



REFERRAL REPORT

Report Date: February 27, 2024
Contact: Daniel Feeney
Contact No.: 604.326.4868
RTS No.: 16252
VanRIMS No.: 08-2000-20
Meeting Date: March 12, 2024

TO: Vancouver City Council
FROM: General Manager of Planning, Urban Design and Sustainability
SUBJECT: CD-1 Rezoning: 255-285 Southwest Marine Drive

RECOMMENDATION TO REFER

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

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

RECOMMENDATION FOR PUBLIC HEARING

- A. THAT the application by Billard Architecture Inc. on behalf of 1118006 B.C Ltd., the registered owners of the lands located at 255-285 Southwest Marine Drive [*Lots D to H of Lot F, Block 8 District Lot 322 Plan 11223; PIDs 009-127-810, 002-935-007, 009-127-836, 009-127-844 and 009-127-852 respectively*] to rezone the lands from R1-1 (Residential Inclusive) to CD-1 (Comprehensive Development) District to increase the floor space ratio (FSR) from 0.70 to 2.39 and the building height from 11.5 m (38 ft.) to 22.0 m (72 ft.), to permit the development of a six-storey residential building containing 69 strata-titled residential units, be approved in principle;

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 Billard Architecture Inc., received March 22, 2023 with revisions received June 7, 2023, provided 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 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 evaluates an application to rezone 255-285 Southwest Marine Drive from R1-1 (Residential Inclusive) to a CD-1 (Comprehensive Development) District. The proposal is for a six-storey residential building consisting of 69 strata-titled residential units under the *Marpole Community Plan* ("Plan").

The proposed use and form of development are consistent with the intent of the *Plan*. Staff recommend that the application be referred to a Public Hearing, with the recommendation of the General Manager of Planning, Urban Design and Sustainability to approve it in principle, subject to the Public Hearing, and conditions contained in Appendix B.

COUNCIL AUTHORITY/PREVIOUS DECISIONS

- Vancouver Plan (2022)
- Marpole Community Plan (2014, amended 2017)
- Housing Vancouver Strategy (2017)
- Tenant Relocation and Protection Policy (2015, last amended 2019)
- 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)
- Green Buildings Policy for Rezonings (2010, last amended 2023)

- Urban Forest Strategy (2014, last amended 2018)
- 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
- Latecomer Policy (2021)

PROVINCIAL AUTHORITY

Provincial Bill 47- Housing Statues (Transit Oriented Areas) Amendment Act, adopted November 30, 2023

REPORT

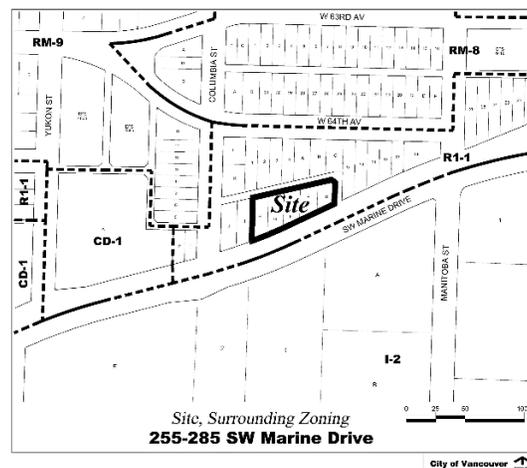
Background/Context

1. Site and Context

The subject site is zoned R1-1 and located on Southwest Marine Drive between Manitoba and Columbia Streets (Figure 1). The properties consist of a five-lot assembly, with a frontage of 78.86 m (259 ft.) along Southwest Marine Drive and a total site area of 2,037.5 sq. m (21,931 sq. ft.). The properties are currently developed with five single-detached homes with seven rental units. All seven units are currently tenanted with tenants who are aware of this rezoning application. The *Tenant Relocation and Protection Policy* (“TRP Policy”) applies to this application.

The surrounding area is zoned primarily for residential and industrial uses with the exception of a CD-1 to the west that allows for Seniors Supportive Housing. The neighbourhood is undergoing significant change, with several new buildings concentrated within the Marine Gateway area, two blocks west from the subject site. Nearby sites have been rezoned to, or contain rezoning potential, for up to six storeys under the *Plan*.

Figure 1: Location Map – Site and Context



Neighbourhood Amenities – The following neighbourhood amenities are within the vicinity:

- *Parks* – Winona Park (250 m), Ash Park (500 m), and George Park (1.25 km).
- *Cultural Spaces/Community Spaces* – Marpole-Oakridge Community Centre (1.25 km), Moberly Arts and Cultural Centre (1.75 km), and Marpole Branch Library (2 km).
- *Childcare* – 10 facilities within 2 km of the site.

Local School Capacity – The site is within the catchment area of J.W. Sexsmith Elementary and Sir Winston Churchill Secondary School. According to the Vancouver School Board (VSB)'s *2020 Long Range Facilities Plan*, updated May, 2022, J.W. Sexsmith Elementary contained a utilization rate of 106% in 2021, which is expected to increase to 130% by 2031. Sir Winston Churchill Secondary School's contained a utilization rate of 98% in 2021, and is expected to decrease to 93% by 2031. The VSB report notes that overall enrolment trends for the wider area are changing and the VSB will continue 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 *Vancouver Plan* serves as a framework with further implementation planning work to follow over the coming years. The site is located within the *Marpole Community Plan* which is generally in alignment with the *Vancouver Plan*.

Housing Needs Report – On April 27, 2022, Council resolved at a public meeting to receive a [Housing Needs Report](#) (HNR) prepared by staff. Further to the BC Provincial government's requirement, Council must consider the most recent *HNR* when preparing or amending a development plan in relation to Council's housing policies respecting affordable housing, rental housing and special needs housing. This zoning amendment would facilitate the delivery of strata housing and implements Council-approved direction contained in the *Plan* which includes direction on housing that is well supported by the data and findings within the HNR.

Marpole Community Plan ("Plan") – The site is located within the Cambie sub-area of the *Plan*. Redevelopment is guided by Subsection 6.4.6 which anticipates residential apartment buildings up to six-storeys and a density of up to 2.5 FSR. Additional density may be considered based on urban design and public realm performance. Further, the Built Form Guidelines establish form of development directions.

Bill 47, Housing Statutes (Transit-Oriented Areas) Amendment Act (2023) – In November 2023, the Province passed legislation which establishes minimum height and densities for developments within Transit Oriented Areas (TOAs). The City is reviewing these directions and will report back to Council with an implementation plan in 2024. The legislation prohibits Council from refusing an application on the basis of the prescribed heights and densities within a designated TOA, and Council may continue to consider applications and make decisions as it relates to the application before them at a Public Hearing.

