



REFERRAL REPORT

Report Date: August 29, 2023
Contact: Yardley McNeill
Contact No.: 604.873.7582
RTS No.: 15912
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: 2005-2045 West 49th Avenue

RECOMMENDATION TO REFER

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

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

RECOMMENDATION FOR PUBLIC HEARING

- A. THAT the application by 0749525 B.C Ltd¹, on behalf of
- Vandy Developments Ltd., the registered owner of 2005 West 49th Avenue [PID 008-555-265: Lot 6 of Lot 1 Block 2 District Lot 526 Plan 2337], 2025 West 49th Avenue [PID 013-889-192: Lot 8 of Lot 1 Block 2 District Lot 526 Plan 2337], and 2035 West 49th Avenue [PID 013-889-206; Lot 9 of Lot 1 Block 2 District Lot 526 Plan 2337];
 - Andrew Luke Lai, the registered owner of 2015 West 49th Avenue [PID 013-889-176; Lot 7 of Lot 1 Block 2 District Lot 526 Plan 2337]; and
 - EL & EL Investments Ltd., the registered of 2045 West 49th Avenue [PID 013-889-222; Lot 10 of Lot 1 Block 2 District Lot 526 Plan 2337];

to rezone the lands from RS-6 (Residential) District to RR-2C (Residential Rental) District, be approved in principle;

¹ Beneficially owned and controlled by Jonathan Lai

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

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

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

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

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

REPORT SUMMARY

This report recommends a plan amendment to the Zoning and Development By-law from RS-6 (Residential) District to RR-2C (Residential Rental) District, for the site located at 2005-2045 West 49th Avenue. The amendment would allow for a six- storey market 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 111 secured market rental units 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-2C District Schedule (2022)
- Residential Rental District Schedules Design Guidelines (2022)
- Housing Needs Report (2022)
- Family Room: Housing Mix Policy for Rezoning Projects (2016)
- High-Density Housing for Families with Children Guidelines (1992, last amended 2022)
- Tenant Relocation and Protection Policy (2019)
- Green Buildings Policy for Rezoning (2010, last amended 2023)
- Urban Forest Strategy (2014, amended 2018)
- Latecomer Policy (2021)
- Vancouver Development Cost Levy By-law No. 9755
- Vancouver Utilities Development Cost Levy By-law No. 12183

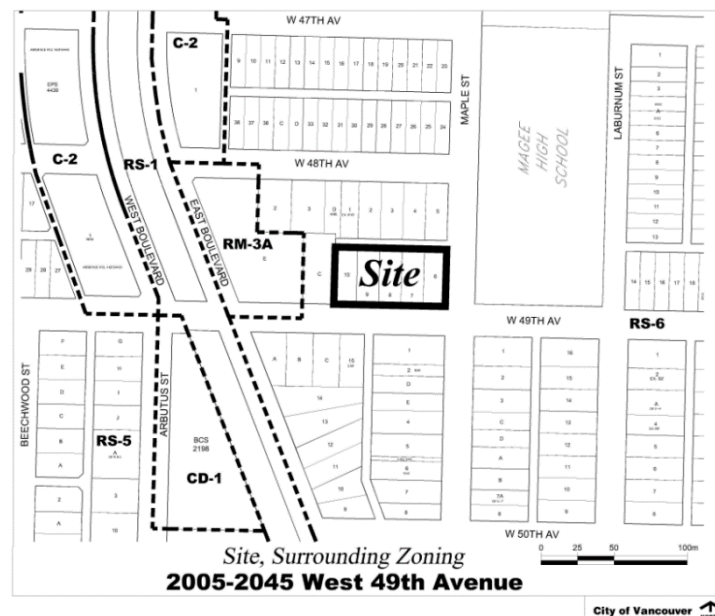
REPORT

Background/Context

1. Site and Context

The subject site (see Figure 1) is comprised of five legal parcels at the corner of West 49th Avenue and Maple Street in Kerrisdale. The total site area is approximately 2,980 sq. m (32,076 sq. ft.), with a frontage of 76.2 m (250 ft.) along West 49th Avenue and 38.4 m (126 ft.) along Maple Street.

Figure 1: Location Map – Site and Context



This property and the surrounding area are zoned for residential uses under RS District Schedules with the exception of the C-2 area to the west along East Boulevard that allows mixed-use development with commercial and residential uses. The site is currently zoned RS-6 and developed with four single-detached homes constructed between 1910 and 1926. The properties are not listed on the *Vancouver Heritage Register*. The property contains five rental tenancies and the tenant protection policy does apply.

