



REFERRAL REPORT

Report Date: August 29, 2023
Contact: Casey Peters
Contact No.: 604.871.6356
RTS No.: 15909
VanRIMS No.: 08-2000-20
Meeting Date: October 3, 2023

TO: Vancouver City Council
FROM: General Manager of Planning, Urban Design and Sustainability
SUBJECT: Rezoning: 6065-6075 Collingwood Place

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 Strand Holdings Ltd., on behalf of:

- James Stephen Lebedovich and Silise Eileen Lebedovich, the registered owners of 6065 Collingwood Place [*PID 009-858-067; Lot 8 Block 4 District Lot 2027 Plan 8976*]; and
- Joanne Wong, the registered owner of 6075 Collingwood Place [*PID 009-858-075; Lot 9 Block 4 District Lot 2027 Plan 8976*];

to rezone the lands from RS-5 (Residential) District to RR-2B (Residential Rental) District, be approved in principle;

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

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

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

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

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

REPORT SUMMARY

This report recommends an amendment to the Zoning and Development By-law from RS-5 (Residential) District to RR-2B (Residential Rental) District, for the site located at 6065-6075 Collingwood Place. The amendment would allow for a five-storey rental building in accordance with the *Secured Rental Policy* (“SRP”). An estimated total of 34 secured 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-2B, 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)
- 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 two legal parcels with property lines fronting Dunbar Street, West 44th Avenue and Collingwood Place. The total site area is approximately 2,443.4 sq. m (26,300 sq. ft.), with a frontage of approximately 64 m (210 ft.) along Dunbar Street and a depth of approximately 38.7 m (127 ft.).

Figure 1: Location Map – Site and Context



This property and the surrounding area are zoned for residential uses under RS District Schedules with a CD-1 directly adjacent that is being used for residential rental purposes. There is a pedestrian path directly south of the site connecting Dunbar Street and Collingwood Place.

The site is currently zoned RS-5 and developed with two single-detached homes constructed in 1955. The properties are not listed on the *Vancouver Heritage Register*. The property does not contain any rental tenancies and the tenant protection policy does not apply.

2. Policy Context

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

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

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

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

Sites that meet these criteria and that are part of the typical street grid, and have a full lane to the rear or are double-fronting may be considered for rezoning under the *SRP* to one of the Residential Rental zones. In addition, the *SRP* considers the shape, size and other attributes of the site in determining eligibility. Rezoning to a Residential Rental zone is supported on sites where a typical building shape as generally allowed in the applicable zones can be accommodated.

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

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

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

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

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

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

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

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

Strategic Analysis

1. Simplified Rezoning Process

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

Under the *SRP*, this site is located on an eligible arterial road and is able to rezone under the RR-2A (four-storey), RR-2B (five-storey) and RR-2C (six-storey with 20% of residential floor area secured as below-market rental units) zones. This site is not eligible for a mixed-use development. Out of the eligible options, the applicant has chosen to rezone to RR-2B.

The RR-2B District Schedule permits rental units up to five-storeys in height and 2.20 FSR. This zoning requires a minimum frontage of 20.1 m (66 ft.). On some shallow sites and corner sites with a minimum frontage of 40.2 m (132 ft.), a density of up to 2.40 applies for sites on arterials. The zoning also requires 35% of the units to be for families and include two bedrooms or more. Applicable to sites on arterials and on local streets flanking an arterial, five-storey apartment buildings will introduce incremental change to local streets and will typically be limited in frontage width to achieve a higher degree of compatibility with the existing streetscape.

The rezoning process allows for a secured rental development through a streamlined process. Architectural drawings are not required at the rezoning application stage. The form of development will be reviewed at the development permit stage. All proposals will need to meet the intent and regulations of the RR-2B District. An Urban Design Panel review will not be required for this project at the development permit stage, as comprehensive design guidelines accompany the RR-2B District Schedule.