Strategic Analysis

1. Proposal

The original application was submitted on March 24, 2023, followed by a revised submission on June 7, 2023. The resubmission addressed architectural modifications and corrected floor space ratio (FSR) calculations. The proposal is for a six-storey residential building with 69 residential strata-titled units, (Figure 2), an FSR of 2.39, and a building height of 22.0 m (72 ft.). Two levels of underground parking are accessed from the lane.

Figure 2: Building Massing as Viewed from Southwest Marine Drive



2. Land Use

The proposed residential use is consistent with the *Plan*.

3. Form of Development, Height and Density (Drawings in Appendix F and statistics in Appendix I)

In assessing urban design performance, staff consider the built-form guidance within the *Plan* for apartment buildings (up to six storeys) on Southwest Marine Drive.

Form of Development – The proposed form of development is consistent with the intent of the *Plan* to provide six-storey strata buildings in close proximity to existing transit and services. To minimize the appearance of scale and to reduce shadow impacts, the proposed form of development contains a shoulder setback above the fourth storey.

The proposed building width exceeds 61 m (200 ft.) whereas the *Plan*'s built form guidelines limits six-storey residential buildings to a width of 36.5 m (120 ft.). A condition of rezoning is included to reduce the building width by deleting the connecting corridor to achieve a more incremental and compatible lot pattern in compliance with the building width limits set out in the *Plan*. The rezoning condition requires two buildings, instead of one long building connected by a corridor, which is in alignment with policy.

Public Realm – The *Plan* recommends improvements to the pedestrian realm to support a comfortable and generous pedestrian realm along Southwest Marine Drive. Staff have provided a condition of rezoning to more closely align at-grade dwelling units with site topography. Street improvements include a new sidewalk along Southwest Marine Drive and street lighting upgrades.

Private Amenity Space – The proposal provides co-located common indoor and outdoor residential amenity spaces within an elevated courtyard space accessible off the lane, in compliance with the *Plan*.

Height – The proposed six-storey building with a height of 22 m (72 ft.) aligns with the *Plan* for height at this location.

Density – The proposed density of 2.39 is in alignment with the built form guidelines of the *Plan* which allows for a maximum FSR of up to 2.5.

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

4. Housing

This application proposes 69 strata-titled residential units.

Housing Mix – For strata residential, the *Family Room: Housing Mix Policy for Rezoning Projects* requires a minimum of 35% family units of which 10% are three-bedroom units. Units are to be designed in accordance with the *High-Density Housing for Families with Children Guidelines*. This application exceeds these requirements, proposing 26 two-bedroom units (38%) and seven three-bedroom units (10%) for a total of 48% family units.

Existing Tenants – The rezoning site contains existing rental residential uses, including seven units of secondary rental housing. Four out of the seven existing residential tenancies are eligible under the City's *Tenant Relocation and Protection Policy* (TRPP). The applicant has provided a Tenant Relocation Plan (TRP) for eligible tenants which meets the requirements of the City's *TRPP*, which is summarised in Appendix E of this report.

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

5. Transportation and Parking

The site is well served by transit, with frequent bus service and the Marine Drive Canada Line Station which is 500 m from the subject site. Bicycle lanes are located nearby along Ontario and Cambie Streets, in addition to East Kent and 67th Avenues.

Vehicle and bicycle parking is provided over two levels of underground parking, accessed from the lane. The application proposes 64 vehicle spaces and 128 bicycle spaces. Parking is required to meet the Parking By-law at the development permit stage. Transportation improvements include construction of a new laneway and installation of a pedestrian and cycling signal at the intersection of Columbia Street and Southwest Marine Drive.

6. Environmental Sustainability and Natural Assets

Green Buildings – The *Green Buildings Policy for Rezoning*s requires that applications satisfy green and resilient building conditions. The applicant has submitted a preliminary modelling analysis to meet energy, emissions and embodied carbon targets in the Vancouver Building By-law.

Examples include resilient building measures, a commitment to energy system sub-metering, and enhanced commissioning requirements. Conditions are provided in Appendix B.

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

The application proposes retention of five existing street trees along Southwest Marine Drive. Eight on-site trees and one on-site hedge are proposed for removal due to poor condition and conflict with the building footprint. Landscaping is proposed within the public realm and the outdoor amenity areas. See Appendix B for landscape conditions.

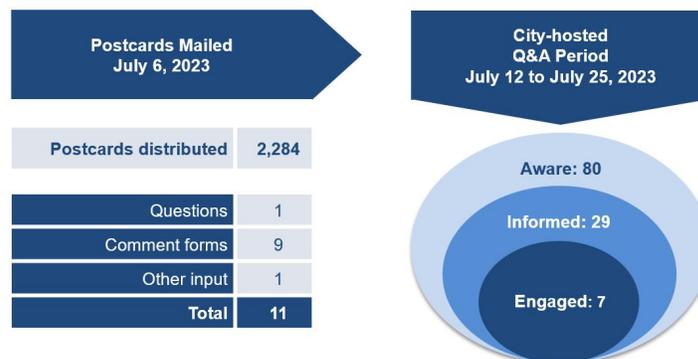
7. Public Input

Public Notification – A rezoning information sign was installed on the site on June 18, 2023. Approximately 2,284 notification postcards were distributed within the neighbouring area on or about July 6, 2023. Notification and application information, and an online comment form, were provided on the City’s Shape Your City Vancouver (shapeyourcity.ca/) platform.

Question and Answer Period – A Question and Answer Period was held from July 12, 2023 to July 25, 2023 on the Shape Your City platform. The Question and Answer Period consisted of an open-question online event where questions were submitted and posted with a response over a period of two weeks. The webpage received a total of 80 visitors during this period.

Public Response and Comments – Public input was provided via online questions, comment forms, by email and phone. A total of 11 submissions were received. Comments of support were for the proposed density and increased housing units in close proximity to rapid transit. Comments of concern were related to the proposed building design.

Figure 3: Overview of Notification and Engagement



Response to Public Comments – While the building’s design is consistent with form of development guidelines established in the *Plan*, the proposed building width of 36.5 m (120 ft.) exceeds the *Plan*’s limit of 61 m (200 ft.). Staff have applied a condition of rezoning to reduce such width to align with policy.