2. Policy Context

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

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

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

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

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

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

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

Further direction on form of development expectations under each of the RR zones is provided in the *Residential Rental Districts Schedules Design Guidelines*. Recognizing that the *SRP* and

RR zones are intended to enable incremental change in neighbourhoods that currently consist primarily of detached houses and duplexes, the guidelines support new missing middle buildings that foster neighbourliness and social connection, and contribute to an evolving streetscape which accommodates more architectural variety and diversity of housing options.

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

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

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

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

Strategic Analysis

1. Simplified Rezoning Process

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

Under the *SRP*, this site is located on an eligible arterial road and is able to rezone to RR-2A, RR-2B, or RR-2C for a four, five, or six-storey residential development respectively. Out of the eligible options, the applicant has chosen to rezone to RR-2C. This site is not eligible for a mixed-use development.

The RR-2C District Schedule permits rental buildings on arterial streets up to six-storeys in height and 2.40 FSR. On some shallow sites and corner sites with a minimum frontage of 40.2 m (132 ft.) a density of up to 2.70 FSR applies. This zoning requires a minimum frontage of 30.1 m (99 ft.) and requires a minimum of 20% of the residential floor area to be permanently secured at below market rental rates. The schedule also requires 35% of the units to be for families and include two bedrooms or more. For 100% social housing projects, a density of up to 2.70 FSR applies, or up to 3.00 FSR on larger corner sites. Six-storey apartment buildings will introduce incremental change and will typically be limited in frontage width to achieve a higher degree of compatibility with the existing streetscape.

The simplified 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-2C District. An Urban Design Panel review will not be required for this project at the development permit stage, as comprehensive design guidelines accompany the RR-2C 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 rental apartment building to add to the City's inventory of rental housing, and 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 will create approximately 111 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 (76%)
	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 CHMC Market Rental Survey) for the Westside/Kerrisdale neighbourhood, where this site is located, is 2.5%. A vacancy rate between 3% and 5% is considered to represent a balanced market.

Average Rents and Income Thresholds – Under the SRP, for the six-storey RR-2C option, the applicant must provide 100% secured rental units with a minimum of 20% of the 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 must be 10% less than the average city wide rents published by CMHC. If approved, 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 Average Below Market and Market Rents (Westside)

	Below Market Units		Newer Rental Buildings – Westside ²	
Unit Type	Average Starting Rents ¹	Average Household Income Required	Average Rent ¹	Average Household Income Required
Studio	\$1,277	\$51,080	\$1,938	\$77,520
1-bed	\$1,466	\$58,640	\$2,209	\$88,360
2-bed	\$2,045	\$81,800	\$3,411	\$136,440
3-bed	\$2,753	\$110,120	\$4,426	\$177,040

¹The below-market rents shown here reflect a 10% discount from CMHC average market rents for purpose-built rental apartments in Vancouver for 2022.

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

Security of Tenure – Purpose-built rental housing offers secure rental tenure. The proposed RR-2C zoning designation would only permit residential uses that are secured as Residential Rental Tenure, and no strata or other ownership tenure 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 site contains existing rental residential uses, including five units of secondary rental housing.

All five of the existing residential tenancies are eligible under the City's *Tenant Relocation and Protection Policy (TRPP)*. The applicant is required to provide a Tenant Relocation Plan (TRP) for eligible tenants which meets the requirements of the City's TRPP.

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.

Conditions of approval for this rezoning application include a road dedication along West 49th Avenue adjacent to the site to achieve the City's walking and cycling objectives. Other rezoning conditions of approval include upgrades to traffic signals, accessible pedestrian signals, and lighting at the intersection of Maple Street and West 49th Avenue. Street improvements to the site's frontages along West 49th Avenue and Maple Street have also been conditioned, as well as the provision of bus stop amenities adjacent to the site. Local servicing requirements will be secured through a services agreement. Engineering conditions are included in Appendix B.

