



REFERRAL REPORT

Report Date: August 29, 2023
Contact: Yardley McNeill
Contact No.: 604.873.7582
RTS No.: 15907
VanRIMS No.: 08-2000-20
Meeting Date: September 12, 2023

TO: Vancouver City Council
FROM: General Manager of Planning, Urban Design and Sustainability
SUBJECT: Rezoning: 5504-5536 Victoria Drive

RECOMMENDATION TO REFER

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

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

RECOMMENDATION FOR PUBLIC HEARING

- A. THAT the application by JTA Development Consultants on behalf of 0877281 B.C. Ltd.¹, the registered owner of the lands located at:
- 5504 Victoria Drive [*PID: 014-012-995; Lot 46 Except the West 7 Feet, Now Road Block 9 District Lot 394 Plan 2164*];
 - 5512 Victoria Drive [*PID: 014-013-053; Amended Lot 47 (See 152926L) Block 9 District Lot 394 Plan 2164*]; and
 - 5536 Victoria Drive [*PID: 014-013-061; Amended Lot 49 (See 152927L) Block 9 District Lot 394 Plan 2164*];

to rezone the lands from RT-2 (Residential) to RR-3B (Residential Rental) District, be approved in principle;

¹ Beneficially owned and controlled by Balinder Kaur Johal and Amarjit Singh Johal.

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

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

- B. THAT subject to approval in principle of the rezoning and the Housing Agreement described in Part 2 of Appendix B, the Director of Legal Services be instructed to prepare the necessary Housing Agreement By-law for enactment prior to enactment of the zoning amendment By-law, subject to such terms and conditions as may be required at the discretion of the Director of Legal Services and the General Manager of Planning, Urban Design and Sustainability.
- C. THAT 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 from RT-2 (Residential) District to RR-3B (Residential Rental) District, for the site located at 5504-5536 Victoria Drive. The amendment would allow for a six-storey mixed-use rental building of which 20% of the residential floor area is secured as below-market rental units, in accordance with the *Secured Rental Policy* (“SRP”). An estimated total of 69 secured rental units (55 at market rates and 14 at below-market rates) would be delivered through this application.

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

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

COUNCIL AUTHORITY/PREVIOUS DECISIONS

- Vancouver Plan (2022)
- Secured Rental Policy (2012, last amended 2023)
- RR-3B District Schedule (2023)

- Residential Rental Districts Schedules Design Guidelines (2022)
- Housing Needs Report (2022)
- Housing Vancouver Strategy (2017)
- Family Room: Housing Mix Policy for Rezoning Projects (2016)
- High-Density Housing for Families with Children Guidelines (1992, last amended 2022)
- Tenant Relocation and Protection Policy (2019)
- Green Buildings Policy for Rezoning (2010, last amended 2023)
- Urban Forest Strategy (2014, amended 2018)
- Vancouver Development Cost Levy By-law No. 9755
- Vancouver Utilities Development Cost Levy By-law No. 12183

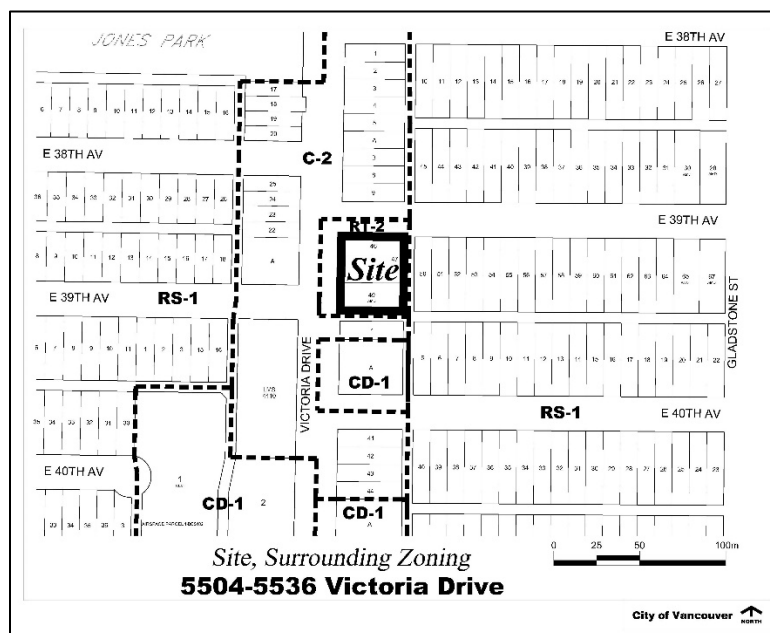
REPORT

Background/Context

1. Site and Context

The subject site (see Figure 1) is comprised of three legal parcels fronting Victoria Drive and East 39th Avenue. The site area is approximately 1,579.4 sq. m (17,000 sq. ft.), with a frontage of 43.2 m (142 ft.) on Victoria Drive and a depth of 36.8 m (121 ft.) on East 39th Ave. This corner site is abutting two lanes to the south and east.