8. Public Benefits

Community Amenity Contributions (CACs) – The application is subject to a CAC target applicable to the six-storey residential area of the *Marpole Plan*. The applicant has offered a cash CAC of \$3,278,708 based on the 3,444 sq. m (37,075 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 Marpole Public Benefits Strategy (PBS) (see Appendix G 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) – The site is subject to the City-wide DCL and Utilities DCL, which will be calculated on the floor area proposed at the development permit stage. Based on rates in effect as of September 30, 2023 and the proposed 4,870 sq. m (52,416 sq. ft.) of residential floor area, the DCLs are estimated to be \$1,858,671.

DCL rates are subject to future adjustment by Council including annual inflationary adjustments. DCLs are payable at building permit issuance based on rates in effect at that time. 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 City’s [DCL Bulletin](#) 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, the project is expected to deliver a DCL payment and a cash CAC to support the Marpole Public Benefits Strategy. See Appendix H for details.

CONCLUSION

The proposed land use, density, form of development and public benefits are consistent with the *Marpole Community Plan*. The proposal would add 69 strata-titled residential units. The General Manager of Planning, Urban Design and Sustainability recommends that the application be referred to Public Hearing together with the 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 F.

* * * * *

**255-285 Southwest Marine Drive
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 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.

Floor Area and Density

- 5.1 Computation of floor area must assume that the site area is 2,037.5 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 2.39.
- 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 and dwelling unit 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 and verandahs 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 22.0 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 mechanical appurtenances including elevator overrun and rooftop access structures, the height of the portions of the building with the mechanical appurtenances must not exceed 25.5 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 condition 7.3 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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255-285 Southwest Marine Drive

CONDITIONS OF APPROVAL

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

PART 1: CONDITIONS OF APPROVAL OF FORM OF DEVELOPMENT

Note: Consideration by Council at the Public Hearing of the proposed form of development is in reference to plans prepared by Billard Architecture Inc., received March 22, 2023 with revisions received June 7, 2023 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 Design development to improve streetscape character and neighbourhood fit by reducing building width to comply with Section 7.2.16 of the *Plan*.

Note to Applicant: The proposed building width exceeds 200 ft. as a result of a proposed corridor connection. The *Plan's* built form guidelines require six-storey residential buildings fronting Southwest Marine Drive be limited in width to 120 ft. Provide two discrete six-storey buildings on this site by deleting the corridor connection. Refer to the *Plan's* built form guidelines 7.2.16.

- 1.2 Design development to improve visual compatibility with future adjacent buildings by provision of a consistent 8 ft. step back on all sides at level five and above. Relocate stairs and elevator to better achieve the intent of the *Plan*.

Note to Applicant: A notable step back above four-storeys will create a consistent streetwall at Southwest Marine Drive and improve compatibility with future adjacent buildings anticipated by the *Plan*.

- 1.3 Design development to improve ground floor relationship to finished grades at the street and lane by stepping floor levels in response to topography.

Note to Applicant: At-grade dwelling units and building entrance should have a comfortable relationship to the public realm. Refer to *Marpole Plan* built form guidelines Sections 7.2.25 - 7.2.29 inclusive. Refer to Landscape condition 1.8.

Minimize parkade footprint in the front yard setback to accommodate inside boulevard trees on the property in conformance with Section 7.2.5 and figure 7.8 of the *Plan*.

Note to Applicant: The building setback should accommodate the desired public realm condition. Refer to 7.2.19 of the *Plan*. The inside boulevard trees are to be coordinated with street trees. Refer to Engineering condition 1.22 and Landscape condition 1.8.

- 1.4 Design development to introduce outdoor children's play area in keeping with the *High-Density Housing for Families with Children Guidelines*:
<https://guidelines.vancouver.ca/guidelines-high-density-housing-for-families-with-children.pdf>.

Note to Applicant: A children's play area in conjunction with the amenity space is encouraged. Refer to Landscape condition 1.10.

- 1.5 Design development to ensure a unified architectural concept with high quality materials and level of detailing in keeping with the emerging character of the neighbourhood.

Note to Applicant: High-quality materials and detailing are anticipated. While it is understood that materials and detailing may evolve during the development permit stage, the submission should demonstrate a commitment to provide durable, high-quality materials and robust detailing. Refer to *Plan's* Sec. 7.2.36 and Vancouver Building By-law (*VBBL*) regarding spiral stair expression.

- 1.6 Design development to ensure sufficient private outdoor space for all dwelling units.

Note to Applicant: Recommended minimum balcony and patio dimensions are 1.8 m (6 ft.) in depth and 2.8 m (9 ft.) in width. Refer to the *High Density Housing for Families with Children Guidelines*: <https://guidelines.vancouver.ca/guidelines-high-density-housing-for-families-with-children.pdf>.

Landscape

- 1.7 Adherence to the guidelines set forth in the *Plan*, in keeping with the general intent of this document, as required, and in coordination with Urban Design conditions 1.3 and 1.4.

Note to applicant: For street tree and public-private realm treatment, refer to sections 7.2.5 and 7.2.8, 7.2.19 and 7.2.53 within the *Plan*. To ensure adequate soil volumes for the inside row of trees, the parkade should be setback further and the parkade ceiling may need to be angled down or notched.

The open space and landscape response should further demonstrate fulfillment of sections 7.2.52 and 7.2.54 and 7.2.56 of the *Plan*. Special attention should be paid to the landscape treatment of the lane and entrances and provision of common programmed amenity outdoor space.

- 1.8 Design development to mitigate the necessity for tall retaining walls that are exposed to the public realm.

Note to Applicant: Refer to Urban Design condition 1.3. Where a private patio interfacing with the public-private interface is higher than grade level, employ a landscape terracing strategy. The design should strive to achieve retaining wall/planters that are a maximum 0.6 m height as a general standard. In all cases, ensure retaining walls are screened with landscape planting.

- 1.9 Further design development and refinements to the common amenity areas by way of programming, furniture, tree planting and details.

Note to Applicant: Avoid locating common outdoor space in areas of high seasonal shade.

- 1.10 Provision of a detailed Landscape Plan illustrating soft and hard landscaping for the complete site, including rooftops (where applicable).

Note to Applicant: The plans should be at 1/8": 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.

- 1.11 Provision of detailed architectural and landscape cross sections (minimum 1/4" inch scale) through common open spaces, semi-private patio areas and planters.

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.

- 1.12 Provision of a vegetative cover calculation sheet, included with the landscape plans.

Note to applicant: include a comparison of the percentage vegetative cover as a ratio of the overall site and a separate calculation of the ratio of vegetative coverage to total building roof area.

- 1.13 Provision of a soil depth overlay sheet, included with the landscape plans.

