



REFERRAL REPORT

Report Date: June 25, 2024
Contact: Tess Munro
Contact No.: 604.871.6168
RTS No.: 16442
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: 975 West 57th Avenue

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 GBL Architects Inc. on behalf of 1051993 B.C. LTD.¹, the registered owner of the lands located at 975 West 57th Avenue [*PID 025-372-351; Lot 1 District Lot 526 Group 1 New Westminster District Plan LMP53218*], to rezone the lands from R1-1 (Residential Inclusive) District to CD-1 (Comprehensive Development) District, to increase the maximum floor space ratio (FSR) from 0.70 to 3.14 and the maximum building height from 10.75 m (35 ft.) to 22.7 m (75 ft.) (sub-area A) and 59.4 m (195 ft.) (sub-area B) to permit the development of a 19-storey strata-titled residential building with 143 units and a six-storey mixed-used building with 47 rental residential units and a 37-space childcare, 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;

¹ Beneficially owned and controlled by Tria Homes

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by GBL Architects Inc., received October 27, 2023, provided that the Director of Planning may allow minor alterations to this form of development when approving the detailed scheme of development;

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

- B. THAT subject to approval in principle of the rezoning and the Housing Agreement described in Part 2 of Appendix B, the Director of Legal Services be instructed to prepare the necessary Housing Agreement By-law for enactment prior to enactment of the CD-1 By-law, subject to such terms and conditions as may be required at the discretion of the Director of Legal Services, 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;

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

REPORT SUMMARY

The report evaluates an application to rezone 975 West 57th Avenue from R1-1 (Residential Inclusive) District to CD-1 (Comprehensive Development) District, to permit the development of a 19-storey residential building with 143 strata-titled units, and a six-storey mixed-use building with 47 rental residential units and a 37-space City-owned childcare facility. Building heights of 22.7 m (75 ft.) and 59.4 m (195 ft.) and a density of 3.14 FSR are proposed.

The application meets the intent of the *Cambie Corridor Plan*. If approved, the application would contribute residential units and provide an in-kind, 37-space childcare facility. Staff support the application, subject to design development and other conditions. Staff recommend that the

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

COUNCIL AUTHORITY/PREVIOUS DECISIONS

- Vancouver Plan (2022)
- Cambie Corridor Plan and Cambie Corridor Public Realm Plan (2018)
- Housing Needs Report (2022)
- Housing Vancouver Strategy (2017)
- Family Room: Housing Mix Policy for Rezoning Projects (2016)
- High-Density Housing for Families with Children Guidelines (1992)
- Childcare Strategy: Making Strides (2022)
- Green Buildings Policy for Rezoning (2009, amended 2023)
- Community Amenity Contributions Policy for Rezoning (2020, amended 2023)
- Development Cost Levy By-Law No. 9755
- Utilities Development Cost Levy By-law No. 12183
- Latecomer Policy (2021)
- Public Art Policy and Procedures for Rezoned Developments (2014)
- Urban Forest Strategy (2016)

REPORT

Background/Context

1. Site and Context

The property is located on the east side of Oak Street, between 54th and 57th Avenues (see Figure 1). The site size is approximately 1.24 acres, which includes a 193.9 m (636 ft.) frontage along Oak Street and a depth of 278.9 m (915 ft.). The site was home to the Salvation Army Homestead until 2015. The facility provided support programs for women seeking recovery from substance abuse. The program ended in 2015, the site was sold, and the buildings are now vacant.

