



REFERRAL REPORT

Report Date: April 23, 2024
Contact: Simon Jay
Contact No.: 604.829.2004
RTS No.: 16335
VanRIMS No.: 08-2000-20
Meeting Date: May 7, 2024

TO: Vancouver City Council
FROM: General Manager of Planning, Urban Design and Sustainability
SUBJECT: Rezoning: 988 West 32nd Avenue

RECOMMENDATION TO REFER

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

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

RECOMMENDATION FOR PUBLIC HEARING

- A. THAT the application by b Squared Architecture Inc., on behalf of HE 988 West 32nd Ventures Inc., the registered owners of the land located at 988 West 32nd Avenue [*PID 010-659-561; Lot 23 Block 816 District Lot 526 Plan 7334*], to rezone the land from R1-1 (Residential Inclusive) District to RM-8A (Residential) District, be approved in principle;

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

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

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

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

- 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 recommends a plan amendment to the Zoning and Development By-law for 988 West 32nd Avenue. The proposed amendment would rezone the property from R1-1 (Residential Inclusive) District to RM-8A (Residential) District to allow for a townhouse or rowhouse development. The maximum floor space ratio (FSR) for RM-8A is up to 1.20. Based on the site area, approximately 10 townhouses can be achieved at this location.

The application meets the intent of the *Cambie Corridor Plan (Plan)*. Staff recommend that the application be referred to a Public Hearing, with the recommendation of the General Manager of Planning, Urban Design and Sustainability to approve it in principle, subject to the Public Hearing, and conditions contained within Appendix B.

COUNCIL AUTHORITY/PREVIOUS DECISIONS

- Cambie Corridor Plan (2018, amended 2023)
- RM-8, RM-8A, RM-8N and RM-8AN Districts Schedule (2018, amended 2023)
- RM-8, RM-8N, RM-8A and RM-8AN Guidelines (2018, amended 2023)
- Vancouver Plan (2022)
- Housing Needs Report (2022)
- Bulletin: Density Bonus Contributions (2014, amended 2023)
- Vancouver Development Cost Levy By-Law No. 9755
- Vancouver Utilities Development Cost Levy By-law No. 12183
- Urban Forest Strategy (2014)