- 1.14 Provision of an outdoor lighting plan.

Note to Applicant: Refer to Dark Night Design Principles.

<https://vancouver.ca/files/cov/outdoor-lighting-design-tips.pdf>. Provide dimmers and timers for lights where feasible.

- 1.15 Provision of a high-efficiency automatic irrigation system for all planted areas.

Note to Applicant: Provide a partial irrigation plan demonstrating intent, including notations, legend and symbols to confirm stub out and hose bib locations. Hose bibs to be provided for large private patios (sized 100 sq. ft. or larger).

Any limitations to the installation of hose bibs on private decks to be brought to the attention of staff in the written response.

- 1.16 Provision of landscape features intended to create bird-friendly design.
Note to Applicant: Bird friendly plants should be included on the plant palette, enabling bird habitat conservation and bird habitat promotion. Refer to the *Bird Friendly Design Guidelines* for examples of landscape features that may be applicable, and provide a design rationale for the features noted. Refer to:
<http://council.vancouver.ca/20150120/documents/rr1attachmentB.pdf>
<http://council.vancouver.ca/20150120/documents/rr1attachmentC.pdf>

- 1.17 Coordination of new proposed street trees with Engineering and the Park Board, confirming quantities, species, sizes and locations, and addition of the following note on the plans.

Note to Applicant: Final location, quantity, tree species to the satisfaction of the General Manager of Engineering. Contact Engineering Services (Streets Design Branch) at 604-871-6131 to confirm planting location. New tree must be of good standard, minimum 6 cm calliper and installed with approved root barriers, tree guards and appropriate soil. Root barriers shall be 8 feet long and 18 inches deep. Planting depth of root ball must be below sidewalk grade. New street trees to be confirmed prior to issuance of the building permit. Call Park Board at 311 for tree species selection and planting requirements. Park Board to inspect and approve after tree planting completion.

Sustainability

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

Engineering

- 1.19 Provision of a Construction Management Plan directly to Translink (MRN@translink.ca) with a copy of the correspondence provided to the City of Vancouver a minimum 8 weeks prior to the start of any construction activity.

Note to Applicant: The City of Vancouver and Translink have authority over construction works carried out on a City Street that is designated as part of the Major Road Network (MRN). This development site has been identified as being adjacent the MRN, as defined under the South Coast British Columbia Transportation Authority Act (<https://www.translink.ca/plans-and-projects/projects/roads-bridges-and-goods-movement> [translink.ca]) on one or more frontages. Potential impacts to the road network due to site specific construction activity must be reviewed and approved for all sites proposing street use outside of currently regulated zone limitations.

- 1.20 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.

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

Note to Applicant: Current construction practices regarding shotcrete shoring removals have put City utilities at risk during removal of encroaching portions of the shoring systems. Detailed confirmations of these commitments will be sought at the building permit stage with final design achievements certified and confirmed with survey and photographic evidence of removals and protection of adjacent utilities prior to building occupancy. Please contact Engineering Services at shoringreview@vancouver.ca for details.

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

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

- 1.21 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.
- 1.22 Provision of a lighting simulation to support all offsite lighting upgrades to City standards and IESNA recommendations.
- 1.23 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.

- 1.24 Submission of an updated landscape and site plan to reflect the public realm changes including all of the off-site improvements sought for this rezoning. Where a design or detail is not available, make note of the improvement on the landscape plans. The landscape plan is to include the following:
- (a) The following statement is to be added on the site and landscape plans; "This plan is "NOT FOR CONSTRUCTION" and is to be submitted for review to Engineering Services a minimum of 8 weeks prior to the start of any construction proposed for public property. No work on public property may begin until such plans receive "For Construction" approval and related permits are issued. Please contact Engineering, Development Services and/or your Engineering, Building Site Inspector for details";
 - (b) Provision of street trees where space permits. 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;
 - (c) Standard City of Vancouver surface treatments for any proposed sidewalks and hardscape boulevards on City of Vancouver dedicated property and SRW;
 - (d) Delete proposed landscaping and specialty treatment, shown on the site plan A1.00, encroaching onto City property; and
 - (e) Ensure outline and/or hatch of the GI porous pavement is noted/dimensioned on the landscape plan provided and include the following note: "Green Infrastructure infiltration trench to be coordinated, designed, and implemented to the satisfaction of the City Engineer".
- 1.25 Show all City of Vancouver supplied building grades on the architectural and landscape plans. When providing additional property line elevations for proposed entrances, interpolate a continuous grade between the elevations provided on the City of Vancouver supplied building grade plan.
- 1.26 Design development to improve access and design of bicycle parking by performing the following:
- (a) Provision of bicycle 10% parking lockers accommodating a maximum of one bicycle each; and
 - (b) Provision of automatic door openers to and from all Class A bicycle spaces.

- 1.27 Design development to improve access and design of loading spaces and demonstrate compliance with the Parking and Loading Design Supplement by performing the following:
- (a) Provision of minimum 4.0m width for the first Class A passenger loading space.
- 1.28 Provision of the following information as part of the architectural drawing submission at the development permit stage to facilitate a complete Transportation review:
- (a) A complete tech table is required showing the calculations for the minimum required parking, loading, bicycle spaces and the number of spaces being provided;
- (b) All types of parking and loading spaces individually numbered and labelled;
- (c) Dimension of any/all column encroachments into parking stalls;
- (d) Identification of all columns in the parking layouts;
- (e) Dimensions for typical parking spaces;
- (f) Dimensions of additional setbacks for parking spaces due to columns and walls;
- (g) Dimensions of maneuvering aisles and the drive aisles at the parkade entrance and all gates;
- (h) Section drawings showing elevations and minimum vertical clearances for parking levels, loading bays, ramps, and security gates;
- Note to Applicant: These clearances must consider mechanical projections and built obstructions.
- (i) Details on the ramp/parkade warning and/or signal systems and locations of lights, signs and detection devices to be shown on the plans;
- (j) Areas of minimum vertical clearances labelled on parking levels;
- (k) Design elevations on both sides of the ramps and drive aisles at all breakpoints, loading bays, accessible spaces, and at all entrances;
- Note to Applicant: The slope and length of the ramped sections at all breakpoints to be shown on the submitted drawings.
- (l) Indication of the stair-free access route from the Class A bicycle spaces to reach the outside;
- Note to Applicant: Stair ramps are not generally acceptable.
- (m) Existing street furniture including bus stops, benches etc. to be shown on plans; and
- (n) The location of all poles and guy wires to be shown on the site plan.
- 1.29 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.