2. Housing

The *Housing Vancouver Strategy* seeks to deliver a range of housing tenures across the housing continuum. This application, if approved, would support submission of a development permit for a new five-storey rental apartment building to the City's inventory of rental housing, which would contribute to the targets set out in the *Housing Vancouver Strategy* (see Figure 2). Proposed unit numbers are not required for the simplified rezoning process but staff anticipate that this proposal could create approximately 34 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	10-Year Targets	Units Approved Towards Targets
Purpose-Built Secured Rental Units	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 Dunbar-Southlands neighbourhood, which this site is located, is 2.5%. A vacancy rate between 3% and 5% represents a balanced market.

Security of Tenure – Purpose-built rental housing offers secure rental tenure. The proposed RR-2B 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 rezoning site does not currently have any existing rental residential uses and there are no eligible tenants as defined under the City's *Tenant Relocation and Protection Policy* ("TRPP").

If any eligible tenants are identified through the City's regulatory approvals process, the applicant will be required to provide a Tenant Relocation Plan that meets the City's *TRPP*.

3. Transportation and Parking

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

Through this application, conditions of approval include street improvements along Collingwood Place, Dunbar Street, West 44th Avenue and the existing mid-block connection located directly to the south of the site. In addition, improvements are required to the intersection of West 44th Avenue and Dunbar Street. 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.

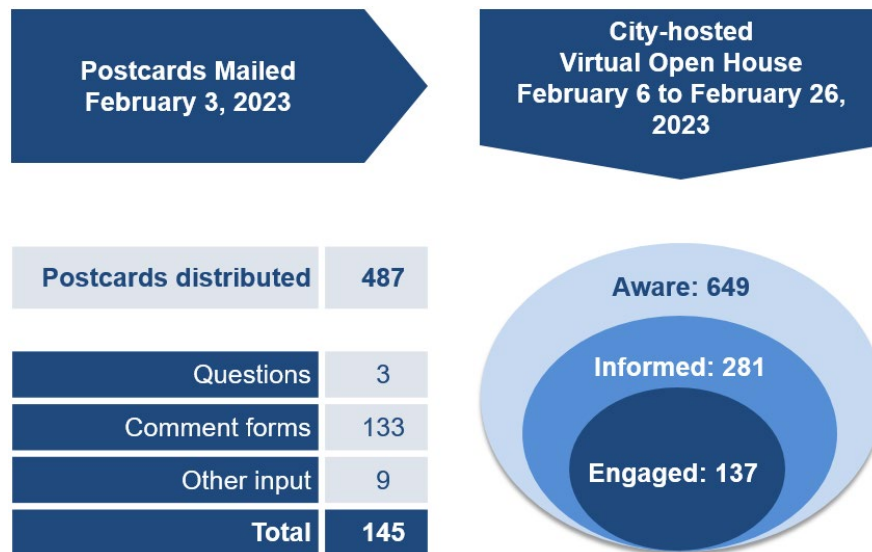
A detailed tree assessment and retention report will be required as part of a subsequent development permit application. Staff will review these materials and provide conditions to retain and protect trees, wherever possible. This process allows for a coordinated assessment of tree retention and replacement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

5. Public Input

A rezoning information sign was installed on the site on January 19, 2023. Approximately 487 notification postcards were distributed within the neighbouring area on or about February 3, 2023. Application information and an online comment form was provided on the Shape Your City (shapeyourcity.ca/) platform.

Question and Answer Period/Virtual Open House – A virtual open house was held from February 6, 2023 to February 26, 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. A project webpage was created and 649 people signed to view the rezoning proposal including a hypothetical building example.

Public Response and Comments – Public input is collected via online questions, comment forms, through email, and by phone. A total of 145 submissions were received.