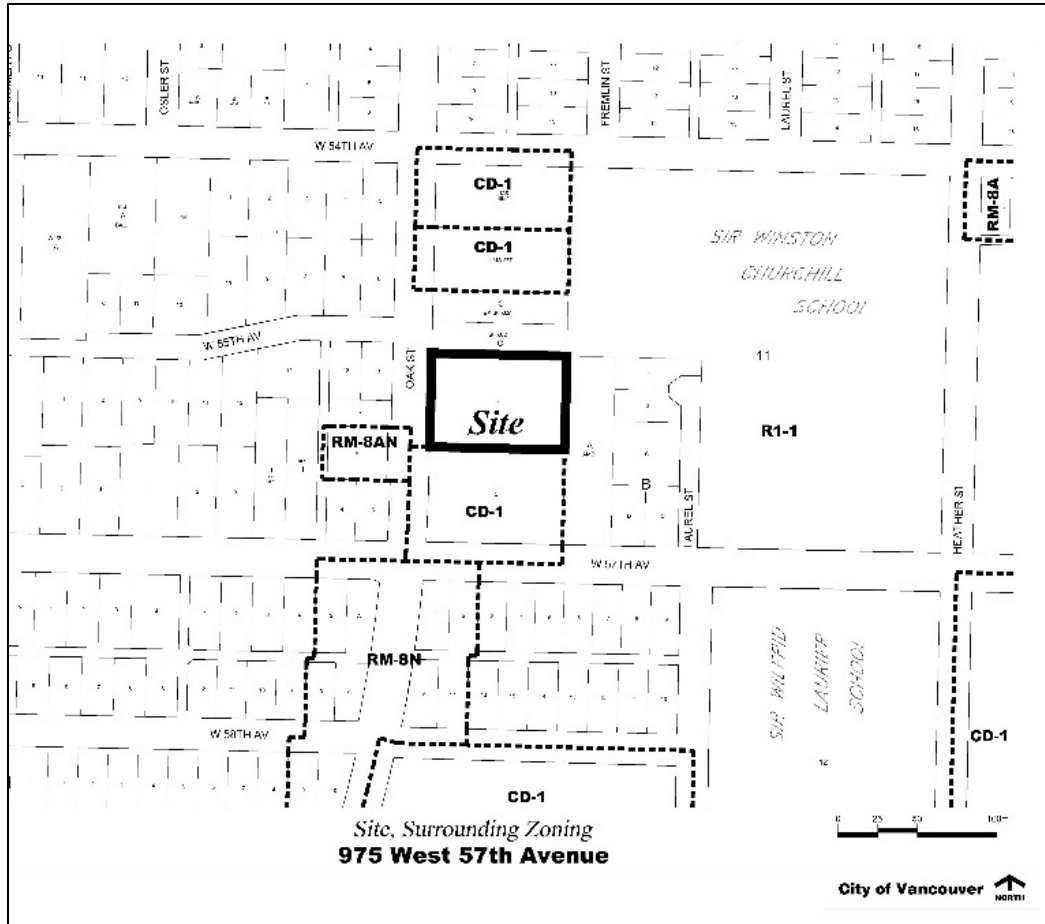
The existing zoning is R1-1 and the surrounding properties are R1-1, RM-8 and CD-1 (see Figure 1). Uses are generally residential and institutional with Temple Shalom Synagogue to the north, seniors housing to the south and Sir Winston Churchill Secondary school to the northeast. Townhouses are permitted along Oak Street.

Neighbourhood Amenities – The following amenities are within close proximity:

- *Parks:* Oak Park (400 m) and Cambie Park (950 m).
- *Cultural/Community Space:* Marpole Oakridge Community Centre (400 m). Oakridge Centre (2 km) is under development for a library, seniors centre, cultural performance space, and community centre.

- *Childcare*: Spare Time II (180 m), Chee in a Tree (365 m), Marpole-Oakridge Day Care (600 m), and Little Munchkin Daycare Ltd. (670 m). Oakridge Centre (2 km) and Oakridge Transit Centre (2 km) have been approved for new childcare facilities.

Figure 1: Surrounding Zoning and Context



Local School Capacity – The site is located within the catchment area of Annie B. Jamieson Elementary and Sir Winston Churchill Secondary. According to the Vancouver School Board (VSB)'s *2020 Long Range Facilities Plan*, Jamieson will be operating above the capacity in the coming years with a capacity utilization at 123% by 2031 and Sir Winston Churchill will be operating below capacity in the coming years, at 93% by 2031.