1.30 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) Provision of an updated Groundwater Management Plan which includes:
 - (i) Results and interpretation of the additional work as proposed in Section 5.0 of the Preliminary Hydrogeological Study (dated December 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 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.

Please be advised that the designated floodplain was updated on February 23, 2023 and now includes the Still Creek floodplain.

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. 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

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.

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 and to the General Manager of Planning, Urban Design and Sustainability, 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 D, E, F, G, and H all of Lot F, Block 8, District Lot 322, Plan 11223 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 Easement and Indemnity Agreements 384177M, 384178M, 385185M, 385186M, and 385187M (Support Agreement) prior to building occupancy.

Note to Applicant: Arrangements are to be secured prior to zoning enactment, with release to occur prior to issuance of an occupancy permit for the site. Provision of a letter of commitment will satisfactorily address this condition for zoning enactment.

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

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

- (a) Provision of adequate water service to meet the fire flow demands of the project.
 - (i) Based on the confirmed Fire Underwriter's Survey Required Fire Flows and domestic flows submitted by Core Concept Consulting Ltd. dated December 21, 2022, no water main upgrades are required to service the development.

Note to Applicant: The main servicing the proposed development is 300 mm. The maximum water service connection size is 300 mm.

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.

- (ii) A fire hydrant fronting the development needs to be installed. Arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services will be required to secure payment for the new hydrant installation. The developer is responsible for 100% of the cost.

Note to Applicant: As per the City of Vancouver Building By-law, the principal entrance must be within 90 m of a fire hydrant. Should the final design of the building change such that this requirement is no longer satisfied, provision of a new hydrant to be installed in accordance to the aforementioned bylaw will be required. The developer is responsible for 100% of the cost of this upgrade.

- (b) Provision of adequate sewer (storm and sanitary) service to meet the demands of the project.

- (i) No sewer upgrade is required.

Note to Applicant: Development to be serviced to the existing 375 mm Sanitary and 1050 mm storm sewers on 200 block Southwest Marine Drive.

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

- (i) 2.44 m (8.0 ft.) wide broom finish saw-cut concrete sidewalk.

- (d) Provision of a new standard concrete lane crossing, new curb returns and curb ramps at the existing lane crossing on Southwest Marine Drive adjacent to the site.

- (e) Provision of speed humps in the lane north of Southwest Marine Drive between Columbia Street and Manitoba Street.

- (f) Provision of improvements at the intersection of Columbia Street and Southwest Marine Drive including:

- (i) Design and installation of a new pedestrian/cyclist actuated signal.

- (g) Provision of new electrical service cabinet/kiosk on Columbia Street for new Columbia Street and Southwest Marine Drive pedestrian/cyclist actuated signal;

Note to Applicant: The kiosk shall be fed by BC Hydro underground grid. As such, a right-of-way (ROW) space shall be provided on-site to accommodate BC Hydro pad mounted transformer.

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

- (i) Provision of a rebuilt laneway behind the development site using porous pavement structure to capture and retain 48mm of rainfall. Porous pavement structure will be applied from edge to edge for the entire length of the laneway fronting the property. The downstream laneway catch basins at the south-east end of the laneway will remove excess runoff to the drainage system.

Note to Applicant: For further information, contact Green Infrastructure Implementation Branch, ESRGGIIDL@vancouver.ca

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

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

The detailed Electrical Design will be required prior to the start of any associated electrical work to the satisfaction of the General Manager of Engineering Services, and, in conformance with current COV Engineering Design Manual, Construction Specifications, Standard Detail Drawing, Canadian Electrical Code and the Master Municipal Construction Documents. Submission of the detailed Electrical Design does not occur until the Rezone has been enacted and a City Project Coordinator is assigned to the project.

- 2.4 Provision of parking, loading, bicycle, and passenger loading spaces must be provided and maintained in accordance with the requirements of the Vancouver Parking By-Law.

Note to Applicant: Proposed parking reductions may be considered at the Development Permit stage with acceptable Transportation Demand Management (TDM) or other management measures.

- 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) Intersection upgrades per condition 2.3 (f).

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

- (b) Electrical service cabinet/kiosk to support the intersection upgrades per condition 2.3 (g).

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

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.

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

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

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

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

Housing

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

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

Community Amenity Contribution

- 2.9 Pay to the City the cash Community Amenity Contribution of \$3,278,708 (cash CAC offering) which the applicant has offered to the City to support delivery of the Marpole 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.

Sustainability

- 2.10 The applicant will enter into an agreement with the City, on terms and conditions acceptable to the Director of Sustainability and the Director of Legal Services, that requires the future owner of the building to report energy use data, on an aggregated basis, for the building as a whole and certain common areas and building systems. Such an agreement will further provide for the hiring of a qualified service provider to assist the building owner for a minimum of three years in collecting and submitting energy use data to the City.

Environmental Contamination

- 2.11 If 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: 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 Covenants pursuant to Section 219 of 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, 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.

* * * * *

255-285 Southwest Marine Drive
DRAFT CONSEQUENTIAL AMENDMENTS

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 R1-1 maps forming part of Schedule A of the Subdivision By-law:

- (a) PID 009-127-810; Lot D of Lot F Block 8 District Lot 322 Plan 11223;
- (b) PID 002-935-007; Lot E of Lot F Block 8 District Lot 322 Plan 11223;
- (c) PID 009-127-836; Lot F of Lot F Block 8 District Lot 322 Plan 11223;
- (d) PID 009-127-844; Lot G of Lot F Block 8 District Lot 322 Plan 11223; and
- (e) PID 009-127-852; Lot H of Lot F Block 8 District Lot 322 Plan 11223.

