



## REFERRAL REPORT

Report Date: April 9, 2024  
Contact: Leifka Vissers  
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RTS No.: 16299  
VanRIMS No.: 08-2000-20  
Meeting Date: April 23, 2024

TO: Vancouver City Council  
FROM: General Manager of Planning, Urban Design and Sustainability  
SUBJECT: CD-1 Rezoning: 8815-8827 Selkirk 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 Wilson Chang Architect Inc., on behalf of Selkirk Street Developments Ltd., the registered owner of 8815-8827 Selkirk Street [PID: 028-910-907; Lot A Block 7 District Lot 318 Group 1 New Westminster District Plan EPP22576], to rezone the lands from MC-1 (Industrial) District to CD-1 (Comprehensive Development) District, to increase the floor space ratio (FSR) from 0.75 to 2.50 and the building height from 12.2 m (40 ft.) to 21.0 m (69 ft.), to permit a six-storey mixed-use building containing 36 secured market rental residential units and live-work space at grade, 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 Wilson Chang Architect Inc., April 16, 2016 with revised drawings received August 9, 2023, 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 in principle of the rezoning and the Housing Agreement described in Part 2 of Appendix B, the Director of Legal Services be instructed to prepare the necessary Housing Agreement By-law for enactment prior to enactment of the CD-1 By-law, subject to such terms and conditions as may be required at the discretion of the Director of Legal Services, the General Manager of Planning, Urban Design and Sustainability.
- C. THAT subject to approval of the CD-1 By-law, the application to amend the Sign By-law to establish regulations for the CD-1, generally as set out in Appendix C, be approved.
- D. THAT subject to approval of the CD-1 By-law, the Noise Control By-law be amended to include the CD-1, generally as set out in Appendix C;

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

- E. THAT Recommendations A to D 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, 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 the site at 8815-8827 Selkirk Street from MC-1 (Industrial) District to CD-1 (Comprehensive Development) District. The proposal is to permit a six-storey, mixed-use building containing 36 secured market rental units with live-work space and is enabled under the *Marpole Community 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)
- Marpole Community Plan (2014, last amended 2021)
- 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)
- Live-Work Use Guidelines (2006, last amended 2019)
- 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 (2009, amended 2023)
- Urban Forest Strategy (2016)

## REPORT

### Background/Context

#### 4. Site and Context

The subject site (see Figure 1) is located mid-block on the west side of Selkirk Street, between 72nd and 73rd Avenues, with a lane to the rear. The site area is approximately 1,068.1 sq. m (11,497 sq. ft.) and is currently developed with a two-storey industrial building. The surrounding sites are zoned MC-1, RM-3A and RM-4. Ebisu Park is located to the east, industrial and commercial buildings to the east and south, and four-storey residential buildings to the west.

**Figure 1: Surrounding Zoning and Context**



**Neighbourhood Amenities** – The following amenities exist in the area:

- *Parks* – Ebisu Park (40 m), Eburne Park (300 m), and Marpole Park (300 m).
- *Community Spaces* – Marpole-Oakridge Community Centre (1.4 km), Marpole

Library (1 km).

- *Childcare* – Global Montessori Centre (50 m)

**Local School Capacity** – The site is located within the catchment area of David Lloyd George Elementary School and Sir Winston Churchill Secondary School. According to the Vancouver School Board (VSB)'s 2020 *Long Range Facilities Plan*, David Lloyd George Elementary is currently operating under capacity at 96% and by 2031, is forecasted to continue to be operating at 96% capacity. Sir Winston Churchill Secondary is operating at 98% and is expected to be at 93% of capacity by 2031. The new David Lloyd George elementary school opened in 2023 replacing the former David Lloyd George School.

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.

## 5. 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* serves as a framework with further implementation planning work to follow over the next few years. The site is located within the *Marpole Community Plan* which is generally in alignment with the *Vancouver Plan*.

**Marpole Community Plan (Plan)** – The site is located within the “Hudson” sub-area of the *Plan* which supports mixed-use buildings up to six storeys. The *Plan* requires choice-of-use at grade, including retail, service, cultural or instructional uses, live-work, or office use.

**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 developing a development plan, or when amending a development plan in relation to Council's housing policies respecting affordable housing, rental housing and special needs housing.

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

## Strategic Analysis

### 1. Proposal

The proposal is for a six-storey residential building with 36 secured market rental residential units and live-work space at grade. The proposed height is 21 m (69 ft.) and the floor space ratio (FSR) is 2.5. Vehicle charging and bicycle parking are provided at grade with vehicle parking provided below-grade with access from the lane.

### 2. Land Use

The proposed residential building with live-work use at grade is consistent with the *Plan's* direction for mixed-use with choice of use at grade 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 expectations of the *Plan*.

**Form of Development** – This application is consistent with the *Plan's* expected form of development for residential or mixed-use buildings with a permitted height of six storeys (see Figure 2). The proposal meets the *Plan's* expectations for building height and density and is designed to minimise the impacts of shadowing.

**Figure 2: Proposal Looking Northwest**



**Height** – The *Plan* anticipates maximum six-storey mixed-use development. The proposed development of six storeys is within the *Plan's* permitted maximum height.

**Density** – The *Plan* anticipates a density of up to 2.5 FSR. The application complies with the *Plan* with a proposed density of 2.5 FSR.

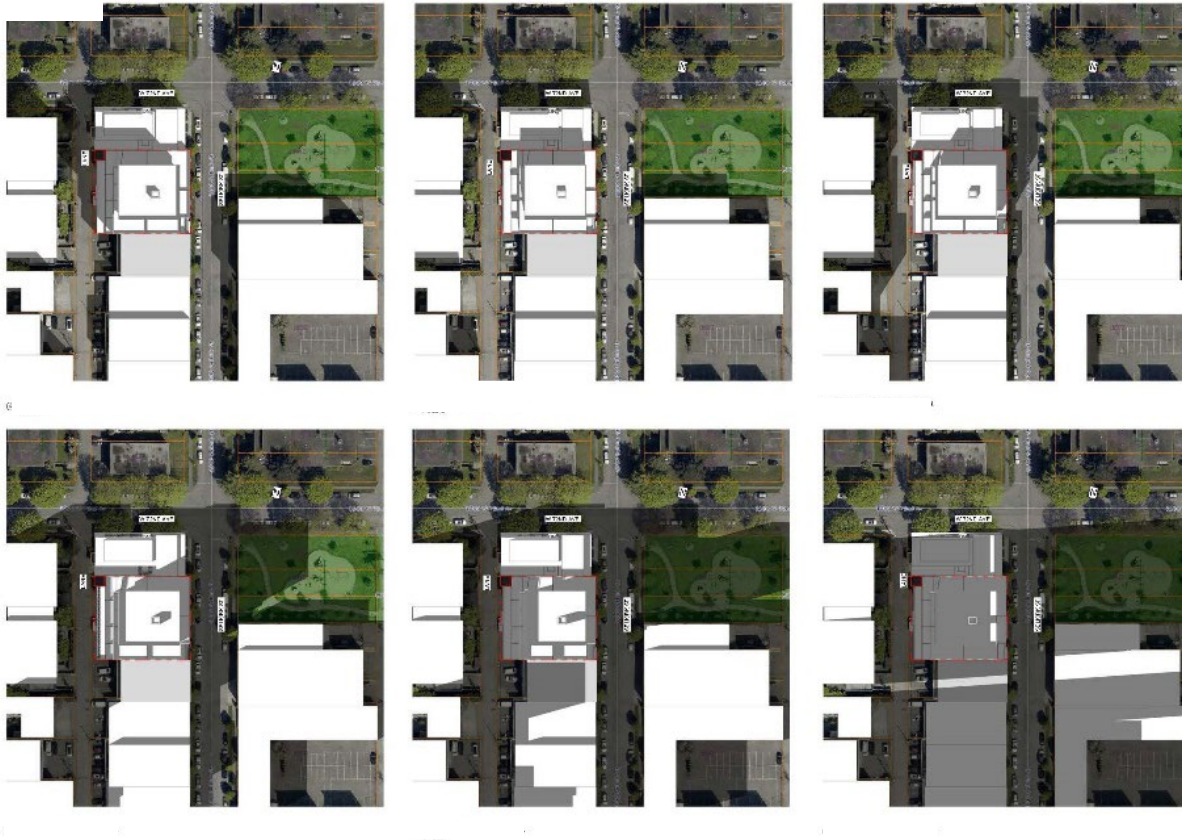
**Public Realm and Interface** – The *Plan* envisions mixed-use developments to provide pedestrian interest and public realm interface. The proposal includes live-work units at grade to ensure an active streetscape interface, per the *Plan*. Staff have prepared conditions to improve the public realm interface to better meet the intent of the *Live-Work Guidelines*, to further address accessibility and to increase the pedestrian interests.