Figure 3 Overview of Notification and Engagement

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

Generally, comments of support fell within the following areas:

- **Rental and affordable housing:** This development adds much needed rental and affordable housing supply and housing options to the neighbourhood, and will attract students, teachers, young professionals, fixed income seniors and young families to the community. It will also provide downsizing options to those, such as seniors, who want to stay in the area.
- **Height, density and massing:** Due to the location of the development close to transit routes, schools, services and shopping amenities, the height, density and massing is appropriate. More density would be supported to increase housing supply and support commercial activity in the area.
- **Building design:** The design is appreciated and will complement the other similar project in the area, completed by the same developer, bringing a consistent look and feel to the neighbourhood.

Generally, comments of concern fell within the following areas:

- **Traffic and safety:** The proposed development will increase vehicular and pedestrian traffic to the area, causing problems of access and congestion on the one access road in/out of the cul-de-sac. There is concern that emergency vehicles will not be able to access the buildings because there is no laneway, and they will be blocked by cars parked on the narrow street in the area. Collingwood Place is narrow, and lacks sidewalks and a laneway will not support increased traffic and parking to the area.
- **Height and density:** Due to the location of the development on a residential street with single family homes, the height and density is not appropriate. A gentler density, in the form of duplexes or townhomes is preferred.

- **Neighbourhood context and building design:** The form of development and building design does not fit the neighbourhood character. The cul-de-sac form and irregular-shaped lot does not lend itself to an apartment complex.
- **Policy:** The proposed development does not meet the requirements of the RR-2B District Schedule.

Response to Public Comments

Height, massing, density, location, and design: The proposed use and form of development is consistent with the SRP. The project must meet the minimum requirements of the RR-2B District Schedule as well as the accompanying RR Design Guidelines. If the rezoning is approved, detailed architectural drawings will be submitted through the development permit process and available for public viewing at that time.

Traffic and safety: Engineering staff have reviewed the proposed development for transportation safety issues and included rezoning conditions to deliver improvements that will address safety for all road users. This includes street improvements along Collingwood Place, Dunbar Street, and West 44th Avenue. In addition, these improvements include enhanced street lighting, and intersection improvements.

SRP process: The subject site complies with the eligibility requirements of the *SRP* as it is a double-fronting site located on an eligible arterial road. While the site is not rectangular in shape, staff have reviewed and confirmed it can accommodate the requirements of the RR-2B District Schedule, and will provide secured rental accommodation to the area.

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 RS-5 and proposes to rezone to RR-2B which only allows for up to five storeys, the application is eligible for this CAC exemption.

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

This application was eligible for a waiver of the City-wide DCLs, however the applicant has elected not to seek the waiver. As per Section 3.1B of the Vancouver Development Cost Levy By-law, the decision to seek the waiver is made at the rezoning application stage. Should the applicant wish to request a DCL waiver at a later stage, the application must return to Council for a subsequent public hearing to amend the rezoning conditions.

Based on the rates in effect as of September 30, 2022, it is estimated that the project will pay \$2,014,587 of DCLs, should it achieve the maximum 2.40 FSR.

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

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

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

FINANCIAL IMPLICATIONS

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

CONCLUSION

Staff have reviewed the application to rezone 6065-6075 Collingwood Place from RS-5 to RR-2B to facilitate the delivery of secured rental housing. The location complies with the provisions of the RR-2B District Schedule, and staff conclude the zoning amendment can be considered as it is consistent with the *Secured Rental Policy* and advances the City's housing policy goals.

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

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**6065-6075 COLLINGWOOD PLACE
PROPOSED BY-LAW AMENDMENTS**

Note: A By-law to rezone an area to RR-2B will be prepared generally in accordance with the provisions listed below, subject to change and refinement prior to posting.

Zoning District Plan Amendment

1. This By-law amends the Zoning District Plan attached as Schedule D to By-law No. 3575, and amends or substitutes the boundaries and districts shown on it, according to the amendments, substitutions, explanatory legends, notations, and references shown on the plan attached as Schedule A to this By-law, and incorporates Schedule A into Schedule D of By-law No. 3575.
2. The area shown within the heavy black outline on Schedule A is rezoned and moved from the RS-5 District Schedule to the RR-2B District Schedule.



