



REFERRAL REPORT

Report Date: October 3, 2023
Contact: Casey Peters
Contact No.: 604.871.6356
RTS No.: 15959
VanRIMS No.: 08-2000-20
Meeting Date: October 17, 2023

TO: Vancouver City Council
FROM: General Manager of Planning, Urban Design and Sustainability
SUBJECT: CD-1 Rezoning: 5515-5525 Elizabeth Street

RECOMMENDATION TO REFER

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

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary zoning 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 Ardor Development Ltd., on behalf of:

- Ardorhomes 5515 Elizabeth Holdings Ltd., Inc No. 1396908 the registered owner of 5515 Elizabeth Street [*PID 010-685-715; Lot 24 Block 849 District Lot 526 Plan 7240*]; and
- 1396947 B.C. Ltd., Inc. No. 1396947¹, the registered owner of 5525 Elizabeth Street [*PID 004-286-464; Lot 23 Block 849 District Lot 526 Plan 7240*];

to rezone the lands from RS-1 (Residential) District to CD-1 (Comprehensive Development) District, to increase the floor space ratio (FSR) from 0.7 to 2.0 and the building height from 10.7 m (35 ft.) to 13.7 m (45 ft.), to permit a four-storey residential building containing 27 strata-titled residential units, be approved in principle;

¹ Represented by Ardor Development Ltd.

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

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by Andrew Cheung Architects Inc., received December 15, 2022, provided that the Director of Planning may allow minor alterations to this form of development when approving the detailed scheme of development;

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

- B. THAT subject to approval of the CD-1 By-law, the Subdivision By-law be amended, generally as set out in Appendix C;

FURTHER THAT the Director of Legal Services be instructed to bring forward the amendment to the Subdivision By-law at the time of enactment of the CD-1 By-law.

- C. THAT Recommendations A and B be adopted on the following conditions:

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

REPORT SUMMARY

This report evaluates an application to rezone this site at 5515-5525 Elizabeth Street from RS-1 (Residential) District to CD-1 (Comprehensive Development District). The proposal is to permit a four-storey residential building containing 27 strata-titled residential units including six lock-off suites under the *Cambie Corridor Plan* ("Plan").

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

COUNCIL AUTHORITY/PREVIOUS DECISIONS

- Vancouver Plan (2022)

- Cambie Corridor Plan (2018, last amended 2023)
- Cambie Corridor Public Realm Plan (2018)
- Housing Needs Report (2022)
- Housing Vancouver Strategy (2017)
- Family Room: Housing Mix Policy for Rezoning Projects (2016)
- High-Density Housing for Families with Children Guidelines (1992, last amended 2022)
- Community Amenity Contributions Policy for Rezoning (1999, last amended 2023)
- Vancouver Development Cost Levy By-law No. 9755
- Vancouver Utilities Development Cost Levy By-law No. 12183
- Green Buildings Policy for Rezoning (2010, last amended 2023)
- Urban Forest Strategy (2016)

REPORT

Background/Context

1. Site and Context

The subject site (see Figure 1) is comprised of two legal parcels located on the southwest corner of Elizabeth Street and West 39th Avenue, with a lane to the rear. The site is irregularly shaped with an area of approximately 1,412.6 sq. m (15,199 sq. ft.). The zoning of this and surrounding sites is RS-1 and developed with two single-detached homes. The existing residential tenants are previous owners and as such, are not eligible for tenant protection under the *Tenant Relocation and Protection Policy*.

Figure 1: Surrounding Zoning and Context



Neighbourhood Amenities – The following amenities exist in the area:

- *Parks* – Columbia Park (350 m), Queen Elizabeth Park (550 m), and Oak Meadows Park (900 m).
- *Community Spaces* – Hillcrest Community Centre (1 km)
- *Childcare* – Van Horne YMCA Kids Club (550 m)

Local School Capacity – The site is located within the catchment area of Sir William Van Horne Elementary School and Hamber Secondary School. According to the Vancouver School Board (VSB)'s 2020 *Long Range Facilities Plan*, Sir William Van Horne Elementary is currently operating under capacity at 90% and by 2031 is forecasted to be operating at 87% capacity. Hamber Secondary is operating at 82% with an expected capacity of 79% by 2031.

The VSB report notes that overall enrolment trends for the wider area are changing. The VSB continues to explore options to reduce pressure on schools in this area, monitor development, and work with City staff to help plan for future growth.

2. Policy Context

Vancouver Plan – The *Vancouver Plan* was approved by Council on July 22, 2022 and is a land use strategy to guide long-term growth of the City over the next 30 years. The approved *Vancouver Plan* will serve as a framework with further implementation planning work to follow over the next two to four years. The site is located within the *Cambie Corridor Plan* which is generally in alignment with the *Vancouver Plan*.

Housing Needs Report – On April 27, 2022, Council received a *Housing Needs Report* (HNR). 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 strata housing and implements Council-approved directions as contained in the *Plan*, and is well supported by the data and findings within the *HNR*.

Cambie Corridor Plan – The site is located within the Oakridge Municipal Town Centre neighbourhood, characterized as a regionally significant urban centre to accommodate a range of jobs, retail, cultural spaces and housing options. Sub-section 4.3.9 of the *Plan* permits four-storey strata residential buildings on smaller lots and a diversity of built forms.

Strategic Analysis

1. Proposal

The proposal is for a four-storey residential building with 27 strata-titled residential units, of which six are intended to be lock-off suites. The proposed height is 13.7 m (45 ft.) to the top of the parapet and the floor space ratio (FSR) is 2.0. Vehicle and bicycle parking are provided at grade with access from the lane.

2. Land Use

The proposed strata-titled residential housing is consistent with the *Plan's* direction for residential use at this location.

3. Form of Development, Height and Density

(Refer to drawings in Appendix D and statistics in Appendix H)

In assessing urban design performance, staff considered the built form guidelines of the *Plan* for off-arterial residential buildings.

Form of Development – This application is consistent with the built form guidance within the *Plan* for a four-storey residential building with setbacks at the upper storey (see Figure 2).

Figure 2: Proposal Looking Southeast



Private Amenity Space – The development offers on-site common indoor and outdoor amenities for residents on the rooftop, as envisioned by the *Plan*.

Public Realm – The *Plan* envisions improvements to the public realm including a new sidewalk along 39th Avenue and new and retained street trees on both street frontages. The proposal offers landscaped front setbacks with private residential patios, consistent with the *Plan*. The *Plan* also envisions an offsite enhanced open space, serving the local neighbourhood with seating and planting at the street corner. This open space is being provided at the northeast corner of the site.