**Private Amenity Space** – The development offers on-site common indoor and outdoor amenities for the residents on level two. Staff have prepared a condition to consider providing additional common amenity space on the rooftop above Level 6 to further improve overall livability of the residents, while minimizing any additional shadow impact on the Ebisu Park.

**Shadowing** – The applicant provided shadow studies, demonstrating that the proposed building does not create additional shadows onto Ebisu Park to the east between 10 am and 2 pm on the Spring and Fall Equinoxes, as prescribed in the *Plan* (see Figure 3).

However, staff have prepared a condition to consider minor revisions to the form of development to further minimize shadow impacts onto the park throughout the year.

**Figure 3: Shadow Analysis at Spring Equinox**



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.

**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*.

#### 4. Housing

The *Housing Vancouver Strategy* seeks to deliver a range of housing tenures across the housing continuum. This application, if approved, would add 36 rental housing units to the City's inventory of rental housing, which would contribute to the targets set out in the *Housing Vancouver Strategy* (see Figure 4).

**Figure 4: Progress Towards 10 Year Housing Vancouver Targets for Secured Market Rental Housing as of December 31, 2023**

Housing Type	CATEGORY	10-YEAR TARGETS <sup>2</sup>	Units Approved Towards Targets <sup>3</sup>
Purpose-Built Market Rental Units <sup>3</sup>	Market Rental	16,000	15,843 (99%)
	Developer-Owned Below Market Rental	4,000	1,525 (38%)
	Total	20,000	17,368 (87%)

1. Tracking progress towards 10-year Housing Vancouver targets began in 2017
2. Unit numbers exclude the units in this proposal, pending Council's approval of this application.
3. Table shows progress against both market rental and below-market rental housing targets. Units proposed in this application include market rental units only.

**Vacancy Rates** – Vancouver has exhibited historically low vacancy rates in the last 30 years. In 2023, the purpose-built apartment vacancy rate was 0.8% in Vancouver. The vacancy rate (based on Canada Mortgage and Housing Corporation (CMHC) Market Rental Survey) for the Marpole area, which this site is located, is 1.1%. A vacancy rate of between 3% and 5% is considered to represent a balanced market.

**Housing Mix** - The *Family Room: Housing Mix Policy for Rezoning Projects* policy requires a minimum of 35% family units. This application proposes 36% family units in a mix of two-bedroom and three-bedroom units, thereby exceeding the policy. These units must be designed in accordance with the High Density Housing for Families with Children Guidelines. The application as proposed is consistent with the policy and a provision is included in the CD-1 By-law to meet the minimum unit mix requirements.

**Average Rents and Income Thresholds** – Average rents for units on the westside are shown in Figure 5. Rent increases, over time, are subject to the *Residential Tenancy Act*. Average market rents in newer rental buildings on the westside are shown in the in Figure 5. The market rental housing will provide options which are significantly more affordable than average home ownership costs as illustrated in Figure 5.

**Figure 5: Market Rents in Newer Westside Buildings, Costs of Ownership and Household Income Served**

Unit	Newer Rental Buildings Westside		Monthly Costs of Ownership for Median-Priced Apartment – Westside (with 20% down payment)		
	Average Market Rent <sup>1</sup>	Annual Income Required to Afford Average Market Rent	Monthly Costs of Ownership <sup>2</sup>	Annual Income Required to Afford Monthly Costs	Down-Payment at 20%
Studio	\$1,902	\$76,080	\$2,837	\$113,480	\$106,000
1-bed	\$2,306	\$92,240	\$3,473	\$138,920	\$132,000
2-bed	\$3,372	\$134,880	\$5,193	\$207,720	\$198,400
3-bed	\$4,434	\$177,360	\$7,982	\$319,280	\$311,890

1. Data from the October 2023 CMHC Rental Market Survey for apartments in purpose-built rental buildings completed in the year 2014 or later on the Westside of Vancouver
2. Based on the following assumptions: median of all BC Assessment apartment sales prices in Vancouver Westside in 2021 by unit type, 20% down-payment, 5% mortgage rate (in-line with Bank

*of Canada conventional rate), 25-year amortization, \$250-\$350 monthly strata fees and monthly property taxes at \$2.92 per \$1,000 of assessed value (2021 assessments and property tax rate).*

**Security of Tenure** - Purpose-built rental housing offers secure rental tenure. All 36 units in the proposal would be secured through a Housing Agreement and a Section 219 Covenant for the longer of 60 years and the life of the building. Covenants will be registered on title to prohibit the stratification and/or separate sale of individual units.

**Existing Tenants** – The rezoning site does not currently have any existing rental residential uses and there are no eligible tenants as defined under the City's *Tenant Relocation and Protection Policy (TRPP)*.

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

## 5. Transportation and Parking

The site is well served by public transit. It is within two blocks of Southwest Marine Drive, which is part of TransLink's Frequent Transit Network (FTN), 200 m from the Marpole Bus Loop and 1.5 km from the Marine Drive Canada Line station. The property is also three blocks from the Arbutus Greenway for cycling infrastructure.

The proposal includes surface parking as well as below-grade parking accessed from the lane. Parking is required to meet the Parking By-law. Engineering conditions are included in Appendix B and include improvements to sidewalks, to the laneway, in addition to upgrades to street lighting on Selkirk Street and 72nd Avenue.

## 6. Environmental Sustainability and Natural Assets

**Green Buildings** – The *Green Buildings Policy for Rezonings* 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 no existing trees on the site. There are three 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

This application was first received in 2016, at which time public consultation, including a site sign, notification post card, and in-person open house were held to receive stakeholder feedback. The applicant provided a revised submission in 2023, at which time a second public consultation including revised site sign, revised notification postcard and online question and answer period were utilized receive stakeholder feedback regarding the revised submission. Both processes are summarized below.