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**6065-6075 COLLINGWOOD PLACE
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).
- 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 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).

Engineering

- 1.4 All archaeological sites, whether on Provincial Crown or private land (including land under water) that are known or suspected to predate AD 1846, are automatically protected under the Heritage Conservation Act (HCA). Certain sites, including human burials and rock art sites with heritage value, are automatically protected regardless of

their age. Shipwrecks and plane wrecks greater than two years of age are also protected under the HCA. The HCA does not distinguish between those archaeological sites which are "intact," (i.e., those sites which are in a pristine, or undisturbed state) and those which are "disturbed" (i.e., those sites which have been subject to alteration, permitted or otherwise). All archaeological sites, regardless of condition, are protected by the HCA, as described above. HCA-protected archaeological sites or objects cannot be disturbed or altered without a permit issued by the Archaeology Branch (Ministry of Forests). It is the developer's responsibility to exercise due diligence to avoid damage to any unrecorded archaeological sites, which are still protected under the HCA.

- 1.5 The owner or representative is advised to contact Engineering to acquire the project's permissible street use. Prepare a mitigation plan to minimize street use during excavation & construction (i.e. consideration to the building design or sourcing adjacent private property to construct from) and be aware that a minimum 60 days lead time for any major crane erection / removal or slab pour that requires additional street use beyond the already identified project street use permissions.
- 1.6 Provision of any gas service to connect directly to the building without any portion of the service connection above grade within the road right of way.
- 1.7 Provision of construction details to determine ability to meet municipal design standards for shotcrete removal (Street Restoration Manual section 02596 and Encroachment By-law (#4243) section 3A) and access around existing and future utilities adjacent your site. Current construction practices regarding shotcrete shoring removals have put City utilities at risk during removal of encroaching portions of the shoring systems. Detailed confirmations of these commitments will be sought at the building permit stage with final design achievements certified and confirmed with survey and photographic evidence of removals and protection of adjacent utilities prior to building occupancy. Provision of written acknowledgement of this condition is required. Please contact Engineering Services for details.
- 1.8 Provision of a landscape and site plan that reflect the improvements to be provided as part of the Services Agreement.
- 1.9 Provision of the following information as part of the architectural drawing submission at the Development Permit (DP) stage to facilitate a complete Transportation review:
 - (a) a complete tech table is required showing the calculations for the minimum required parking, loading, bicycle spaces and the number of spaces being provided;
 - (b) all types of parking and loading spaces individually numbered and labelled;
 - (c) dimension of any/all column encroachments into parking stalls;
 - (d) identification of all columns in the parking layouts;
 - (e) dimensions for typical parking spaces;
 - (f) dimensions of additional setbacks for parking spaces due to columns and walls;

- (g) dimensions of maneuvering aisles and the drive aisles at the parkade entrance and all gates;
- (h) section drawings showing elevations and minimum vertical clearances for parking levels, loading bays, ramps, and security gates;

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

- (i) details on the ramp/parkade warning and/or signal systems and locations of lights, signs and detection devices to be shown on the plans;
- (j) areas of minimum vertical clearances labelled on parking levels;
- (k) design elevations on both sides of the ramps and drive aisles at all breakpoints, loading bays, accessible spaces, and at all entrances;

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

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

Note to Applicant: Stair ramps are not generally acceptable.

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

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

1.11 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.

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.

1.12 Provision of a Final Hydrogeological Study, to the General Manager of Engineering Services' and the Director of Planning's satisfaction, which addresses the requirements outlined in the Groundwater Management Bulletin, including but not limited to:

- (a) A Groundwater Management Plan which includes:
 - (i) Detailed findings of the future work in Section 9.0 of the Preliminary Hydrogeological Study (dated March 17, 2022)

- (ii) Construction-related and permanent groundwater management, including anticipated groundwater discharge rates for City approval;

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

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

- (i) Analysis to confirm that there are no significant risks from groundwater extraction/diversion;
- (ii) The City has documented a possible historic stream near this site. In the report, comment on the potential for an historic stream to be encountered by the excavation on site.