REPORT

Background/Context

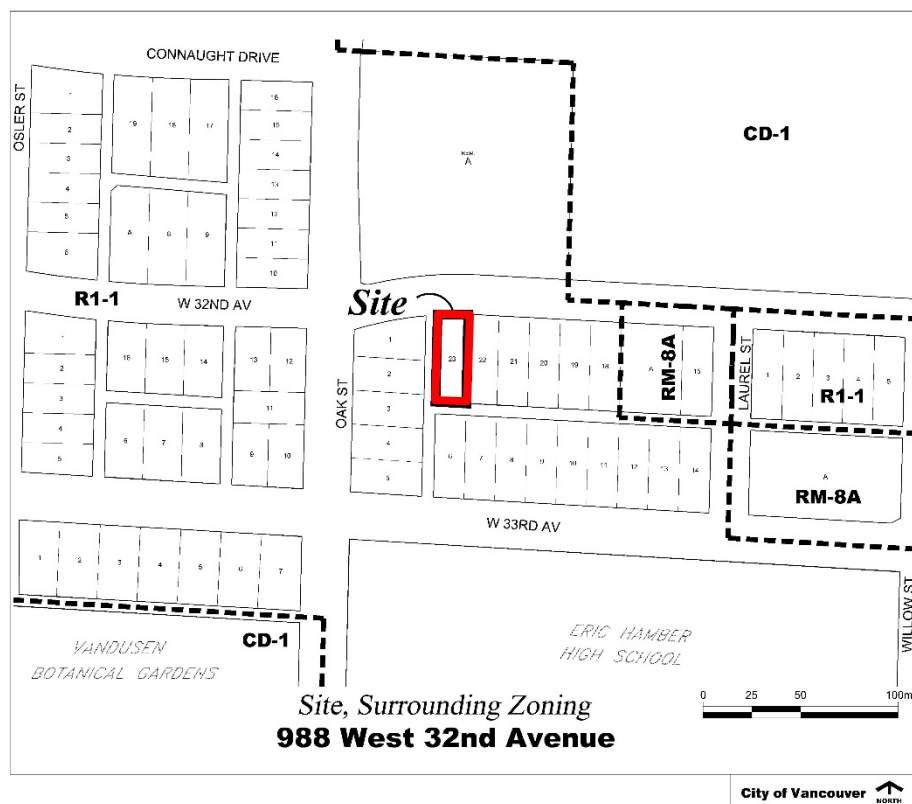
1. Site and Context

The subject site at 988 West 32nd Avenue (see Figure 1) is comprised of one legal parcel on 32nd Avenue adjacent to a laneway east of Oak Street. The site area is approximately 709 sq. m (7,632 sq. ft.), with a frontage of 15.8 m (52 ft.) along 32nd Avenue and a depth of 44.5 m (146 ft.).

The site and surrounding area are zoned R1-1, developed with single-detached homes and are eligible for rezoning to RM-8A under the *Plan*. BC Women's and Children's Hospitals are adjacent to the north.

The existing house on the subject property was constructed in 1954 and is not listed on the *Vancouver Heritage Register*. As a single-lot development with secondary rental, the *Tenant Relocation and Protection Policy* does not apply.

Figure 1: Location Map – Site and Context



2. Policy Context

Cambie Corridor Plan (Plan) – The *Plan* guides the transformation of the Corridor into an area where people can live, work, shop, play and learn – all within close proximity to the Canada Line. The Corridor's population is anticipated to double from 2011 to 2041, with 30,000 new homes, making it one of the largest growth areas outside of downtown.

The *Plan* identifies over 1,100 detached lots as eligible to redevelop for townhouses, creating opportunities for approximately 8,200 units of much-needed ground-oriented housing. Specifically, Section 4.2.9 of the *Plan* supports residential townhouses or rowhouses for up to three storeys and a maximum density of 1.20 FSR.

The subject site is located within the Queen Elizabeth neighbourhood, characterized by its existing low-density residential character and green park-like setting.

Design Guidelines – The RM-8A/AN District Schedule is accompanied by clear design guidelines. These guidelines establish form of development expectations which provide

predictability and certainty for new buildings. Design criteria set out expected typologies, requirements for family housing, access to sunlight, privacy, landscape treatment, along with flexible development options for smaller lots (see Figure 2).

**Figure 2: Form of Development per the Design Guidelines –
(Courtyard Rowhouses (Left) and Multiple Unit Stacked Townhouses (Right))**



RM-8AN zones are located along arterials and therefore contain more robust acoustic requirements than the RM-8A zones. Since 32nd Avenue is classified as a local street and not an arterial, the proposed rezoning is to the RM-8A District Schedule.

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 next two to four years. The site is located within the *Cambie Corridor Plan* which is in alignment with the *Vancouver Plan*.

Housing Needs Report (2022) – 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 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.

Strategic Analysis

1. Simplified Rezoning Process

Rezoning to an RM-8A/AN follows a simplified rezoning process. Since this rezoning is to an established District Schedule which sets out the allowable uses, maximum heights and densities, architectural drawings are not required at the rezoning stage. The rezoning review is limited to a plan amendment to the Zoning and Development By-law to redesignate the site from R1-1 to RM-8A (see Appendix A).

Staff review drawings according to the RM-8A/AN design guidelines at a future development permit (DP) process, which streamlines the rezoning process.

An Urban Design Panel review is not required due to the small scale of the buildings and comprehensive design guidelines that accompany the District Schedule.

2. Transportation and Parking

The site is within close proximity to Oak Street, which is part of TransLink's Frequent Transit Network (FTN). Close by are the Heather Street, Willow Street, 29th Avenue and 37th Avenue bikeways, providing sustainable transportation options.