4. Environmental Sustainability and Natural Assets

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

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

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

5. Public Input

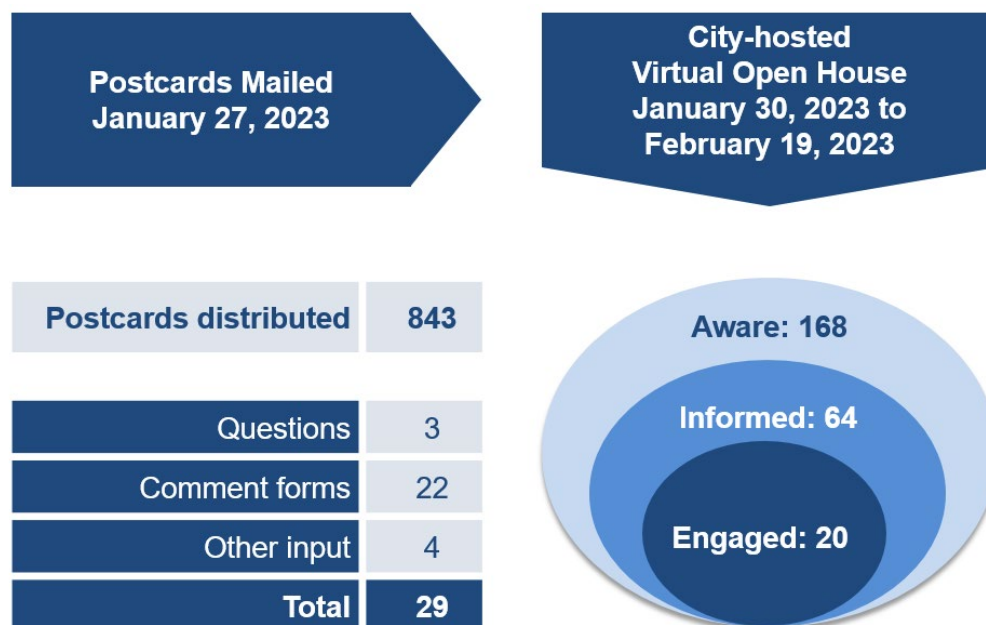
A rezoning information sign was installed on the site of this rezoning application on January 3, 2023. Approximately 843 notification postcards were distributed within the neighbouring area on or about January 27, 2023. Notification, application information, and an online comment form was provided on the Shape Your City Vancouver website (<https://shapeyourcity.ca/>).

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

Virtual Open House – A virtual open house was held from January 30, 2023 to February 19, 2023 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. Sixty-four people signed onto the project webpage to view the rezoning proposal including a hypothetical building example.

Public Response and Comments – Public input was via online questions, comment forms, by email and phone. A total of 29 submissions were received. A summary of all public responses may be found in Appendix D.

Figure 4: Overview of Notification and Engagement



Generally, comments of support fell within the following areas:

- **Height, massing, density, location:** The scale and density of the project is appropriate given proximity to transit, schools, and neighbourhood shopping.
- **Housing stock and rental housing:** General support for the increase in rental units in the City.

Generally, comments of concern fell within the following areas:

- **Height, massing, density, location, and design:** The proposed height, density, form and massing does not fit within the existing low-density, single-family neighbourhood.
- **Traffic:** The increase in residents in the area will worsen existing congestion, especially during pick-up and drop-off times at the nearby schools.
- **Parking:** the increase in residents in the area will make it difficult to find parking.

Response to Public Comments

Height, massing, density, location, and design: The proposed use and form of development is consistent with the *SRP*.

Traffic and safety: Engineering staff have reviewed the proposed development for transportation safety issues and included rezoning conditions to deliver improvements to address safety for all road users. This includes intersection improvements at West 49th Avenue and Maple Street and a seven foot dedication along the West 49th Avenue frontage.

Parking: The proposal will be required to meet the Parking By-law at the time of development permit for the provision of vehicular and bicycle parking spaces, including visitor parking spaces. The SRP Design Guidelines allow for one level of underground parking and surface parking stalls at the lane so the development can meet off-street parking requirements. The site may be eligible for reductions to Parking By-law requirements through submission of a Transportation Demand Management Plan, at the time of development permit.

6. Public Benefits

Community Amenity Contributions (CAC) – The *Community Amenity Contributions Policy for Rezoning* provides an exemption for certain routine, lower-density secured market rental rezoning applications that comply with the City’s rental policies. As this site is currently zoned RS-6 and proposes to rezone to RR-2C 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 DCLs. 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 rents and unit sizes applicable to “class A for-profit affordable rental housing” if applicable and as 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 Utilities DCLs of \$1,030,290 should it achieve the maximum 2.70 FSR. The value of the anticipated City-wide DCL waiver is estimated at \$1,733,833.

