



REFERRAL REPORT

Report Date: June 10, 2024
Contact: Daniel Feeney
Contact No.: 604-326-4868
RTS No.: 16441
VanRIMS No.: 08-2000-20
Meeting Date: July 9, 2024

TO: Vancouver City Council
FROM: General Manager of Planning, Urban Design and Sustainability
SUBJECT: CD-1 Rezoning: 5630-5678 Heather 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 by-law(s), in accordance with the recommendations set out below, for consideration at the Public Hearing.

RECOMMENDATION FOR PUBLIC HEARING

- A. THAT the application by Anthem Heather Street Holdings LP on behalf of:
- Allan Howard Swartz, Jeffery Brent Swartz, and Shirley Swartz, the registered owners of 5630 Heather Street [*PID 009-918-990; Lot 19 Block 872 District Lot 526 Plan 8838*],
 - Mee San Chan Liu, the registered owner of 5650 Heather Street [*PID 009-919-015; Lot 20 Block 872 District Lot 526 Plan 8838*],
 - Hui-Lin Lee and James Shiang, the registered owners of 5668-5678 Heather Street [*PID 009-919-040; Lot 21 Block 872 District Lot 526 Plan 8838*],

to rezone the lands from R1-1 (Residential Inclusive) District to CD-1 (Comprehensive Development) District to increase the floor space ratio (FSR) from 0.70 to 5.74 and the building height from 11.5 m (38 ft.) to 55.7 m (183 ft.) with additional height for the portion with rooftop amenity to permit an 18-storey

mixed-use building containing 184 rental units, with 20% of the residential floor area secured as below-market rental units and commercial space, 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 BHA Architecture, received October 20, 2023, provided the Director of Planning may allow minor alterations to this form of development when approving the detailed scheme of development;

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

B. THAT subject to approval 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 and the General Manager of Planning, Urban Design and Sustainability.

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

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

D. 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.

E. 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.

F. THAT Recommendations A to E be adopted on the following conditions:

- (i) THAT the passage of the above resolutions creates no legal rights for the applicant or any other person, or obligation on the part of the City; any expenditure of funds or incurring of costs is at the risk of the person making the expenditure or incurring the cost;
- (ii) THAT any approval that may be granted following the Public Hearing shall not obligate the City to enact a by-law rezoning the property, and

any costs incurred in fulfilling requirements imposed as a condition of rezoning are at the risk of the property owner; and

- (iii) THAT the City and all its officials, including the Approving Officer, shall not in any way be limited or directed in the exercise of their authority or discretion, regardless of when they are called upon to exercise such authority or discretion.

REPORT SUMMARY

This report evaluates an application to rezone 5630-5678 Heather Street from R1-1 (Residential Inclusive) to a CD-1 (Comprehensive Development) District. The proposal is for an 18-storey mixed-use building with an additional partial storey for a rooftop amenity space. The proposal consists of 184 rental residential units, of which 20% of the residential floor area would be below-market rental (BMR) units. The proposal also includes a ground-floor commercial unit fronting Heather Street.

The proposed uses and form of development are consistent with 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 in Appendix B.

COUNCIL AUTHORITY/PREVIOUS DECISIONS

- Cambie Corridor Plan and Cambie Corridor Public Realm Plan (2018)
- Vancouver Plan (2022)
- Housing Vancouver Strategy (2017)
- Housing Needs Report (2022)
- Family Room: Housing Mix Policy for Rezoning Projects (2016)
- High-Density Housing for Families with Children Guidelines (1992, last amended 2020)
- Tenant Relocation and Protection Policy (2015, last amended 2019)
- Green Buildings Policy for Rezonings (2010, last amended 2023)
- Community Amenity Contributions Policy for Rezonings (1999, last amended 2023)
- Development Cost Levy By-law No. 9755
- Utilities Development Cost Levy By-law No. 12183
- Public Art Policy and Procedures for Rezoned Developments (1994, last amended 2014)
- Urban Forest Strategy (2014, last amended 2018)
- Provincial Bill 47- Housing Statues (Transit Oriented Areas) Amendment Act, adopted November 30, 2023

REPORT

Background/Context

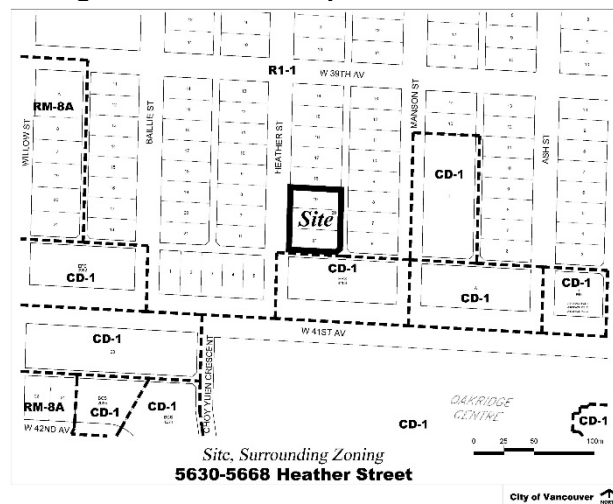
1. Site and Context

The subject site is zoned R1-1 and located mid-block on the east side of Heather Street, north of West 41st Avenue (Figure 1).

The properties consist of a three-lot assembly with a frontage of 51.8 m (170 ft.) along Heather Street, a depth of 42 m (138 ft.), and a total site area of 2,179 sq. m (23,453 sq. ft.). The lots are currently developed with three single-detached houses. The property located at 5668-5678 Heather Street is currently tenanted with a private childcare facility. The operators are aware of the application.

At the time of application, one of the three units were tenanted with residential tenants, who are aware of this rezoning application. The *Tenant Relocation and Protection Policy* (TRPP) applies.

Figure 1: Location Map – Site and Context



The surrounding area contains a mix of uses including residential, commercial, institutional, and commercial/service uses. The neighbourhood is undergoing significant change, with several buildings approved or under construction. Nearby properties have redevelopment potential, approved, or under construction, ranging from six storeys to 57 storeys at Oakridge Centre, located one block south. The Heather Lands redevelopment is also located two blocks to the north with approved building heights ranging from three to 28 storeys.

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

- **Public Parks** – The future Oakridge Centre (80 m) will include a new rooftop park. Oak Meadows Park (400 m), Queen Elizabeth Park (500 m), and Montgomery Park (645 m).
- **Cultural Spaces/Community Spaces** – The future Oakridge Centre (80 m) will include a library, seniors centre, cultural performance space and community centre. Rezoning was approved for a youth centre at 5812 Cambie Street (370 m) and an artist live-work space at 5910 Cambie Street (425 m).
- **Childcare** – Garderie L'ile Aux Enfants (170 m) and the future expanded childcare facility at the Jewish Community Centre (245 m). Oakridge Centre and Oakridge Transit Centre (280 m) have been approved for new childcare facilities. Rezoning was also approved for a childcare facility at 5812 Cambie Street (365 m).

Local School Capacity – The site is within the catchment area of Annie B. Jamieson Elementary and Eric Hamber Secondary School. According to the Vancouver School Board (VSB)'s *2020 Long Range Facilities Plan* from January 25, 2021, Jamieson Elementary will be

operating above capacity by 2029, with a utilization rate of 113%. Hamber Secondary School will be operating under capacity by 2029, with a utilization rate of 86% respectively. The VSB report notes that overall enrollment 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.

Policy Context

Cambie Corridor Plan (Plan) – The properties are located within the Oakridge Municipal Town Centre (MTC) neighbourhood of the Plan. Redevelopment is guided by Subsection 4.3.4 which anticipates high density and mixed-use development that connects the Heather Lands and Oakridge Centre.

Policies support opportunities for affordable housing with improved streetscapes, parks, shops, and services. Specifically, Section 4.3.4 “Heather Street (Local Shopping Street): 37th-41st Avenues” allows for residential and mixed-use buildings up to 18 storeys for proposals with 100% rental housing with 20% of residential floor area as below-market rental (BMR).

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 plan serves as a framework, with further implementation planning work to follow over the next few years. The site is located within the *Cambie Corridor Plan* boundaries, which is generally in alignment with the *Vancouver Plan*.

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

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 secured rental housing, including a component of below-market rental units, and address the data and findings within the HNR.

Strategic Analysis

1. Proposal

The proposal is for an 18-storey mixed-use building with 184 units of rental residential, of which 20% of the floor area will be secured at below-market rates (Figure 2). A total floor area of 12,507 sq. m (134,624 sq. ft.) and a floor space ratio (FSR) of 5.74 are proposed. Three levels of underground parking are accessed from the lane.