Parking, loading and bicycle spaces must align with the Parking By-law and will be reviewed at the time of the development permit application when architectural drawings are submitted. The applicant is required to reconstruct the lanes to the west and south of the site and provide a lane crossing at 32nd Avenue, as well as upgraded streetlighting and sidewalk improvements adjacent to the site. Local servicing requirements are also secured through a services agreement. Additional Engineering conditions are in Appendix B.

3. 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 that permission be granted to remove trees to protect viable trees while supporting a healthy urban forest. There are approximately four existing on-site trees. A landscape plan and a detailed tree assessment and retention report will be required as part of a development permit application, and will allow staff to apply conditions to enhance green assets in and around the site. Conditions in Appendix B also require a new boulevard with new street trees where possible.

4. Public Input

A site sign was installed on June 8, 2023. Approximately 549 notification postcards were distributed within the neighbouring area on or about June 1, 2023. Notification, application information, and an online comment form was provided on the Shape Your City website (<https://shapeyourcity.ca/>). Staff received five responses from the public, expressing concern about parking. Given the small scale of redevelopment for a single parcel, this proposal is not expected to generate a significant impact for on-street parking.

A question-and-answer period is not required for townhouse rezoning applications as public engagement was undertaken during the *Plan* process to inform land use changes. Further opportunities for public input, including for building design, will be available at the development permit stage.

5. Public Benefits

Community Amenity Contribution (CAC) – Applications for the RM-8A/AN District are exempt from paying a community amenity contribution (CAC), per the *Community Amenity Contributions Policy for Rezoning*s.

Density Bonus Zone Contribution (DBZ) – The application is subject to a DBZ contribution, payable prior to building permit issuance, calculated on the additional density above 0.75 FSR and up to the 1.20 FSR maximum. Based on the rates in effect as of September 30, 2023, it is estimated that the project would pay DBZs of \$291,908, should it achieve the maximum 1.20 FSR.

Development Cost Levies (DCLs) – This site is currently subject to a City-wide and a Utilities DCL. DCLs are payable prior to building permit issuance based on rates in effect at that time and the floor area proposed at the development permit stage. Based on the rates in effect as of September 30, 2023, it is estimated that the project will pay DCLs of \$75,372, should it achieve the maximum 1.20 FSR.

A summary of the public benefits associated with this application is included in Appendices E and F.

Financial Implications

As noted in the Public Benefits section, this project is expected to provide DBZ and DCL contributions.

CONCLUSION

Staff have reviewed the application to rezone 988 West 32nd Avenue from R1-1 to RM-8A for a townhouse or rowhouse development. The proposal aligns with the RM-8A/AN District Schedule and the *Plan*.

