zoning	Proposed Zoning
Zoning District	RS-1	RM-8A
FSR (site area = 2,298 sq. m / 24,736 sq. ft.)	0.70	0.75 to 1.20
Floor Area (sq. ft.)	17,315 sq. ft.	18,552 to 29,683 sq. ft.
Land Use	Single-detached Houses and Duplexes (Residential)	Multiple Dwelling (Residential)

Summary of development contributions anticipated under proposed zoning

City-wide DCL ¹	\$138,026
Utilities DCL ¹	\$81,628
Density Bonus Zone Contribution (for density above 0.75 FSR) ²	\$668,651
TOTAL VALUE OF PUBLIC BENEFITS	\$888,305

¹ Based on bylaws in effect as at September 30, 2022. Rates are subject to future adjustment by Council including annual inflationary adjustments. DCLs are payable prior to building permit issuance based on rates in effect at that time. A development may qualify for 12 months of in-stream rate protection, see the [DCL Bulletin](#) for details.

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

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**6333-6369 Yukon Street
APPLICANT, PROPERTY, AND DEVELOPMENT PROPOSAL INFORMATION**

Property Information

Address	Property Identifier (PID)	Legal Description
6333 Yukon Street	011-138-637	Lot 15 of Lot 2 Block 999 District Lot 526 Plan 5531
6339 Yukon Street	011-138-629	Lot 14 of Lot 2 Block 999 District Lot 526 Plan 5531
6369 Yukon Street	011-138-611	Lot 13 of Lot 2 Block 999 District Lot 526 Plan 5531

Applicant Information

Architect/Applicant	B+H Architects
Property Owner	Cielle Yukon BT Ltd.

Site Statistics

Site Area	2,298 sq. m (24,736 sq. ft.); Site dimensions 49.4 m (162 ft.) x 46.9 m (154 ft.)
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Development Statistics

	Permitted Under Existing Zoning	Development Permitted Under Proposed Zoning
Zoning	RS-1	RM-8A
Uses	Single-detached Houses and Duplexes (Residential)	Multiple Dwelling (Residential)
Maximum Density	0.70 FSR	Up to 1.20 FSR
Floor Area	1,609 sq. m (17,315 sq. ft.)	Up to 2,758 sq. m (29,683 sq. ft.)
Height	10.7 m (35.1 ft.)	Up to 3 storeys (at the street): 11.5 m (37.5 ft.)
Unit Mix	n/a	as per RM-8A/AN District
Parking, Loading and Bicycle Spaces	as per Parking By-law	as per Parking By-law
Natural Assets	To be assessed at the development permit stage	

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