Figure 2: Building Massing as Viewed from Heather Street



2. Land Use

The proposal is for residential and commercial uses which are consistent with the Plan.

3. Form of Development, Height and Density

In assessing urban design performance, staff consider the “High-Density Residential Areas” and the “MTC High-Density Buildings” built form guidelines in the Plan. Public realm guidance is also provided in the *Cambie Corridor Public Realm Plan*.

Form of Development – This application is consistent with the Plan for an 18-storey tower on a podium (see Figure 2). The proposal meets the Plan’s expectations for floorplate size, building dimensions, setbacks, tower separation and street wall.

Height – The Plan establishes a limit of 18 storeys with an additional partial storey for a rooftop indoor amenity co-located with an outdoor amenity. The proposed height of 18 storeys aligns with the Plan’s permitted maximum.

Density – At this location, density is site-specific and varies with urban design performance as per the built form guidelines. The proposal meets these expectations and proposes a density of 5.74 FSR.

Public Realm – The Plan envisions a mid-block secondary active link to ensure porosity throughout the neighbourhood and to reduce the long building frontage, including landscaped setbacks and ground-oriented units for public realm activation.

The proposal meets the above-noted expectations, by providing a 4.55 m (15 ft.) active link to the north of the site. Future development north of the site shall be required to construct the remaining portion of the active link.

Private Amenity Space – The development offers on-site common indoor and outdoor amenities for the residents atop the podium and tower.

Urban Design Panel – A review by the Urban Design Panel was not required due to the project’s 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 184 housing units, including 149 market rental units and 35 below-market rental units to the City’s inventory of rental housing, which would contribute to the targets set out in the Strategy (see Figure 3).

Figure 3: Progress towards 10-Year Housing Vancouver Targets for Purpose-Built Market and Developer-Owned Below-Market Rental Housing as of March 31, 2024

Housing Type	Category	10-Year Targets ¹	Units Approved Towards Targets ²
Purpose-Built Market Rental Housing Units ³	Market Rental	16,000	16,900 (106%)
	Developer-Owned Below-Market Rental	4,000	1,741 (44%)
	Total	20,000	18,641 (93%)

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.

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 the Canada Mortgage and Housing Corporation (CMHC) Market Rental Survey) for the Westside/Kerrisdale area, which this site is located, is 1.1%. A vacancy rate of between 3% and 5% is considered 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 is consistent with the policy and a provision is included in the CD-1 By-law to maintain the minimum unit mix requirements.

Average Rents and Income Thresholds – Figure 4 sets out the proposed average starting rents for the below-market units. These starting rents are applicable for the below-market units which will comprise at least 20% of the residential floor area that is counted in the calculation of the floor space ratio. The units will be targeted to moderate income households. Average market rents in newer rental buildings on the westside are also shown in the middle two columns in Figure 4. The market rental housing component will provide options that are more affordable than home ownership, as illustrated in Figure 5.

Figure 4: Below-Market Unit Average Rents, Market Rents in Newer Buildings and Household Incomes Served

	Proposed Average Unit Size	Below-Market Units Average Starting Rents (2024) ¹	Average Market Rent in Newer Buildings – Westside (CMHC, 2023) ²	Average Household Income Served	DCL By-Law Maximum Averages – Westside (CMHC, 2023) ³	Average Household Income Served
Studio	43 m ² (459 sq. ft.)	\$1,223	\$1,902	\$76,080	\$2,235	\$89,408
1-bed	52 m ² (564 sq. ft.)	\$1,429	\$2,306	\$92,240	\$2,576	\$103,048
2-bed	76 m ² (818 sq. ft.)	\$1,969	\$3,372	\$134,880	\$3,567	\$142,692
3-bed	85 m ² (917 sq. ft.)	\$2,395	\$4,434	\$177,360	\$4,095	\$163,812

1. Starting rents shown are calculated based on a 20 per cent discount to city-wide average market rents as published by CMHC in the fall 2023 Rental Market Report.
2. From October 2023 CMHC Rental Market Survey for buildings completed in 2014 or later on Westside of Vancouver
3. For studio, 1-, 2-, and 3-bedroom units, the maximum DCL rents are the average rents for all residential units built since the year 2015 in the City of Vancouver as published by CMHC in the fall 2023 Rental Market Report.

To be eligible for a below-market rental unit, a household's gross annual income must not exceed the income requirements for the unit type, with at least one household member per bedroom. Eligibility requirements for the below-market units are described in the Rental Incentive Programs Bulletin. All residents will have access to indoor and outdoor amenities.

Figure 5: Cost of Ownership and Household Incomes Served

	Monthly Costs of Ownership for Median-Priced Apartment with 20% down-payment – Westside (BC Assessment 2021) ¹	Average Household Income Served – Westside	Down-payment at 20% – Westside Apartment
Studio	\$2,837	\$113,480	\$106,000
1-bed	\$3,473	\$138,920	\$132,000
2-bed	\$5,193	\$207,720	\$198,400
3-bed	\$7,982	\$319,280	\$311,980

1. Based on the assumptions: Median of all BC Assessment strata apartment sales prices in Vancouver Westside in 2021 by unit type, 20% down-payment, 5% mortgage rate (in-line with qualifying 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 rental housing and security of tenure. All 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.

The Housing Agreement will secure not less than 20% of the residential floor area that is counted in the calculation of the floor space ratio for below-market units to be rented at rates targeted to meet the affordability needs of moderate income households.

Between tenancies, the rent for a below-market rental unit will be re-indexed to the current CMHC average rent by unit type, applying the same discount rate as was secured at the time of occupancy permit issuance. Rent increases during each tenancy are capped at the Residential Tenancy Act annual allowable rental increase. Conditions related to securing the units are contained in Appendix B.

Tenants – The rezoning site contains existing rental residential uses, including three units of secondary rental housing. The one existing residential tenancy is eligible under the City's TRPP. The applicant is required to provide a Tenant Relocation Plan (TRP) for eligible tenants which meets the requirements of the City's TRPP, as summarized in Appendix F of this report. All residential tenancies are protected under the provincial *Residential Tenancy Act*.

5. Transportation and Parking

The site is well served by transit, located northwest of the Oakridge-41st Avenue Canada Line Skytrain station with bus service along Cambie Street and 41st Avenue. Bicycle lanes are located along 41st Avenue, 37th Avenue, Cambie, Heather and Willow Streets.

Vehicle and bicycle parking is provided over three levels of underground parking, accessed from the lane. The application proposes 85 vehicle spaces, one Class B loading space, along with 344 bicycle spaces. Parking and loading are to meet the Parking By-law at the development permit stage.

Engineering conditions require transportation improvements, including street, lane, and lighting upgrades. Green infrastructure improvements are required along Heather Street and the lane south of West 39th Avenue. Conditions also require the construction of a new, paved mid-block active link with new, pedestrian-scale lighting, set out in Appendix B.

6. Environmental Sustainability and Natural Assets

Green Buildings – The *Green Buildings Policy for Rezonings* requires that applications satisfy the green and resilient building conditions. The applicant has submitted preliminary modelling analysis detailing design and construction strategies to meet targets in Vancouver's Building By-law, resilient building measures, and a commitment to energy system sub-metering and enhanced commissioning requirements.

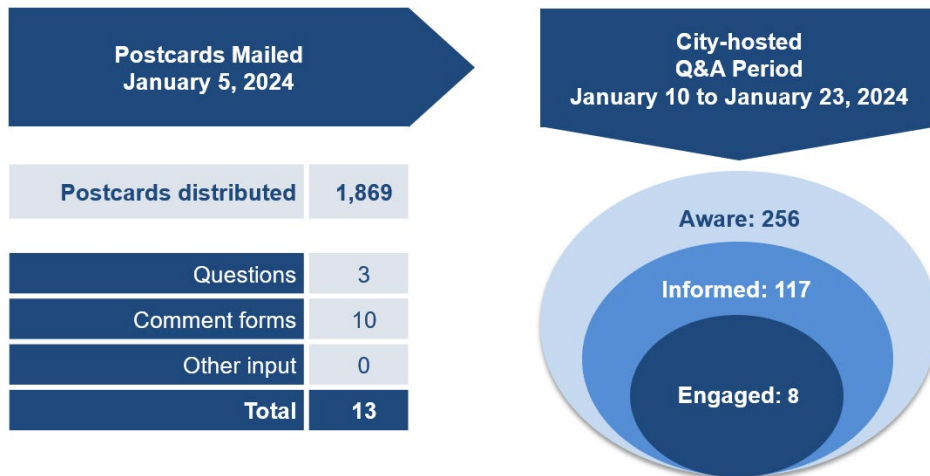
Natural Assets – The *Urban Forest Strategy* seeks to preserve, protect and strengthen Vancouver's urban forest and tree canopy. The Protection of Trees By-law requires permission to remove trees which meet certain conditions to protect as many healthy, viable trees as possible, while still meeting development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

The application proposes retention of one existing street tree along Heather Street as well as two off-site trees. There are 15 on-site trees proposed for removal due to poor condition and conflict with the building footprint. One shared and four City trees are also proposed for removal due to poor condition and conflict with the building footprint. Approximately 26 new trees are proposed. Landscaping is proposed for both the mid-block connection and open spaces surrounding the tower along with provisions to create a landscaped roof. See Appendix B for landscape conditions.