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

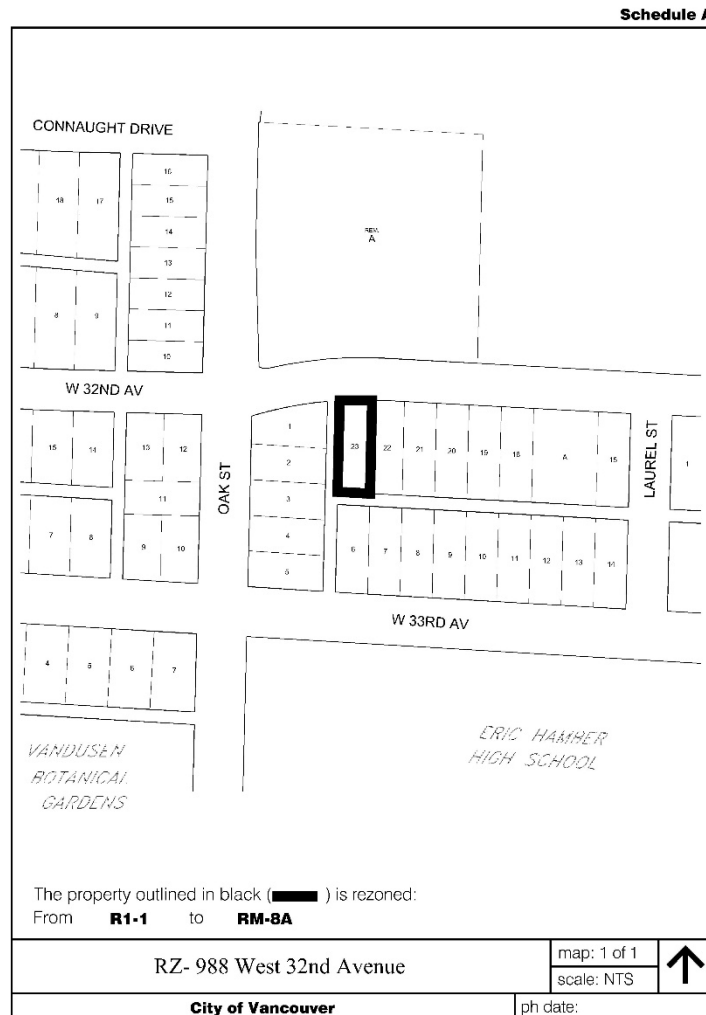
* * * * *

**988 West 32nd Avenue
PROPOSED BY-LAW AMENDMENTS**

Note: A By-law to rezone an area to RM-8A will be prepared generally in accordance with the provisions listed below, subject to change and refinement prior to posting.

Zoning District Plan Amendment

1. This by-law amends the Zoning District Plan attached as Schedule D to By-law No. 3575, and amends or substitutes the boundaries and districts shown on it, according to the amendments, substitutions, explanatory legends, notations, and references shown on the plan attached as Schedule A to this by-law, and incorporates Schedule A into Schedule D of By-law No. 3575.
2. The area shown within the heavy black outline on Schedule A is rezoned and moved from the R1-1 District to the RM-8A District.



* * * * *

988 West 32nd Avenue
CONDITIONS OF APPROVAL

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

PART 1: CONDITIONS OF APPROVAL OF THE DEVELOPMENT APPLICATION

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

Engineering

- 1.1 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 is 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 Occupancy Permit issuance. Please contact Engineering Services at shoringreview@vancouver.ca for details.

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

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

- 1.2 The owner or representative is 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 and construction (i.e. consideration to the building design or sourcing adjacent private property to construct from) and be aware that a minimum 60-day lead time is required for any major crane erection / removal or slab pour that requires additional street use beyond the already identified project street use permissions.

- 1.3 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.
- 1.4 Provision of a lighting simulation to support all offsite lighting upgrades to City standards and IESNA recommendations.

- 1.5 Submission to Engineering of an updated landscape plan reflecting all 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 6 cm caliper, and installed with approved root barriers, tree guards and appropriate soil volumes. Root barriers shall be of rigid construction, 8 feet long and 18 inches deep, centre on each street tree adjacent to the sidewalk and any off-street bike facility. Planting depth of root ball must be below sidewalk grade. Call Park Board for inspection after tree planting completion".
 - (b) Existing locations of:
 - (i) Street furniture; and
 - (ii) Poles and guy wires.

Note to Applicant: Poles and guy wires that are to be removed or relocated must be called out and the existing and proposed locations shown.
 - (c) Deletion of:
 - (i) Existing hedges shown encroaching into the lane.
 - (d) Streetscape designed in compliance with the Cambie Corridor Streetscape Design Guidelines.

Note to Applicant: Where a design detail is not available, make note of the improvement on the plan. Public realm changes include all 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.

- 1.6 This development will be required to provide on-site rainwater management in accordance with Building By-law requirements (Book II, Division B, Article 2.4.2.5) in effect in January 2024.

Note to Applicant: The applicant will be required to demonstrate compliance with these requirements at the building permit application stage. See vancouver.ca/rainwater for more information.