Figure 1: Location Map – Site and Context



The site is zoned for low density multiple dwelling developments under the RT-2 District Schedule. To the east of the site are RS-1 zoned single detached houses. In all other directions, the site is surrounded by C-2 zoned properties that permit six-storey mixed-use rental buildings. The property south of the lane, at the end of the block, is zoned CD-1 and permits a six-storey mixed-use rental building with 30% of units occupied by low income households. The site is currently developed with three single detached houses constructed in the 1940s, which are not listed on the *Vancouver Heritage Register*. The site has seven rental tenancies and the *Tenant Relocation and Protection Policy* applies.

2. Policy Context

Vancouver Plan – The *Vancouver Plan* was approved by Council on July 22, 2022 and is a land use strategy to guide long-term growth of the City over the next 30 years. The approved Vancouver Plan will serve as a framework with further implementation planning work to follow over the next two to four years. The proposal addresses priorities within the *Housing Vancouver Strategy* which aligns with the *Vancouver Plan*.

Secured Rental Policy (“SRP”) – The *SRP* encourages the construction of new purpose-built rental housing in Vancouver. Updates to the *SRP* were approved by Council in December 2021 to streamline the delivery of new rental housing. These included clarifying opportunities for rezoning in low-density areas close to public transit, shopping and other daily needs, and to streamline and simplify the rezoning process by utilizing new rental zones with standardized regulations.

The *SRP* outlines the following locational eligibility criteria for sites in low-density areas:

- In an existing RS or RT zone outside of recent community plan areas (excluding certain RT-zoned areas in Kitsilano and Kensington-Cedar Cottage with high proportions of heritage buildings and multiple conversion dwellings);
- Located within close proximity to public transit and local shopping; and
- On the first full block on either side of an eligible arterial road.

Sites that meet these criteria and that are part of the typical street grid (including having lane or secondary street access to the rear) and are regular in shape, size and other attributes may be considered for rezoning under the *SRP* to one of the new residential rental zones. The applicable option or options are further informed by the site’s size, orientation and adjacent context.

The *SRP* generally supports up to four-storey mixed-use and five-storey residential apartments on arterials, and up to four-storey townhouses or apartments on sites off arterials. Up to six storeys may be considered for projects on arterials where the residential component includes a minimum 20% permanently secured below-market rental housing or 100% social housing. This application complies with location criteria under the *SRP* for six-storey buildings.

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

Further direction on form of development expectations under each of the RR zones is provided in the *Residential Rental Districts Schedules Design Guidelines*. Recognizing that the *SRP* and RR zones are intended to enable incremental change in neighbourhoods that currently consist primarily of detached houses and duplexes, the guidelines support new missing middle buildings that foster neighbourliness and social connection, and contribute to an evolving streetscape which accommodates more architectural variety and diversity of housing options.

Housing Vancouver Strategy – In November 2017, Council approved the *Housing Vancouver Strategy (2018-2027)*. The strategy seeks to shift the supply of new homes toward the right supply, with targets for new units along a continuum of housing types. The Housing Vancouver

targets were based on the core goals of retaining the diversity of incomes and households in the city, shifting housing production towards rental to meet the greatest need, and coordinating action with government and non-profit partners to deliver housing for the lowest income households.

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

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

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

Strategic Analysis

1. Simplified Rezoning Process

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

Under the *SRP*, this site is located on an eligible arterial street and is able to rezone to RR-3A (four-storey mixed-use) or RR-3B (six-storey mixed-use with 20% of residential floor area secured as below-market rental units). The *SRP* requires mixed-use for sites that are a corner lot at an intersection where two or more other corner sites are zoned for commercial use. Out of the eligible options, the applicant has chosen to rezone to RR-3B.

The RR-3B District Schedule permits mixed-use residential buildings up to six-storeys in height and 3.40 FSR, with a minimum 0.35 FSR of non-dwelling uses. Residential uses are permitted on the second storey and above. Residential uses can also be located on the ground floor at the lane, or in the case of corner sites, on the flanking street. Non-dwelling uses are required at the main frontage on the ground floor and may include cultural and recreational, institutional, office, retail and service uses. On some shallow sites and corner sites with a minimum frontage of 40.2 m (132 ft.), a density of up to 3.50 FSR applies. This density is applicable only to sites on arterials that are either a corner lot, adjacent to a site that is currently zoned for commercial or are developed with an existing non-residential use. The schedule also requires a minimum of 20% of the residential floor area to be permanently secured at below-market rental rates, and for 35% of the units to be for families and include two bedrooms or more. Six-storey apartment buildings will introduce incremental change to local streets and will typically be limited in frontage width to achieve a higher degree of compatibility with the existing streetscape.