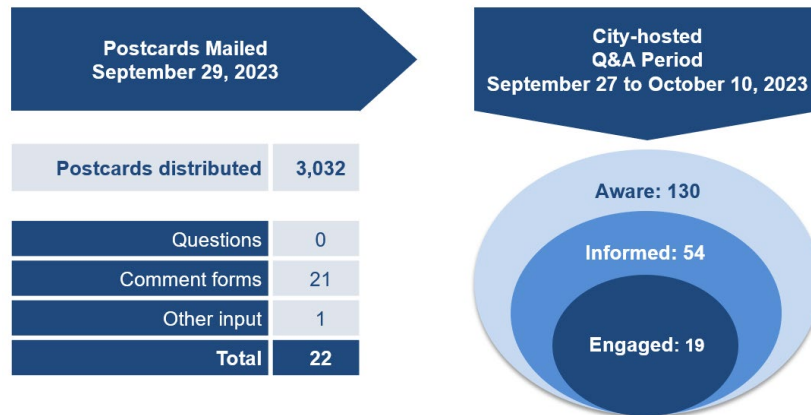
**Public Notification 2016** – A site sign was installed on May 25, 2016. Approximately 2,938 notification postcards were distributed within the neighbouring area on or about June 6, 2016. Notification and application information, was provided on the City’s website. An in-person Community Open House was held on June 29, 2016 and attended by 12 members of the public.

**Public Response and Comments 2016** – Input was submitted via comment forms at a community open house on June 29, 2016. A total of 12 submissions were received. Generally comments included concerns regarding traffic, the height of the proposed building, concerns that the proposal at the time was for strata-titled residential units, and concerns that the proposed ground-floor commercial would negatively impact the neighbourhood.

**Public Notification 2023** – Following the submission of revised drawings in 2023, a revised site sign was installed on September 20, 2023. Approximately 3,023 notification postcards were distributed within the neighbouring area on or about September 29, 2023. Notification and application information, and an online comment form, was provided on the City’s Shape Your City Vancouver platform. A virtual Question and Answer Period was held from September 27 to October 10, 2023 on the Shape Your City platform to solicit feedback on the revised proposal. Approximately 130 visitors accessed the webpage during this period.

**Public Response and Comments from 2023** – Input was submitted via online questions, comment forms, by email and by phone. A total of 22 submissions were received.

**Figure 6: Overview of Notification and Engagement, 2023**



Generally, comments of support noted that the new development will increase housing stock and improve the look of the neighbourhood. The increase in residents will attract community amenities and expand the community in a positive way.

Generally, comments of concern cited traffic safety, unaffordability, and that the development would cast shadows onto neighbouring apartments.

**Response to Public Comments**

The 2016 comments were addressed in the 2023 rezoning resubmission, which includes rental residential units rather than strata-titled residential units, and which includes live-work space at the ground floor rather than commercial space.

The 2023 comments are addressed by conditions of rezoning to improve traffic flow and pedestrian safety including improvements to the laneway, improvements to the sidewalk and

improved street lighting. A form of development condition is also intended to reduce the impact of shadowing from the proposed building.

## **8. Public Benefits**

**Community Amenity Contributions (CAC)** – The *Community Amenity Contributions Policy for Rezoning*s provides an exemption from CACs for routine, lower density secured market rental housing rezoning applications that comply with the City's rental policies. This application meets the criteria for an exemption as an MC-1 zoned site proposed to rezone for up to six storeys.

The applicant has proposed that all 36 residential units will be secured as rental housing for the longer of 60 years and the life of the building. As a condition of by-law enactment, a Housing Agreement and Section 219 Covenant are required to be registered on title to preclude, among other things, stratification of the building, separate sale of individual units, and rentals for less than one month at a time.

**Development Cost Levies (DCLs)** – This site will be subject to both the City-wide DCL and the Utilities DCL, which 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.

This application was eligible for a waiver of the City-wide DCLs, however the applicant has elected not to seek the waiver. As per Section 3.1B of the Vancouver Development Cost Levy By-law, the decision to seek the waiver is made at the rezoning application stage. Should the applicant wish to request a DCL waiver at a later stage, the application would be expected to return to Council for a subsequent public hearing to amend the rezoning conditions. Based on rates as of September 30, 2023 and the maximum permitted floor area of 2,670.3 sq. m (28,743 sq. ft.), DCLs of approximately \$1,019,226 would be anticipated. DCL by-laws are subject to 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 Program** – 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 DCL payment. See Appendix F and G for additional details.

## **CONCLUSION**

Staff conclude that the proposed land use, height, 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 the plans included as Appendix D.

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**8815-8827 Selkirk 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) Cultural Uses;
  - (b) Dwelling Uses, limited to Multiple Dwelling;
  - (c) Institutional Uses;
  - (d) Live-work Use;
  - (e) Office Uses;
  - (f) Retail Uses;
  - (g) Service Uses; and
  - (h) Accessory Uses customarily ancillary to the uses permitted in this section.

**Conditions of Use**

- 4.1 The design and layout of at least 35% of the total number of dwelling units must:
  - (a) be suitable for family housing; and

- (b) include 2 or more bedrooms
- 4.2 No portion of the first storey of a building, to a depth of 10.7 m from the front wall of the building and extending across its full width, may be used for residential purposes except for entrances to the residential portion.
- 4.3 The second storey and above, measured from the building grade at the front property line, is limited to dwelling use only.

### **Floor Area and Density**

- 5.1 Computation of floor area must assume that the site area is 1,068.1 m<sup>2</sup>, 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 2.5.
- 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 m<sup>2</sup> 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 21 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 22 m.

### **Horizontal Angle of Daylight**

- 7.1 Each habitable room must have at least one 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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**8815-8827 Selkirk 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 April 16, 2016 and supplemented by revised plans received August 9, 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 better meet the intent of [Live-work Use Guidelines](#), including but not limited to:
  - (a) Provision of an accessible entry into ground floor live-work units from the street. (Note to Applicant: Live-Work Use will need to follow through with meeting Building By-law requirements for both residential and non-residential occupancies, including accessibility requirements for persons with disabilities, so that units may be used for both live and work purposes.)
  - (b) Increasing transparency of facades at grade including maximizing areas of transparent glazing and deletion of planters.
- 1.2 Design consideration to provide further common amenity space on the rooftop above Level 6. Any guard rails and additional building massing should be setback from the building edges to minimize any additional shadow impact on Ebisu Park.
- 1.3 Design development to strengthen a pedestrian-oriented commercial frontage and public realm interface;

Note to Applicant; this may be achieved by the following:

- (a) Relocation of residential bike storage underground; and
- (b) Provision of maximum commercial space at grade level.

This condition is intended to minimize blank wall expression, and maximize the commercial uses at-grade.

1.4 Design consideration to further reduce the shadow impact on Ebisu Park by, including but not limited to following:

- (a) Reduce and minimize height of roof parapet.

### **Crime Prevention through Environmental Design (CPTED)**

1.5 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.

### **Landscape Design**

1.6 Design development to the ground floor landscape plan to add a minimum of two (2) new trees on private property along Selkirk Street near the lobby;

Note to Applicant: This may require widening of the planter at the Northeast corner of the site.

1.7 Design development to add opportunities for urban agriculture with supporting elements for this programming;

Note to Applicant: Elements such as potting benches or tables, tool storage, and compost bins are typically included to support urban agriculture. Include details or cut-sheets of these proposed elements to confirm design intent.

1.8 Design development to improve the sustainability strategy, by the following:

- (a) Consider providing intensive and/or extensive green roofs on all available flat roofs;
- (b) Add substantially more landscape around all entry areas, to accent and soften them;
- (c) Add vines to any blank wall facades, ensuring the vine support is sturdy and low maintenance (avoid high maintenance modular “green wall” systems);
- (d) Add planters with overarching shrubs to common upper level decks, to be visually accessible from below, softening the edges and consisting of woody evergreen plant material for year-round presence;
- (e) Add edible plants, which can be used as ornamentals as part of the landscape design, in addition to urban agriculture plots.