* * * * *

255-285 Southwest Marine Drive
PUBLIC CONSULTATION SUMMARY

1. PUBLIC ENGAGEMENT SUMMARY

1.1. List of Engagement Events, Notification, and Responses

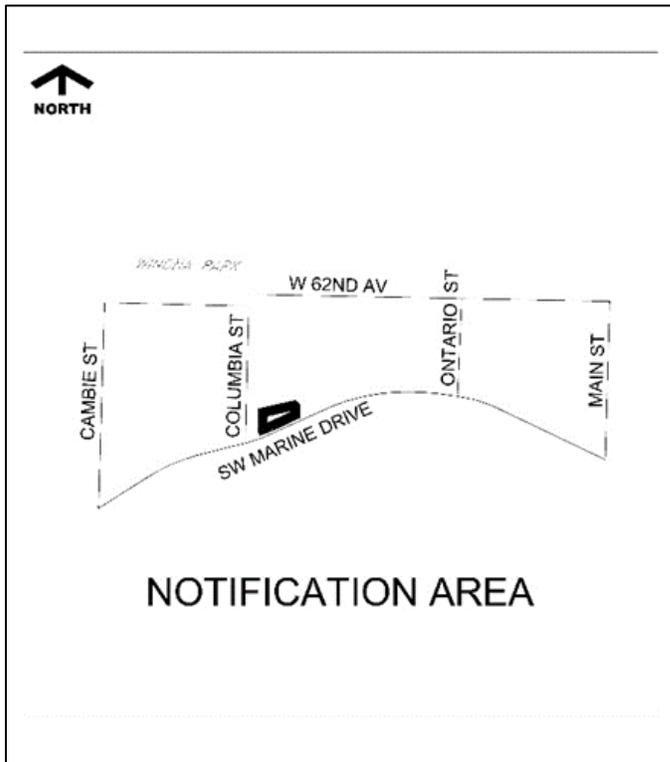
	Date	Results
Event		
Question and Answer Period (City-led)	July 12, 2023 – July 25, 2023	80 participants (aware)* • 29 informed • 7 engaged
Public Notification		
Postcard distribution – Notice of rezoning application and virtual open house	July 6, 2023	2,284 notices mailed
Public Responses		
Online questions	July 12, 2023 – July 25, 2023	1 submittal
Online comment forms • Shape Your City platform	June 2023 – November 2023	9 submittals
Overall position • support • opposed • mixed	June 2023 – November 2023	9 submittals • 7 responses • 1 response • 1 response
Other input	June 2023 – November 2023	1 submittal
Online Engagement – Shape Your City Vancouver		
Total participants during online engagement period	June 2023 – November 2023	388 participants (aware)* • 123 informed • 10 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.

1.2. Map of Notification Area



1.3. Analysis of All Comments Received

Below is an analysis of all public feedback by topic.

Generally, comments of support fell within the following areas:

- **Building design:** Appreciate the glazed amenity space which will provide a sense of open space and noise protection from activity on Southwest Marine Drive.
- **Height, massing, density:** Support for the proposed height, massing, and density.
- **Housing and location:** This is a good location for more housing given the proximity to the Canada Line station and amenities. Good to see a larger proportion of family-sized homes proposed.

Generally, comments of concern fell within the following areas:

- **Building design:** The spiral staircase is a barrier for folks with mobility issues that want access to the rooftop patio.
- **Process:** The time and money required for rezoning might make the units more.

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:

- General support
- Good to see that there is a larger number of proposed bike parking spaces compared to proposed vehicle parking spaces

General neutral comments/recommendations:

- The proposal should be denser and have less parking spaces given the proximity to the Canada Line station
- There should be more housing types such as strata and rental available
- There should be commercial space

* * * * *

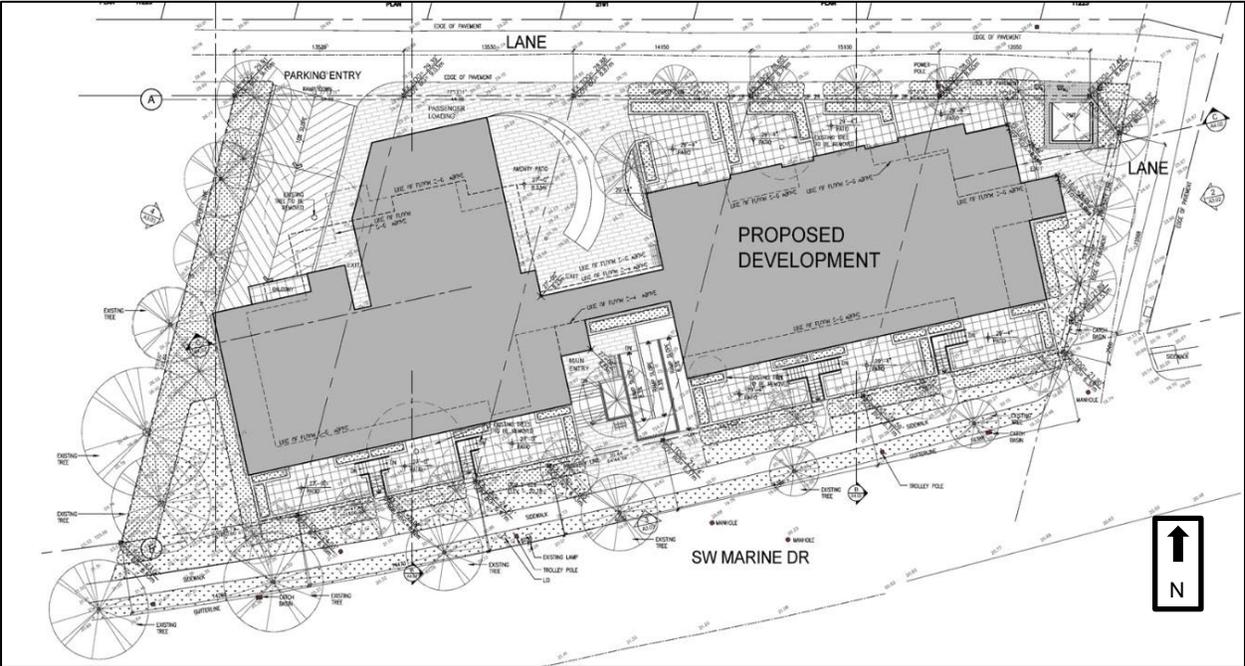
255-285 Southwest Marine Drive
SUMMARY OF TENANT RELOCATION PLAN TERMS