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

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

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

FINANCIAL IMPLICATIONS

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

CONCLUSION

Staff have reviewed the application to rezone 2005-2045 West 49th Avenue from RS-6 to RR-2C to facilitate the delivery of secured rental housing, including 20% below-market rental housing. The location complies with the provisions of the RR-2C District Schedule, and staff conclude the zoning amendment can be considered as it is consistent with the *Secured Rental Policy* and advances the City’s housing policy goals.

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

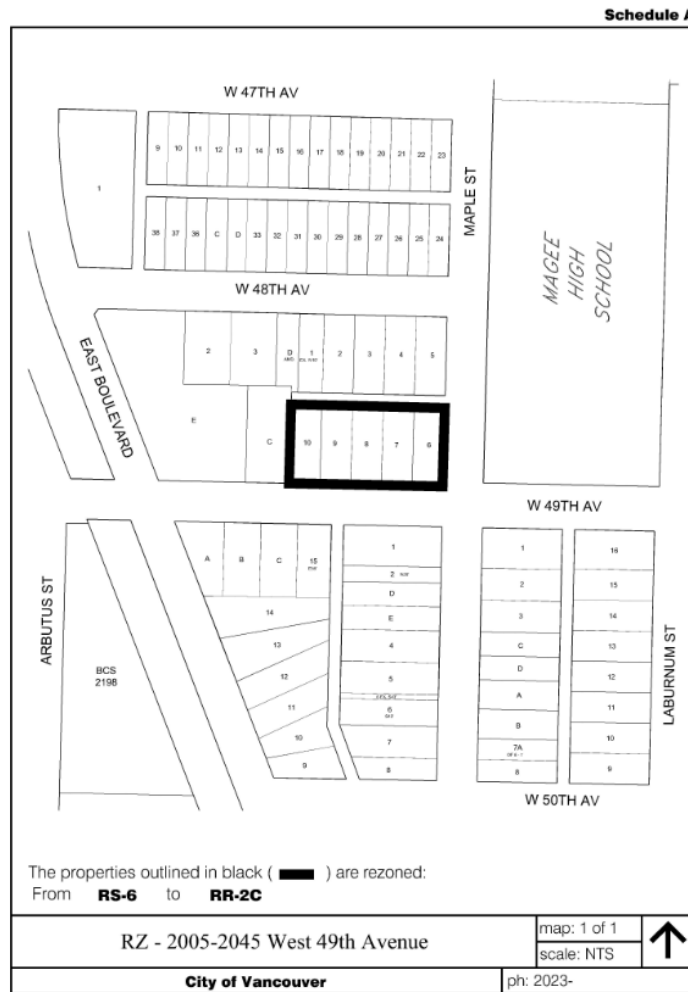
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**2005-2045 West 49th Avenue
PROPOSED BY-LAW AMENDMENTS**

Note: A By-law to rezone an area to RR-2C 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-6 District Schedule to the RR-2C District Schedule.



**2005-2045 WEST 49TH AVENUE
CONDITIONS OF APPROVAL**

Note: If the application is referred to a Public Hearing, these Conditions of Approval will be referenced in the Summary and Recommendations included in the hearing agenda package. Any changes to the conditions approved by Council will be contained in its decision. Applicants are advised to consult the Public Hearing minutes for any changes or additions to these conditions.

PART 1: CONDITIONS OF APPROVAL OF THE DEVELOPMENT APPLICATION

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

Sustainability

- 1.1 All new buildings in the development will meet the requirements of the *Green Buildings Policy for Rezoning*s (amended July 25, 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 below market units should be designed to the same standards of livability as the market rental units.

Note to Applicant: Clearly label the proposed below market units and market rental units on the architectural drawings.

- 1.4 The development should be designed in accordance with the High-Density Housing for Families with Children Guidelines, including the provision of:
- (a) an outdoor amenity area to include areas suitable for a range of children's play activities and urban agriculture, appropriate in size for the scale of the project and situated to maximize sunlight access (S. 3.3.2, 3.4.3);
 - (b) a minimum of 2.3 sq. m (24.7 sq. ft.) of bulk storage for each dwelling unit (S. 4.4.2);
 - (c) a multi-purpose indoor amenity space at least 37 sq. m (398 sq. ft.) with a wheelchair accessible washroom and kitchenette. Consider positioning this adjacent to the children's play area to enable parental supervision from the amenity room (S. 3.7.3); and

- (d) a balcony for each family-size unit with 1.8 by 2.7 m minimum dimensions (S. 4.3.2).