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

2. Policy Context

Vancouver Plan (2022) – 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.

Cambie Corridor Plan (Plan) – The Plan identifies this property as a unique site. Unique sites in the Corridor contain site-specific policy to appropriately respond to its unique characteristics, size, and local context. Unique sites also provide an opportunity to deliver diverse and affordable housing options, local amenities, and increased neighbourhood vibrancy — helping to shape a complete community. Redevelopment on this site is guided by principles set out in sections 6.1 and 6.8 of the Plan.

This site includes decommissioned institutional buildings and is expected to provide new housing options and amenities for families, leveraging its proximity to schools and significant open spaces. Improved public realm connections to and along Oak Street are expected, including a new east-west vehicle and pedestrian connection along the northern edge of the site from Oak Street to the eastern property line. This new public realm will eventually connect through to Laurel Street together with the redevelopment of the neighbouring site at 57th Avenue and Laurel Street. Further, the arrangement of buildings, parking structures, and site circulation should maximize opportunities for on-site open space and ensure tree retention as much as possible.

Where market rental housing is included, modest increases in height and density to assist with project viability are supported, subject to urban design performance and delivery of amenities, such as a new childcare facility.

Housing Needs Report – On April 27, 2022, Council resolved at a public meeting to receive a [Housing Needs Report](#) (“HNR”) by staff. Further to the BC Provincial government’s requirement, Council must consider the most recent HNR when creating 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 rezoning would facilitate the delivery of strata and rental housing. It implements Council-approved policy contained in the *Cambie Corridor Plan* which includes direction on housing that is well supported by the data and findings within the HNR.

Strategic Analysis

1. Proposal

The application proposes a 19-storey residential building with 143 strata-titled units, a six-storey mixed-use building with 47 rental residential units and a 37-space childcare (Figure 2). A total floor space ratio of 3.14 and building heights of 22.7 m (75 ft.) and 59.4 m (195 ft.) are proposed.

Three levels of underground parking are accessed via the new east-west vehicle and pedestrian connection provided along the northern edge of the site from Oak Street to the eastern property line (referred to as the new 55th Avenue hereon). Additional form of development drawings are shown in Appendix E.

Figure 2: Project Perspective Looking Southeast

Enhanced Rezoning Process – Unique sites in the Plan are subject to an enhanced rezoning process. Per the Plan, this process includes engagement with the community during the pre-application phase. This process was undertaken in 2021 and a final preferred option was submitted, which represents this current rezoning application.

2. Land Use

The proposed residential use and tenure is consistent with the Plan's objective to advance the delivery of housing. In recognizing the former institutional use on this site and the desire to offer community-serving uses in the area, inclusion of institutional use in the form of a childcare is supported.

3. Form of Development, Height and Density

In assessing urban design performance, staff considered the built form expectations of the Plan.

Form of Development – The application is consistent with the Plan's form of development expectations to accommodate two buildings separated by a semi-private open space with a childcare facility (see Figure 3). On the west side of the site is a lower mid-rise, six-storey building, while on the east side is a 19-storey tower. Both buildings are consistent with the typologies anticipated in the Cambie Corridor. The proposal also meets the Plan's expectations for setbacks, tower floorplate size, tower separation, sensitive transition to the surrounding area, open space, and the provision of residential amenities.

Figure 3: Project Perspective Looking Southeast

Height – The Plan anticipates a lower mid-rise building (five to eight storeys) and a higher mid-rise building (nine to 12 storeys), with consideration for additional height and density for project viability when market rental is provided. The proposed heights of six and 19 storeys are consistent with the Plan's expectations for building typologies throughout the Cambie Corridor of six-storey lower mid-rise on arterial streets and 18-storey towers off the arterials.

The CD-1 By-law includes additional height to accommodate a potential partial-storey rooftop amenity for the six-storey building as per the Plan, should the applicant choose to pursue this option. The partial storey on the six-storey building would be set back to limit its visibility.