Note to Applicant: A Watercourse Covenant may be required based on the potential presence of an historic stream near the site.

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

Note to Applicant: This site is located within the Province of BC's Flowing Artesian Conditions Well Drilling Advisory area. A qualified contractor should be retained and take the necessary precautions associated with the potential flowing artesian conditions at this location. Contact groundwater@vancouver.ca if flowing artesian conditions are encountered and controlled, however, contact 3-1-1 if there is uncontrolled groundwater flow and/or flooding. For additional information see https://www2.gov.bc.ca/assets/gov/environment/air-land-water/water/water-wells/flowing_artesian_advisory_-_vancouver_bc_final.pdf

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

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

- (a) The abandonment or removal of all existing storm, sanitary, and combined connections to the development site.

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

- 1.15 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.

- 1.16 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.”

- 1.17 City supplied building grades are preliminary and final building grades are required to be issued by the City prior to DP application. Show all City supplied building grades on architectural and landscape drawings. To minimize grade differences, interpolate a continuous building grade between the points provided on the City supplied building grade plan.

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 and the Director of Legal Services for consolidation of Lots 8 and 9, Block 4, District Lot 2027, Plan 8976 to create a single parcel.
- 2.2 Make arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for release of the Public Utility Right of Way 205631M.

Note to Applicant: Arrangements are to be secured prior to zoning enactment, with release to occur prior to issuance of a development permit for the site. Provision of a letter of commitment will satisfactorily address this condition for zoning enactment. Confirmation that all utility works have been removed from the Right of Way Area is required prior to release of Right of Ways 205631M.

Note to Planning: Easement and Indemnity agreement 205874M references Building Scheme (325709L) and Easement and Indemnity agreement 212045M references Building Scheme (331412L). These Building Schemes require the satisfaction of the Building Inspector that living room windows of the dwelling face south-west. There has been a petition to the Supreme Court of BC, by neighbouring lots, and a court order that the Building Scheme under 325709L and 331412L be declared obsolete.

- 2.3 Provision of a watercourse covenant based on the presence of an old stream(s).
- 2.4 Provision of a Services Agreement to detail the on- and off-site works and services necessary or incidental to the servicing of the Rezoning Site (collectively called the "Services") such that they are designed, constructed and installed at no cost to the City and all necessary street dedications and rights-of-way for the Services are provided all to the satisfaction of the General Manager of Engineering Services. No development permit for the Rezoning Site, or any portion thereof, or for any building or improvements thereon will be issued until the letter of credit, as security for the Services, is provided. The timing for the delivery of the Services shall be determined by the General Manager of Engineering Services in his sole discretion and holds shall be placed on such permits as deemed necessary in his sole discretion. Except as explicitly provided for in Condition 2.5(a), the Services are not excess and/or extended services and the applicant is not entitled to a Latecomer Agreement.

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

- (a) Provision of adequate water service to meet the fire flow demands of the project.
- (i) Based on the development's water demands supplied by R.F. Binnie & Associates Ltd. dated March 9, 2022, the water system is inadequate to service the development. The following upgrades are required:
- (a) Upgrade approximately 190 m of water main along Collingwood Place, from Collingwood Street to the hydrant fronting 6059 Collingwood Place.
- (b) Upgrade approximately 130 m of water main along Collingwood St, from Collingwood Place to W 43rd Ave

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 6065-6075 Collingwood Place does not require any sewer upgrades.

Note to Applicant: Development to be serviced to the existing 450 mm SAN and 1050 mm STM sewers on Dunbar St.