Height – The *Plan* anticipates a four-storey building with an additional partial storey for rooftop indoor amenity adjacent to outdoor amenity space. The proposed height of 13.7 m (45 ft.) for the four storey building and an additional 4.5 m (14.8 ft.) for the rooftop amenity space and appurtenances is consistent with the expectations of the *Plan*.

Density – The *Plan* estimates a density of up to 2.0 FSR, consistent with the application.

Urban Design Panel – A review by the Urban Design Panel was not required due to the project's modest scale and consistency with the expectations of the *Plan*.

Staff reviewed the site-specific conditions, and have concluded that the proposal reflects the *Plan*'s built form, height and density and is appropriate for the context. Staff support the application subject to the Urban Design conditions detailed in Appendix B.

4. Housing

Housing Mix – For strata residential development, 35% of all units are to be suitable for families including a minimum 25% at two bedrooms and a minimum of 10% to be three or more bedrooms. The proposed unit mix of six three-bedroom units (22%), seven two-bedroom units (26%), six two-bedroom with lock-off units (22%), and eight one-bedroom units (30%) is consistent with policy. As noted in the CD-1 By-law, dwelling units with a lock-off unit shall not count the lock-off unit as a bedroom.

As the application involves consolidation of two RS-1 lots, the *Tenant Relocation and Protection Policy* (TRPP) applies. However, the two existing tenancies at the time of the rezoning application are not eligible under the *TRPP* as the tenants are former owners of the property. If any eligible tenants are identified, the applicant will be required to provide a Tenant Relocation Plan that meets the *TRPP*, prior to the issuance of a development permit.

5. Transportation and Parking

The site is well served by public transit. It is within two blocks of Cambie Street, which is part of TransLink's Frequent Transit Network (FTN) and 500 m from the Oakridge Canada Line station. The property is one block from the 37th Avenue bikeway and 280 m from Cambie Street.

The proposal includes surface parking accessed from the lane. Parking is required to meet the Parking By-law.

Engineering conditions related to transportation, public realm and parking are included in Appendix B and include improved sidewalks along Elizabeth Street and 39th Avenue, new speed humps in the laneway, upgraded intersection lighting at Elizabeth Street and 39th Avenue, and an enhanced open space as specified in the *Plan*.

6. Environmental Sustainability and Natural Assets

Green Buildings – The *Green Buildings Policy for Rezoning*s requires that rezoning applications satisfy the green and resilient building conditions stated within the policy.

Natural Assets – The Urban Forest Strategy seeks to protect and strengthen Vancouver's urban forest and tree canopy. The Protection of Trees By-law requires permission to remove trees that meet certain conditions to protect as many healthy, viable trees while still meeting the challenges of development and housing priorities.

There are seven existing trees on the site, of which five are proposed to be removed. There are 15 street trees on City lands adjoining the site, and protection of these street trees during construction is required. See Appendix B for landscape and tree conditions.

7. Public Input

Public Notification – A site sign was installed on the site on February 16, 2023. Approximately 960 notification postcards were distributed within the neighbouring area on or about March 2, 2023. Notification and application information, and an online comment form, was provided on the City's *Shape Your City Vancouver* (shapeyourcity.ca/) platform.

Virtual Open House – A virtual open house was held from March 6 to 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. The website was accessed 310 times.

Public Response and Comments – Public input was provided via online questions, comment forms, by email and phone. A total of six submissions were received. Comments of support were for the density, appropriateness of the location, and appreciation for additional housing stock. Concerns were related to density and the development being out of context with the surrounding neighbourhood.

8. Public Benefits

Community Amenity Contributions (CAC) – The application is subject to a CAC Target applicable to the four-storey residential area of the Cambie Corridor. The applicant has offered a cash CAC of \$1,554,723 based on the 1,836.8 sq. m (19,767 sq. ft.) increase in allowable floor area and the target rate applicable to this application.

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

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

Based on rates as of September 30, 2023 and the maximum permitted floor area of 2,825.2sq. m (30,410 sq. ft.), DCLs of approximately \$1,078,345 would be anticipated.

DCL by-laws are subject to adjustment by Council including annual inflationary adjustments. A development may qualify for 12 months of in-stream rate protection from DCL rate increases, provided that an application has been received prior to the rate adjustment. See the for details on DCL rate protection.

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

Financial Implications

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

CONCLUSION

Staff conclude that the proposed land use, density, and public benefits are consistent with the intent of the *Plan*.

The General Manager of Planning, Urban Design and Sustainability recommends that the application be referred to Public Hearing together with the draft CD-1 By-law provisions generally shown in Appendix A with a recommendation that these be approved, subject to the

Public Hearing, along with the conditions of approval listed in Appendix B, including approval in principle of the form of development as shown in plans included as Appendix D.

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**5515-5525 Elizabeth Street
PROPOSED CD-1 BY-LAW PROVISIONS**

Note: A by-law to rezone an area to CD-1 will be prepared generally in accordance with the provisions listed below, subject to change and refinement prior to posting.

Zoning District Plan Amendment

1. This by-law amends the Zoning District Plan attached as Schedule D to By-law No. 3575, and amends or substitutes the boundaries and districts shown on it, according to the amendments, substitutions, explanatory legends, notations, and references shown on the plan attached as Schedule A to this by-law, and incorporates Schedule A into Schedule D of By-law No. 3575.

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

Designation of CD-1 District

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

Uses

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

Conditions of Use

4. The design and layout of at least 35% of the total number of dwelling units must:
 - (a) be suitable for family housing; and
 - (b) have 2 or more bedrooms, of which:
 - (i) at least 25% of the total dwelling units must be 2-bedroom units, and
 - (ii) at least 10% of the total dwelling units must be 3-bedroom units
 - (c) dwelling units with a lock-off unit shall not count the lock-off unit as a bedroom.

Floor Area and Density

- 5.1 Computation of floor area must assume that the site area is 1,412.5 m², being the site area at the time of the application for the rezoning evidenced by this by-law, prior to any dedications.
- 5.2 The maximum floor space ratio for all uses combined is 2.0.
- 5.3 Computation of floor area must include all floors having a minimum ceiling height of 1.2 m, both above and below base surface, measured to the extreme outer limits of the building.
- 5.4 Computation of floor area must exclude:
 - (a) balconies and decks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, provided that:
 - (i) the total area of these exclusions must not exceed 12% of the permitted floor area; and
 - (ii) the balconies must not be enclosed for the life of the building;
 - (b) patios and roof decks, if the Director of Planning considers the impact on privacy and outlook;
 - (c) floors or portions thereof that are used for:
 - (i) off-street parking and loading located at or below base surface, provided that the maximum exclusion for a parking space does not exceed 7.3 m in length;
 - (ii) bicycle storage; and
 - (iii) heating and mechanical equipment, or uses that the Director of Planning considers similar to the foregoing;
 - (d) entries, porches, verandahs and covered circulation if the Director of Planning first approves the design;
 - (e) all residential storage area above or below base surface, except that if residential storage area above base surface exceeds 3.7 m² per dwelling unit, there will be no exclusion for any of the residential storage area above base surface for that unit; and
 - (f) all storage area below base surface for non-dwelling uses.
- 5.5 The Director of Planning or Development Permit Board may exclude common amenity areas from the computation of floor area, to a maximum of 10% of the total permitted floor area, if the Director of Planning or Development Permit Board considers the intent of this by-law and all applicable Council policies and guidelines.