Density – The Plan anticipates a density that is site-specific and varies with urban design performance evaluated according to the Plan's built-form guidelines. The proposal meets the expectations of the Plan and proposes a density of 3.14 FSR.

Shadowing – The tower introduces shadow onto the nearby schoolyards. The tower's top three floors have been stepped back to minimize shadowing. This revision to minimize impacts is supported. Per the CD-1 By-law, staff have not permitted a common amenity space above the 19-storey building to prevent this structure from casting any additional shadowing onto the schoolyard.

Public Realm and Open Space – The Plan envisions several key public realm elements for this site. This includes: a vehicle, pedestrian, and cycling primary active link (north); a pedestrian secondary active link (south); and a multipurpose central semi-private open space. The proposal includes these three elements. Staff have prepared conditions to further enhance these active links and augment the quality and functionality of the semi-private open space.

Private Amenity Space – The development offers at-grade on-site common indoor and outdoor amenities for both buildings. Staff have prepared a condition to enhance the functionality of the amenities by improving direct access from both buildings and reorganize the space for gathering rather than as a pathway.

Urban Design Panel – The Urban Design Panel reviewed the project on March 13, 2024, and supported this application with recommendations to enhance the amenities and improve the central semi-private open space.

Staff reviewed the recommendations of the Panel, as well as the site-specific conditions, and conclude that the proposal reflects the Plan’s built form expectations and is appropriate for the context. Staff support the application subject to the Urban Design conditions in Appendix B.

4. Housing

The *Housing Vancouver Strategy* seeks to deliver a range of housing tenures across the housing continuum. This application, if approved, would add 47 rental units to the City’s inventory of rental housing, which contribute to the targets in the strategy (see Figure 4).

Figure 4: Progress Towards 10-Year Housing Vancouver Targets for Market Rental Housing as of March 31, 2024

Housing Type	Category	10-Year Targets ²	Units Approved Towards Targets ³
Purpose-Built Market Rental 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. Units proposed in this application include market rental units only.

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

Housing Mix – The *Family Room: Housing Mix Policy for Rezoning Projects* policy requires a minimum of 35% family units. This application proposes 43% 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 proposal is consistent with the policy, secured with a provision in the CD-1 By-law for minimum requirements.

Average Rents and Income Thresholds – Average rents for units on the west side are shown in Figure 5. Rent increases, over time, are subject to the Residential Tenancy Act. Average market rents in newer rental buildings on the west side are shown in the middle two columns.

The market rental housing will provide options which are significantly more affordable than average home ownership costs.

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

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

¹ From October 2023 CMHC Rental Market Survey for purpose-built rental buildings completed in 2014 or later on westside

² Based on the following assumptions: median of all BC Assessment apartment sales prices in Vancouver Westside in 2021 by unit type, 20% down-payment, 5% mortgage rate (in-line with Bank of Canada conventional rate), 25-year amortization, \$150-\$250 monthly strata fees and monthly property taxes at \$2.92 per \$1,000 of assessed value (2020 assessments and property tax rate).

Security of Tenure – Purpose-built rental housing offers secure rental tenure. All 47 units in the proposal would be secured through a Housing Agreement and a Section 219 Covenant for the longer of 60 years and the life of the building. Covenants will be registered on title to prohibit the stratification and/or separate sale of individual units.