Tenant Relocation and Protection Requirements	Tenant Relocation Plan Offer
Financial Compensation	<ul style="list-style-type: none"> • Compensation in the form of free rent, a lump sum payment, or a combination of both, will be available for each unit eligible for Tenant Relocation Plan according to the following schedule: <ul style="list-style-type: none"> ○ 4 months' rent for tenancies up to 5 years; ○ 5 months' rent for tenancies over 5 years and up to 10 years; ○ 6 months' rent for tenancies over 10 years and up to 20 years; ○ 12 months' rent for tenancies over 20 years and up to 30 years; ○ 18 months' rent for tenancies over 30 years and up to 40 years; and ○ 24 months' rent for tenancies over 40 years.
Notice to End Tenancies	<ul style="list-style-type: none"> • Landlord to provide regular project updates to tenants throughout the development approvals process. • A minimum of four months' notice to end tenancy after all permits are issued is required (e.g. all development, building, and demolition permits in place).
Moving Expenses (flat rate or arrangement of insured moving company)	<ul style="list-style-type: none"> • A flat rate of \$750 or \$1000 will be provided to all eligible tenants depending on the type of unit.
Assistance in Finding Alternate Accommodation (3 options)	<ul style="list-style-type: none"> • Staff have distributed tenant needs assessment surveys. These surveys will be used in relocation efforts and to identify tenants' needs and preferences. • Applicant has committed to monitor rental market and provide tenants requesting assistance with three options in Vancouver that best meet the tenants' identified priorities.
Additional Support for Low Income Tenants or Tenants Facing Other Barriers to Appropriate Housing	<ul style="list-style-type: none"> • For low income tenants and tenants facing other barriers to housing, as defined in the TRP Policy, the applicant has committed to assisting in securing a permanent, suitable affordable housing option.
First Right of Refusal (if applicable) (Where starting rents are anticipated to be higher than what the tenant currently pays, provide a 20% discount off starting rents for any returning tenants)	<ul style="list-style-type: none"> • The applicant has committed to offering all eligible tenants the right of first refusal at a 20% discount off starting rents in similar units in the new development once completed OR (if applicable), one of the below-market rental units, subject to eligibility. Any subsequent rent increases for returning tenants will be in line with the Residential Tenancy Act.

* * * * *

255-285 Southwest Marine Drive
FORM OF DEVELOPMENT

Proposed Building Footprint



Perspective – View from Southwest Marine Drive (South Elevation)



Perspective – View from the Rear Lane (South and East Elevation)



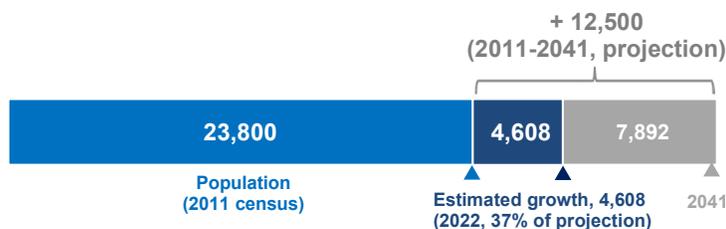
View from Southwest Marine Drive (South and West Elevation)



PUBLIC BENEFITS IMPLEMENTATION DASHBOARD
MARPOLE COMMUNITY PLAN (2014)
Updated 2022 year-end

POPULATION GROWTH^a

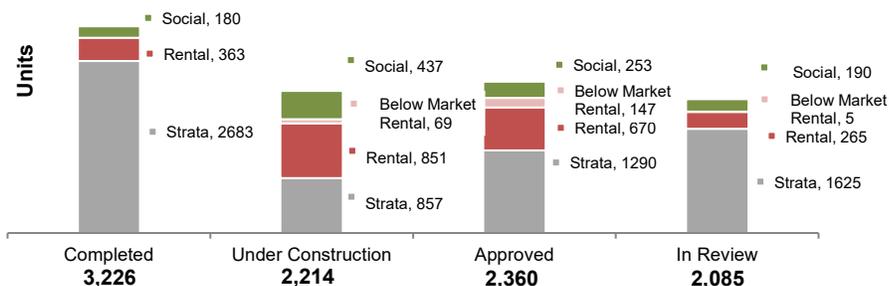
Marpole has grown by approximately **4,608** people since the 2011 census. The plan projects a total population of approximately **36,300** people by 2041.



DEVELOPMENT ACTIVITY (UNITS)^b

Recent rezoning approvals:

- [622-688 SW Marine Drive](#)
- [7929-7949 Cambie Street](#)
- [7969-7989 Cambie Street](#)
- [8804 Osler Street](#)
- [8460 Ash St and 8495 Cambie St \(Ashley Mar Co-op Site\)](#)



PUBLIC BENEFITS ACHIEVED AND IN PROGRESS SINCE 2014^c

✓ On track to achieving targets

➔ Some progress toward targets, more work required

○ Targets require attention

TARGETS <small>See Chapter 17 of the Marpole Community Plan for more details</small>	COMPLETED	UNDER CONSTRUCTION	PLANNING/ DESIGN	PROGRESS
HOUSING <ul style="list-style-type: none"> • ~ 1,100 units of social housing (approx. 285 units at Pearson Dogwood) • ~ 835 secured market rental units (gross numbers of units reported) 	<ul style="list-style-type: none"> • 363 secured market rental units • 102 social housing units • 78 TMH social housing units^d 	<ul style="list-style-type: none"> • 851 secured market rental units • 69 below market rental units • 437 social housing units 		<p>154% of secured rental target achieved (with BMR) ✓</p> <p>49% of social housing target achieved ✓</p>
CHILDCARE <ul style="list-style-type: none"> • ~ 234 spaces for children 0-4 • ~ 244 spaces for children 5-12 	<ul style="list-style-type: none"> • 74 spaces for 0-4 yrs children (Marpole Family Place, Kids at Marine Drive) 	<ul style="list-style-type: none"> • 69 spaces for 0-4 yrs children (David Lloyd George Elementary) 	<ul style="list-style-type: none"> • 74 spaces for 0-4 yrs (Marpole Community Centre) • 60 spaces for 5-12 (Marpole Community Centre) 	<p>61% of childcare spaces (0-4) target achieved ✓</p> <p>0% of childcare spaces (5-12) target achieved ○</p>
TRANSPORTATION / PUBLIC REALM <ul style="list-style-type: none"> • Pursue improvements to the public realm and secure walking/cycling connections through sites as development occurs • Renew sidewalks as required and improve accessibility • Provide more and better walking/cycling access to the Fraser River • Work with TransLink and Coast Mountain Bus Company to maintain and enhance the existing transit network in Marpole • Pursue the construction of a new Canada Line station at West 57th Avenue 	<ul style="list-style-type: none"> • SW Marine Drive bikeway improvements (Granville to Camosun streets) • North Arm Trail/Greenway: SW Marine Drive to Vivian Street along 59th Avenue • Arbutus Corridor temporary pathway and removable bollards • Plaza at 67th Avenue and Yukon Street 		<ul style="list-style-type: none"> • Four bio-retention/rain gardens curb bulges (54th Avenue from Neal to Cambie streets) and bike lane improvements • Walking and cycling infrastructure improvements (sidewalks/bike lanes/curb bulges) in Langara neighbourhood 	<p>✓</p>