The rezoning process allows for a secured rental development through a streamlined process. Architectural drawings are not required at the rezoning application stage. The form of development will be reviewed at the development permit stage. All proposals will need to meet the intent and regulations of the RR-3B District. An Urban Design Panel review will not be

required at the development permit stage, as comprehensive design guidelines accompany the RR-3B District Schedule.

2. Housing

The *Housing Vancouver Strategy* seeks to deliver a range of housing tenures across the housing continuum. This application, if approved, would support submission of a development permit for a new six-storey mixed-use rental apartment building to the City's inventory of rental housing, which would contribute to the targets set out in the *Housing Vancouver Strategy* (see Figure 2). Proposed unit numbers are not required for the simplified rezoning process but staff anticipate that this proposal could create approximately 55 market and 14 below-market rental units for a total of 69 secured rental units, based on an average unit size assuming 35% will be family-sized units.

Figure 2: Progress Towards 10 Year Housing Vancouver Targets for Purpose-Built Market and Developer-Owned Below-Market Rental Housing as of June 30, 2023

Housing Type	CATEGORY	10-YEAR TARGETS*	Units Approved Towards Targets**
Purpose-Built Market Rental Housing Units	Market Rental	16,000	13,827 (86%)
	Developer-Owned Below-Market Rental	4,000	1,453 (36%)
	Total	20,000	15,280 (76%)

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

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

Vacancy Rates - Vancouver has exhibited historically low vacancy rates in the last 30 years. In 2022, the purpose-built apartment vacancy rate was 0.9% in Vancouver. The vacancy rate (based on the Canada Mortgage and Housing Corporation (CMHC) Market Rental Survey) for the Southeast Vancouver area, in which this site is located, was 0.3%. A vacancy rate between 3% and 5% is considered to represent a balanced market.

Average Rents and Income Thresholds – Under the *SRP* RR-3B, the applicant must provide 100% secured rental units with a minimum of 20% of residential floor area as below-market units.

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

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

Figure 3: Comparable Below-Market and Average Market Rents (Eastside)

Unit Type	Below-Market Units		Newer Rental Buildings – Eastside	
	Average Starting Rents ¹	Average Household Income Required	Average Rent ²	Average Household Income Required
Studio	\$1,135	\$45,408	\$1,653	\$66,120
1-bed	\$1,303	\$52,128	\$1,925	\$77,000
2-bed	\$1,818	\$72,704	\$2,619	\$104,760
3-bed	\$2,447	\$97,888	\$3,212	\$128,480

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

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

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

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

3. Transportation and Parking

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

Engineering conditions related to transportation, public realm and parking are included in Appendix B. Through this application, conditions of approval include dedication of a corner-cut at the southeast corner of the site for lane purposes, widened sidewalks along Victoria Drive and East 39th Avenue, a new front boulevard on Victoria Drive with street trees where possible, upgraded street and intersection lighting, and the addition of bus stop amenities adjacent to the site.

4. Environmental Sustainability and Natural Assets

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

Green Assets – The *Urban Forest Strategy* was developed to preserve, protect and strengthen Vancouver's urban forest and tree canopy for the future. The Protection of Trees By-law aims to maintain a healthy urban forest by requiring that permission be granted to remove trees that

meet certain conditions. The intent is to protect as many healthy, viable trees as possible, while still meeting the challenges of development, housing priorities and densification. This is in keeping with City goals for resilient and healthy natural systems in urban areas.

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

5. Public Input

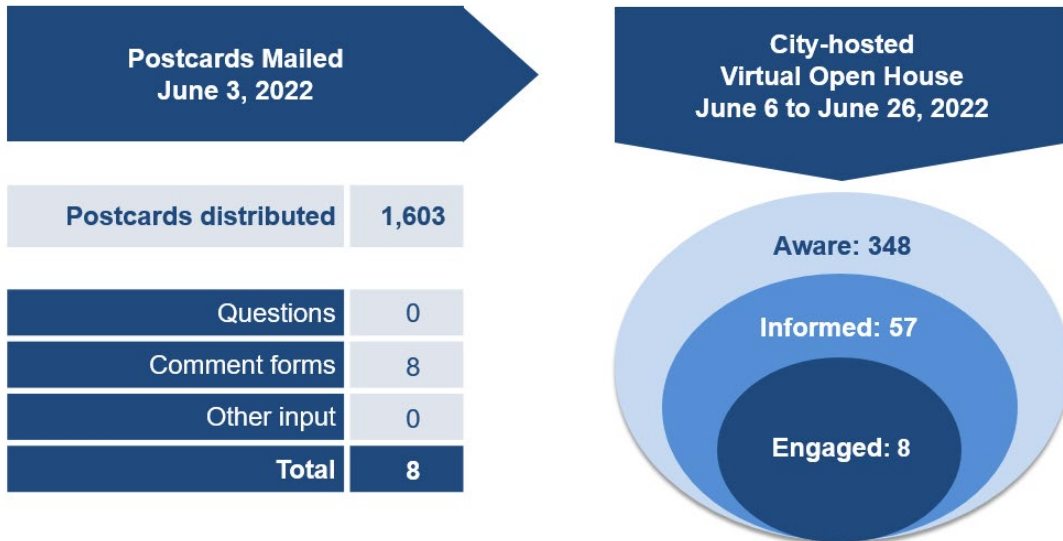
A rezoning information sign was installed on the site on May 25, 2022. Approximately 1,603 notification postcards were distributed within the neighbouring area on or about June 3, 2022. Application information and an online comment form was provided on the Shape Your City (<https://shapeyourcity.ca/>) platform.