Building Height

- 6.1 Building height must not exceed 13.7 m.
- 6.2 Despite section 6.1 of this by-law and the building height regulations in section 10 of the Zoning and Development By-law, if the Director of Planning permits common rooftop amenity space and mechanical appurtenances including elevator overrun and rooftop access structures, the height of the portion of the building with permitted common rooftop amenity space or mechanical appurtenances must not exceed 18.2 m.

Horizontal Angle of Daylight

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

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**5515-5525 Elizabeth Street
CONDITIONS OF APPROVAL**

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

PART 1: CONDITIONS OF APPROVAL OF THE FORM OF DEVELOPMENT

Note: Consideration by Council at the Public Hearing of the proposed form of development is in reference to plans prepared by Andrew Cheung Architects Inc. received December 15, 2022, and provides that the Director of Planning may allow minor alterations to this form of development when considering the detailed scheme of development submitted with the development application.

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

Urban Design

- 1.1 Identification on the architectural and landscape drawings of any built features intended to create a bird friendly design.

Note to Applicant: Refer to the Bird Friendly Design Guidelines for examples of built features that may be applicable, and provide a design rationale for the features noted. For more information, see the guidelines at <http://former.vancouver.ca/commsvcs/guidelines/B021.pdf>.

Crime Prevention through Environmental Design (CPTED)

- 1.2 Design development to respond to CPTED principles, having particular regard for:
- (a) Limiting opportunities for nuisance activities, mischief in alcoves, and blind corners;
 - (b) Limiting unobserved access or activity and encouraging natural visual surveillance;
 - (c) Mail theft;
 - (d) Site lighting developed with considerations for safety and security; and
 - (e) Reduced opportunities for graffiti;

Note to Applicant: Alcoves and other similar, visually hidden areas should be designed to not be covered or have limited cover, and must be well lit. Opportunities for graffiti can be mitigated by reducing areas of exposed wall and by covering with vines, hedges or a rough finish material.

1.3 Design development to improve visibility and security in the underground parking in accordance with the Parking By-law including:

- (a) Overhead lighting and step lights at exit stairs and doors;
- (b) 24-hour lights and walls painted white; and
- (c) Visibility at doors, lobbies, stairs and other access route

Landscape

1.4 Design development to provide a new on-site tree at the Northeast corner of the site, near the current location of Tree #20.

Note to Applicant: This new tree should be placed off of the parkade slab, in order to promote optimal tree growth into the future and to avoid the need of raised planter walls

1.5 Design development to the lane interface to help enhance the landscape and increase buffering to the existing low-density context across the lane by:

- (a) Providing (1) additional site tree at the northwest corner of the site;
- (b) Providing overhead trellises complete with climbing vines above the pedestrian entries and parkade ramp along the lane.

1.6 Provision of a green roof design to be carried through to the development permit application.

Note to Applicant: A green roof design of equal or higher quality than what is currently shown is required to be included as part of the forthcoming development permit application.

1.7 Provision of a detailed Landscape Plan illustrating soft and hard landscaping.

Note to Applicant: The plans should be at 1/8 inch to 1 ft. scale minimum. The Plant List should include the common and botanical name, size and quantity of all existing/ proposed plant material. Plant material should be clearly illustrated on the Plan and keyed to the Plant List. The landscape plan should include the public realm treatment (to the curb) and all existing or proposed street trees, adjoining walkways, surface materials, PMT/Vista transformers and public utilities such as lamp posts, hydro poles, fire hydrants.

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

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

1.9 Provision of a "Tree Management Plan", coordinated with arborist report to show:

- (a) Scaled and dimensioned tree protection barriers around the trees on private and public property coordinated with arborist report;
- (b) Tree numbering for all on site and off site trees; and
- (c) Notations of all recommendations from Arborist, i.e. trigger points, grading and pruning specifications, etc.;

- 1.10 Provision of an arborist “letter of undertaking” to include signatures by the owner, contractor and arborist;

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

Note to Applicant – arborist documentation may not be required.

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

Note to applicant: New street trees to be shown and confirmed on the development permit plans. Contact Engineering (604.871.6131) to confirm tree planting locations and Park Board (604.257.8587) for tree species selection and planting requirements. Provide a notation on the plan as follows, "Final spacing, quantity and tree species to the satisfaction of the General Manager of Engineering Services". New trees must be of good standard, minimum 6 cm caliper, and installed with approved root barriers, tree guards and appropriate soil. Root barriers shall be eight feet long and 18 inches deep. Planting depth of root ball must be below sidewalk grade. Call Park Board for inspection after tree planting completion".

- 1.12 Provision of high efficiency irrigation for all planted areas and hose bibs for all patios and common areas greater than 9.3 sq. m (100 sq. ft.);

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

- 1.13 Provision of an outdoor Lighting Plan.

Sustainability

- 1.14 All new buildings in the development will meet the requirements of the Green Buildings Policy for Rezoning (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* – Process and Requirements.

Engineering

- 1.15 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.

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

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

- 1.16 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>

- 1.17 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.
- 1.18 Design development to improve access and design of bicycle parking by performing the following:
- (a) automatic door openers for all doors providing access to Class A bicycle storage rooms;
- 1.19 Design development to improve the parkade layout and access design and demonstrate compliance with the Parking and Loading Design Supplement to the satisfaction of the General Manager of Engineering Services:
- (a) 8' 6" (2.6 m) stall width for small car stalls adjacent to a wall;
 - (b) 8' 10" (2.7 m) stall width for standard stalls adjacent to a wall; and

- (c) convex mirrors to be provided at all 90 degree turns in the parkade to improve sightlines and visibility.