7. Public Input

Public Notification – A rezoning information sign was installed on the site on December 13, 2023. Approximately 1,869 notification postcards were distributed within the neighbouring area on or about January 5, 2024. Application information and an online comment form was provided on the Shape Your City (shapeyourcity.ca/) platform.

Figure 6: Overview of Notification and Engagement



Question and Answer Period – A question and answer period/virtual open house was held from January 10, 2024, to January 23, 2024. Questions were submitted by the public and posted with a response over a two-week period. A digital model was made available for online viewing. Members of the public could submit questions, which staff monitored and responded to publicly.

Public Response – Public input was collected via online questions, comment forms, through email, and by phone. A total of 13 submissions were received. Comments of support were for the below-market housing and the site’s proximity to rapid transit. Comments of concern were for the increasing amount of density within the neighbourhood and the proposed amount of on-site parking, which was described as excessive. A summary of all responses is included in Appendix D.

8. Public Benefits

Community Amenity Contributions (CACs) – The application is subject to the *Community Amenity Contributions Policy for Rezoning*s with CACs based on a negotiated community amenity contribution. The proposal includes 100% of the residential floor area as rental housing to be secured for the longer of 60 years and the life of the building. Of the 184 residential units, 149 would be secured as market-rental housing and 35 would be secured as below-market rental housing, at 20% below the CMHC average market rents with rents capped at the *Residential Tenancy Act* annual allowable rental increase regardless of a change in tenancy.

Real Estate Services staff reviewed the application and the costs of securing the 184 rental housing units and have determined no additional CAC is expected.

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) – The site is subject to both the City-wide DCL and Utilities DCL, which will be calculated on the floor area proposed at the development permit stage. This application has requested and is expected to be eligible for a Class A (100%) waiver of the City-wide DCLs applicable to this residential building. This application is therefore subject to the maximum starting rents by unit type applicable to “class A for-profit affordable rental housing” as per the Development Cost Levy By-law, if applicable and as may be amended from time to time. These requirements will be secured by a Housing Agreement, and compliance will be assessed through the development permit stage to occupancy permit issuance, ensuring that a final rent roll that sets out the initial monthly rents is submitted.

Based on rates in effect as of September 30, 2023, and the proposed 12,398 sq. m (133,447.5 sq. ft.) of residential floor area and 109 sq. m (1,173 sq. ft.) of commercial floor area, it is estimated that the project will pay DCLs of \$1,856,476. The value of the anticipated City-wide DCL waiver on the residential floor area is estimated to be \$2,909,156. DCL rates are subject to future adjustment by Council including annual inflationary adjustments.

A development may qualify for 12 months of in-stream rate protection from DCL rate increases, provided that an application has been received prior to the rate adjustment. See the City’s [DCL Bulletin](#) for details on DCL rate protection.

Public Art – The application is subject to a public art contribution estimated at \$266,556. The final contribution will be calculated based on the rate in effect and the floor area at the development permit stage. Applicants may elect to provide on-site artwork or cash-in-lieu (at 80% of the public art budget). See Appendix G for Cambie Corridor Public Benefits Implementation Tracking and Appendix H for a summary of the public benefits expected from this application.

Financial Implications

As noted in the Public Benefits section, the site will provide secure market-rental units including below-market rental units, DCLs and public art contribution. See Appendix H for details.

CONCLUSION

The proposed land use, height, density, housing affordability, form of development and public benefits are consistent with the Plan. The proposal would add 184 secured rental units with 20% of the residential floor area secured at below-market rates.

The General Manager of Planning, Urban Design and Sustainability recommends that the application be referred to Public Hearing together with the CD-1 By-law provisions generally shown in Appendix A with a recommendation that these be approved, subject to the Public Hearing, along with the conditions of approval listed in Appendix B, including approval in principle of the form of development as shown in plans included as Appendix E.

* * * * *

**5630-5678 Heather 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 multilevel 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 (___).

Definitions

3. Words in this by-law have the meaning given to them in the Zoning and Development By-law, except that:
 - (a) for the purposes of calculating the total dwelling unit area for section 5.1 of this by-law, "Dwelling Unit Area" is the floor area of each dwelling unit, measured to the inside of all perimeter walls, excluding any floor area as required by section 6.4 of this by-law; and
 - (b) "Below-market Rental Housing Units" means dwelling units that meet the requirements of approved Council policies and guidelines for below-market rental housing, as secured by a housing agreement registered on title to the property.

Uses

4. Subject to Council approval of the form of development, to all conditions, guidelines and policies adopted by Council, and to the conditions set out in this by-law or in a development permit, the only uses permitted within this CD-1 and the only uses for which the Director of Planning or Development Permit Board will issue development permits are:
 - (a) Dwelling Uses, limited to Mixed-Use Residential Building;
 - (b) Office Uses;
 - (c) Retail Uses;

- (d) Service Uses; and
- (e) Accessory Uses customarily ancillary to the uses permitted in this section.

Conditions of Use

- 5.1 A minimum of 20% of the total dwelling unit area must be below-market rental housing units.
- 5.2 The design and layout of at least 35% of the total number of below-market rental housing units and at least 35% of the total number of other dwelling units must:
 - (a) be suitable for family housing; and
 - (b) have 2 or more bedrooms.
- 5.3 All commercial uses and accessory uses must be carried on wholly within a completely enclosed building except for:
 - (a) display of flowers, plants, fruits and vegetables in combination with a permitted use;
 - (b) farmers' market;
 - (c) neighbourhood public house;
 - (d) public bike share; and
 - (e) restaurant,

except that the Director of Planning may vary this regulation to permit the outdoor display of retail goods, and the Director of Planning may impose any conditions the Director of Planning considers necessary, having regard to the types of merchandise, the area and location of the display with respect to adjoining sites, the hours of operation and the intent of this by-law.

Floor Area and Density

- 6.1 Computation of floor area must assume that the site area is 2,179 m², being the site area at the time of the application for the rezoning evidenced by this by-law, prior to any dedications.
- 6.2 The maximum floor space ratio for all uses combined is 5.74, provided that the floor space ratio for non-dwelling uses on the first storey facing the street is at least 0.05.
- 6.3 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.

- 6.4 Computation of floor area and dwelling unit area must exclude:
- (a) balconies and decks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, provided that:
 - (i) the total area of these exclusions must not exceed 12% of the permitted floor area, and
 - (ii) the balconies must not be enclosed for the life of the building;
 - (b) patios and roof decks, if the Director of Planning considers the impact on privacy and outlook;
 - (c) floors or portions thereof that are used for:
 - (i) off-street parking and loading located at or below base surface, provided that the maximum exclusion for a parking space does not exceed 7.3 m in length,
 - (ii) bicycle storage, and
 - (iii) heating and mechanical equipment, or uses that the Director of Planning considers similar to the foregoing;
 - (d) entries, porches and verandahs if the Director of Planning first approves the design;
 - (e) all residential storage area above or below base surface, except that if residential storage area above base surface exceeds 3.7 m² per dwelling unit, there will be no exclusion for any of the residential storage area above base surface for that unit.
- 6.5 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.
- 6.6 Where floor area associated with residential storage area is excluded, a minimum of 20% of excluded floor area above base surface must be located within the below-market rental housing units as storage area.

Building Height

- 7.1 Building height must not exceed 55.7 m.
- 7.2 Despite section 7.1 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 or mechanical screening, the height of the portions of the building with the permitted common rooftop amenity space and mechanical screening must not exceed 59.3 m.