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

Virtual Open House – A virtual open house was held from June 6 to June 26, 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. 61 people signed onto the project webpage to view the rezoning proposal including a hypothetical building example. Questions were submitted by the public and posted with a response over a three week period.

Public Response and Comments – Public input is collected via online questions, comment forms, through email, and by phone. A total of 8 submissions were received. A summary of all public responses may be found in Appendix D.

Figure 4: Overview of Notification and Engagement



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

- Height and massing is appropriate given its close vicinity to a future major transit network. Retail in the development is supported.

- In support of building rental housing for young professionals to live and work in the same neighbourhood.
- The development will further exacerbate parking bottlenecks in the neighbourhood. There is inadequate infrastructure and amenities to support the new development.
- Desire to retain mature trees and hedges on the site.

In response to public comments, the building form and uses are supported under policy. An on-site parking plan as per the Parking By-law and a landscape plan that mitigates loss of greenspace will be provided at the time of development permit. A bus stop on Victoria Drive directly in front of the site provides easy access to transit service and is an alternative to demand for parking. The site is located within the catchment areas of Cunningham Elementary School and Gladstone Secondary School, which are both currently operating under capacity (57% and 60% respectively).

6. Public Benefits

Community Amenity Contributions (CAC) – The *Community Amenity Contributions Policy for Rezoning*s provides an exemption for certain routine, lower-density secured market rental rezoning applications that comply with the City's rental policies. As this site is currently zoned RT-2 and proposes to rezone to RR-3B which only allows for up to six storeys, of which 20% of the residential floor area is secured as below-market rental units, the application is eligible for this CAC exemption.

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

This application has requested and is expected to be eligible for a Class A (100%) waiver of the City-wide DCL applicable to the residential portion of the building. This application is therefore subject to the maximum average starting rents and unit sizes by unit type applicable to "class A for-profit affordable rental housing" as per the By-law, if applicable and as may be amended from time to time. These requirements will be secured by a Housing Agreement, and compliance will be assessed through the development permit stage to occupancy permit issuance.

Based on the rates in effect as of September 30, 2022, it is estimated that the project will pay DCLs of \$783,879 should it achieve the maximum 3.50 FSR. The value of the anticipated City-wide DCL waiver is estimated at \$1,072,086.

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

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

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

Financial Implications

As noted in the Public Benefits section, this project is expected to provide secured rental housing with 20% of rental floor area at below-market rates, and a DCL contribution. See Appendix E for additional details.

CONCLUSION

Staff have reviewed the application to rezone 5504-5536 Victoria Drive from RT-2 to RR-3B to facilitate the delivery of secured rental housing. The location complies with the provisions of the RR-3B District Schedule, and staff conclude the rezoning amendment can be considered as it is consistent with the *Secured Rental Policy* and advances the City's housing policy goals.

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

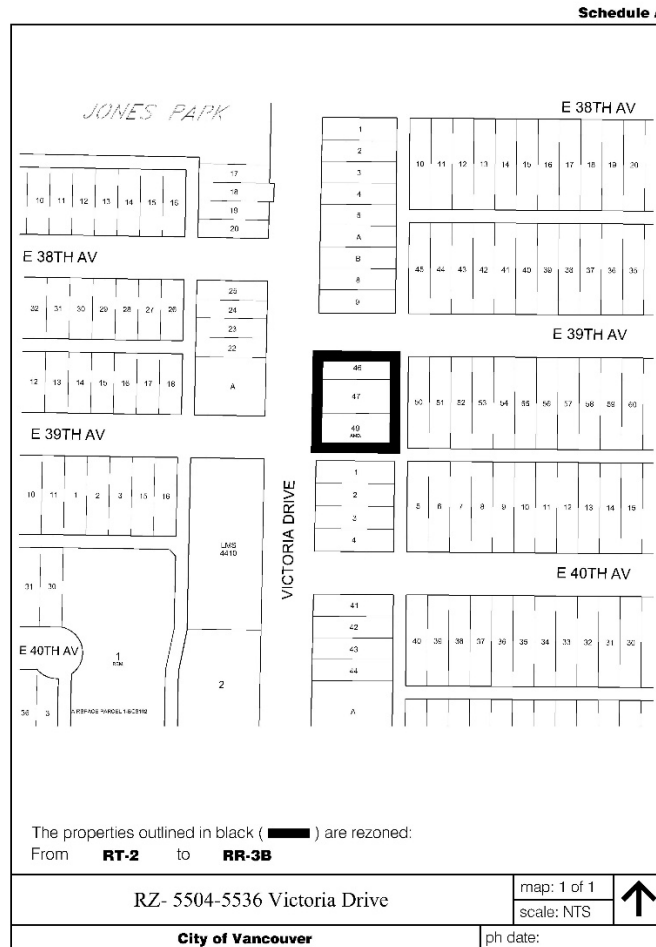
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**5504-5536 Victoria Drive
PROPOSED BY-LAW AMENDMENTS**