- 1.9 Design development to ensure the intended landscape design is carried into the future by adequate maintenance, as follows:
- (a) Provide common maintenance access to all planted common areas;
  - (b) Provide a high efficiency irrigation system for all planted areas.

- 1.10 Provision of coordination between Landscape Plan and architectural Site Plan, for most updated information.

- 1.11 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.

- 1.12 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.

- 1.13 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.

- 1.14 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 condition's Note to Applicant – arborist documentation may not be required.

- 1.15 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 8 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".

- 1.16 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.

- 1.17 Provision of an outdoor Lighting Plan.

### Sustainability

- 1.18 All new buildings in the development will meet the requirements of the *Green Buildings Policy for Rezoning*s (amended July 25, 2023) located here <https://guidelines.vancouver.ca/policy-green-buildings-for-rezonings.pdf>.

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

### Engineering

- 1.19 The owner or representative is advised to contact Engineering Services at [StreetUseReview@vancouver.ca](mailto: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>

- 1.20 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.
- 1.21 Provision of a lighting simulation to support all offsite lighting upgrades to City standards and IESNA recommendations.
- 1.22 Submission to Engineering of an updated landscape plan reflecting all of the public realm changes, including demonstration of:
- (a) Display of the following note(s):

- (i) "This plan is NOT FOR CONSTRUCTION and is to be submitted for review to Engineering Services a minimum of 8 weeks prior to the start of any construction proposed for public property. No work on public property may begin until such plans receive "For Construction" approval and related permits are issued. Please contact Engineering, Development and Major Projects and/or your Engineering, Building Site Inspector for details."
  - (ii) "Tree species, final spacing, quantity and location to the satisfaction of the General Manager of Engineering Services. New trees must be of good standard, minimum 6cm caliper, and installed with approved root barriers, tree guards and appropriate soil volumes. Root barriers shall be of rigid construction, 8 ft. long and 18 inch deep, centre on each street tree adjacent to the sidewalk and any off street bike facility. Planting depth of root ball must be below sidewalk grade. Call Park Board for inspection after tree planting completion".
- (b) Existing locations of:
- (i) Street furniture; and
  - (ii) Poles and guy wires.
- (c) Deletion of:
- (i) Proposed encroachments shown in the Lane.

Note to Applicant: Refer to Landscape Plan (L1).

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

- 1.23 Provision of the following information as part of the architectural drawing submission at the Development Permit stage to facilitate a complete Transportation review:
- (a) Provide a complete tech table showing the calculations for the minimum required parking, loading, bicycle spaces and the number of spaces being provided.
  - (b) Identify all types of parking and loading spaces by number and labelling individually.
  - (c) Dimension all column encroachments into parking stalls.
  - (d) Dimension additional setbacks for parking spaces due to columns and walls.
  - (e) Dimension manoeuvring aisles and the drive aisles at the parkade entrance and all gates.

- (f) Provide section drawings showing elevations and minimum vertical clearances for parking levels, loading bays, ramps, and security gates.

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

- (g) Identify areas of minimum vertical clearances on parking levels.

- (h) Provide design elevations on both sides of the ramps and drive aisles at all breakpoints, loading bays, accessible spaces, and at all entrances.

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

- (i) Identify the stair-free route from the Class A bicycle spaces to reach the outside.

- 1.24 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](http://vancouver.ca/rainwater) for more information.

- 1.25 Provision of immediate notification to the City of any changes that may be material to the City's review of the submitted Final Hydrogeological Study.

Note to Applicant: In example, if the proposed excavation depth increases immediate notification would be required. E-mail the City at [groundwater@vancouver.ca](mailto:groundwater@vancouver.ca). If groundwater is encountered during construction, on-site storage will be required to contain a minimum of 1-hour groundwater discharge. During a rainfall event, all groundwater must be held on-site and only discharged to the City's storm system following the rain event. Total discharge from the site (groundwater and rainwater) shall not exceed the pre-development release rate.

- 1.26 Construction-related discharge to sewer must be measured, and reported to City. The monitoring must include daily average flow rates, and be submitted monthly to [groundwater@vancouver.ca](mailto: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](mailto:groundwater@vancouver.ca)

This site is located within the Province of BC's Flowing Artesian Conditions Well Drilling Advisory area. A qualified contractor should be retained and take the necessary precautions associated with the potential flowing artesian conditions at this location. Contact [groundwater@vancouver.ca](mailto: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](https://www2.gov.bc.ca/assets/gov/environment/air-land-water/water/water-wells/flowing_artesian_advisory_-_vancouver_bc_final.pdf)

1.27 Provision of the Developer's Engineer is to submit a sewer abandonment plan that details the:

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

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

1.28 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. 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](mailto:umb@vancouver.ca).

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

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

Note to Applicant: It is highly recommended that the applicant submit a Key Plan to the City for review as part of the building permit application. Use of street for temporary power (e.g., temporary pole, pole mounted transformer or ducting) is to be coordinated with the city well in advanced of construction. Requests will be reviewed on a case by case basis with justification provided substantiating need of street space against other alternatives. If street use for temporary power is not approved, alternate means of providing power will need to be proposed. An electrical permit will be required.

1.30 Provision of City supplied building grades and interpolated design elevations along the property line for the creation of a continuous building grade on both the Architectural and the Landscape plans.

Note to Applicant: Interpolated design elevations will be required for all entrances to the site. Refer to Building Grade letter for more information.

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

## Housing

- 1.31 The proposed unit mix, including 23 one-bedroom units, 10 two-bedroom units and 3 three-bedroom units is to be included in the Development Permit drawings.

Note to Applicant: Any changes in the unit mix from the rezoning application may only be varied under the discretion of the Director of Planning or Development Permit Board provided that it does not go lower than 35% of the dwelling units designed to be suitable for families with children.

- 1.32 The development should be designed in accordance with the *High-Density Housing for Families with Children Guidelines*, including the provision of:

- (a) An outdoor amenity area to include areas suitable for a range of children's play activities and urban agriculture, ranging in size from 130 sq. m (1,399 sq. ft.) to 280 sq. m (3,014 sq. ft.) and situation to maximize sunlight access (S. 3.3.2, 3.4.3);

Note to Applicant: Additional play features incorporated into the outdoor amenity area are strongly encouraged.

- (b) A minimum of 2.3 sq. m (24.7 sq. ft.) of bulk storage for each dwelling unit (S. 4.4.2), in suite storage is highly encouraged;
- (c) A multi-purpose indoor amenity space with a wheelchair accessible washroom and kitchenette. Consider positioning this adjacent to the children's play area to enable parental supervision from the amenity room (S. 3.7.3); and
- (d) A balcony for each unit with 1.8 by 2.7 m minimum dimensions (S. 4.3.2).

Note to Applicant: Clearly label balcony dimensions on the development permit drawings.

## 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 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 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. The Services are

not excess and/or extended services and the applicant is not entitled to a Latecomer Agreement.

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

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

Note to Applicant: Based on the confirmed Fire Underwriter's Survey Required Fire Flows and domestic flows submitted by Core Concept Consulting Ltd. dated June 2, 2022, no water main upgrades are required to service the development.

The main servicing the proposed development is 150mm along Selkirk St. Should the development require water service connections larger than 150mm, the developer shall upsize the existing main to the satisfaction of the General Manager of Engineering Services. The developer is responsible for 100% of the cost of the upgrading. The maximum water service connection size is 300mm

Should the development's Fire Underwriter's Survey Required Fire Flow calculation change as the building design progresses, a resubmission to the City of Vancouver Waterworks Engineer is required for re-evaluation of the Water System.