Horizontal Angle of Daylight

- 8.1 Each habitable room must have at least 1 window on an exterior wall of a building.
- 8.2 For the purposes of section 8.1 above, habitable room means any room except a bathroom or a kitchen.

- 8.3 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.
- 8.4 The plane or planes referred to in section 8.3 above must be measured horizontally from the centre of the bottom of each window.
- 8.5 An obstruction referred to in section 8.3 means:
- (a) any part of the same building excluding permitted projections; or
 - (b) the largest building permitted on any adjoining site.
- 8.6 The Director of Planning or Development Permit Board may vary the horizontal angle of daylight requirement if the Director of Planning or Development Permit Board considers all applicable Council policies and guidelines and:
- (a) the minimum distance of unobstructed view is at least 3.7 m.
 - (b) the habitable room is within a unit assigned to below-market rental housing units containing a minimum of 3 bedrooms, where the horizontal angle of daylight requirement is varied for no greater than 1 of the habitable rooms in the unit.

* * * * *

**5630-5678 Heather 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 FORM OF DEVELOPMENT

Note: Consideration by Council at the Public Hearing of the proposed form of development is in reference to plans prepared by BHA Architecture received October 20, 2023 provided 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:

Crime Prevention through Environmental Design (CPTED)

1.1 Provisions for Crime Prevention Through Environmental Design (CPTED) including:

- (a) particular regard for mischief in alcoves and vandalism such as graffiti; and
- (b) encouraging natural visual surveillance.

Note to Applicant: Below grade exterior spaces such as patios, exit stairs, light wells, and other similar conditions, should be considered with regard to security, access, path lighting and location of windows that encourage natural visual surveillance.

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

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

Landscape

1.3 Provision of a landscape design plan at the development permit stage to ensure optimal future growth potential for the three (3) trees proposed along the lane;

Note to Applicant: The submitted rezoning drawings show that the parkade does not extend under the three (3) trees proposed along the lane. It is expected that this condition remains at the time of the development permit application in order to ensure optimal growing conditions for these trees into the future, so that they reach full potential at maturity. Explore a design that avoids placing these trees in raised planters so that they can be flush with the lane.

1.4 Adherence to the guidelines set forth in the Cambie Corridor Public Realm Plan, in keeping with the general intent of this document, including street tree planting as required, in coordination with condition 2.3 (h).

1.5 Provision of a detailed Landscape Plan illustrating soft and hard landscaping for the complete site, including rooftops.

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

- 1.6 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.

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

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

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

- 1.9 Provision of an outdoor lighting plan.

Note to Applicant: Refer to Dark Night Design Principles at <https://vancouver.ca/files/cov/outdoor-lighting-design-tips.pdf>. Provide dimmers and timers for lights where feasible.

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

Note to Applicant: Provide a partial irrigation plan demonstrating intent, including notations, legend and symbols to confirm stub out and hose bib locations. Hose bibs to be provided for large private patios (sized 100 sq. ft. or larger). Any limitations to the installation of hose bibs on private decks to be brought to the attention of staff in the written response.

- 1.11 Provision of landscape features intended to create bird friendly design.

Note to Applicant: Bird friendly plants should be included on the plant palette, enabling bird habitat conservation and bird habitat promotion. Refer to the Bird Friendly Design Guidelines for examples of landscape features that may be applicable, and provide a design rationale for the features noted. Refer to:

<http://council.vancouver.ca/20150120/documents/rr1attachmentB.pdf>

<http://council.vancouver.ca/20150120/documents/rr1attachmentC.pdf>

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

Final location, quantity, tree species to the satisfaction of the General Manager of Engineering. Contact Engineering Services (Streets Design Branch) at 604-871-6131 to confirm planting location.

New tree must be of good standard, minimum 6 cm calliper and installed with approved root barriers, tree guards and appropriate soil. Root barriers shall be 8 ft. long and 18 inches deep. Planting depth of root ball must be below sidewalk grade. New street trees to be confirmed prior to issuance of the building permit. Call Park Board at 311 for tree species selection and planting requirements. Park Board to inspect and approve after tree planting completion.

Sustainability

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

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

Engineering

- 1.14 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.

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>

- 1.15 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 & 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.

- 1.16 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.
- 1.17 Provision of a lighting simulation to support all offsite lighting upgrades to City standards and IESNA recommendations.
- 1.18 Provision of garbage and recycling storage amenity design to the satisfaction of the General Manager of Engineering Services.

Note to Applicant: Draw and label container outlines and demonstrate separated solid waste amenities for commercial and residential use.

[Guidelines: Garbage and Recycling Storage Facility Design \(vancouver.ca\)](#)

1.19 Submission to Engineering of an updated landscape plan reflecting all the public realm changes, including demonstration of:

(a) Display of the following notes:

(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 (2 inch) caliper, and installed with approved root barriers, tree guards and appropriate soil volumes. Installation of Engineered Soil may be required to obtain appropriate soil volumes based on site conditions. Root barriers shall be of rigid construction, 2.4 m (8 ft.) long and 0.45 m (1.5 ft.) 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".

(iii) "The required Green Infrastructure improvements on 5630 Heather St will be as per City-issued design."

Note to Applicant: Callouts must be included along with the note.

(iv) "Off-site assets are to be constructed to the satisfaction of the General Manager of Engineering Services and as per the approved City geometric design, with the final design and location to be determined once the City geometric is received."

Note to Applicant: Drawings submitted as part of the Development Permit application will be preliminary, with appropriate placeholders and the final off-site geometric design will be provided by the City of Vancouver.

(b) Existing locations of:

(i) Street furniture; and

(ii) Poles and guy wires.

Note to Applicant: Poles and guywires that are to be removed or relocated must be called out and the existing and proposed locations shown.

(c) Deletion of:

(i) Portions of proposed retaining walls that extends from the garbage staging area and encroaches into the south lane.

(ii) Removal of existing retaining walls, stairs and other structures from City boulevard along Heather Street.

- (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.
- 1.20 Provision of parking access, per [Parking By-law Section 4](#) and the [Design Supplement](#):
- (a) Improve two-way vehicle flow, by:
- (i) installation of convex mirrors at the bottom of the main parkade ramp and the top and bottom of the circulation ramp to P2.
- 1.21 Provision of Loading spaces, per the [Parking By-law Section 5](#) and the [Design Supplement](#), including:
- (a) Removal of overhead projections into loading spaces.
- Note to Applicant: 3.8 m vertical clearance to be provided under the overhead gate for the Class B loading. Amendments to loading rates and design requirements in the Parking Bylaw were approved by Council on November 15, 2023. New requirements came into effect January 1, 2024, and apply to all development permits received after this date.
- 1.22 Provision of the following general revisions to architectural plans, including:
- (a) All types of parking, loading, bicycle, end-of-trip facilities, and passenger loading spaces to be individually numbered and labelled on the drawings.
- (b) Update parkade design to label the Class B shared loading space “Residential and Commercial Loading”.
- (c) Dimension columns and column encroachments into parking spaces.
- (d) Provide section drawings showing elevations and minimum vertical clearances for parking levels, loading bays, ramps, and to the underside of raised security gates considering mechanical projections and built obstructions, including:
- (i) A section through the residential overhead gate in the underground parking; and
- (ii) Updated sections to show 2.3 m vertical clearance to all the accessible parking.
- 1.23 Provision of on-site rainwater management in accordance with Building By-law requirements (Book II, Division B, Article 2.4.2.5) in effect in January 2024.
- Note to Applicant: The applicant will be required to demonstrate compliance with these requirements at the Building Permit application stage. See vancouver.ca/rainwater for more information.
- 1.24 Provision of the Developer’s Engineer is to submit a sewer abandonment plan 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.

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

- 1.26 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>

- 1.27 Show all City supplied building grades (BGs) and entranceway design elevations (DEs) on the architectural and landscape plans, while ensuring any topographic survey used for design purposes is derived from the City supplied benchmark.

Note to Applicant: When providing additional property line elevations for proposed entrances, interpolate a continuous grade between the elevations provided on the City supplied building grade plan.

For more information, please contact Engineering, Streets Design Branch at building.grades@vancouver.ca or call 604-871-6373.

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

Housing

- 1.28 The proposed unit mix, including 13 studio units (7 %), 106 one-bedroom units (58 %), and 48 two-bedroom units (26 %), and 17 three-bedroom units (9 %) 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 in both the market and below market rental units, and designed to be suitable for families with children.