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

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

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

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

- (a) 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) Areas of minimum vertical clearances labelled on parking levels;
- (j) Design elevations on both sides of the ramps and drive aisles at all breakpoints, loading bays, accessible spaces, and at all entrances.

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

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

Note to Applicant: Stair ramps are not generally acceptable.

- (l) The location of all poles and guy wires to be shown on the site plan.

- 1.9 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.

- 1.10 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 are 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 submits 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.

Refer to Key Plan Process and Requirements Bulletin:
<https://vancouver.ca/files/cov/Key%20Plan%20Process%20and%20Requirements.pdf>

- 1.11 Show all City supplied building grades on the architectural and landscape plans, and when providing additional property line elevations for proposed entrances, interpolate a continuous grade between the elevations provided on the City supplied building grade plan.

Note to Applicant: For further information contact Streets.Design@vancouver.ca and follow the link to the City web page <https://vancouver.ca/home-property-development/building-grades-for-sidewalk-and-street-elevation.aspx>.

PART 2: CONDITIONS OF BY-LAW ENACTMENT

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

Engineering

- 2.1 Make arrangements to the satisfaction of the General Manager of Engineering Services, the Director of Legal Services and the Approving Officer for the dedication of a 10 ft. x 10 ft. corner-cut truncation in the southwest corner of the site for lane purposes.

Note to Applicant: A Subdivision Plan is required to effect the dedication. A subdivision plan and application to the Subdivision and Strata Group is required. For general information, see the subdivision website at: <http://vancouver.ca/home-property-development/apply-to-subdivide-or-join-properties.aspx>

- 2.2 Provision of a Services Agreement to detail the on-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 all to the satisfaction of the General Manager of Engineering Services. No development permit for the 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. 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 CitiWest dated March 8, 2023, no water main upgrades are required to service the development.

The main servicing the proposed development is 200 mm. Should the development require water service connections larger than 200 mm, 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 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.

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

Note to Applicant: Implementation of development(s) at 988 West 32nd Avenue does not require any upgrades to maintain acceptable sewer flow conditions.

Development to be serviced to the existing 900 mm COMB sewer in West 32nd Avenue.

- (c) Provision of street improvements along West 32nd Avenue adjacent to the site and appropriate transitions, including:
 - (i) Minimum 1.53 m (5.0 ft.) wide front boulevard (measured from the back of the existing curb); and
 - (ii) 2.14 m (7.0 ft.) wide broom finish saw-cut concrete sidewalk.
- (d) Provision of full-depth lane reconstruction along west frontage (lane east of Oak Street) with center valley drainage to City "Higher-Zoned Streets/Lanes" pavement structure and installation of one new catch basin in the laneway.

Note to Applicant: Remove existing catch basin and dispose offsite.

- (e) Provision of full-depth lane reconstruction along south frontage (lane south of West 32nd Avenue) with center valley drainage to City "Higher-Zoned Streets/Lanes" pavement structure and installation of one new catch basin in the laneway.
- (f) Provision of new standard concrete lane crossing, with new lane returns and ramps on both sides, at the lane entrance on West 32nd Avenue.
- (g) Provision of upgraded street lighting (roadway and sidewalk) adjacent to the site to current City standards and IESNA recommendations.
- (h) Provision of new or replacement duct bank that meets current City standards.

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

Note to Applicant: The detailed Electrical Design will be required prior to the start of any associated electrical work to the satisfaction of the General Manager of Engineering Services, and, in conformance with current 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 Rezoning has been enacted and a City Project Coordinator is assigned to the project.

- (i) 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 ft. long and 18 in. deep, centre on each street tree adjacent to the sidewalk and any off-street bike facility.

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

Environmental Contamination

2.3 As applicable:

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

Agreements

Note to Applicant: Where the Director of Legal Services deems appropriate, the preceding agreements are to be drawn, not only as personal covenants of the property owners, but also as registerable charges pursuant to the Land Title Act.