Note to Applicant: Include balcony dimensions on the architectural drawings.

Engineering

Arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for the following:

- 1.5 Provision of construction details to determine ability to meet municipal design standards for shotcrete removal (City of Vancouver Design Guidelines, Construction Standards and Encroachment By-law (#4243) section 3A) and access around existing and future utilities adjacent your site prior to building permit issuance if shotcrete will be required for the site.

Note to Applicant: 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. Please contact Engineering Services at shoringreview@vancouver.ca for details.

Design guidelines and construction standard: <https://vancouver.ca/streets-transportation/street-design-construction-resources.aspx>

Steps to getting a shoring and excavation street use permit: <https://vancouver.ca/home-property-development/construction-street-use-permits.aspx#shoring-and-excavation>

- 1.6 The owner or representative is advised to contact Engineering Services at StreetUseReview@vancouver.ca to acquire the project's permissible street use after building permit issuance.

Note to Applicant: 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.

<https://vancouver.ca/home-property-development/construction-street-use-permits.aspx>

- 1.7 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.
- 1.8 Provision of the following information as part of the architectural drawing submission at the development permit stage to facilitate a complete Transportation review:
 - a) Provide a complete tech table showing the calculations for the minimum required parking, loading, bicycle spaces and the number of spaces being provided.

- b) Identify all types of parking and loading spaces by number and labelling individually.
- c) Dimension any/all column encroachments into parking stalls.
- d) Identify all columns in the parking layouts.
- e) Dimension all typical parking spaces.
- f) Dimension additional setbacks for parking spaces due to columns and walls.
- g) Dimension manoeuvring aisles and the drive aisles at the parkade entrance and all gates.
- h) Provide 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) Identify areas of minimum vertical clearances on parking levels.
- j) Provide design elevations on both sides of the ramps and drive aisles at all breakpoints, loading bays, accessible spaces, and at all entrances.

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

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

Note to Applicant: Stair ramps are not generally acceptable.

1.9 Provision of a lighting simulation to support all offsite lighting upgrades to City standards and IESNA recommendations.

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 is to submit a sewer abandonment plan to the City that details the abandonment or removal of all existing storm, sanitary, and combined connections to the development site.

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

- 1.12 A Key Plan shall be submitted by the applicant and approved by the City prior to any third party utility drawing submissions and third party utility service drawings will not be reviewed by the City until the Key Plan is defined and achieves the following objectives:

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

Note to Applicant: It is highly recommended that the applicant submit a Key Plan to the City for review as part of the building permit application. 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.

- 1.13 Submission to Engineering of an updated landscape plan reflecting all of the public realm changes, including demonstration of:

- a) display of the following note(s):
 - i. "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."; and
 - ii. "Tree species, final spacing, quantity and location to the satisfaction of the General Manager of Engineering Services. New trees must be of good standard, minimum 6cm caliper, and installed with approved root barriers, tree guards and appropriate soil volumes. Root barriers shall be of rigid construction, 8 feet long and 18 inches deep, centre on each street tree adjacent to the sidewalk and any off street bike facility. Planting depth of root ball must be below sidewalk grade. Call Park Board for inspection after tree planting completion".

- b) existing locations of:
 - i. street furniture; and
 - ii. poles and guy wires.
- c) deletion of:
 - i. existing stairs, concrete entrance walkways, fences, hedges, retaining walls and other encroachments from the future property dedication area of the boulevard along West 49th Avenue.

Note to Applicant: Where a design detail is not available, make note of the improvement on the plan. Public realm changes include all of the off-site improvements sought for this rezoning. The Streets Design Guidelines are viewable online at <https://vancouver.ca/streets-transportation/streetscape-design-guidelines.aspx> and are to be used alongside the City construction and design manuals.

- 1.14 Provision of any proposed door swing to not exceed the allowable limits of a one foot encroachment onto City property.
- 1.15 Provision of City supplied building grades and interpolated design elevations along the property line for the creation of a continuous building grade on both the Architectural and the Landscape plans.

Note to Applicant: Building grade application for this site has not been started yet. Building grades are required to be finalized prior to DP application.

<https://vancouver.ca/home-property-development/building-grades-for-sidewalk-and-street-elevation.aspx>

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

Arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for the following:

- 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 consolidation of Lots 6, 7, 8, 9 & 10, of Lot 1, Block 2, DL526, Plan 2337 to create a single parcel and dedication of the south 7 feet for road 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 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 2.3(a), the Services are not excess and/or extended services and the applicant is not entitled to a Latecomer Agreement.