Note: A By-law to rezone an area to RR-3B will be prepared generally in accordance with the provisions listed below, subject to change and refinement prior to posting.

Zoning District Plan Amendment

1. This By-law amends the Zoning District Plan attached as Schedule D to By-law No. 3575, and amends or substitutes the boundaries and districts shown on it, according to the amendments, substitutions, explanatory legends, notations, and references shown on the plan attached as Schedule A to this By-law, and incorporates Schedule A into Schedule D of By-law No. 3575.
2. The area shown within the heavy black outline on Schedule A is rezoned and moved from the RT-2 District Schedule to the RR-3B District Schedule.



**5504-5536 Victoria 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 Public Hearing minutes for any changes or additions to these conditions.

PART 1: CONDITIONS OF APPROVAL OF THE DEVELOPMENT APPLICATION

THAT, in reviewing a development application for the site, the Director of Planning shall have particular regard for the following:

Sustainability

- 1.1 All new buildings in the development will meet the requirements of the *Green Buildings Policy for Rezoning*s (amended May 17, 2023) located here <https://guidelines.vancouver.ca/policy-green-buildings-for-rezonings.pdf>.

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

Housing

- 1.2 The unit mix to be included in the development permit drawings must include a minimum of 35% family units (two-bedroom and three-bedroom units) for both the below-market units and market rental units.
- 1.3 The development should be designed in accordance with the *High-Density Housing for Families with Children Guidelines*, including the provision of:
- (a) An outdoor amenity area to include areas suitable for a range of children’s play activities and urban agriculture, appropriate in size for the scale of the project and situated to maximize sunlight access (S. 3.3.2, 3.4.3);
 - (b) A minimum of 2.3 sq. m (24.7 sq. ft.) of bulk storage for each dwelling unit (S. 4.4.2);
 - (c) A multi-purpose indoor amenity space, appropriate in size for the scale of the project, with a wheelchair accessible washroom and kitchenette. Consider positioning this adjacent to the children’s play area to enable parental supervision from the amenity room (S. 3.7.3); and
 - (d) A balcony for each unit with 1.8 by 2.7 m minimum dimensions (S. 4.3.2).

Engineering

- 1.4 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.
- 1.5 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.
- 1.6 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.
- 1.7 Confirmation that gates/doors are not to swing more than 0.3 m (1.0 ft.) over the property lines or into the statutory right of way area.
- 1.8 Provision of a landscape and site plan that reflect the improvements to be provided as part of the Services Agreement.

Note to Applicant: Drawings must indicate that the off-site designs submitted as part of the development permit application are preliminary, and that a final off-site geometric design will be provided by the City of Vancouver through the development permit process.

- 1.9 The following information is required for 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 on the drawings.
 - (c) Dimension of column encroachments into parking stalls.
 - (d) Show 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 manoeuver 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. 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, disability spaces, and at all entrances. The slope and length of the ramped sections at all breakpoints to be shown on the submitted drawings.
 - (l) Indicate the stair-free access route from the Class A bicycle spaces to reach the outside. 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.
- 1.10 This development will be required to provide on-site rainwater management in accordance with Building By-law requirements (Book II, Division B, Article 2.4.2.5) in effect in January 2024.
- Additionally, the development is to provide water quality treatment for the first 24 mm of rainwater in a 24 hour period from the site to remove 80% Total Suspended Solids (TSS) by mass prior to discharge from the site, and to treat an additional 24 mm of rainwater in a 24 hour period to remove 80% TSS by mass prior to discharge from the site of all rainwater flowing from roads, driveways and parking lots.
- Note to Applicant: The development will be required to demonstrate compliance with these requirements at the building permit application stage. See vancouver.ca/rainwater for more information.
- 1.11 Developer's Engineer to submit a sewer abandonment plan to the City that details the following the abandonment or removal of all existing storm, sanitary, and combined connections to the development site.
- Note to Applicant: The abandonment plan is required to be reviewed and accepted by the City Engineer prior to issuance of the Sewer Permit.
- 1.12 Provision of a lighting simulation to support all offsite lighting upgrades to City standards and IESNA recommendations.
- 1.13 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.