The preceding agreements are to be registered in the appropriate Land Title Office, with priority over such other liens, charges and encumbrances affecting the subject site as is considered advisable by the Director of Legal Services, and otherwise to the satisfaction of the Director of Legal Services prior to enactment of the By-law and at no cost to the City.

The preceding agreements shall provide security to the City including indemnities, warranties, equitable charges, letters of credit and withholding of permits, as deemed necessary by and in a form satisfactory to the Director of Legal Services. The timing of all required payments, if any, shall be determined by the appropriate City official having responsibility for each particular agreement, who may consult other City officials and City Council.

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988 West 32nd Avenue
DRAFT CONSEQUENTIAL AMENDMENT

DRAFT AMENDMENT TO THE SUBDIVISION BY-LAW NO. 5208

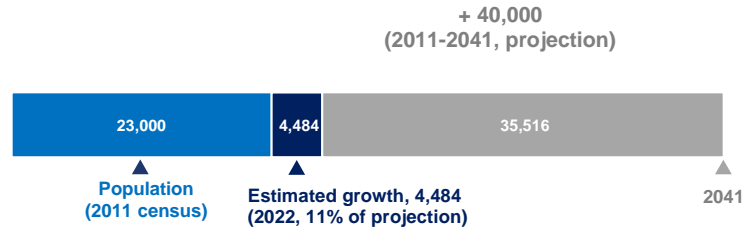
Council amends Schedule A of the Subdivision By-law in accordance with the plan labelled Schedule A and attached to and forming part of this by-law by deleting Lot 23 Block 816 District Lot 526 Plan 7334, PID: 010-659-561 from the R1-1 maps forming part of Schedule A of the Subdivision By-law.

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

POPULATION GROWTH^a

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

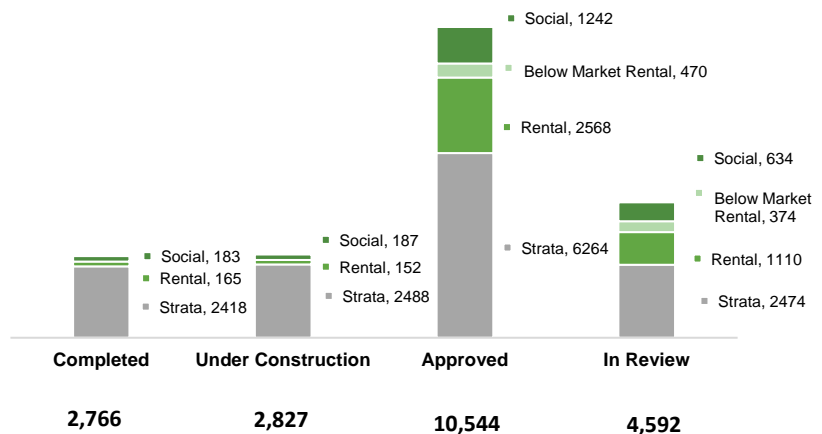


DEVELOPMENT ACTIVITY (UNITS)^b

Recent rezoning approvals:

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

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



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

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

TARGETS	COMPLETED	UNDER CONSTRUCTION	PLANNING/ DESIGN	PROGRESS
See Chapter 13 of the Cambie Corridor Plan for more details				
HOUSING^d ~ 4,700 additional secured market rental units ~ 2,250 social housing units ~ 400 additional below-market units (gross numbers of units reported)	165 secured market rental units 85 social housing units 98 TMH ^e	152 secured market rental units 187 social housing units		7% of secured rental target achieved 12% of social housing target achieved ○
CHILDCARE ~ 1,080 spaces for all age groups	Restoration of 8 Oaks Acorn childcare outdoor area	138 spaces for 0-4 yrs children (Oakridge Civic Centre, Eric Hamber Secondary School) 60 spaces for 5-12 yrs children (Oakridge Civic Centre)		18% of childcare spaces target achieved ➔
TRANSPORTATION / PUBLIC REALM Upgrade/expand walking and cycling networks Complete Street design on Cambie St and major streets "Car-light" Heather St Greenway	45th Ave bikeway improvements Interim Plazas (17th Avenue and Cambie Street; 18th Avenue and Cambie Street) 29th Avenue & Cambie Street Plaza and Public Art • R4 Rapid Bus on 41st Avenue Cambie Complete Streets (35th Avenue to McGuigan Avenue) Ontario and 16th curb bulge bio-retention	King Edward Avenue Complete Street (Yukon to Columbia streets) 49th Avenue transportation upgrades Slow Streets Installation (Ontario and 33rd Ave)	54th Avenue Curb Bulge bio-retention upgrade Cambie Street and 31st Avenue closure Cambie Street Complete Streets (30th Ave to 41st Ave) Alberta St transportation and green rainwater infrastructure upgrades	✓