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

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

Note to Applicant: Based on the confirmed Fire Underwriter's Survey Required Fire Flows and domestic flows submitted by Aplin & Martin Consultants Ltd. dated August 19, 2022, no water main upgrades are required to service the development.

The main servicing the proposed development is 150mm along Maple Street or 200mm along West 49th 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. The maximum water service connection size is 300mm

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 and in order to maintain acceptable sewer flow conditions, implementation of development(s) at 2005-2045 West 49th Avenue require the development to be serviced to the existing 900 mm COMB sewers on West 49th Avenue.

Note to Applicant: Implementation of development(s) at 2005-2045 West 49th Avenue does not require any sewer upgrades.

- (c) Street improvements along Maple 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 bulge, including relocation of the existing catch basin and traffic signal push button pole, and road reconstruction if/as required to accommodate the curb bulge; and
- (iii) curb ramps.

- (d) Street improvements along West 49th Avenue adjacent to the site and appropriate transitions including the following:

- (i) 2.44 m (8.0 ft.) wide broom finish saw-cut concrete sidewalk; and
- (ii) curb ramps.

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

- (e) Provision of a new standard concrete lane crossing, new curb returns and curb ramps on both sides of the existing lane crossing on Maple Street.
- (f) Provision of a rebuilt laneway along the development site's frontage per City "Higher-zoned Laneway" pavement structure specifications and install two new catch basins to capture surface water runoff from the laneway.
- (g) Provision of street trees where space permits.

Note to Applicant: Final spacing, quantity and location to the satisfaction of the General Manager of Engineering Services. Tree species to the approval of the

City Arborist. Street tree planting to include appropriate soil volumes and approved root barriers of rigid construction, 8' long and 18" deep, centre on each street tree adjacent to the sidewalk and any off street bike facility.

- (h) Provision of the addition of bus stop amenities adjacent to the site to be installed by the City Street Furniture Contractor at applicant's cost with location to be determined by the City Street Furniture Coordinator.

Note to Applicant: Bus stop amenities include all associated passenger facilities (shelter, seating, litter can, advertising panels, foundations, drainage, electrical connection, etc.).

- (i) Provision of improvements at the intersection of Maple Street and West 49th Avenue including:

- (i) upgrades to the existing traffic signal including accessible pedestrian signals (APS); and
- (ii) entire intersection street lighting upgrade to current City standards and IESNA recommendations.

Note to Applicant: These works constitute excess and/or extended services and will be subject to a latecomer agreement, to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services.

- (j) Provision of upgraded street lighting (roadway, sidewalk) adjacent to the site to current City standards and IESNA recommendations.
- (k) Provision of new or replacement duct bank adjacent the development site that meets current City standards.

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

The detailed Electrical Design will be required prior to the start of any associated electrical work to the satisfaction of the General Manager of Engineering Services, and, in conformance with current COV Engineering Design Manual, Construction Specifications, Standard Detail Drawing, Canadian Electrical Code and the Master Municipal Construction Documents.

- (l) Provision of lane lighting on standalone poles with underground ducts.

Note to Applicant: The ducts must be connected to the existing City street lighting grid. BC Hydro poles, where they exist, may be used to mount lane lights with overhead supply provided the applicant/applicant's consultant obtains written approval from BC Hydro.

- (m) Provision for the installation of parking regulatory signage on streets adjacent to the site to the satisfaction of the General Manager of Engineering Services.

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

- i) upgrades to the existing traffic signal including accessible pedestrian signals (APS) per condition 2.2(i); and
- ii) entire intersection street lighting upgrade to current City standards and IESNA recommendations per condition 2.2(i).

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.

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

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

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

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

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

Housing

2.6 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-2A, RR-2B and RR-2C District Schedule 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 and again prior to development permit issuance;
- (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 10% 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, subject to adjustment as contemplated by section 3.1B(c) of the Vancouver Development Cost Levy By-law:

Below Market Rental Housing Type	Maximum starting rents (2022 rates prior to permitted annual adjustment)
Studio	\$1,277
1-bedroom	\$1,466
2-bedroom	\$2,045
3-bedroom+	\$2,753

- (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, 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 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.