- 1.14 The following statement is to be placed on the landscape plan;

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

PART 2: CONDITIONS OF BY-LAW ENACTMENT

THAT, prior to enactment of the amending By-law, the registered owner shall on terms and conditions satisfactory to the Director of Legal Services, the General Manager of Planning, Urban Design and Sustainability, and the General Manager of Engineering Services (or successors in function), as necessary, and at the sole cost and expense of the owner/developer, make arrangements for the following:

Engineering

- 2.1 Make arrangements to the satisfaction of the General Manager of Engineering Services, the Director of Legal Services and the Approving Officer for the dedication of a 10 ft. by 10 ft. corner-cut truncation from the southeast corner of Lot 49 for lane purposes.

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

- 2.2 Provision of a building setback and surface statutory right of way (SRW) for public pedestrian use over a portion of the site, along Victoria Drive, to achieve a 5.5 m offset distance measured from the back of the existing curb for widened sidewalks.

Note to Applicant: The SRW will be free of any permanent obstruction such as structure, mechanical vents, stairs, and planter walls at grade and is to accommodate the underground parking structure within the SRW agreement.

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

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

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

- (i) Based on the confirmed Fire Underwriter's Survey Required Fire Flows and domestic flows submitted by R. F. Binnie & Associates Ltd. dated March 8, 2022, no water main upgrades are required to service the development.

Note to Applicant: The main servicing the proposed development is 150 mm along Victoria Drive or 200 mm along East 39th Avenue. Should the development require water service connections larger than the existing main, the developer shall upsize the existing main to the satisfaction of the General Manager of Engineering Services. The developer is responsible for 100% of the cost of the upgrading.

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 5504-5536 Victoria Drive requires the following in order to improve combined sewer flow conditions.

No sewer upgrade required by the Applicant.

Note to Applicant: Development to be serviced to the 600 mm COMB sewer in the lane east of Victoria Drive.

- (c) Provision of street improvements along Victoria Drive adjacent to the site and appropriate transitions including the following:

- (i) 1.22 m (4.0 ft.) wide front boulevard (measured from the back of the existing curb) with street trees where space permits;
- (ii) Minimum 3.05 m (10.0 ft) wide broom finish saw-cut concrete sidewalk;
- (d) Provision of street improvements along East 39th Avenue adjacent to the site and appropriate transitions including the following:
 - (i) Minimum 3.05 m (10.0 ft.) wide broom finish saw-cut concrete sidewalk adjacent to any at-grade commercial uses and 2.14 m (7.0 ft.) wide broom finish saw-cut concrete sidewalk adjacent to any at-grade residential uses;
 - (ii) Curb bulge, including any required road reconstruction to current standards;
 - (iii) Relocation or replacement of the existing catch basin as required to accommodate the curb bulge;
 - (iv) Curb ramps;

Note to Applicant: The City will provide a geometric design for these street improvements.

- (e) 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.

- (f) 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.

- (g) Provision of entire intersection lighting upgrade to current City standards and IESNA recommendations at Victoria Drive and East 39th Avenue.
- (h) Provision of the addition of bus stop amenities adjacent to the site including all associated passenger facilities (shelter, seating, litter can, advertising panels, foundations, drainage, electrical connection, etc.) at a location to be determined by Engineering Services.

Note to Applicant: Bus shelters shall be placed in such a way as to maintain accessibility for bus boarding and alighting. Refer to the following standards:

- Typical bus shelter dimensions are approximately 4.3 m by 2.2 m (14.1 ft. by 7.2 ft.);
 - Bus shelters shall be a minimum of 1.8 m (5.9 ft.) from the curb;
 - Bus shelters shall be a maximum of 9.0 m (29.5 ft.) from the bus ID pole;
 - There shall be a minimum of 3.0 m (9.8 ft.) width direct clear path from the bus ID pole to the sidewalk to allow for ramp deployment and access to the front doors of the bus; and
 - No conflict with underground utilities.
- (i) Provision to reconstruct the north-south and east-west laneway adjacent to the development site as per City “Higher Zoned Lane” pavement structure.
- (j) Provision of lane lighting on standalone poles with underground ducts if BC Hydro poles with attached City lane lights are planned to be removed. The ducts must be connected to the existing City Street Lighting infrastructure.
- (k) Provision of a new standard concrete lane crossing, new curb returns and curb ramps at the existing lane crossings on East 39th Avenue and Victoria Drive adjacent to the site.
- (l) Provision for the installation of parking regulatory signage on streets adjacent to the site to the satisfaction of the General Manager of Engineering Services.
- 2.4 Provision of \$30,000 for sewer catchment flow monitoring.
- 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 Make arrangements to the satisfaction of the General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services to enter into a Housing Agreement and a Section 219 Covenant to secure all residential units as class A for-profit affordable rental housing, excluding Seniors Supportive or Assisted Housing, and including at least 20% of the residential floor area that is counted in the calculation of the dwelling unit area per the RR-3B District Schedule and per the development permit to be secured as below-market rental dwelling units, and the remaining units to be secured as market rental units, subject to the conditions set out below for such units, for

a term equal to the longer of 60 years and the life of the building and such other terms and conditions as the General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services may require. The agreement or agreements will include but not be limited to the following terms and conditions:

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

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

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

- (f) That a rent roll indicating the agreed maximum average initial monthly rents for the below-market rental dwelling units will be required prior to Building Permit issuance and again prior to issuance of an Occupancy Permit, and/or at such other times as determined by the General Manager of Planning, Urban Design and Sustainability, to the satisfaction of the General Manager of Planning, Urban Design or Sustainability (or successor in function) and the Director of Legal Services;
- (g) That the average size of all units by unit type is at or below the limits set out in the Vancouver Development Cost Levy By-law, if applicable and as may be amended from time to time.

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

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

- 2.7 Enter into a Section 219 Covenant and/or such other agreements as the General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services determine are necessary to require the applicant to:
- (a) Provide a Tenant Relocation Plan to the satisfaction of the General Manager of Planning, Urban Design and Sustainability as per the *Tenant Relocation and Protection Policy* that is effective at the time of submission of the Development Permit Application.
 - (b) Provide a notarized declaration that demonstrates that each tenant has been given written notice of the intent to redevelop the property; that indicates the number of units occupied on the date of the notice; and includes copies of a letter addressed to each tenant summarizing the Tenant Relocation Plan offer and signed as received by each tenant.

- (c) Provide an Interim Tenant Relocation Report to the satisfaction of the General Manager of Planning, Urban Design and Sustainability prior to issuance of the Demolition Permit. The Report must outline the names of any tenants who have ended their tenancy; the reason for its end (e.g. tenant decision or mutual agreement to end tenancy); the outcomes of their search for alternate accommodation (if assistance was requested by the tenant); the names of tenants still remaining in the building; the status of the applicant's search for relocation options (if assistance was requested by the tenant) and/or additional assistance rendered, as required through their Tenant Relocation Plan.

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

- (d) Provide a Final Tenant Relocation Report to the satisfaction of the General Manager of Planning, Urban Design and Sustainability prior to issuance of the Occupancy Permit. The Report must outline the names of tenants; indicate the outcome of their search for alternate accommodations; summarize the total monetary value given to each tenant (moving costs, rents, any other compensation); and include a summary of all communication provided to the tenants.

Environmental Contamination

2.8 As applicable:

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

Note to Applicant: Where the Director of Legal Services deems appropriate, the preceding agreements are to be drawn, not only as personal covenants of the property owners, but also as registerable charges pursuant to the *Land Title Act*.

The preceding agreements are to be registered in the appropriate Land Title Office, with priority over such other liens, charges and encumbrances affecting the subject site as is considered

advisable by the Director of Legal Services, and otherwise to the satisfaction of the Director of Legal Services prior to enactment of the By-law and at no cost to the City.

The preceding agreements shall provide security to the City including indemnities, warranties, equitable charges, letters of credit and withholding of permits, as deemed necessary by and in a form satisfactory to the Director of Legal Services. The timing of all required payments, if any, shall be determined by the appropriate City official having responsibility for each particular agreement, who may consult other City officials and City Council.

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5504-5536 Victoria Drive
SUMMARY OF TENANT RELOCATION PLAN TERMS

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

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5504-5536 Victoria Drive
PUBLIC CONSULTATION SUMMARY

1. Background of SRP Consultation

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

2. List of Engagement Events, Notification, and Responses

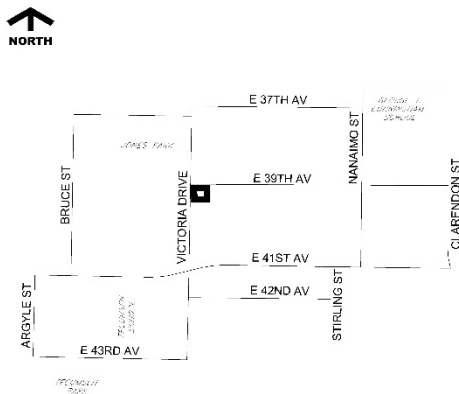
	Date	Results
Events		
Virtual open house (City-led)	June 6, 2022 – June 26, 2022	61 participants (aware)* <ul style="list-style-type: none"> • 21 informed • 3 engaged
Public Notification		
Postcard distribution – Notice of rezoning application and virtual open house	June 3, 2022	1,603 notices mailed
Public Responses		
Online questions	June 6, 2022 – June 26, 2022	no submittals
Online comment forms <ul style="list-style-type: none"> • Shape Your City platform 	May 2022 – June 2023	8 submittals
Overall position <ul style="list-style-type: none"> • support • opposed • mixed 	May 2022 – June 2023	8 submittals <ul style="list-style-type: none"> • 7 responses • 1 response • 0 response
Other input	May 2022 – June 2023	no submittal
Online Engagement – Shape Your City Vancouver		
Total participants during online engagement period	May 2022 – June 2023	348 participants (aware)* <ul style="list-style-type: none"> • 57 informed • 8 engaged

Note: All reported numbers above are approximate.