	Oak Street and 27th Avenue pedestrian and bike signal Eastbound complete street on W King Edward (Yukon to Columbia) & improved crossing at W King Edward Avenue / Yukon Street			
CULTURE • 5 new artist studios	Five public art installations	Cultural space, performance theatre, outdoor performance space at Oakridge Civic Centre	12 public art installations	✓
CIVIC / COMMUNITY Oakridge Civic Centre Oakridge Library renewal and expansion Additional library branch Hillcrest Community Centre (fitness centre expansion) Firehall #23 Community Policing Centre		Oakridge Civic Centre (seniors centre, youth centre, childcare, library, community centre)	VanDusen & Bloedel Strategic Plan	✓
HERITAGE • 5% allocation from cash community amenity contributions in Cambie Corridor	James Residence Milton Wong Residence 5% allocation from cash community amenity contributions	Turner Dairy retention		✓
SOCIAL FACILITIES Renewal and expansion of Oakridge Seniors Centre Youth Hub Non-profit organization centre Additional Seniors' Centre		Oakridge Seniors Centre and Youth Centre		✓
PARKS AND OPEN SPACES New parks on large sites Queen Elizabeth Master Plan and Phase 1 upgrades 6 plazas and enhanced open spaces Neighbourhood park improvements	Upgrades to Riley Park and Hillcrest Park Lillian To Park (17th Avenue and Yukon Street) Playground renewal at Douglas Park Queen Elizabeth Park tennis court resurfacing	Oakridge Centre Park	Alberta Street Blue-Green System and Columbia Park Renewal Queen Elizabeth Master Plan Heather Park off-leash dog area Little Mountain Plaza and Wedge Park	✓

EXPLANATORY NOTES

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

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

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

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

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

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

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

**988 West 32nd Avenue
PUBLIC BENEFITS INFORMATION**

Public Benefits Information

The *Cambie Corridor Plan* (Plan) guides change and growth over the next 30 years. The Corridor's population is anticipated to double between 2011 and 2041, with 30,000 new housing units.

The *Plan* identifies over 1,100 detached lots that have the rezoning potential for future townhouses, creating opportunities for up to 8,200 units of this much-needed ground-oriented housing type. City-initiated rezonings for townhouses were phased to align with the availability of infrastructure upgrades to service the Corridor. Phase 1 was approved in 2018 and Phase 2 was approved in 2023.

Sites that are rezoned to district schedules with a density bonus contribution are not subject to Community Amenity Contributions (CACs). Instead, the zoning district for the RM-8A/AN zone includes a density bonus contribution to account for increased density of between 0.75 and 1.20 FSR. The RM-8A/AN sets a base density of 0.75 FSR for duplex or multi-family dwelling uses.

Future City-initiated rezoning for townhouse areas in the Corridor will be timed with infrastructure upgrades. In the meantime, owner-initiated rezonings, such as this application, can apply for a rezoning prior to these upgrades but be required to service off-site utility upgrades as a condition of rezoning.

Density Bonus Zone Contributions (DBZ)

Density bonusing is a zoning tool that permits applicants to build additional floor space in exchange for contributions towards public benefits such as social housing, community centres, parks, and childcare. DBZs in the Cambie Corridor area applied to support delivery of the Cambie Corridor Public Benefits Strategy (see Appendix D).