- (b) Provision of adequate sewer (storm and sanitary) service to meet the demands of the project and in order to maintain acceptable sewer flow conditions, implementation of development(s) at 8815 Selkirk Street require the:

- (i) Development to be serviced to the existing 200 mm SAN and 500 mm STM sewers in Selkirk St.

Note to Applicant: Implementation of development(s) at 8815 Selkirk Street does not require any upgrades.

- (c) Street improvements along Selkirk Street adjacent to the site and appropriate transitions, including:

- (i) 2.14 m (7.0 ft.) wide broom finish saw-cut concrete sidewalk free of any encumbrance.

- (d) Provision of speed humps in the lane west of Selkirk Street between W 72nd Avenue and W 73rd Avenue.

- (e) Provision of 50 mm minimum mill and regrade laneway to centerline along the development site's frontage to accommodate City supplied building grades.

- (f) 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.

- (g) Provision of installation of parking regulatory signage on streets adjacent to the site to the satisfaction of the General Manager of Engineering Services.
- (h) Provision of upgraded street lighting (roadway and sidewalk) adjacent to the site to current City standards and IESNA recommendations.
- (i) Provision of entire intersection street lighting at Selkirk St. and W 72nd Ave to current City standards and IESNA recommendations.
- (j) 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.

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 the current City Engineering Design Manual, Construction Specifications, Standard Detail Drawing, Canadian Electrical Code and the Master Municipal Construction Documents.

## Housing

Make arrangements to the satisfaction of the General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services to enter into a Housing Agreement and a Section 219 Covenant to secure all 36 residential units as secured market rental housing units, excluding Seniors Supportive or Assisted Housing, for a term equal to the longer of 60 years and the life of the building, subject to a no-separate-sales covenant and a no-stratification covenant, a provision that none of such units will be rented for less than one month at a time, and such other terms and conditions as the General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services may require.

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

## Environmental Contamination

2.2 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 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.

\* \* \* \* \*

**8815-8827 Selkirk Street  
DRAFT CONSEQUENTIAL AMENDMENTS**

**DRAFT AMENDMENTS TO THE SIGN BY-LAW NO. 11879**

Amend Schedule A (CD-1 Zoning Districts regulated by Part 9) by adding the following:

“8815-8827 Selkirk Street                      [CD-1 #]                      [By-law #]                      C-2”

**DRAFT AMENDMENTS TO THE NOISE CONTROL BY-LAW NO. 6555**

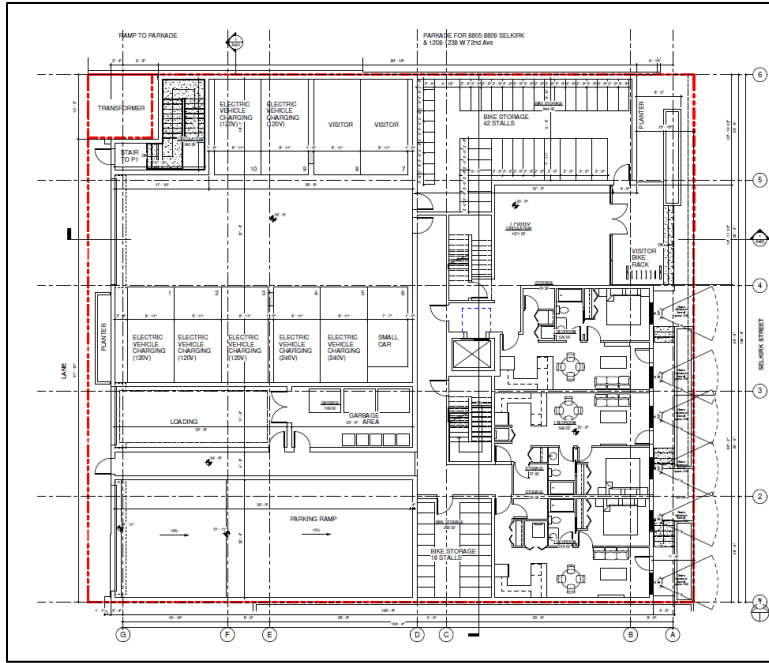
Amend Schedule B (Intermediate Zone) by adding the following:

“[CD-1 #]                      [By-law #]                      8815-8827 Selkirk Street”

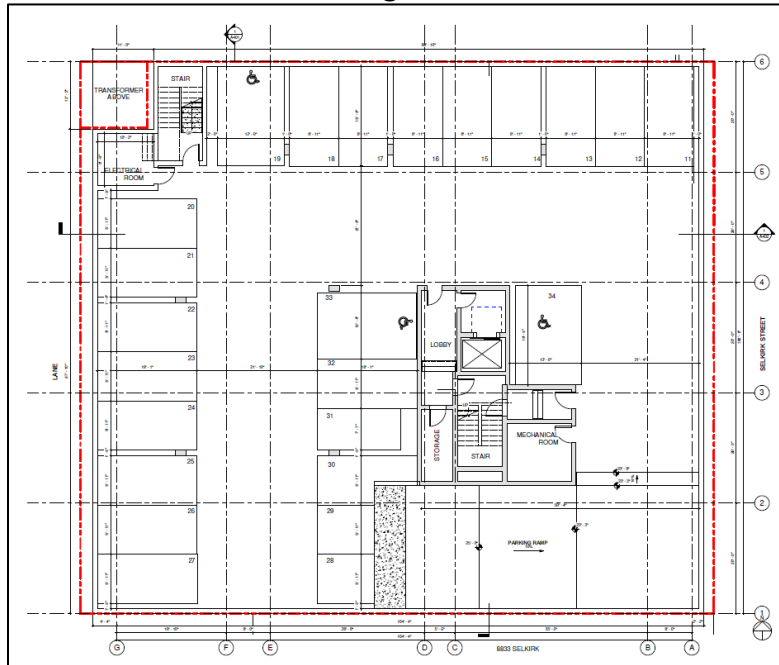
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8815-8827 Selkirk Street  
FORM OF DEVELOPMENT DRAWINGS