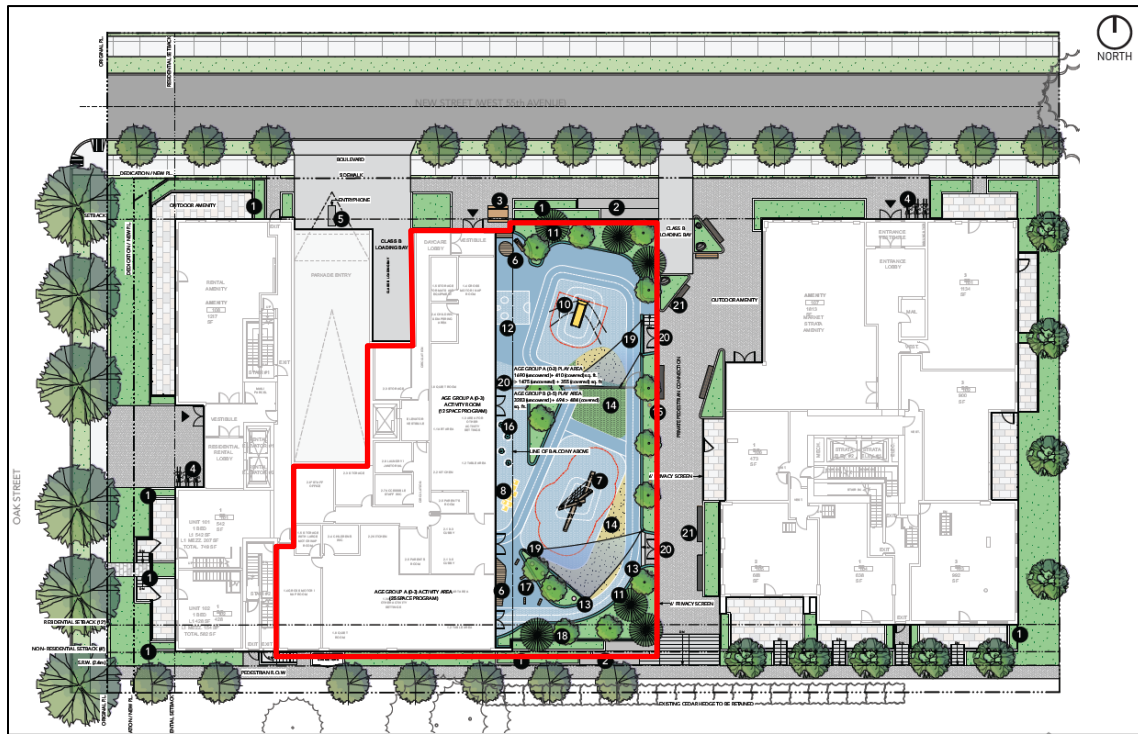
Existing Tenants – The site does not currently have any existing rental residential uses and there are no eligible tenants as defined under the City's *Tenant Relocation and Protection Policy* (TRPP). If any eligible tenants are identified through the City's regulatory approvals process, the applicant will be required to provide a Tenant Relocation Plan that meets the TRPP.

5. Childcare Facility

The applicant has offered a childcare facility to be delivered turnkey to the City as the community amenity contribution (CAC). The 37-space childcare facility is located on the ground floor of the six-storey rental building, with outdoor play area located between the two buildings (Figure 6). The facility offers an infant/toddler and preschooler program area, with a dedicated outdoor play area co-located with the indoor space.

At occupancy, the childcare facility will be transferred turnkey, to City ownership, through an air space parcel. If approved, and as the project proceeds to construction, staff will seek Council approval to appoint a non-profit operator for the childcare in a subsequent report. A typical model would involve leasing the facility to the selected non-profit operator with the operator responsible for the administration, programming, operation, and associated facility costs, including regular maintenance and minor repairs. The City would typically be responsible for the major repairs and lifecycle replacement of major systems and structural components.

Figure 6: Childcare Site Plan



City Ownership – If the rezoning is approved, the applicant is required to construct the childcare facility to the City’s satisfaction. The facility is subject to further design development during the subsequent phases of the approval process. Upon completion, the facility will be delivered turnkey as a separate air space parcel to the City, prior to issuance of the final occupancy permit. Dedicated mechanical and electrical systems, garbage and recycling areas, vehicle parking, bicycle spaces and end-of-trip facilities, will be secured for use by the operator.

Non-Profit Operators – Should the application be approved, staff will undertake processes to secure a non-profit organization to operate the childcare facility. Criteria for operator selection would typically prioritize a fit between the non-profit’s organizational mandate that meet Council’s objectives and the needs of the community. A common operating model would ensure that the operator be responsible for the administration, programming, operation, and associated facility costs, including regular maintenance and repairs. The City would typically be responsible for major repairs, and lifecycle replacement of major systems and structural components.