1.20 Provision of the following information as part of the architectural drawing submission at the development permit stage to facilitate a complete Transportation review:

- (a) all types of parking and loading spaces individually numbered, individually dimensioned, and labelled;
- (b) dimension columns and any/all column encroachments into parking stalls;
- (c) dimensions of additional setbacks for parking spaces due to columns and walls;
- (d) dimensions of maneuvering aisles and the drive aisles at the parkade entrance and all gates;
- (e) dimension the access aisles in the bicycle storage rooms;
- (f) section drawings showing elevations and minimum vertical clearances for parking levels, ramps, and security gates;

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

- (g) areas of minimum vertical clearances labelled on parking levels;
- (h) design elevations on both sides of the ramps and drive aisles at all breakpoints, 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;

- (i) indication of the stair-free access route from the Class A bicycle spaces to reach the outside;
- (j) the location of all poles and guy wires to be shown on the site plan;
- (k) manufacturers design specifications for stacked bicycle racks including dimensions, vertical and aisle clearances;

Note to Applicant: Racks must be usable for all ages and abilities;

1.21 Provision of planting materials in compliance with the City's Boulevard Gardening Guidelines to the satisfaction of the General Manager of Engineering Services, including the following:

- (a) all plant material within the same continuous planting area which is located on street right of way within 10.0 m (32.8 ft.), measured from the corner of an intersection, pedestrian crossing, entrance to a driveway or other conflict areas, shall not exceed a mature height of 0.6 m (2 ft.), measured from the sidewalk;

- (b) all plant material within the street right of way that is located outside of the areas described in the bullet above shall not exceed a mature height of 1.0 m (3.3 ft.), measured from the sidewalk;
 - (c) plants shall be planted in such a way as to not encroach on the sidewalk, street, lane, and/or bike lane and shall provide a minimum 0.45 m (1.5 ft.) buffer of low groundcover with a mature height less than 0.3 m (1 ft.) or sod grass for plantings adjacent to sidewalks;
 - (d) no permanent irrigation system shall be installed in the street Right of Way; and
 - (e) all planting on street Rights of Way are to be maintained by the adjacent property owner.
- 1.22 Provision of a lighting simulation to support all offsite lighting upgrades to City standards and IESNA recommendations.
- 1.23 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 applicant will be required to demonstrate compliance with these requirements at the building permit application stage. See vancouver.ca/rainwater for more information.

- 1.24 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:

- (f) A Groundwater Management Plan which includes:
 - i. Updated methods and estimates for construction-related and permanent groundwater management, including anticipated groundwater discharge rates for City approval, if groundwater is encountered during subsequent monitoring events;

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.

- (g) An Impact Assessment which achieves the following objective:
 - i. Analysis to confirm that there are no significant risks from groundwater extraction/diversion.

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

Note to Applicant: Groundwater has been extracted from the site of Oakridge Mall (41st Avenue and Cambie Street) since 1958. During this time, groundwater levels are estimated to have been lowered by up to 6 metres at Oakridge, with a generally

reduced impact the further you are from the site. This artificially low water level is to be roughly maintained by Oakridge, in accordance with their Groundwater Management Strategy, but that may change over time. For additional information, the Groundwater Management Strategy is available through the Land Title Office (<https://ltsa.ca/>). The City of Vancouver is providing this information for general purposes only, and makes no warranties or representations as to the completeness, accuracy or reliability of this information. Development applicants should retain their own geotechnical and/or hydrogeological expertise in order to determine their best course of conduct, and should not simply rely on this information.

Note to Applicant: 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.

- 1.25 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.
 - (b) The abandonment or removal of all existing storm, sanitary, and combined sewer mains that are no longer in use due to the development of the site.

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

- 1.26 Submission of a Key Plan to the City for review and approval prior to submission of any third party utility drawings is required. It is highly recommended that the applicant submit a Key Plan to the City for review as part of the Building Permit application. 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: 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.

1.27 Provision of a landscape and site plan that reflects the improvements to be provided as part of the Services Agreement including;

(a) The following statement is to be placed on the landscape plan;

“This plan is NOT FOR CONSTRUCTION and is to be submitted for review to Engineering Services a minimum of eight 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.”

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

(b) Landscape drawings: remove proposed encroachments from the laneway.

(c) Landscape drawings: remove proposed pavers from City property on the boulevard along Elizabeth Street.

(d) Provision of design of the streetscape to comply with the Cambie Corridor

Streetscape Design Guidelines.

Note to Applicant: 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.

1.28 Show all City supplied building grades on landscape and architectural drawings. To minimize grade differences, interpolate a continuous grade between the elevations provided on the City supplied building grades plan.

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

1.29 Provision of written confirmation that clarifies garbage pick-up operations and that a waste hauler can access and pick up from the location shown without reliance of the lane for extended bin storage.

Note to Applicant: Pick up operations should not require the use of public property for storage, pick up or return of bins to the storage location.

1.30 Provision of the first riser of proposed steps must be set back a minimum of 1'-0" from the North property line along West 39th Avenue.

PART 2: CONDITIONS OF BY-LAW ENACTMENT

THAT, prior to enactment of the CD-1 By-law, the registered owner shall on terms and conditions satisfactory to the Director of Legal Services, the General Manager of Planning, Urban Design and Sustainability, and the General Manager of Engineering Services, as necessary, and at the sole cost and expense of the owner/developer, make arrangements for the following:

Engineering

- 2.1 Arrangements are made to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for consolidation of Lots 23 and 24, Block 849, District Lot 526, Plan 7420 to create a single parcel.
- 2.2 Provision of a Services Agreement to detail the on-site and off-site works and services necessary or incidental to the servicing of the site (collectively called the "Services") such that they are designed, constructed and installed at no cost to the City and all necessary street dedications and rights of way for the services are provided. No development permit for the site will be issued until the security for the services are provided. The timing for the delivery of the Services shall be determined by the General Manager of Engineering Services in his sole discretion and holds shall be placed on such permits as deemed necessary in his sole discretion. The Services are not excess and/or extended services and the applicant is not entitled to a Latecomer Agreement.

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

- (a) Provision of adequate water service to meet the fire flow demands of the project. Based on the confirmed Fire Underwriter's Survey Required Fire Flows and domestic flows submitted by CitiWest Consulting Ltd. dated November 3, 2022, no water main upgrades are required to service the development.

Note to Applicant: The main servicing the proposed development is 150mm along Elizabeth St or 150mm along W 39th Ave. 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:
 - i. Implementation of development(s) at 5515-5525 Elizabeth Street does not require any sewer upgrades.

Note to Applicant: Development to be serviced to the existing 250 mm COMB on Elizabeth Street.