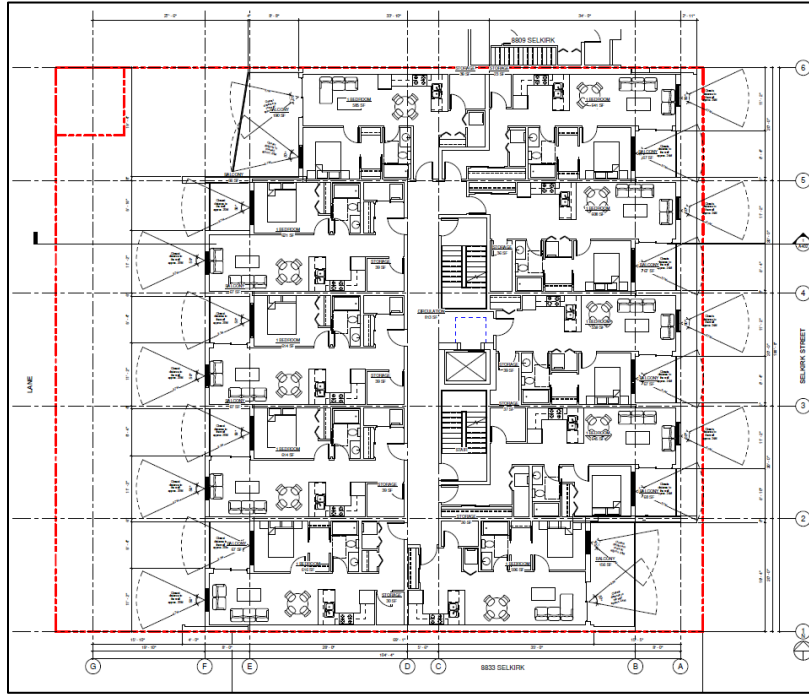
Ground Floor / Site Plan



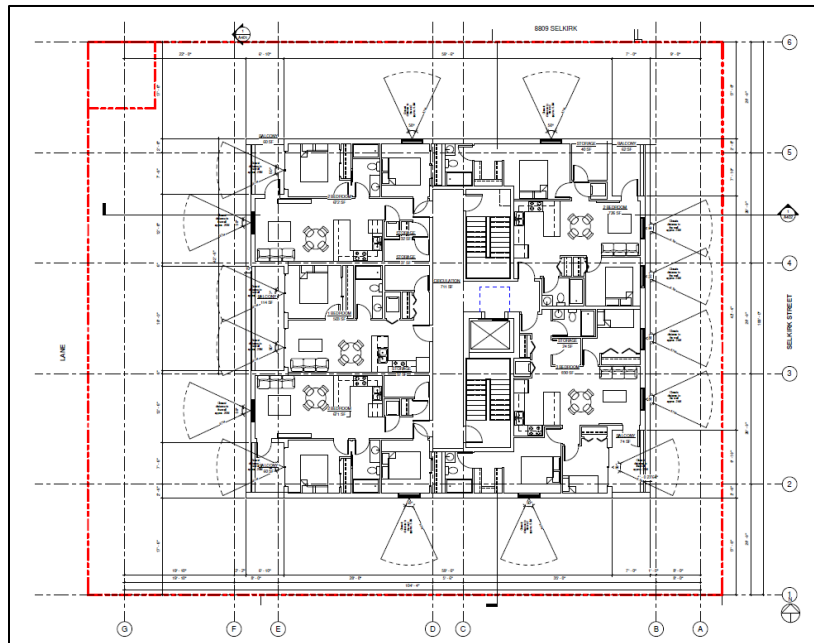
Parking Level 1



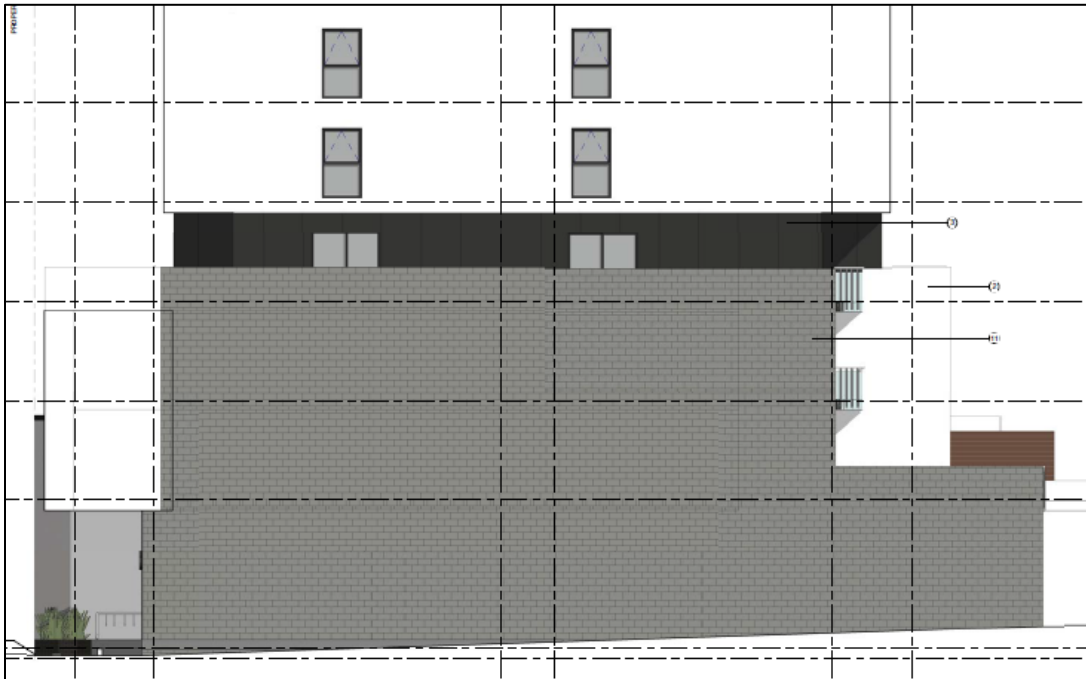
### Third Floor Plan



### Fifth and Sixth Floor Plan



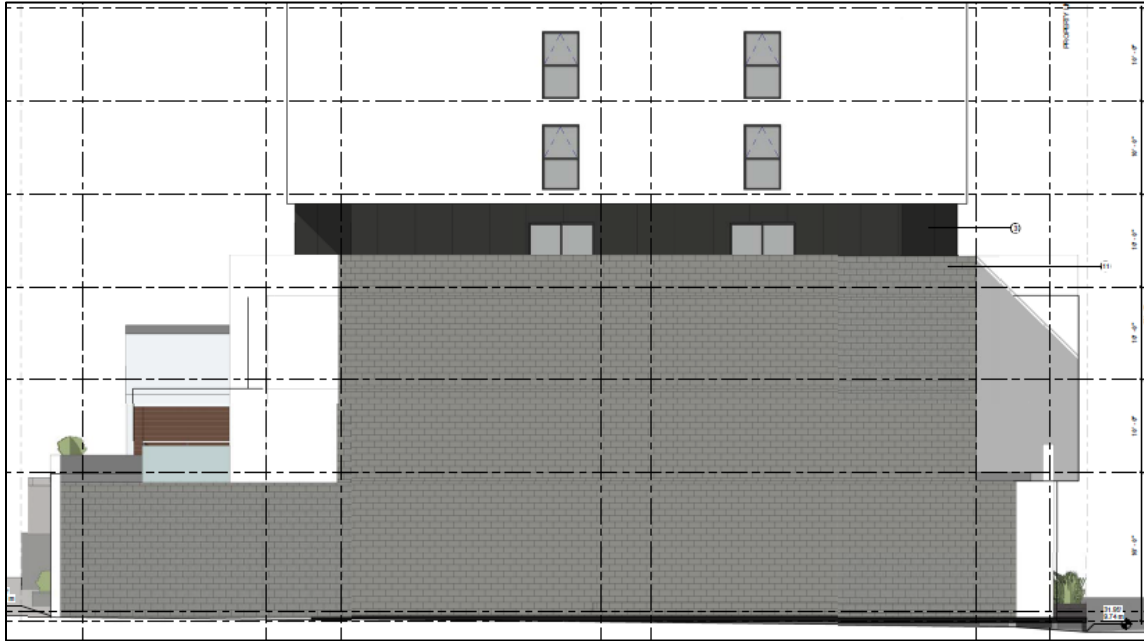
North Elevation



East Elevation



South Elevation



West Elevation



\* \* \* \* \*

8815-8827 Selkirk Street  
PUBLIC CONSULTATION SUMMARY

1. List of Engagement Events, Notification, and Responses

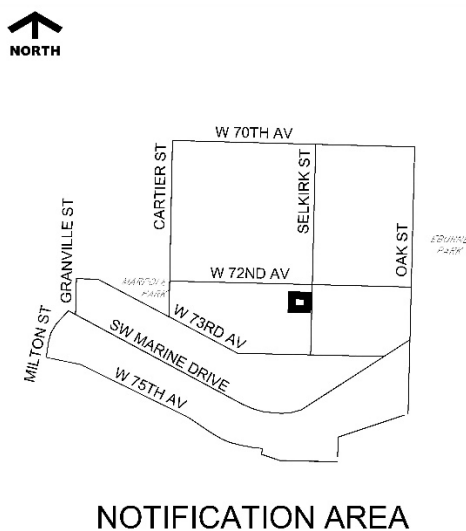
	Date	Results
<b>Event</b>		
Community Open House	June 29, 2016	<ul style="list-style-type: none"> <li>• 12 attendees</li> <li>• 12 comment forms received</li> </ul>
Question and Answer Period (City-led)	September 27, 2023 – October 10, 2023	130 participants (aware)* <ul style="list-style-type: none"> <li>• 54 informed</li> <li>• 19 engaged</li> </ul>
<b>Public Notification</b>		
Postcard distribution #1 – Notice of rezoning application and open house	June 6, 2016	2,938 notices mailed
Postcard distribution #2 – Notice of revised rezoning application and virtual open house	September 29, 2023	3,023 notices mailed
<b>Public Responses</b>		
Community Open House Comment Forms	June 29, 2016	12 submittals
Online feedback – 2016 submission	June 6, 2016 – September 27, 2023	0 submittal
Online questions – 2023 submission	September 27, 2023 – October 10, 2023	0 submittal
Online comment forms <ul style="list-style-type: none"> <li>• Shape Your City platform</li> </ul>	September 2023 – January 2024	21 submittals
Overall position <ul style="list-style-type: none"> <li>• support</li> <li>• opposed</li> <li>• mixed</li> </ul>	September 2023 – January 2024	20 submittals <ul style="list-style-type: none"> <li>• 12 responses</li> <li>• 6 responses</li> <li>• 2 responses</li> </ul>
Other input	September 2023 – January 2024	1 submittal
<b>Online Engagement – Shape Your City Vancouver</b>		
Total participants during online engagement period	September 2023 – January 2024	285 participants (aware)* <ul style="list-style-type: none"> <li>• 110 informed</li> <li>• 22 engaged</li> </ul>

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:

- **Housing and neighbourhood:** The new development will increase housing stock in the City while improving the look of the neighbourhood. The increase in residents in the area will bring in more community amenities and expand the community in a positive way.

Generally, comments of concern fell within the following areas:

- **Affordability:** The rent should be priced below market as market rates are not affordable.
- **Sunlight and views:** The proposed development will cast shadows on neighbouring apartments.



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

*General comments of support:*

- The proposed height, massing and density is supported. The development fits in well with the existing community and aligns with the Marpole Community Plan.
- The live-work units will mitigate the loss of the existing employment space on site.
- The live-work units should have a strong commercial identity (eg. through the use of signage) so it is clear to the community that they are businesses and customers are welcomed.

*General comments of concern:*

- Vehicles from residents of the development will overflow on to local streets and reduce the amount of available street parking. There should be permit parking in the area so residents have secured street parking.