- 1.29 The development should be designed in accordance with the High-Density Housing for Families with Children Guidelines, including the provision of:
- (a) An outdoor amenity area to include areas suitable for a range of children's play activities and urban agriculture appropriate in size for the scale of the project, and situated to maximize sunlight access (S. 3.3.2, 3.4.3);
 - (b) A minimum of 2.3 sq. m. (24.7 sq. ft.) of bulk storage for each dwelling unit (S. 4.4.2);
 - (c) A multi-purpose indoor amenity space of at least 37 sq. m (398 sq. ft.) with a wheelchair accessible washroom and kitchenette. Consider positioning this adjacent to the children's play area to enable parental supervision from the amenity room (S. 3.7.3); and
 - (d) A balcony for each unit with 1.8 m by 2.7 m (6 ft. by 9 ft.) minimum dimensions (S. 4.3.2).

- 1.30 The below market units should be designed to the same standards of livability as the market rental units.

Note to Applicant: Clearly label the proposed below market units and market rental units on the architectural 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, the General Manager of Engineering Services, and the General Manager of Arts, Culture and Community Services, or successors in function, as necessary, and at the sole cost and expense of the owner/developer, make arrangements for the following:

Engineering

Arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for the following:

- 2.1 Make arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for consolidation of Lots 19 to 21, Block 872, District Lot 526, Plan 8838 to create a single parcel.
- 2.2 Provision of a Shared Use Loading Agreement to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for the Class B loading space between the commercial and residential uses

- 2.3 Provision of a Statutory Right-of-Way (SRW) for public pedestrian and cyclist use of a mid-block connection through the site between Heather Street and the lane.
- 2.4 Provision of a Services Agreement to detail the on and off-site works and services necessary or incidental to the servicing of the 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 Vector Engineering Services Ltd. dated September 25, 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.

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

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

Note to Applicant: No off-site upgrades required.

The development is to be serviced to the future 375 mm SAN and 525 mm STM in Heather Street. The applicant is to regularly inform the Development Water Resources Management (DWRM) Branch (utilities.servicing@vancouver.ca) of their updated construction and occupancy schedule as the development progresses. This will assist the DWRM Branch in scheduling the sewer delivery.

- (c) Provision of street improvements with appropriate transitions, along the lane south of West 39th Avenue adjacent to the site, including:

- (i) Full depth pavement reconstruction; and
Note to Applicant: Lane reconstruction to meet City higher-zoned lane standards with a centre valley cross section.
 - (ii) Relocate existing lane catch basins to the lane's centre line.
Note to Applicant: The Streetscape Design Guidelines are viewable online at <https://vancouver.ca/streets-transportation/streetscape-design-guidelines.aspx> and are to be used alongside the City's design guidelines and construction standards.
- (d) Provision of street improvements with appropriate transitions, along the lane west of Manson Street adjacent to the site, including:
- (i) Full depth pavement reconstruction; and
Note to Applicant: Lane reconstruction to meet City higher-zoned lane standards with a centre valley cross section.
 - (ii) Relocate existing lane catch basins to the lane's centreline.
Note to Applicant: The Streetscape Design Guidelines are viewable online at <https://vancouver.ca/streets-transportation/streetscape-design-guidelines.aspx> and are to be used alongside the City's design guidelines and construction standards.
- (e) Provision for the construction of, or full funding for, future street improvements from the centerline of Heather Street adjacent to the site, including any transition areas to connect existing and new curb alignments, all to the satisfaction of the General Manager of Engineering Services, with improvements generally including:
- (i) new concrete curb and gutter;
 - (ii) raised asphalt protected bike lane;
 - (iii) 2.4 m (8.0 ft.) wide broom finish saw-cut concrete sidewalk;
 - (iv) minimum 1.83 m (6.0 ft.) wide front boulevard;
 - (v) raised crossing;
 - (vi) curb ramps;
 - (vii) curb bulges; and
 - (viii) road reconstruction to accommodate the geometric design.

Note to Applicant: City of Vancouver to provide approved Geometric design. All elements of the Geometric design must be constructed to meet City Standards including, but not limited to relocation of existing catch basins or installation of new catch basins where required to accommodate the geometric design.

All proposed streetscape materials on the boulevard along Heather St should meet the Cambie Corridor Streetscape Design Guidelines. The Cambie Corridor Plan identifies this section of Heather Street as an opportunity to create a "car light" connection. The design has not been finalized at this time, but a geometric design for these street improvements will be provided at a later stage.

The Streetscape Design Guidelines are viewable online at <https://vancouver.ca/streets-transportation/streetscape-design-guidelines.aspx>

and are to be used alongside the City's design guidelines and construction standards.

- (f) Provision of speed humps in the lane east of Heather Street between West 39th Avenue and West 41st Avenue.
- (g) Provision of speed humps in the lane north of West 41st Avenue between Heather Street and Manson Street.
- (h) 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. Installation of Engineered Soil under new sidewalks may be required to obtain appropriate soil volumes based on site conditions.

- (i) Provision Green Infrastructure improvements to the satisfaction of the General Manager of Engineering Services, including:
 - (i) Street improvements along Heather Street, adjacent to the site and at downhill end of frontage, including:
 - Installation of rainwater tree trenches (RTT) to treat and retain 90% of average annual rainfall from the right-of-way (RoW) to the greatest extent practical.

Note to applicant: These improvements generally include placement of street trees, structural soil or soil cell and perforated pipe sub drain connected to the sewer system under proposed sidewalk and/or boulevard to provide the minimum soil volume storage for street trees as per the Engineering Design Manual. Selected tree species to be coordinated with Urban Forestry, Streets and Transportation.
 - (ii) Street improvements along the lane south of 39th Avenue, at the downhill most end of the lane, including:
 - Installation of a subsurface infiltration trench in the new north/south laneway, to treat and retain 90% of average annual rainfall from the laneway to the greatest extent practical.

Note to Applicant: RTT only to be designed and installed if existing street tree C4 and C5 are removed as per arborist report provided and to be coordinated with Urban Forestry. A subsurface infiltration trench generally includes a subsurface storage area filled with drain rock connected to a catch basin. Design and location to be coordinated with new catch basin and full depth pavement reconstruction.

Note to Applicant: Green Infrastructure (GI) should be used to manage rainwater from the street right-of-way as required in the Rain City Strategy. The retention standard for the right-of-way is to treat and retain 90% of average annual rainfall where possible. These design standards are applied to the prescribed GI

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

- (j) Provision of electrical infrastructure improvements to the satisfaction of the General Manager of Engineering Services prior to building occupancy, including but not limited to:
 - (i) Upgraded street lighting (roadway, sidewalk and bikeway) and existing lane lighting to current City standards and IESNA recommendations;
 - (ii) Heather Street and West 41st Avenue entire intersection street lighting upgrade to current City standards and IESNA recommendations; and
 - (iii) new or replacement duct bank that meets current City standard.

Note to Applicant: Duct banks are to consist of electrical, 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.

- (k) Provision of installation of parking regulatory signage on streets adjacent to the site.

Housing

2.5 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 Section 219 Covenant to secure all residential units as class A for-profit affordable rental housing, excluding Seniors Supportive or Assisted Housing, and including at least 20% of the residential floor area that is counted in the calculation of the floor space area per the CD-1 By-law secured as below-market rental housing, and the remaining units to be secured as market rental units, subject to the conditions set out below for such units and in accordance with the requirements set out in the Cambie Corridor Plan, for the longer of 60 years or the life of the building, and such other terms and conditions as the General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services may require. The agreement or agreements will include but not be limited to the following terms and conditions:

- (a) A no separate sales covenant;
- (b) A no stratification covenant;
- (c) A provision that none of such units will be rented for less than one month at a time;
- (d) That the average initial starting monthly rents by unit type for the below-market rental housing units in the project will be at least 20% below the average market rent for private rental apartment units city-wide as published by the most recent Canada Mortgage and Housing Corporation in the Rental Market Survey Data Tables for Vancouver at the time when the Occupancy Permit is issued;

- (e) That a rent roll indicating the agreed maximum average initial monthly rents for the below-market rental housing units will be required prior issuance of an Occupancy Permit, to the satisfaction of the General Manager of Planning, Urban Design or Sustainability (or successor in function) and the Director of Legal Services;
- (f) Following initial occupancy, on a change in tenancy for a below-market rental housing unit, the starting rent for such new tenancy will be at least 20% below the rent for private rental apartment units city-wide as published by the Canada Mortgage and Housing Corporation in the most recent Rental Market Survey Data Tables for Vancouver for that unit type at the time of the change in tenancy;
- (g) That the applicant will verify eligibility of new tenants for the below-market rental housing units, based on the following:
 - (i) For new tenants, annual household income cannot exceed (4) four times the annual rent for the unit (i.e. at least 25% of household income is spent on rent); and
 - (ii) There should be at least one occupant per bedroom in the unit.
- (h) That the applicant will verify the ongoing eligibility of existing tenants in below-market rental housing units every five (5) years after initial occupancy:
 - (i) For such tenants, annual household income cannot exceed 5 times the annual rent for the unit (i.e. at least 20% of income is spent on rent); and
 - (ii) There should be at least one occupant per bedroom in the unit.
- (i) Such other terms and conditions as the General Manager of Planning, Urban Design or Sustainability (or successor in function) and the Director of Legal Services may require in their sole discretion.