- (c) Provision of street improvements along Elizabeth Street adjacent to the site and appropriate transitions including:
 - i. 2.14 m (7.0 ft.) wide broom finish saw-cut concrete sidewalk.
- (d) Provision of street improvements along W 39th Avenue adjacent to the site and appropriate transitions including:
 - i. 1.83 m (6.0 ft.) wide front boulevard (measured from the back of the existing curb) with street trees where space permits ; and
 - ii. 2.44 m (8.0 ft.) wide broom finish saw-cut concrete sidewalk.
- (e) Provision of a new standard concrete lane crossing, new curb returns and curb ramps at the existing lane crossing on West 39th Avenue adjacent to the site.
- (f) Provision of speed humps in the lane west of Elizabeth Street between West 39th Avenue and West 41st Avenue.
- (g) Provision of improvements for entire intersection street lighting upgrade at Elizabeth St and West 39th Avenue to current City standards and IESNA recommendations.
- (h) 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.

- (i) 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: 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 Engineering Design Manual, Construction Specifications, Standard Detail Drawing, Canadian Electrical Code and the Master Municipal Construction Documents.

- (j) Provision of an Enhanced Open Space as identified in the *Cambie Corridor Public Realm Plan* and adjustment to all existing infrastructure to accommodate the proposed street improvements, including provision of the following:
 - i. A small gathering space;
 - ii. Public seating;

- iii. Bicycle parking; and
- iv. Buffer planting.

Note to Applicant: All public realm space within the street Right of Way, to be secured through dedication, statutory right of way or otherwise including public squares and plazas shall be designed in consultation with Engineering, to the satisfaction of the General Manager of Engineering Services.

- (k) 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.

- (l) Provision of a rebuilt laneway along the development site's frontage per City "Higher-zoned Laneway" pavement structure specifications.
- (m) Provision of a rebuilt full width of West 39th Avenue along the developments site's frontage per City "Higher Zoned Street" pavement structure.
- (n) 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 all third party utility services (e.g., BC Hydro, TELUS and Shaw) to be underground and BC Hydro service to the site to be primary.

2.4 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.

Community Amenity Contribution

2.5 Pay to the City the cash Community Amenity Contribution of \$1,554,723 which the applicant has offered to the City and which is to be allocated to support the delivery of the *Cambie Corridor Plan Public Benefits Strategy*. Payment is to be made prior to enactment of the CD-1 By-law, at no cost to the City and on terms and conditions satisfactory to the Director of Legal Services.

Environmental Contamination

2.6 As applicable:

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

Agreements

Note to Applicant: Where the Director of Legal Services deems appropriate, the preceding agreements are to be drawn, not only as personal covenants of the property owners, but also as registrable 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-laws 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.

* * * * *

**5515-5525 Elizabeth Street
DRAFT CONSEQUENTIAL AMENDMENT**

DRAFT AMENDMENT TO THE SUBDIVISION BY-LAW NO. 5208

1. Council amends Schedule A of the Subdivision By-law in accordance with the plan labelled Schedule A and attached to and forming part of this by-law, by deleting the following properties from the RS-1 maps forming part of Schedule A of the Subdivision By-law:

(a) PID: 010-685-715; Lot 24 Block 849 District Lot 526 Plan 7240; and

(b) PID 004-286-464; Lot 23 Block 849 District Lot 526 Plan 7240.

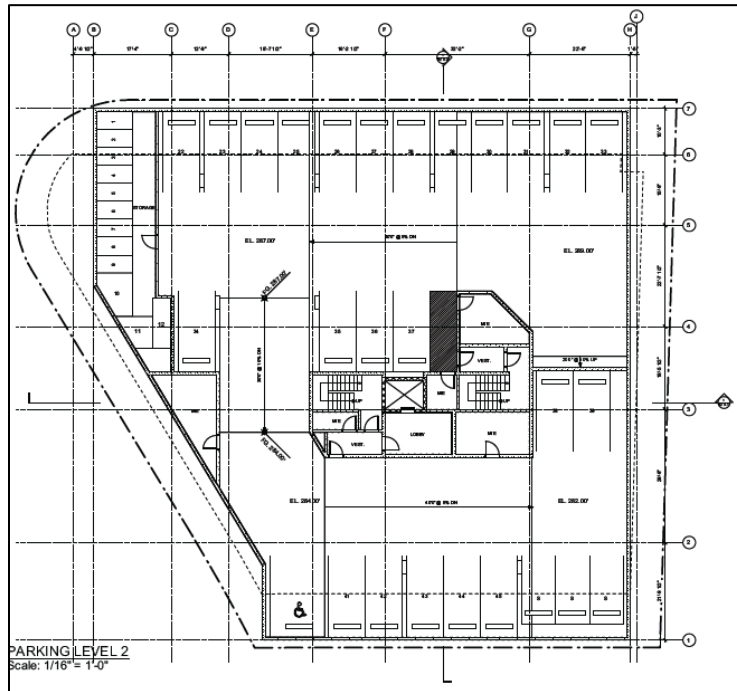
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5515-5525 Elizabeth Street
FORM OF DEVELOPMENT DRAWINGS