- (c) Provision of street improvements along Collingwood Place adjacent to the site and appropriate transitions including the following:
 - (i) minimum 1.53 m (5.0 ft) wide front boulevard (measured from the back of the existing curb) with street trees where space permits;
 - (ii) 1.83 m (6.0 ft) wide broom finish saw-cut concrete sidewalk;
 - (iii) removal of the existing unused driveway crossing and reconstruction of the boulevard, sidewalk, and curb to current standards
- (d) Provision of street improvements along Dunbar St 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) new concrete curb and gutter
 - (iii) minimum 100 mm mill and pave of Dunbar St asphalt pavement to centerline
- (e) Provision for the construction of the following improvements within the existing mid-block connection located directly to the south of the site between Dunbar St and Collingwood Place:
 - (i) 2.44 m (8.0 ft) wide broom finish saw-cut concrete sidewalk;
 - (ii) curb ramp on Collingwood Place.
- (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 DP issuance.
- (g) Provision of entire intersection lighting upgrade to current City standards and IESNA recommendations at Dunbar St & W 44th Ave.
- (h) 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.

- (i) Provision for the reconstruction of W 44th Ave per City “Higher Zoned Lane” pavement structure including installation of a double catch basin on W 44th Ave near the intersection of Dunbar St.
- (j) Provision for the installation of an infiltration trench along W 44th Ave in the centre of the laneway connected to the proposed new double catch basins to treat and retain 90% of average annual rainfall or a 48 mm – 24 hr event from the right-of-way to the greatest extent practical.

Note to Applicant: An infiltration trench is a subsurface storage area filled with drain rock. The trench is used to store and infiltrate runoff that is collected in the adjacent catch basin (CB).

For further information, contact Green Infrastructure Implementation Branch, ESRGGIIDL@vancouver.ca

- (k) Provision of a new standard concrete lane crossing, new curb returns and curb ramps at the entrance to W 44th Ave on Dunbar St 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.
- 2.5 Provision of one or more Latecomer Agreements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for the following works, which constitute excess and/or extended services:
- a) Watermain upgrades per condition 2.4(a)

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

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

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

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

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

Housing

- 2.7 Make arrangements to the satisfaction of the General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services to enter into a Housing Agreement and a Section 219 Covenant to secure all residential units as secured market rental housing units, excluding Seniors Supportive or Assisted Housing, pursuant to the City's Secured Rental Policy, for a term equal to the longer of 60 years and the life of the building, subject to a no-separate-sales covenant and a no-stratification covenant, and such other terms and conditions as the General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services may require.

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

- 2.8 If eligible tenants are identified to be residing on the site, the applicant will deliver a Tenant Relocation Plan to the satisfaction of the General Manager Planning, Urban Design and Sustainability and will enter into a 219 Covenant and/or such other agreements as the General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services determine are necessary to require the applicant to:
- (a) Provide a Tenant Relocation Plan to the satisfaction of the General Manager of Planning, Urban Design and Sustainability as per the Tenant Relocation and Protection Policy.
 - (b) Provide a notarized declaration prior to issuance of the Development Permit that demonstrates that each tenant has been given written notice of the intent to redevelop the property; that indicates the number of units occupied on the date of the notice; and includes copies of a letter addressed to each tenant summarizing the Tenant Relocation Plan offer and signed as received by each tenant.
 - (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 include, but may not be limited to, the names of tenants; 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), and their total compensation amount(s); 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.
 - (d) Provide a Final Tenant Relocation Report prior to issuance of the Occupancy Permit. The Report must outline the names of tenants; indicate the outcome of their search for alternate accommodations; summarize the total monetary value given to each tenant (moving costs, rents, any other compensation); and include a summary of all communication provided to the tenants.