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

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

The Report must include, but may not be limited to whether each tenant has indicated interest in the Right of First Refusal to return to the new building (if applicable); the names of any tenants who have ended their tenancy; the reason for its end (e.g. tenant decision or mutual agreement to end tenancy); the outcomes of their search for alternate accommodation (if assistance was requested by the tenant) and their total compensation amount(s); the names of tenants still remaining in the building; the status of the applicant's search for relocation options (if assistance was requested by the tenant) and/or additional assistance rendered, as required through their Tenant Relocation Plan.

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

- (d) Provide a Final Tenant Relocation Report to the satisfaction of the General Manager of Planning, Urban Design and Sustainability prior to issuance of the Occupancy Permit. The Report must include, but may not be limited to the names of tenants; whether each tenant has taken up the Right of First Refusal in the new building (if applicable) and their starting rent; and for those not returning to the new building, the outcome of their search for alternate accommodations; summarize the total monetary value given to each tenant (moving costs, rents, any other compensation); and include a summary of all communication provided to the tenants.

Public Art

- 2.7 Execute an agreement satisfactory to the Director of Legal Services and the Director of Cultural Services for the provision of public art in accordance with the City's Public Art Policy, such agreement to provide for security in a form and amount satisfactory to the aforesaid officials; and provide development details to the satisfaction of the Public Art Program Manager. Note to Applicant: Please contact public art staff at publicart@vancouver.ca to discuss your application.

Environmental Contamination

- 2.8 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 Covenants pursuant to Section 219 of the Land Title Act.

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

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

* * * * *

**5630-5678 Heather Street
DRAFT CONSEQUENTIAL AMENDMENTS**

SUBDIVISION BY-LAW NO. 5208

Council amends Schedule A of the Subdivision By-law in accordance with the plan labelled Schedule A and attached to and forming part of this By-law, by deleting the following properties from the R1-1 maps forming part of Schedule A of the Subdivision By-law:

- (a) PID 009-918-990; Lot 19 Block 872 District Lot 526 Plan 8838;
- (b) PID 009-919-015; Lot 20 Block 872 District Lot 526 Plan 8838; and
- (c) PID 009-919-040; Lot 21 Block 872 District Lot 526 Plan 8838.

SIGN BY-LAW NO. 11879

In Schedule A (CD-1 Zoning Districts regulated by Part 9) of the Sign By-law add:

“5630, 5650, and 5668-5678 Heather Street [CD-1 #] [By-law #] C-2”

NOISE CONTROL BY-LAW NO. 6555

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

“[CD-1 #] [By-law #] 5630, 5650, and 5668-5678 Heather Street”

* * * * *

5630-5678 Heather Street
ADDITIONAL INFORMATION

1. PUBLIC ENGAGEMENT SUMMARY

1.1 List of Engagement Events, Notification, and Responses

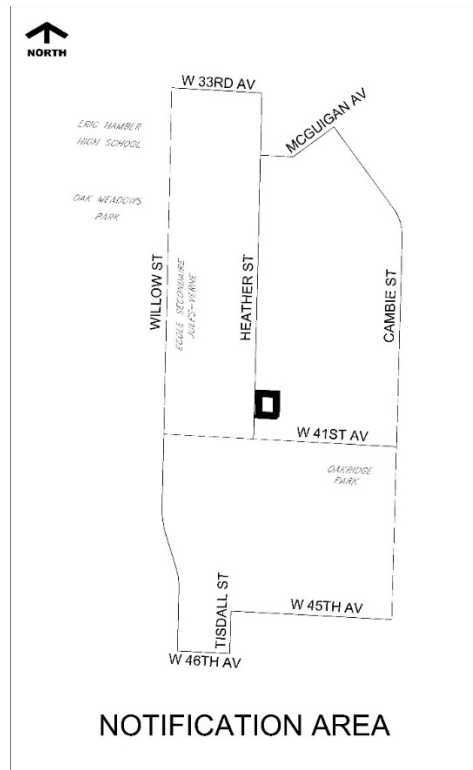
	Date	Results
Events		
Question and Answer Period	January 10, 2024 – January 23, 2024	256 participants (aware)* <ul style="list-style-type: none"> • 117 informed • 8 engaged
Public Notification		
Postcard distribution – Notice of rezoning application and virtual open house	January 5, 2024	1,869 notices mailed
Public Responses		
Online questions	January 10, 2024 – January 23, 2024	3 submittals
Online comment forms <ul style="list-style-type: none"> • Shape Your City platform 	December 2023 – May 2024	10 submittals
Overall position <ul style="list-style-type: none"> • support • opposed • mixed 	December 2023 – May 2024	10 submittals <ul style="list-style-type: none"> • 7 responses • 3 responses • 0 responses
Other input	December 2023 – May 2024	0 submittal
Online Engagement – Shape Your City Vancouver		
Total participants during online engagement period	December 2023 – May 2024	464 participants (aware)* <ul style="list-style-type: none"> • 176 informed • 12 engaged

Note: All reported numbers above are approximate.

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

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

1.1 Map of Notification Area



1.2 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:** The development adds much needed rental housing and affordable housing.
- **Location:** The location is ideal, with housing along transit routes, such as the Canada Line.

Generally, comments of concern fell within the following areas:

- **Retail spaces:** There should be retail along Heather St to create a local shopping street.

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:

- Building form, height, massing, and use is ideal.
- The building design is attractive with the choice of brick material.
- The policy complies with the Cambie Corridor Plan.
- The active link is well integrated.
- The added amenity spaces are supported. The indoor space co-located with the outdoor space is a good choice.

General comments of concern:

- Too much density is added here.
- The 4th floor setback on the podium is unnecessary.
- There is too much parking.

Neutral comments/suggestions/recommendations:

- A taller building would be supported here.
- A rezoning is not necessary for this application.
- The active link should be well lit at night for safety.

* * * * *

5630-5678 Heather Street
FORM OF DEVELOPMENT

Ground Floor Plan



Perspective – View from Heather Street (West Elevation)



Perspective – View from the Rear Lane (South Elevation)



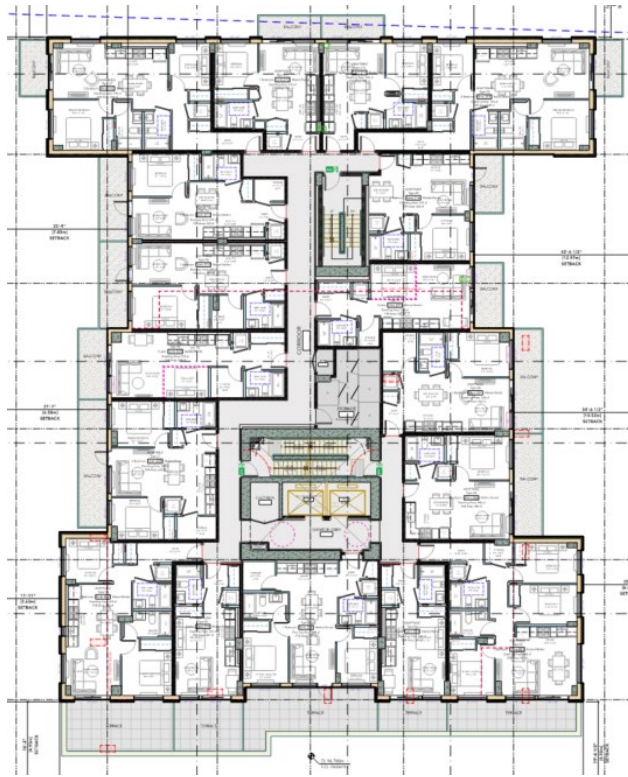
Perspective – View from the East (East Elevation)