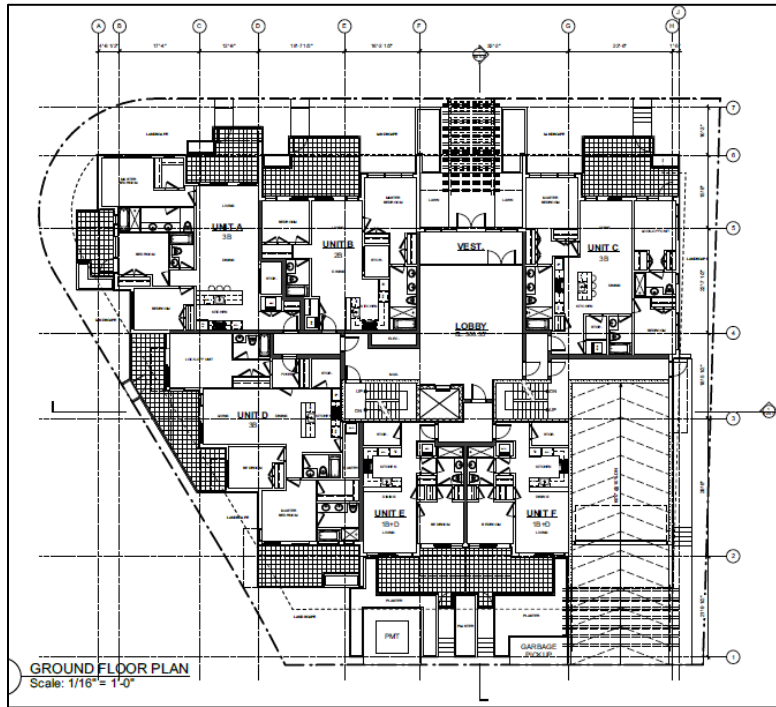
Ground Floor / Site Plan



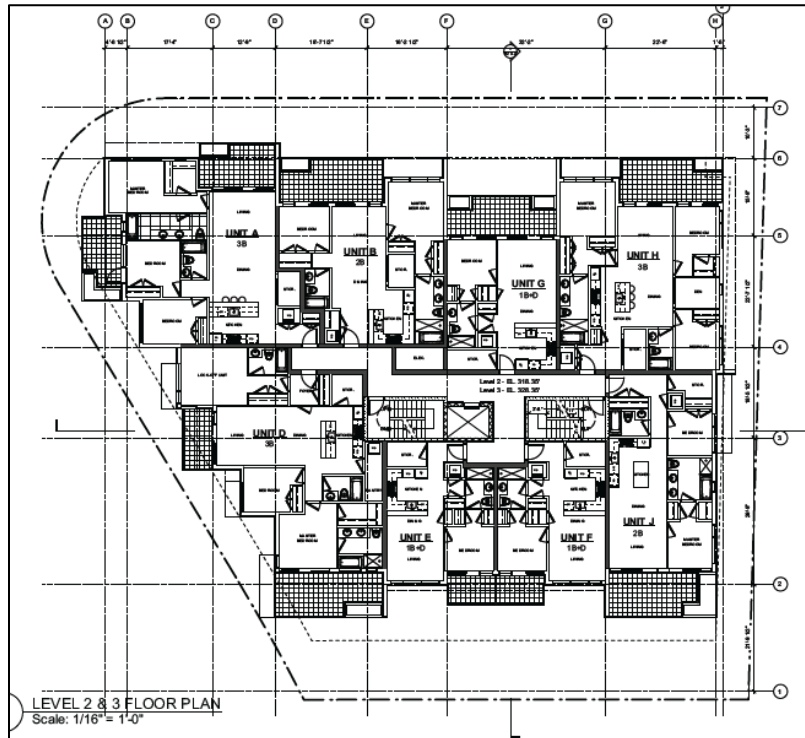
Parking Level 2



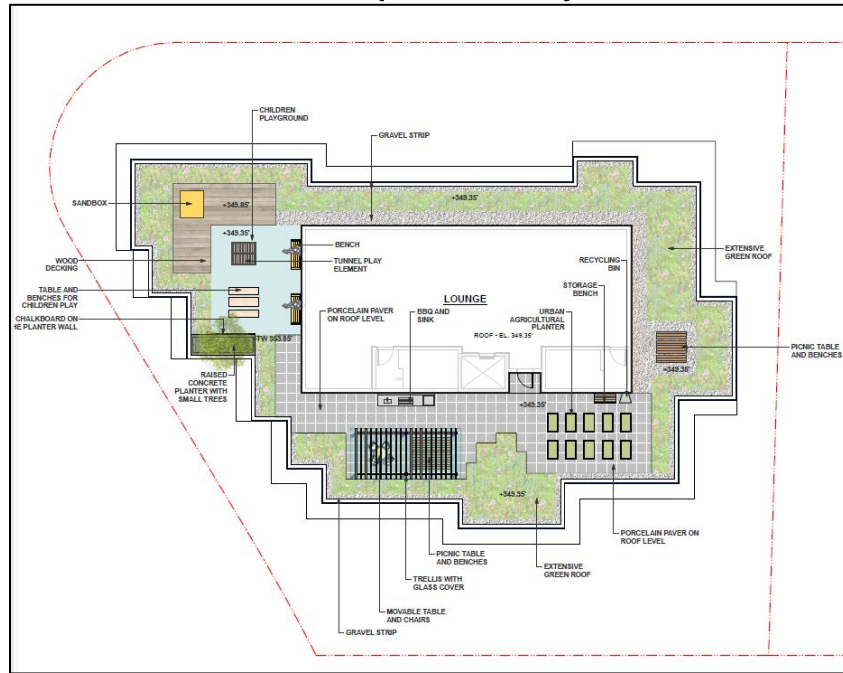
Ground Floor Plan



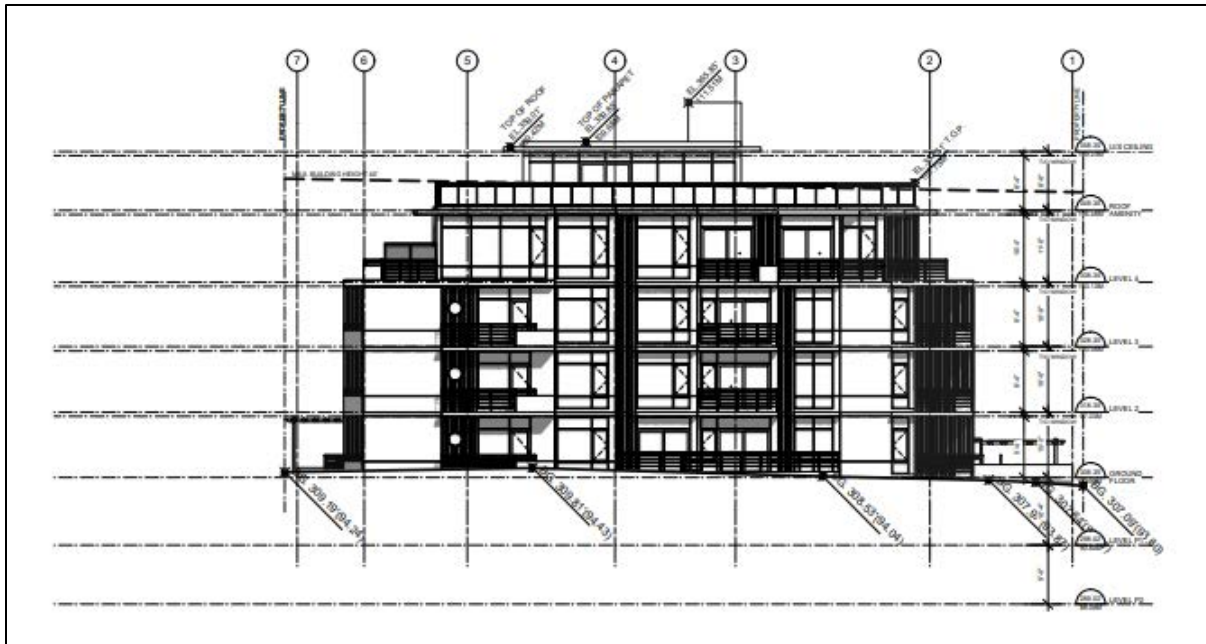
Second and Third Floor Plan



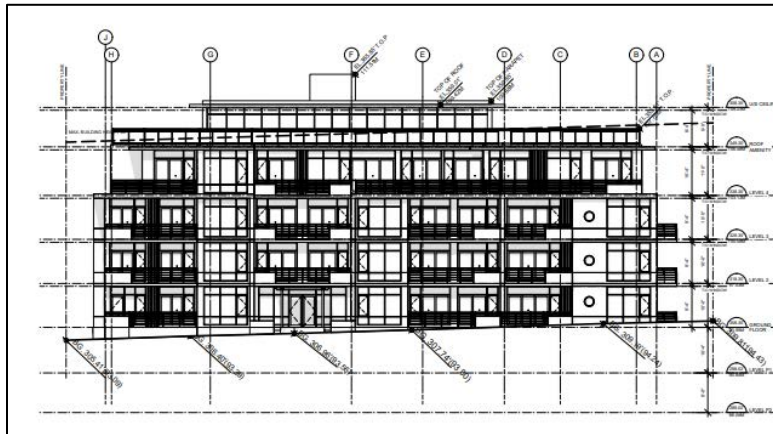
Rooftop and Amenity



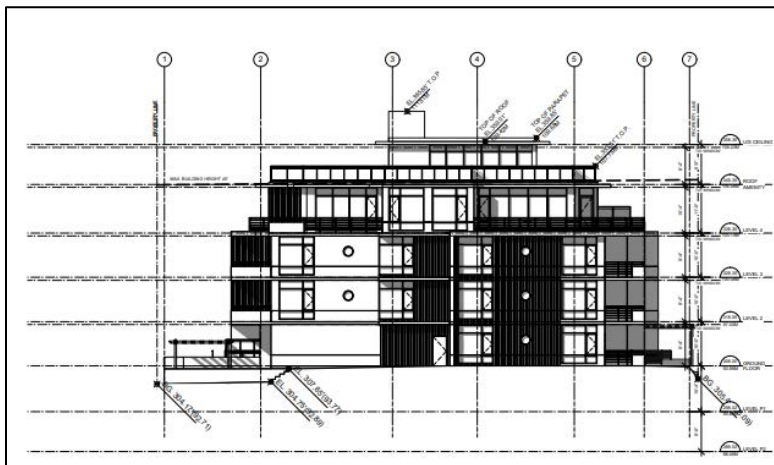
North Elevation



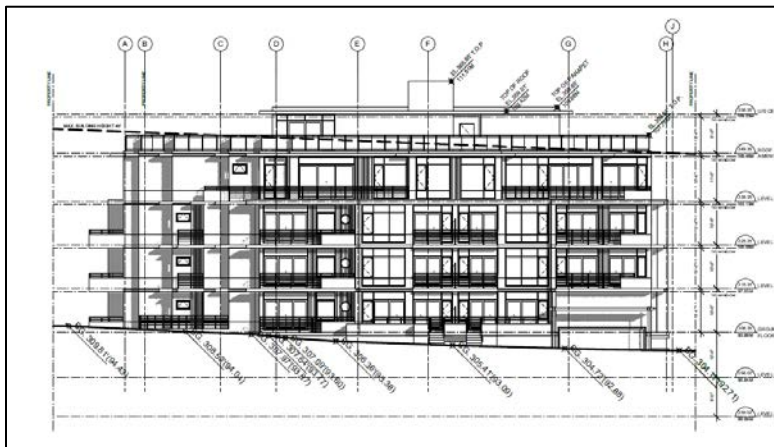
East Elevation



South Elevation



West Elevation



* * * * *

5515-5525 Elizabeth Street
PUBLIC CONSULTATION SUMMARY

1. List of Engagement Events, Notification, and Responses

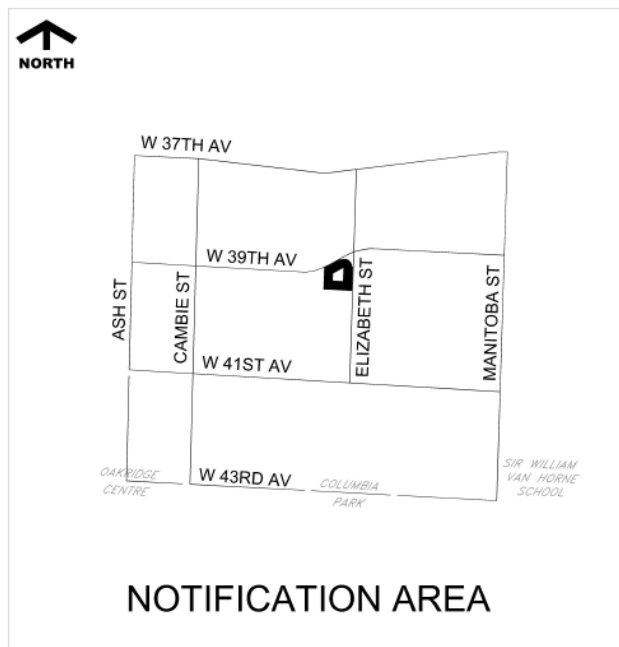
	Date	Results
Event		
Virtual open house (City-led)	March 6 – March 26 2023	310 participants (aware)* <ul style="list-style-type: none"> • 108 informed • 5 engaged
Public Notification		
Postcard distribution – Notice of rezoning application and virtual open house	March 3, 2023	960 notices mailed
Public Responses		
Online questions	March 6 – June 29, 2023	1 submittal
Online comment forms <ul style="list-style-type: none"> • Shape Your City platform 	March 6 – June 29, 2023	0 submittals