- An increase in density in the area will exacerbate traffic congestion, air pollution and noise in the area.
- The live-work units have stair walk-ups which is a barrier to access.
- The development reduces the amount of mixed-use space in the community.
- The development is too tall and will affect the privacy of surrounding neighbours.
- The surface parkade is a waste of space. It should be moved underground and/or replaced with townhouses.

*General neutral comments/recommendations:*

- The switch in tenure from strata to rental should permit increased height and density which would also accommodate a rooftop amenity space.
- There should be commercial space.
- There should not be commercial space.
- Ebisu Park at 72nd Avenue and Selkirk Street should be upgraded in anticipation of an increase in residents in the area. Traffic calming tools such as speed bumps and the narrowing of 72nd Avenue should be considered to ensure the safety of park visitors.
- The rezoning application is noted to have taken seven years.

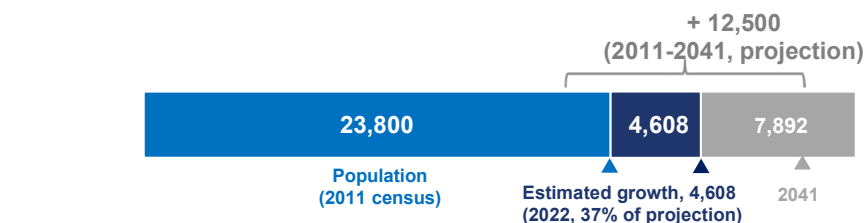
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**PUBLIC BENEFITS IMPLEMENTATION DASHBOARD  
MARPOLE COMMUNITY PLAN (2014)**

Updated 2022 year-end

**1. POPULATION GROWTH<sup>a</sup>**

3. 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.



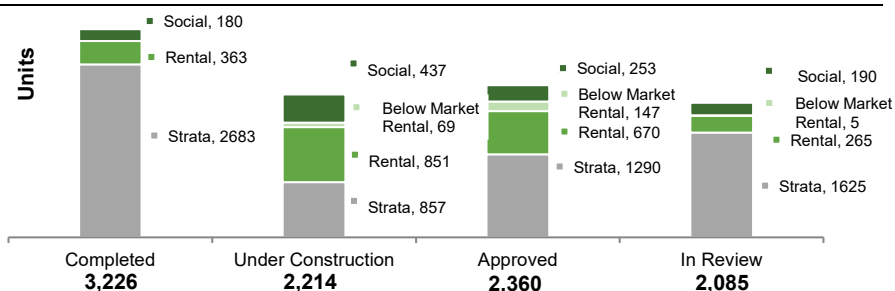
2.

**4. DEVELOPMENT ACTIVITY (UNITS)<sup>b</sup>**

Recent rezoning approvals:

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

5.



**PUBLIC BENEFITS ACHIEVED AND IN PROGRESS SINCE 2014<sup>c</sup>**

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

TARGETS <small>See Chapter 17 of the <a href="#">Marpole Community Plan</a> for more details</small>	COMPLETED	UNDER CONSTRUCTION	PLANNING/ DESIGN	PROGRESS
<b>HOUSING</b> <ul style="list-style-type: none"> <li>• ~ 1,100 units of social housing (approx. 285 units at Pearson Dogwood)</li> <li>• ~ 835 secured market rental units (gross numbers of units reported)</li> </ul>	<ul style="list-style-type: none"> <li>• 363 secured market rental units</li> <li>• 102 social housing units</li> <li>• 78 TMH social housing units<sup>d</sup></li> </ul>	<ul style="list-style-type: none"> <li>• 851 secured market rental units</li> <li>• 69 below market rental units</li> <li>• 437 social housing units</li> </ul>		<p>154% of secured rental target achieved (with BMR) ✓</p> <p>49% of social housing target achieved ✓</p>
<b>CHILDCARE</b> <ul style="list-style-type: none"> <li>• ~ 234 spaces for children 0-4</li> <li>• ~ 244 spaces for children 5-12</li> </ul>	<ul style="list-style-type: none"> <li>• 74 spaces for 0-4 yrs children (Marpole Family Place, Kids at Marine Drive)</li> </ul>	<ul style="list-style-type: none"> <li>• 69 spaces for 0-4 yrs children (David Lloyd George Elementary)</li> </ul>	<ul style="list-style-type: none"> <li>• 74 spaces for 0-4 yrs (Marpole Community Centre)</li> <li>• 60 spaces for 5-12 (Marpole Community Centre)</li> </ul>	<p>61% of childcare spaces (0-4) target achieved ✓</p> <p>0% of childcare spaces (5-12) target achieved</p>
<b>TRANSPORTATION / PUBLIC REALM</b>	<ul style="list-style-type: none"> <li>• SW Marine Drive bikeway improvements (Granville to Camosun streets)</li> <li>• North Arm Trail/Greenway: SW</li> </ul>		<ul style="list-style-type: none"> <li>• Four bio-retention/rain gardens curb bulges (54th Avenue from Neal to Cambie)</li> </ul>	<p>✓</p>