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

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

3. Map of Notification Area



NOTIFICATION AREA

4. Analysis of All Comments Received

Below is an analysis of all public feedback by topic.

Generally, comments of support fell within the following areas:

- **Neighbourhood context, height, and massing:** Height and massing is appropriate given its close vicinity to a future major transit network.
- **Housing Stock:** In support of building rental housing for young professionals to live and work in the same neighbourhood.

Generally, comments of concern fell within the following areas:

- **Amenities and Parking:** There are inadequate infrastructure, amenities and parking in the neighbourhood. The integration of this development will further exacerbate the issue.

The following miscellaneous comments were received from the public (note: these were topics that were not ranked as highly as above).

General comments of support:

- Commercial retail component of this development is a great addition.
- The Secured Rental Policy is a great tool for homeowners to build different types of housing.
- There is general support for this rezoning.

General comments of concern:

- The height of this development will cast shadows and block sunlight at neighbouring homes.

Neutral comments/suggestions/recommendations:

- Additional density and height should be considered for this development.
- The amount of housing provided by these single family homes will decrease the amount of affordable housing in the area.
- A decrease of parking spaces should be considered.
- Ground floor retail should be considered.
- The mature trees located on site should be retained to help combat climate change.
- The hedge in the alley of the proposed site should be removed.
- The hedge in the alley of the proposed site should be retained.

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5504-5536 Victoria Drive
PUBLIC BENEFITS SUMMARY

Project Summary

Rezoning to RR-3B District to facilitate a mixed-use development with a minimum of 20% of residential floor area secured as below-market rental units.

Public Benefit Summary:

The proposal would provide secured market and below-market rental units and would generate a DCL contribution.

	Base Zoning	Proposed Zoning
Zoning District	RT-2	RR-3B
FSR of Base Zoning and FSR of Base Density (site area = 1,579.4 sq. m / 17,000 sq. ft.)	0.75	3.50
Floor Area	1,184.5 sq. m (12,750 sq. ft.)	5,527.9 sq. m (59,502 sq. ft.)
Land Use	Residential	Residential Rental, Cultural and Recreational, Institutional, Office, Retail, Service

Summary of development contributions anticipated under proposed zoning

City-wide DCL ^{1,2}	\$110,658
Utilities DCL ¹	\$673,221
TOTAL	\$783,879

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

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

² This application has requested and is expected to be eligible for a Class A (100%) waiver of the City-wide DCLs applicable to the residential portion of the building. The value of the anticipated City-wide DCL waiver is estimated at \$1,072,086. The application is therefore subject to the maximum average starting rents and unit sizes by unit type applicable to "class A for-profit affordable rental housing" as per the By-law. These requirements will be secured by a Housing Agreement, and compliance will be assessed through the development permit stage to occupancy permit issuance.

5504-5536 Victoria Drive
APPLICANT, PROPERTY, AND DEVELOPMENT PROPOSAL INFORMATION

Property Information

Address	Property Identifier (PID)	Legal Description
5504 Victoria Drive	014-012-995	Lot 46 Except the West 7 Feet, Now Road Block 9 District Lot 394 Plan 2164
5512 Victoria Drive	014-013-053	Amended Lot 47 (See 152926L) Block 9 District Lot 394 Plan 2164
5536 Victoria Drive	014-013-061	Amended Lot 49 (See 152927L) Block 9 District Lot 394 Plan 2164

Applicant Information

Applicant	JTA Development Consultants
Property Owner	0877281 B.C. Ltd.

Site Statistics

Site Area	1,579.4 sq. m (17,000 sq. ft.), with a frontage of 43.2 m (142 ft.) and a depth of 36.8 m (121 ft.) at the south property line
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Development Statistics

	Permitted Under Existing Zoning	Development Permitted Under Proposed Zoning
Zoning	RT-2	RR-3B
Uses	Residential	Residential Rental, Cultural and Recreational, Institutional, Office, Retail, Service
Maximum Density	0.75 FSR	3.50 FSR (including minimum of 0.35 for non-dwelling uses)
Floor Area	1,184.5 sq. m (12,750 sq. ft.)	Up to 5,527.9 sq. m (59,502 sq. ft.)
Height	9.2 m (30 ft.)	Up to 6 storeys (at the street): 22.0 m (72 ft.)
Unit Mix	n/a	as per RR-3B District
Parking, Loading and Bicycle Spaces	as per Parking By-law	as per Parking By-law
Natural Assets	To be assessed at the development permit stage	

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