Overall position <ul style="list-style-type: none"> • support • opposed • mixed 	March 6 – June 29, 2023	5 submittals <ul style="list-style-type: none"> • 2 responses • 1 responses • 2 responses
Other input	March 6 – June 29, 2023	1 submittals
Online Engagement – Shape Your City Vancouver		
Total participants during online engagement period	March 6 – June 29, 2023	310 participants (aware)* <ul style="list-style-type: none"> • 108 informed • 6 engaged

Note: All reported numbers above are approximate.

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

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

2. Map of Notification Area



3. Analysis of All Comments Received

Below is an analysis of all public feedback by topic.

Generally, comments of support fell within the following areas:

- **Density and Location:** The density and location of this development is appropriate.
- **Housing Supply:** The proposed rezoning will help create additional housing stock.

Generally, comments of concern fell within the following area:

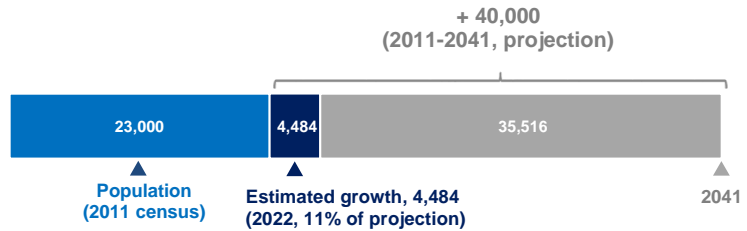
- **Density and Neighbourhood Context:** The proposed rezoning is too dense and does not align with the architectural style seen around the neighbourhood.