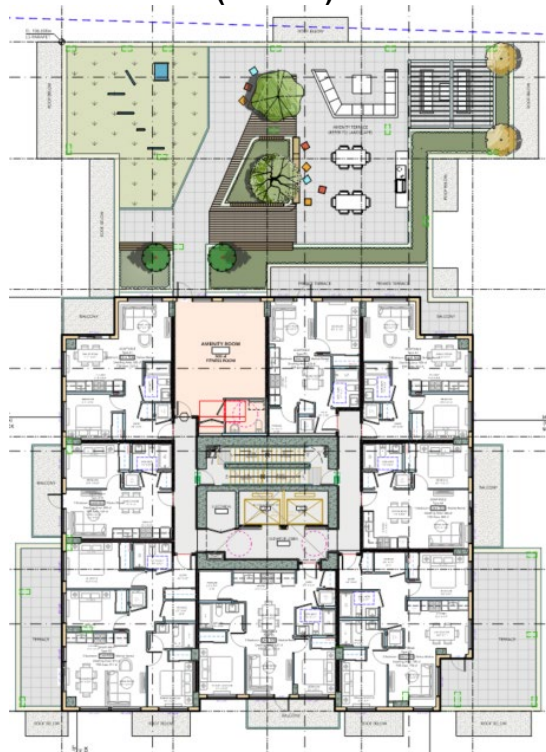
Perspective – View from the South (South Elevation)



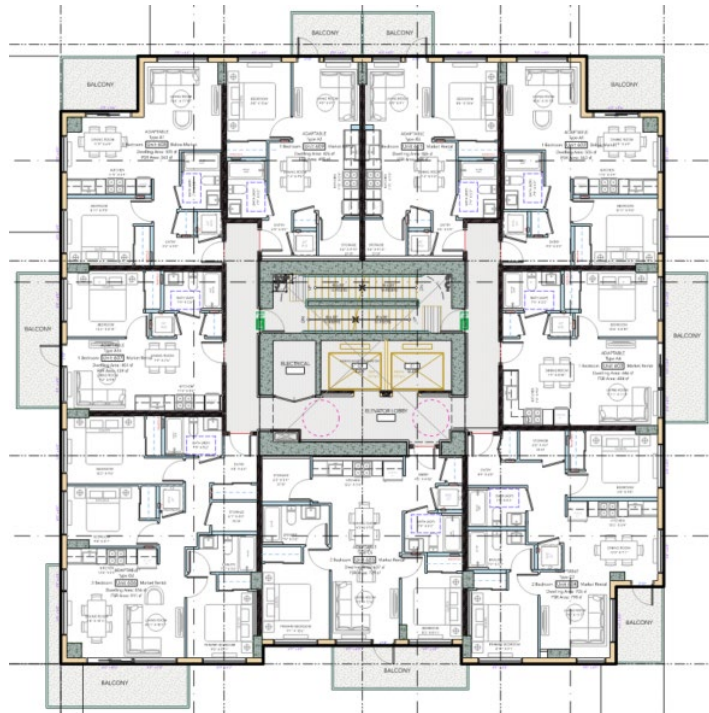
**Residential Floor Plans
(Levels 2 through 4)**



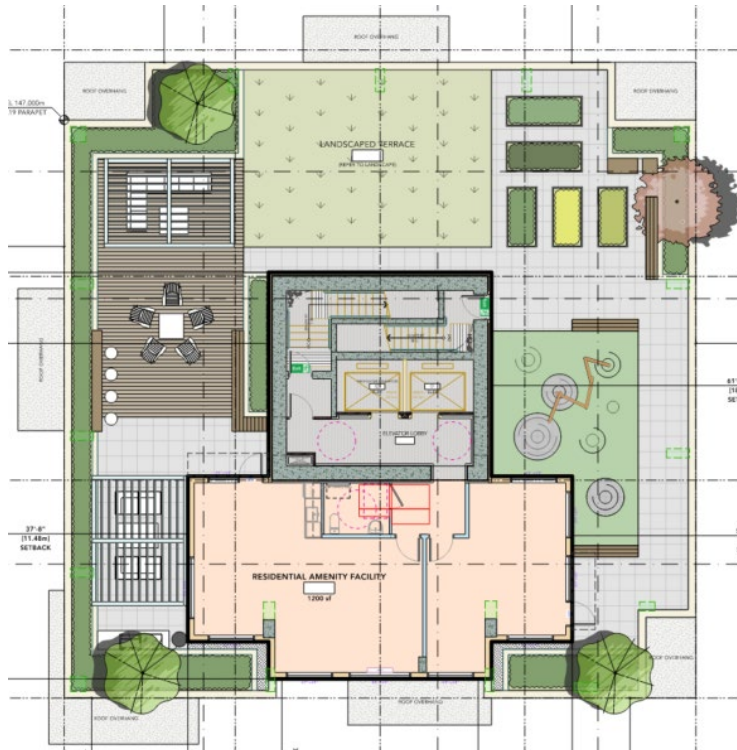
**Residential Floor Plans
(Level 5)**



**Residential Floor Plan
(Typical Tower Floorplate)**



Rooftop Floor Plan



Perspective View – From Heather Street



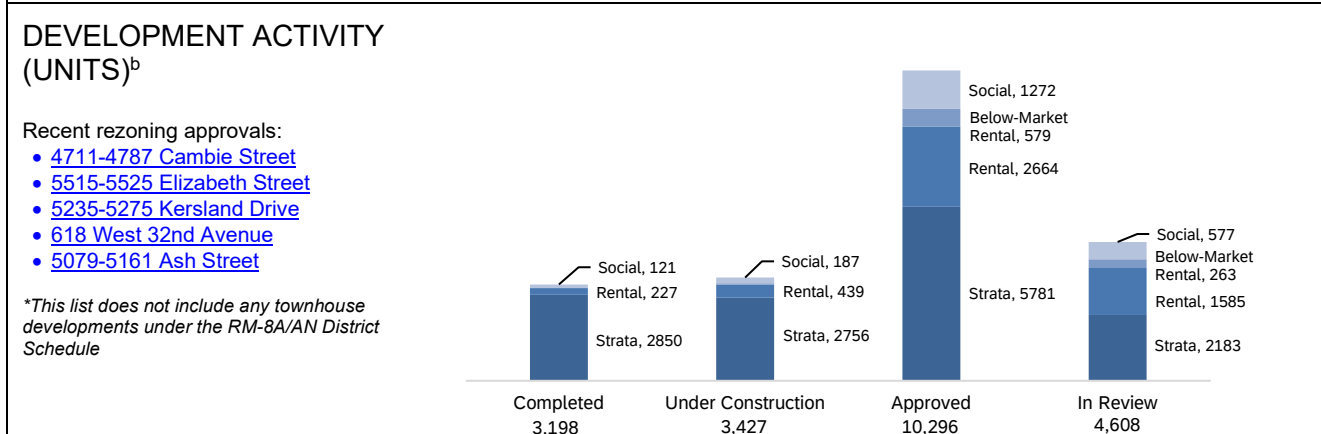
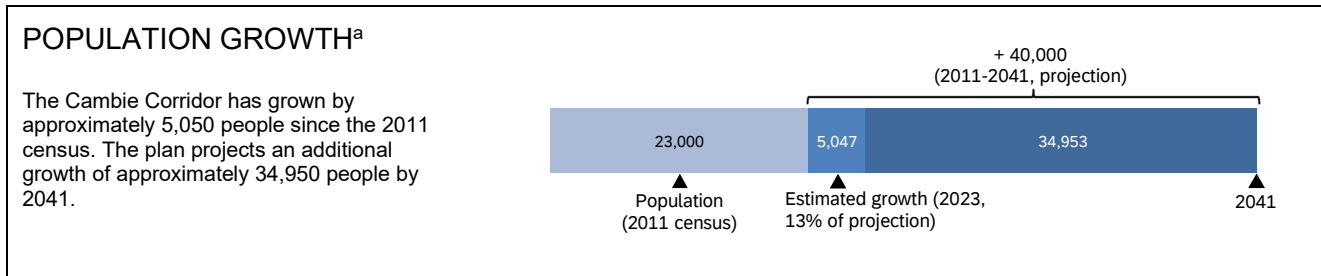
Perspective View at Street Level – From Heather Street