Unit Type	Maximum Average Unit Size – Apartment Unit	Maximum Average Unit Size – Townhouse Unit*
Studio	42 sq. m (450 sq. ft.)	N/A
1-bed	56 sq. m (600 sq. ft.)	56 sq. m (600 sq. ft.)
2-bed	77 sq. m (830 sq. ft.)	90 sq. m (970 sq. ft.)
3-bed	97 sq. m (1,044 sq. ft.)	112 sq. m (1,205 sq. ft.)

*Townhouse units of two or more storeys with internal stairways may add 4 sq. m (43 sq. ft.) to these maximums.

- (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 10% 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 amending 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 (Environmental Protection);
- (b) As required by the Manager of Environmental Services and the Director of Legal Services, in their discretion, do all things and/or enter into such agreements deemed necessary to fulfill the requirements of Section 571(B) of the Vancouver Charter; and
- (c) If required by the Manager of Environmental Services and the Director of Legal Services, in their discretion, enter into a remediation agreement for the remediation of the site and any contaminants which have migrated from the site on terms and conditions satisfactory to the Manager of Environmental Services, the General Manager of Engineering Services and Director of Legal Services, including a Section 219 Covenant that there will be no occupancy of any buildings or improvements constructed on the site pursuant to this rezoning until separate Certificates of Compliance, satisfactory to the City, for the on-site and off-site contamination, issued by the BC Ministry of Environment and Climate Change Strategy, have been provided to the City.

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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2005-2045 West 49th Avenue
DRAFT CONSEQUENTIAL AMENDMENT

DRAFT AMENDMENT TO THE SUBDIVISION BY-LAW NO. 5208

Council amends Schedule A of the Subdivision By-law in accordance with the plan labelled Schedule A and attached to and forming part of this By-law, by deleting the following properties from the RS-6 maps forming part of Schedule A of the Subdivision By-law:

- (a) PID 008-555-265; Lot 6 of Lot 1 Block 2 District Lot 526 Plan 2337;
- (b) PID 013-889-176; Lot 7 of Lot 1 Block 2 District Lot 526 Plan 2337;
- (c) PID 013-889-192; Lot 8 of Lot 1 Block 2 District Lot 526 Plan 2337;
- (d) PID 013-889-206; Lot 9 of Lot 1 Block 2 District Lot 526 Plan 2337; and
- (e) PID 013-889-222; Lot 10 of Lot 1 Block 2 District Lot 526 Plan 2337.

2005-2045 West 49th Avenue
PUBLIC CONSULTATION SUMMARY

1. Background of SRP Consultation

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

2. List of Engagement Events, Notification, and Responses

	Date	Results
Event		
Virtual open house (City-led)	January 30, 2023 – February 19, 2023	168 participants (aware)* <ul style="list-style-type: none"> • 64 informed • 20 engaged
Public Notification		
Postcard distribution – Notice of rezoning application and virtual open house	January 27, 2023	843 notices mailed
Public Responses		
Online questions	January 30, 2023 – February 19, 2023	3 submittal
Online comment forms <ul style="list-style-type: none"> • Shape Your City platform 	December 2022 – March 2023	22 submittals
Overall position <ul style="list-style-type: none"> • support • opposed • mixed 	December 2022 – March 2023	22 submittals <ul style="list-style-type: none"> • 8 responses • 13 responses • 1 responses
Other input	December 2022 – March 2023	4 submittal

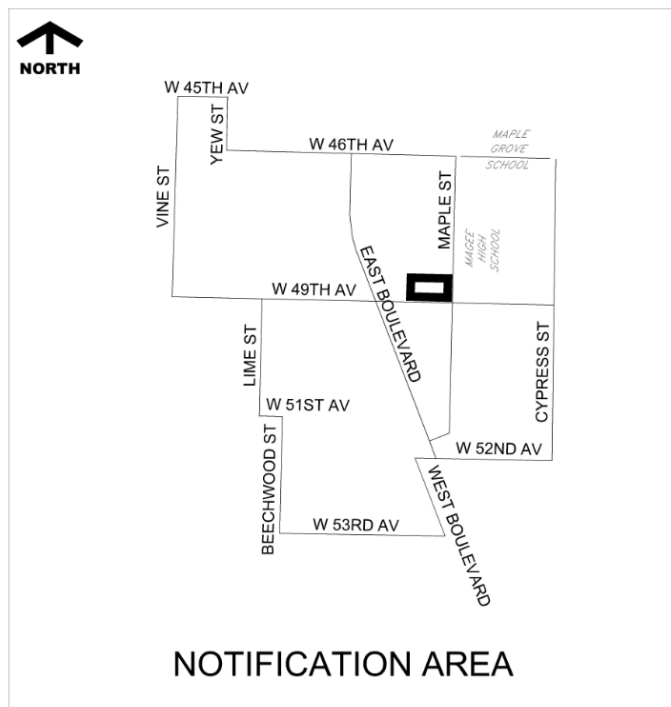
Online Engagement – Shape Your City Vancouver		
Total participants during online engagement period	December 2022 – March 2023	310 participants (aware)* <ul style="list-style-type: none"> • 85 informed • 25 engaged

Note: All reported numbers above are approximate.