<ul style="list-style-type: none"> <li>Pursue improvements to the public realm and secure walking/cycling connections through sites as development occurs</li> <li>Renew sidewalks as required and improve accessibility</li> <li>Provide more and better walking/cycling access to the Fraser River</li> <li>Work with TransLink and Coast Mountain Bus Company to maintain and enhance the existing transit network in Marpole</li> <li>Pursue the construction of a new Canada Line station at West 57th Avenue</li> </ul>	<ul style="list-style-type: none"> <li>Marine Drive to Vivian Street along 59th Avenue</li> <li>Arbutus Corridor temporary pathway and removable bollards</li> <li>Plaza at 67th Avenue and Yukon Street</li> </ul>		<ul style="list-style-type: none"> <li>streets) and bike lane improvements</li> <li>Walking and cycling infrastructure improvements (sidewalks/bike lanes/curb bulges) in Langara neighbourhood</li> </ul>	
<b>TARGETS</b> See Chapter 17 of the <a href="#">Marpole Community Plan</a> for more details	<b>COMPLETED</b>	<b>UNDER CONSTRUCTION</b>	<b>PLANNING/ DESIGN</b>	<b>PROGRESS</b>
<b>CULTURE</b> <ul style="list-style-type: none"> <li>Preserve and stabilize cultural assets</li> <li>Retain/create multi-use neighbourhood creative spaces</li> <li>Reflect significant heritage themes (e.g. Musqueam presence) in public realm, public art and other opportunities as they arise.</li> </ul>	<ul style="list-style-type: none"> <li>Joy Kogawa House acquired and renovated</li> <li>Six completed artwork</li> <li>MC2 artist studios (2 units)</li> </ul>			✓
<b>CIVIC / COMMUNITY</b> <ul style="list-style-type: none"> <li>Renew the Marpole Library</li> <li>Replace or renew the existing Marpole-Oakridge Community Centre</li> <li>Work with YMCA as potential partner to deliver aquatic services.</li> </ul>	<ul style="list-style-type: none"> <li>Land acquired for Marpole Civic Centre</li> </ul>		<ul style="list-style-type: none"> <li>Marpole Oakridge Community Centre renewal (youth centre, seniors centre, childcare, park fieldhouse)</li> <li>Feasibility Study underway for interim Marpole Library expansion</li> </ul>	✓
<b>HERITAGE</b> <ul style="list-style-type: none"> <li>Explore opportunities with Musqueam and other partners for funding to recognize historical and cultural importance of the Marpole Midden and ɔsnaʔəm sites</li> <li>5% allocation from cash community amenity contributions in Marpole</li> </ul>	<ul style="list-style-type: none"> <li>5% allocation from cash community amenity contributions in Marpole</li> </ul>			✓
<b>SOCIAL FACILITIES</b> <ul style="list-style-type: none"> <li>Marpole Oakridge Family Place relocation and expansion</li> <li>Neighbourhood House renewal and expansion</li> <li>Explore opportunities for affordable office space for community-based non-profit</li> </ul>	<ul style="list-style-type: none"> <li>Marpole Oakridge Family Place</li> <li>Marpole Neighbourhood House restoration</li> </ul>		<ul style="list-style-type: none"> <li>Youth and Seniors Centre at Marpole Oakridge Community Centre</li> </ul>	✓
<b>PARKS AND OPEN SPACES</b> <ul style="list-style-type: none"> <li>New Park Space/Access to Fraser River</li> <li>Pearson Dogwood park</li> <li>1-2 plazas through redevelopment</li> <li>Upgrade 2 parks</li> </ul>	<ul style="list-style-type: none"> <li>63rd Avenue and Yukon Street green rainwater infrastructure plaza</li> <li>Ash Park Playground replacement</li> <li>Winona Park Playground replacement</li> </ul>		<ul style="list-style-type: none"> <li>William Mackie Park renewal</li> <li>Oak Park playground upgrades</li> </ul>	➔

### 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.

<sup>a</sup> **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.

<sup>b</sup> **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

\* \* \* \* \*

8815-8827 Selkirk Street  
PUBLIC BENEFITS SUMMARY

**Project Summary:**

Six-storey building containing 36 secured rental residential units.

**Public Benefit Summary:**

The project would generate a DCL payment and 36 secured rental units.

	Current Zoning	Proposed Zoning
Zoning District	MC-1	CD-1
FSR (site area = 1,068.1 sq. m (11,497 sq. ft.))	0.75	2.50
Buildable Floor Area	801 sq. m (8,622.7 sq. ft.)	2,670.3 sq. m (28,743 sq. ft.)
Land Use	Mixed use	Mixed use

**Summary of development contributions expected under proposed zoning**

City-wide DCL <sup>1</sup>	\$626,597
Utilities DCL <sup>1</sup>	\$392,629
<b>TOTAL</b>	<b>\$1,019,226</b>

<sup>1</sup> 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.

<sup>2</sup> This application is eligible for a waiver of the City-wide DCL, however the applicant has elected not to seek the waiver. As per Section 3.1B of the Vancouver Development Cost Levy By-law, the applicant's decision regarding the waiver for projects requiring rezoning is to be made at the rezoning application stage and the relevant requirements should be secured in the conditions of enactment. Should the applicant wish to request a DCL waiver at a later stage, the application would be expected to return to Council for a subsequent public hearing to amend the rezoning condition.

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**8815-8827 Selkirk Street  
APPLICANT, PROPERTY, AND DEVELOPMENT PROPOSAL INFORMATION**

**Property Information**

Address	Property Identifier (PID)	Legal Description
8815-8827 Selkirk Street	028-910-907	Lot A Block 7 District Lot 318 Group 1 New Westminster District Plan EPP22576

**Applicant Information**

Architect	Wilson Chang Architect Inc.
Registered Owner	Selkirk Street Developments Ltd.

**Development Statistics**

	Permitted Under Existing Zoning	Proposed
Zoning	MC-1	CD-1
Site Area	1,068 sq. m (11,497 sq. ft.)	1,068 sq. m (11,497 sq. ft.)
Land Use	Mixed use	Mixed use
Maximum FSR	0.75	2.50
Maximum Height	12.2 m (40.0 ft.)	21.0 m (69 ft.) to top of parapet and 22.0 m (72 ft. ) to top of appurtenances.
Floor Area	801 sq. m (8,622.7 sq. ft.)	2,670.3 sq. m (28,743 sq. ft.)
Unit Mix	N/A	1 beds: 23 2 beds: 10 3 beds: 3 Total = 36
Parking and Bicycle Spaces	As per By-law	39 vehicle parking spaces 66 bicycle parking spaces To be confirmed at development permit stage
Natural Assets	3 street trees	Retention of 3 street trees 4 new site trees 35 new shrubs To be confirmed at development permit stage

\* \* \* \* \*