5630-5678 Heather Street
DRAFT TENANT RELOCATION PLAN

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

**PUBLIC BENEFITS IMPLEMENTATION TRACKING
CAMBIE CORRIDOR PLAN**
Updated 2023 year-end



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 <small>See Chapter 13 of the Cambie Corridor Plan for more details</small>	COMPLETED	UNDER CONSTRUCTION	PLANNING / DESIGN	PROGRESS
HOUSING^d <ul style="list-style-type: none"> • ~ 4,700 additional secured market rental units • ~ 2,250 additional social housing units • ~ 400 additional below-market rental units <p><i>*Gross numbers of units reported</i></p>	<ul style="list-style-type: none"> • 227 secured market rental units • 121 social housing units • 98 temporary modular housing^e units 	<ul style="list-style-type: none"> • 439 secured market rental units • 187 social housing units 		<p>14% of secured market rental target achieved</p> <p>14% of social housing target achieved</p> <p style="text-align: center; color: orange;">➔</p>
CHILDCARE <ul style="list-style-type: none"> • ~ 1,080 additional spaces for children (all age groups) 	<ul style="list-style-type: none"> • Restoration of 8 Oaks Acorn childcare outdoor area 	<ul style="list-style-type: none"> • 135 spaces for children 0-4 yrs (Oakridge Civic Centre, Eric Hamber Secondary School, and 6409-6487 Cambie Street) • 60 spaces for children 5-12 yrs (Oakridge Civic Centre) 		<p>18% of childcare spaces target achieved</p> <p style="text-align: center; color: orange;">➔</p>
TRANSPORTATION / PUBLIC REALM <ul style="list-style-type: none"> • Upgrade/expand walking/cycling • Complete Street design on Cambie Street and major streets • "Car-light" Heather Street greenway 	<ul style="list-style-type: none"> • 45th Avenue bikeway improvements • Interim plazas (17th Avenue and Cambie Street; 18th Avenue and Cambie Street) • 29th Avenue and Cambie Street plaza and public art • R4 Rapid Bus on 41st Avenue (bus priority lanes and improvements) • Cambie Complete Streets (35th Avenue to McGuigan Avenue) 	<ul style="list-style-type: none"> • Westbound complete street on King Edward Avenue (Yukon Street to Columbia Street) • 49th Avenue transportation upgrades (street paving and bike lane improvements) 	<ul style="list-style-type: none"> • 54th Avenue curb bulge bio-retention upgrade (Cambie Street to Neal Street) • Cambie Street and 31st Avenue closure • Cambie Street Complete Streets (30th Avenue to 41st Avenue) 	✓

	<ul style="list-style-type: none"> Ontario Street and 16th Avenue curb bulge bio-retention upgrade Oak Street and 27th Avenue pedestrian and bike signal Eastbound complete street on King Edward and improved crossing at King Edward Avenue and Yukon Slow Streets installation 		<ul style="list-style-type: none"> Alberta Street transportation and green rainwater infrastructure upgrades 	
CULTURE <ul style="list-style-type: none"> 5 new artist studios Public art 	<ul style="list-style-type: none"> 5 public art installations 	<ul style="list-style-type: none"> Cultural space, performance theatre, outdoor performance space, and 2 artist studios (Oakridge Civic Centre) 	<ul style="list-style-type: none"> 12 public art installations 	✓
CIVIC / COMMUNITY <ul style="list-style-type: none"> Oakridge Civic Centre Oakridge library renewal and expansion Additional library branch Hillcrest Community Centre Firehall #23 Community Policing Centre 		<ul style="list-style-type: none"> Community centre and library (Oakridge Civic Centre) 	<ul style="list-style-type: none"> VanDusen and Bloedel Strategic Plan 	✓
HERITAGE <ul style="list-style-type: none"> 5% allocation from cash community amenity contributions in Corridor 	<ul style="list-style-type: none"> 5% allocation from cash CACs James Residence Milton Wong Residence Turner's Dairy 			✓
SOCIAL FACILITIES <ul style="list-style-type: none"> Renewal of Oakridge Seniors Youth hub Non-profit organization centre Additional seniors' centre 		<ul style="list-style-type: none"> Youth and seniors' centre (Oakridge Civic Centre) Non-profit office space (5470 Cambie Street) 		✓
PARKS AND OPEN SPACES <ul style="list-style-type: none"> New parks on large sites Queen Elizabeth Master Plan and Phase 1 upgrades 6 plazas and open spaces Neighbourhood park improvements 	<ul style="list-style-type: none"> Upgrades to Riley Park and Hillcrest Park Lillian To Park Douglas Park playground renewal Queen Elizabeth Park tennis court resurfacing 	<ul style="list-style-type: none"> New park (Oakridge Centre) 	<ul style="list-style-type: none"> 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 	✓

NOTES: This dashboard assists in monitoring progress toward the delivery of public benefits anticipated from the community plans. Data in this tracker reflects activity within the plan boundaries (and significant public benefits adjacent to the plan area) since Plan approval.

^a **Population Growth:** Growth is calculated by taking the difference between the latest census year and the base population and adding an estimate based on floor area completed between the latest census and the end of the most recent reporting period.

^b **Development Activity:** Development Activity reports on gross new units. The Development Activity Chart includes Building Permits, Development Permits, and rezoning applications:

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

^c **Public Benefits Achieved:** Public benefits in planning/design typically include 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:** 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 strategy](#) 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.

* * * * *

**5630-5678 Heather Street
PUBLIC BENEFITS SUMMARY**

Project Summary

18-storey mixed-use building containing 184 rental residential units, with 20% of the floor area at below-market rental.

Public Benefit Summary:

The proposal offers 184 rental housing units with 20% of the floor as below-market rental, a DCL payment, and public art contribution.

	Current Zoning	Proposed Zoning
Zoning District	R1-1	CD-1
FSR (site area of 4341.7 sq. m. (46,733 sq. ft.))	0.70	5.74
Buildable Floor Space	1,525 sq. m (16,417 sq. ft.)	12,507 sq. m (134,624 sq. ft.)
Land Use	Residential	Mixed-Use

Summary of Development Contributions Expected under Proposed Zoning

City-wide DCL ^{1,2}	\$25,571
Utilities DCL ¹	\$1,830,905
Public Art ³	\$266,556
TOTAL	\$2,123,032

Other Benefits (non-quantified components): 184 secured-market rental units including 20% of the floor area as below-market rental units with rental rates calculated based on a 20% discount to city-wide average market rents as published by CMHC in the fall 2022 Rental Market Report.

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

² The applicant has requested a DCL waiver for the residential floor area of the proposal and will be subject to the maximum average rents by unit type for the below-market units, in accordance with the DCL By-law, as secured by an amendment to the Housing Agreement. The value of the City-wide DCL waiver on the residential floor area is approximately \$2,909,156.

³ Based on rates in effect as of 2016. Rates are subject to adjustments, see [Public Art Policy and Procedures for Rezoned Developments](#) for details.

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5630-5678 Heather Street
APPLICANT, PROPERTY, AND DEVELOPMENT PROPOSAL INFORMATION

Property Information

Address	Property Identifier (PID)	Legal Description
5630 Heather Street	009-918-990	Lot 19 Block 872 District Lot 526 Plan 8838
5650 Heather Street	009-919-015	Lot 20 Block 872 District Lot 526 Plan 8838
5668-5678 Heather Street	009-919-040	Lot 21 Block 872 District Lot 526 Plan 8838

Applicant Information

Applicant	Anthem Heather Street Holdings LP
Architect	BHA Architecture
Property Owners	Howard Swartz, Jeffery Brent Swartz, and Shirley Swartz
	Mee San Chan Liu
	Hui-Lin Lee and James Shiang

Site Statistics

Site Area	2,179 sq. m (23,453 sq. ft.)
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Development Statistics

	Permitted Under Existing Zoning	Development Permitted Under Proposed Zoning		
Zoning	R1-1	CD-1		
Uses	Residential	Mixed Use		
Max. Density	0.70 FSR	5.74 FSR		
Floor Area	1,525 sq. m (16,417 sq. ft.)	Up to 12,507 sq. m (134,624 sq. ft.)		
Height	11.5 m (38 ft.)	Top of parapet: 55.7 m (183 ft.) Top of appurtenances: 59.3 m (195 ft.)		
Unit Mix	n/a	Market Rental (20% of Floor Area as BMR)		
		Type	Count	Percentage
		Studio	13	7%
		1-bed	106	58%
		2-bed	48	26%
		3-bed	17	9%
Total	184	100%		
Parking, Loading and Bicycle	as per Parking By-law	as per Parking By-law Confirmed at the development permit stage		
Natural Assets	7 City trees 22 on- and off-site trees	1 street tree to be retained; 2 off-site tree to be retained; 15 on-site, 4 street, and 1 shared trees proposed for removal; 26 new trees are proposed		