TARGETS <small>See Chapter 17 of the Marpole Community Plan for more details</small>	COMPLETED	UNDER CONSTRUCTION	PLANNING/ DESIGN	PROGRESS
CULTURE <ul style="list-style-type: none"> Preserve and stabilize cultural assets Retain/create multi-use neighbourhood creative spaces Reflect significant heritage themes (e.g. Musqueam presence) in public realm, public art and other opportunities as they arise. 	<ul style="list-style-type: none"> Joy Kogawa House acquired and renovated Six completed artwork MC2 artist studios (2 units) 			✓
CIVIC / COMMUNITY <ul style="list-style-type: none"> Renew the Marpole Library Replace or renew the existing Marpole-Oakridge Community Centre Work with YMCA as potential partner to deliver aquatic services. 	<ul style="list-style-type: none"> Land acquired for Marpole Civic Centre 		<ul style="list-style-type: none"> Marpole Oakridge Community Centre renewal (youth centre, seniors centre, childcare, park fieldhouse) 	✓
HERITAGE <ul style="list-style-type: none"> Explore opportunities with Musqueam and other partners for funding to recognize historical and cultural importance of the Marpole Midden and čəsnaʔəm sites 5% allocation from cash community amenity contributions in Marpole 	<ul style="list-style-type: none"> 5% allocation from cash community amenity contributions in Marpole 		<ul style="list-style-type: none"> Ongoing efforts for Fraser Arms Hotel and protection of čəsnaʔəm site 	✓
SOCIAL FACILITIES <ul style="list-style-type: none"> Marpole Oakridge Family Place relocation and expansion Neighbourhood House renewal and expansion Explore opportunities for affordable office space for community-based non-profit organizations 	<ul style="list-style-type: none"> Marpole Oakridge Family Place Marpole Neighbourhood House restoration 		<ul style="list-style-type: none"> Youth and Seniors Centre at Marpole Oakridge Community Centre 	✓
PARKS AND OPEN SPACES <ul style="list-style-type: none"> New Park Space/Access to Fraser River Pearson Dogwood park 1-2 plazas through redevelopment Upgrade 2 parks 	<ul style="list-style-type: none"> 63rd Avenue and Yukon Street green rainwater infrastructure plaza Ash Park Playground replacement Winona Park Playground replacement 		<ul style="list-style-type: none"> William Mackie Park renewal Oak Park playground upgrades 	➔

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 end of the most recent reporting period.

^b **Development Activity:** Development Activity reports on gross new units. 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 City-or partner-led projects that have begun a public process or have made significant progress in planning or design stages, but have not yet moved to construction. Housing units and 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 **Temporary Modular Housing (TMH):** 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. Note that TMH units do not count towards the affordable housing targets in the *Marpole Community Plan*.

* * * * *

**255-285 Southwest Marine Drive
PUBLIC BENEFITS SUMMARY**

Project Summary

The proposal is for a six-storey residential building consisting of 69 strata-titled residential units.

Public Benefit Summary:

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

	Current Zoning	Proposed Zoning
Zoning District	R1-1	CD-1
FSR (site area of 2,037.5 sq. m (21,931 sq. ft.))	0.70	2.39
Buildable Floor Space	1,426 sq. m (15,352 sq. ft.)	4,870 sq. m (52,416 sq. ft.)
Land Use	Residential Inclusive	Residential Multiple Dwelling

Summary of Development Contributions Expected under Proposed Zoning

City-wide DCL ¹	\$1,142,669
Utilities DCL ¹	\$716,002
CAC Contribution	\$3,278,708
TOTAL	\$5,137,380

¹ Based on DCL by-laws and rates in effect as at September 30, 2023. By-laws are subject to future adjustment by Council including annual inflationary adjustments. 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.

* * * * *

255-285 Southwest Marine Drive
APPLICANT, PROPERTY, AND DEVELOPMENT PROPOSAL INFORMATION

Property Information

Address	Property Identifier (PID)	Legal Description
255 Southwest Marine Drive	009-127-810	Lot D of Lot F Block 8 District Lot 322 Plan 11223
261 Southwest Marine Drive	002-935-007	Lot E of Lot F Block 8 District Lot 322 Plan 11223
269 Southwest Marine Drive	009-127-836	Lot F of Lot F Block 8 District Lot 322 Plan 11223
275 Southwest Marine Drive	009-127-844	Lot G of Lot F Block 8 District Lot 322 Plan 11223
285 Southwest Marine Drive	009-127-852	Lot H of Lot F Block 8 District Lot 322 Plan 11223

Applicant Information

Architect/Applicant	Billard Architecture Inc.
Property Owner	1118006 B.C Ltd

Site Statistics

Site Area	2,037.5 sq. m (21,931 sq. ft.)
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Development Statistics

	Permitted Under Existing Zoning	Development Permitted Under Proposed Zoning																				
Zoning	R1-1	CD-1																				
Uses	Residential Inclusive	Residential – Multiple Dwelling																				
Maximum Density	0.70 FSR	2.39 FSR																				
Floor Area	1,426 sq. m (15,352 sq. ft.)	Up to 4,870 sq. m (52,416 sq. ft.)																				
Height	11.5 m (38 ft.)	22 m (72 ft.) to top of parapet 25.5 m (84 ft.) to top of amenity and rooftop appurtenances																				
Unit Mix	n/a	<table border="1"> <thead> <tr> <th rowspan="2">Type</th> <th colspan="2">Market Rental</th> </tr> <tr> <th>Count</th> <th>Percentage</th> </tr> </thead> <tbody> <tr> <td>Studio</td> <td>8</td> <td>11.6%</td> </tr> <tr> <td>1-bed</td> <td>28</td> <td>40.6%</td> </tr> <tr> <td>2-bed</td> <td>26</td> <td>37.7%</td> </tr> <tr> <td>3-bed</td> <td>7</td> <td>10.1%</td> </tr> <tr> <td>Total</td> <td>69</td> <td>100%</td> </tr> </tbody> </table>	Type	Market Rental		Count	Percentage	Studio	8	11.6%	1-bed	28	40.6%	2-bed	26	37.7%	3-bed	7	10.1%	Total	69	100%
Type	Market Rental																					
	Count	Percentage																				
Studio	8	11.6%																				
1-bed	28	40.6%																				
2-bed	26	37.7%																				
3-bed	7	10.1%																				
Total	69	100%																				
Parking, Loading and Bicycle Spaces	as per Parking By-law	as per Parking By-law Confirmed at the development permit stage																				
Natural Assets	5 City trees 11 on/off-site and shared trees	8 on-site trees to be removed 5 retained City street trees 20 new on and off-site trees																				