* * * * *

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

POPULATION GROWTH^a

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

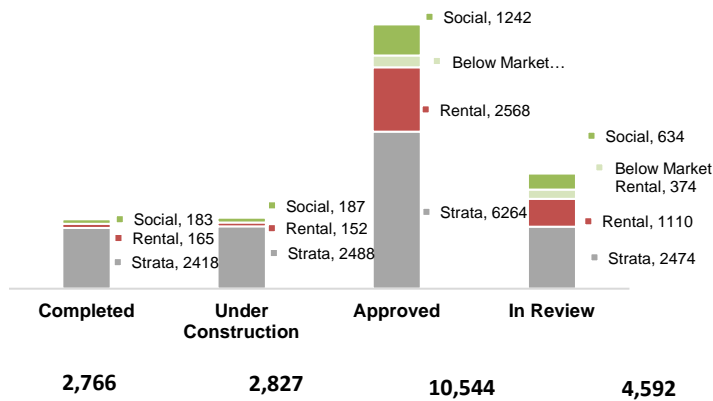


DEVELOPMENT ACTIVITY (UNITS)^b

Recent rezoning approvals:

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

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



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

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

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

<ul style="list-style-type: none"> Complete Street design on Cambie St and major streets "Car-light" Heather St Greenway 	<ul style="list-style-type: none"> Cambie Complete Streets (35th Avenue to McGuigan Avenue) Ontario and 16th curb bulge bio-retention Oak Street and 27th Avenue pedestrian and bike signal Eastbound complete street on W King Edward (Yukon to Columbia) & improved crossing at W King Edward Avenue / Yukon Street 		<ul style="list-style-type: none"> Cambie Street Complete Streets (30th Ave to 41st Ave) Alberta St transportation and green rainwater infrastructure upgrades 	
<p>CULTURE</p> <ul style="list-style-type: none"> 5 new artist studios 	<ul style="list-style-type: none"> Five public art installations 	<ul style="list-style-type: none"> Cultural space, performance theatre, outdoor performance space at Oakridge Civic Centre 	<ul style="list-style-type: none"> 12 public art installations 	✓
<p>CIVIC / COMMUNITY</p> <ul style="list-style-type: none"> Oakridge Civic Centre Oakridge Library renewal and expansion Additional library branch Hillcrest Community Centre (fitness centre expansion) Firehall #23 Community Policing Centre 		<ul style="list-style-type: none"> Oakridge Civic Centre (seniors centre, youth centre, childcare, library, community centre) 	<ul style="list-style-type: none"> VanDusen & Bloedel Strategic Plan 	✓
<p>HERITAGE</p> <ul style="list-style-type: none"> 5% allocation from cash community amenity contributions in Cambie Corridor 	<ul style="list-style-type: none"> James Residence Milton Wong Residence 5% allocation from cash community amenity contributions 	<ul style="list-style-type: none"> Turner Dairy retention 		✓
<p>SOCIAL FACILITIES</p> <ul style="list-style-type: none"> Renewal and expansion of Oakridge Seniors Centre Youth Hub Non-profit organization centre Additional Seniors' Centre 		<ul style="list-style-type: none"> Oakridge Seniors Centre and Youth Centre 		✓
<p>PARKS AND OPEN SPACES</p> <ul style="list-style-type: none"> New parks on large sites Queen Elizabeth Master Plan and Phase 1 upgrades 6 plazas and open spaces Neighbourhood park improvements 	<ul style="list-style-type: none"> Upgrades to Riley Park and Hillcrest Park Lillian To Park (17th Avenue and Yukon Street) Playground renewal at Douglas Park Queen Elizabeth Park tennis court resurfacing 	<ul style="list-style-type: none"> Oakridge Centre Park 	<ul style="list-style-type: none"> Alberta Street Blue-Green System and Columbia Park Renewal Queen Elizabeth Plan Heather Park off-leash dog area Little Mountain Plaza and Wedge Park 	✓

EXPLANATORY NOTES

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

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

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

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

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

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

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

5515-5525 Elizabeth Street
PUBLIC BENEFITS SUMMARY

Project Summary:

Four-storey building containing 27 strata-titled residential units.

Public Benefit Summary:

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

	Current Zoning	Proposed Zoning
Zoning District	RS-1	CD-1
FSR (site area = 1412.6 sq. m (15,199 sq. ft.))	0.7	2.0
Buildable Floor Area	988.4 sq. m (10,644 sq. ft.)	2,825.2 sq. m (30,410 sq. ft.)
Land Use	Residential	Multiple Dwelling

Summary of development contributions expected under proposed zoning

City-wide DCL ¹	\$662,933
Utilities DCL ¹	\$415,417
CAC	\$1,554,723
TOTAL	\$2,663,073

¹ Based on by-laws in effect as of September 30, 2023. 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.

* * * * *

**5515-5525 Elizabeth Street
APPLICANT, PROPERTY, AND DEVELOPMENT PROPOSAL INFORMATION**

Property Information

Address	Property Identifier (PID)	Legal Description
5515 Elizabeth Street	010-685-715	Lot 24 Block 849 District Lot 526 Plan 7240
5525 Elizabeth Street	004-286-464	Lot 23 Block 849 District Lot 526 Plan 7240

Applicant Information

Architect	Andrew Cheung Architects Inc.
Registered Owner	5515 Elizabeth Street – Ardorhomes 5515 Elizabeth Holdings Ltd., Inc. No. 1396908 5525 Elizabeth Street – 1396947 B.C. Ltd., Inc. No. 1396947

Development Statistics

	Permitted Under Existing Zoning	Proposed
Zoning	RS-1	CD-1
Site Area	1,412.6 sq. m (15,199 sq. ft.)	1,412.6 sq. m (15,199 sq. ft.)
Land Use	Residential	Multiple Dwelling
Maximum FSR	0.7	2.0
Maximum Height	10.7 m (35.1 ft.)	13.7 m (45 ft.) to top of parapet 18.2 m (59.7 ft.) top of amenity room and appurtenances
Floor Area	988.4 sq. m (10,644 sq. ft.)	2,825.2 sq. m (30,410 sq. ft.)
Unit Mix	N/A	Six 3-bedroom units Seven 2-bedroom units Six 2-bed with lock-off units Eight 1-bedroom units
Parking and Bicycle Spaces	As per By-law	48 vehicle parking spaces 67 bicycle spaces To be confirmed at development permit stage
Natural Assets	1 mature tree	To be confirmed at development permit stage

* * * * *