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

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

3. Map of Notification Area



4. Analysis of All Comments Received

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

Generally, comments of support fell within the following areas:

- **Height, massing, density, location and neighbourhood:** The density of this project is appropriate given the site's proximity to transit, school, and grocery stores.
- **Housing stock and rental housing:** Increase in housing and rental stock.

Generally, comments of concern fell within the following areas:

- **Height, massing, density:** The scale of the proposed development does not fit within the existing single-family low-density neighbourhood.
- **Traffic:** The increase in residents in the area will worsen the existing traffic congestion in the area, especially during pick up and drop off times at the nearby school.

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:

- Support for transit oriented development.

General comments of concern:

- The existing infrastructure and local road network cannot accommodate an increase in residents.
- An increase of residents in the area will make it difficult to find parking.

General neutral comments/recommendations:

- Would like to see commercial space included in the proposal to provide an opportunity to generate more services in the area.
- The proposed building should be limited to four or five storeys.
- Apartments should be built on arterial roads, not local roads.
- The property should be rezoned to RR-3B District to include more density and retail at grade.
- The rental units should be affordable.

* * * * *

**2005-2045 West 49th Avenue
PUBLIC BENEFITS SUMMARY**

Project Summary

Rezoning to RR-2C District to facilitate a secured rental housing development with a minimum of 20% of the residential floor area secured as below-market rental units.

Public Benefit Summary:

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

	Base Zoning	Proposed Zoning
Zoning District	RS-6	RR-2C
FSR of Base Zoning and FSR of Base Density (site area = 2,980 sq. m / 32,076 sq. ft.)	0.70	2.70
Floor Area	2,086 sq. m (22,453 sq. ft.)	8,046 sq. m (86,605 sq. ft.)
Land Use	Residential	Residential Rental

Summary of development contributions anticipated under proposed zoning

City-wide DCL ^{1,2}	\$0
Utilities DCL ¹	\$1,030,290
TOTAL	\$1,030,290

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

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

² This application has requested and is expected to be eligible for a Class A (100%) waiver of the City-wide DCLs. The value of the anticipated City-wide DCL waiver is estimated at \$1,733,833. 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

2005-2045 West 49th Avenue
APPLICANT, PROPERTY, AND DEVELOPMENT PROPOSAL INFORMATION

Property Information

Address	Property Identifier (PID)	Legal Description
2005 West 49th Avenue	008-555-265	Lot 6 of Lot 1 Block 2 District Lot 526 Plan 2337
2015 West 49th Avenue	013-889-176	Lot 7 of Lot 1 Block 2 District Lot 526 Plan 2337
2025 West 49th Avenue	013-889-192	Lot 8 of Lot 1 Block 2 District Lot 526 Plan 2337
2035 West 49th Avenue	013-889-206	Lot 9 of Lot 1 Block 2 District Lot 526 Plan 2337
2045 West 49th Avenue	013-889-222	Lot 10 of Lot 1 Block 2 District Lot 526 Plan 2337

Applicant Information

Applicant	0749525 B.C. Ltd. (Jonathan Lai)
Property Owners	Vandy Developments Ltd., Andrew Luke Lai, EL & EL Investments Ltd.

Site Statistics

Site Area	2,980 sq. m (32,076 sq. ft.); Site dimensions 76.2 m (250 ft.) x 38.4 m (126 ft.)
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Development Statistics

	Permitted Under Existing Zoning	Development Permitted Under Proposed Zoning
Zoning	RS-6	RR-2C
Uses	Residential	Residential Rental
Maximum Density	0.70 FSR	Up to 2.70 FSR
Floor Area	2,086 sq. m (22,453 sq. ft.)	Up to 8,046 sq. m (86,605 sq. ft.)
Height	10.7 m (35.1 ft.)	Up to 6 storeys (at the street): 19.8 m (65 ft.)
Unit Mix	n/a	as per RR-2C 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	