Environmental Contamination

2.9 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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6065-6075 COLLINGWOOD PLACE
DRAFT CONSEQUENTIAL AMENDMENT

DRAFT AMENDMENT TO THE SUBDIVISION BY-LAW NO. 5208

Council amends Schedule A of the Subdivision By-law in accordance with the plan labelled Schedule A and attached to and forming part of this By-law, by deleting the following properties from the RS-5 maps forming part of Schedule A of the Subdivision By-law:

- (a) PID 009-858-067; Lot 8 Block 4 District Lot 2027 Plan 8976; and
- (b) PID 009-858-075; Lot 9 Block 4 District Lot 2027 Plan 8976.

**6065-6075 COLLINGWOOD PLACE
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		
Question and Answer Period/Virtual open house (City-led)	February 6, 2023 – February 26, 2023	367 participants (aware)* <ul style="list-style-type: none"> • 188 informed • 110 engaged
Public Notification		
Postcard distribution – Notice of rezoning application and virtual open house	January 4, 2023	487 notices mailed
Public Responses		
Online questions	February 6, 2023 – February 26, 2023	3 submittals
Online comment forms <ul style="list-style-type: none"> • Shape Your City platform 	January 2023 – May 2023	134 submittals
Overall position <ul style="list-style-type: none"> • support • opposed • mixed 	January 2023 – May 2023	133 submittals <ul style="list-style-type: none"> • 83 responses • 49 responses • 1 response
Other input	January 2023 – May 2023	9 submittals
Online Engagement – Shape Your City Vancouver		
Total participants during online engagement period	January 2023 – May 2023	649 participants (aware)* <ul style="list-style-type: none"> • 281 informed

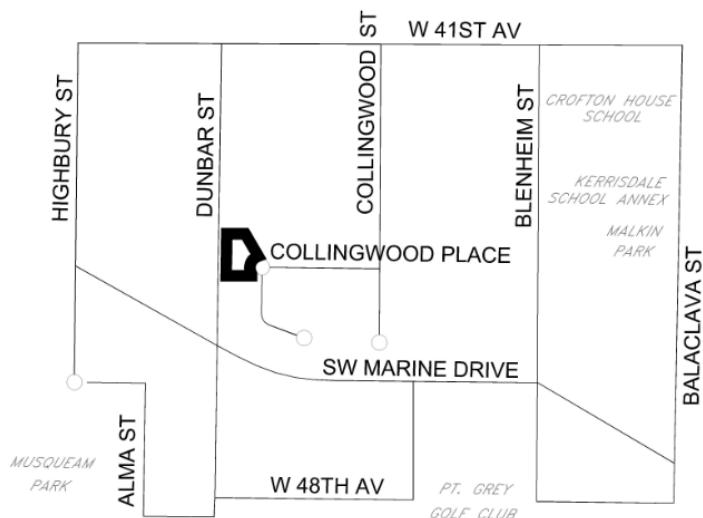
		<ul style="list-style-type: none"> • 137 engaged
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Note: All reported numbers above are approximate.

* 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 an analysis of all public feedback by topic.

Generally, comments of support fell within the following areas:

- **Rental and affordable housing:** This development adds much needed rental and affordable housing supply and housing options to the neighbourhood, and will attract students, teachers, young professionals, fixed income seniors and young families to the community. It will also provide downsizing options to those, such as seniors, who want to stay in the area.

- **Height, density and massing:** Due to the location of the development close to transit routes, schools, services and shopping amenities, the height, density and massing is appropriate. More density would be supported to increase housing supply and support commercial activity in the area.
- **Building design:** The design is appreciated and will complement the other similar project in the area, completed by the same developer, bringing a consistent look and feel to the neighbourhood.

Generally, comments of concern fell within the following areas:

- **Traffic and safety:** The proposed development will increase vehicular and pedestrian traffic to the area, causing problems of access and congestion on the one access road in/out of the cul-de-sac. There is concern that emergency vehicles will not be able to access the buildings because there is no laneway, and they will be blocked by cars parked on the narrow street in the area. The narrow street, and lack of sidewalks and a laneway will not support increased traffic and parking to the area.
- **Height and density:** Due to the location of the development on a residential street with single family homes, the height and density is not appropriate. A gentler density, in the form of duplexes or townhomes is preferred.
- **Neighbourhood context and building design:** The form of development and building design does not fit the neighbourhood character. The cul-de-sac form and irregular-shaped lot does not lend itself to an apartment complex.
- **Policy:** The proposed development does not meet the requirements of the RR-2B District Schedule.