Density bonus contribution are payable prior to building permit issuance based on rates in effect at that time and the floor area proposed at the development permit stage. Density bonus rates are subject to future adjustments by Council, including annual inflationary rate adjustments. A development may qualify for in-stream rate protection from Density bonus rate increases, provided that a development permit application has been received prior to the rate adjustment. See the [DBZ Bulletin](#) for additional information.

Development Cost Levies (DCLs)

Development Cost Levies (DCLs) collected from development help pay for facilities made necessary by growth, including parks, childcare facilities, replacement housing (social/non-profit housing) and engineering infrastructure.

DCL rates are subject to future adjustment by Council. DCLs are payable prior to building permit issuance based on rates in effect at that time and the floor area proposed at the development permit stage. Applications received prior to the adoption of DCL By-law rate adjustments may qualify for in-stream rate protection, provided a precursor application (rezoning, development permit or building permit application) was submitted prior to the date of a rate increase and a building permit is issued within a 12-month period following the date of the DCL rate increase. See the [DCL Bulletin](#) for additional details.

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988 West 32nd Avenue
PUBLIC BENEFITS SUMMARY

Project Summary

Rezoning to RM-8A District to facilitate a townhouse or rowhouse development.

	Base Zoning	Proposed Zoning
Zoning District	R1-1	RM-8A
FSR (site area = 709 sq. m / 7,632 sq. ft.)	0.70	0.75 to 1.20
Floor Area	496.3 sq. m (5,342.4 sq. ft.)	531.8 to 850.8 sq. m (5,724 to 9,158 sq. ft.)
Land Use	Residential	Multiple Dwelling (Residential)

Summary of development contributions anticipated under proposed zoning

City-wide DCL ¹	\$46,343
Utilities DCL ¹	\$29,029
Density Bonus Zone Contribution (for density above 0.75 FSR) ²	\$291,908
TOTAL VALUE OF PUBLIC BENEFITS	\$367,280

¹ Based on by-laws in effect as at September 30, 2023. Rates are subject to future adjustment by Council including annual inflationary adjustments. DCLs are payable prior to building permit issuance based on rates in effect at that time. A development may qualify for 12 months of in-stream rate protection, see the [DCL Bulletin](#) for details.

² Based on by-laws in effect as of September 30, 2023 and assumes the development maximizes the allowable density. DBZ contributions are payable prior to building permit issuance based on rates in effect at that time and the floor area proposed at the development permit stage. A development may qualify for in-stream rate protection. See the City's [DBZ Bulletin](#) for more details.

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988 West 32nd Avenue
APPLICANT, PROPERTY, AND DEVELOPMENT PROPOSAL INFORMATION

Property Information

Address	Property Identifier (PID)	Legal Description
988 West 32nd Avenue	010-659-561	Lot 23 Block 816 District Lot 526 Plan 7334

Applicant Information

Architect/Applicant	b Squared Architecture Inc.
Property Owner	HE 988 West 32nd Ventures Inc.

Site Statistics

Site Area	709 sq. m (7,632 sq. ft.); Site dimensions 15.8 m (52 ft.) x 44.5 m (146 ft.)
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Development Statistics

	Permitted Under Existing Zoning	Development Permitted Under Proposed Zoning
Zoning	R1-1	RM-8A
Uses	Residential	Multiple Dwelling (Residential)
Maximum Density	0.70 FSR	Up to 1.20 FSR
Floor Area	496.3 sq. m (5,342.4 sq. ft.)	Up to 850.8 sq. m (9,158 sq. ft.)
Height	11.5 m (38 ft.)	Up to 3 storeys (at the street): 11.5 m (38 ft.)
Unit Mix	n/a	as per RM-8A/AN District
Parking, Loading and Bicycle Spaces	as per Parking By-law	as per Parking By-law
Natural Assets	To be assessed at the development permit stage	

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