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

General comments of support:

- The neighborhood services that exist can support the added density.
- This project presents an opportunity to improve pedestrian access to Dunbar, such as a protected bike/mobility lane.
- The proposed development will encourage more people to use nearby transit and take cars off the road.

General comments of concern:

- Property values and neighbourhood appeal will be affected by the proposed development.
- Renters will not care about the neighborhood.
- Loss of privacy and shadowing will impact neighbouring properties.
- There are few options for pedestrians due to a lack of sidewalks, and thus walkway/mobility access options need to be considered.

Neutral comments/suggestions/recommendations:

- The proposed development should share parkade access with the 6081-6083 Collingwood Place project to reduce traffic disruptions and make better use of available space.

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6065-6075 COLLINGWOOD PLEACE
PUBLIC BENEFITS SUMMARY

Project Summary

Rezoning to RR-2B District to facilitate secured rental housing.

Public Benefit Summary:

The project would provide secured market rental units and would generate a DCL contribution.

	Base Zoning	Proposed Zoning
Zoning District	RS-5	RR-2B
FSR of Base Zoning and FSR of Base Density (site area = 2,443.4 sq. m / 26,300 sq. ft.)	0.70	2.40
Floor Area	1,710.4 sq. m (18,410 sq. ft.)	5,864.2 sq. m (63,120 sq. ft.)
Land Use	Residential	Residential Rental

Summary of development contributions anticipated under proposed zoning

City-wide DCL ^{1,2}	\$1,263,676
Utilities DCL ¹	\$750,911
TOTAL	\$2,014,587

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 is eligible for a waiver of the City-wide DCL, however the applicant has elected not to seek the waiver. As per Section 3.1B of the Vancouver Development Cost Levy By-law, the applicant's decision regarding the waiver for projects requiring rezoning is to be made at the rezoning application stage and the relevant requirements should be secured in the conditions of enactment. Should the applicant wish to request a DCL waiver at a later stage, the application would be expected to return to Council for a subsequent public hearing to amend the rezoning condition.

**6065-6075 COLLINGWOOD PLACE
APPLICANT, PROPERTY, AND DEVELOPMENT PROPOSAL INFORMATION**

Property Information

Address	Property Identifier (PID)	Legal Description
6065 Collingwood Place	009-858-067	Lot 8 Block 4 District Lot 2027 Plan 8976
6067 Collingwood Place	009-858-075	Lot 9 Block 4 District Lot 2027 Plan 8976

Applicant Information

Architect/Applicant	Strand Holdings Ltd.
Property Owners	James Stephen Lebedovich and Silise Eileen Lebedovich; Joanne Wong

Site Statistics

Site Area	2,443.4 sq. m (26,300 sq. ft.); Approximate site dimensions 64 m (210 ft.) x 38.2 m (125 ft.)
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Development Statistics

	Permitted Under Existing Zoning	Development Permitted Under Proposed Zoning
Zoning	RS-5	RR-2B
Uses	Residential	Residential Rental (Residential)
Maximum Density	0.70 FSR	Up to 2.40 FSR
Floor Area	1,710.4 sq. m (18,410 sq. ft.)	Up to 5,864.2 sq. m (63,120 sq. ft.)
Height	10.7 m (35.1 ft.)	Up to five storeys (at the street): 16.8 m (55 ft.)
Unit Mix	n/a	as per RR-2B District
Parking, Loading and Bicycle Spaces	as per Parking By-law	as per Parking By-law
Natural Assets	To be assessed at the development permit stage	

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