6. Transportation and Parking

The site is well served by transit, with bus services along Oak Street and 49th Avenue, and bicycle lanes along Heather Street and 59th Avenue.

Vehicle and bicycle parking is provided over three levels of underground parking, accessed from the new 55th Avenue. The application proposes 189 vehicle parking spaces and 374 bicycle spaces.

In addition to the dedication along the northern edge of the site for the new 55th Avenue, Engineering conditions require street improvements along Oak Street including a wide front

boulevard, concrete sidewalk, and a median diverter to guide traffic entering and exiting Oak Street and the new 55th Avenue. Further, the applicant is to provide a new traffic signal at the intersection of Laurel Street and 57th Avenue and the installation of a new left turn bay at the intersection of Oak Street and 57th Avenue.

7. Environmental Sustainability and Natural Assets

Green Buildings – The *Green Buildings Policy for Rezoning*s requires that applications satisfy the green and resilient building conditions. The applicant submitted preliminary modelling analysis detailing design and construction strategies to meet anticipated energy and emissions and embodied carbon targets in the Vancouver Building By-law, a summary of the resilient building measures considered for the application, and a commitment to fulfill energy system sub-metering and enhanced commissioning requirements throughout the project.

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 that meet certain conditions to protect as many healthy, viable trees while still meeting the challenges of development and housing priorities.

There are 28 on-site trees to be removed. The landscape plan proposes approximately 40 new on-site trees and 20 new City trees proposed along Oak Street and the new 55th Avenue. The final number of new trees will be determined through the development permit process. See Appendix B for form of development, landscape, and engineering conditions.

8. Public Input

Enhanced Rezoning Pre-Application Engagement

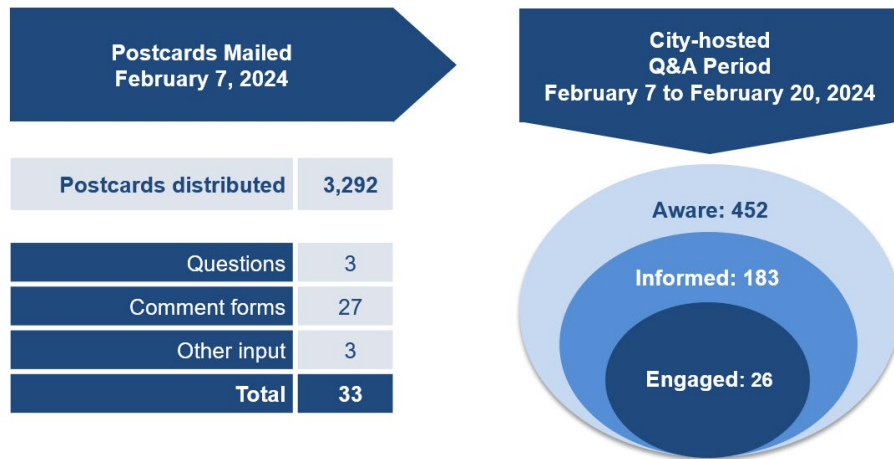
As a unique site under the Plan, the enhanced rezoning process included additional public consultation prior to the rezoning application being submitted. Pre-application engagement was held from September 13 to October 3, 2021 on the City's Shape Your City (shapeyourcity.ca/) platform. The enhanced process posed specific questions related to the proposal which included whether the proposed height and density fit with the scale of the surrounding neighbourhood and whether the respondents had any additional suggestions for this site.

There were a total of 135 participants during this pre-application process. Seven questions and 17 comments were received. A total of eight ideas were received about whether the proposed height and density fit in with the scale of the surrounding neighbourhood. Comments were submitted expressing support for the proposal's proximity to transit, and some concerns, including too much density and height for the area. In response to the public comments, the height of the tower in the strata building was reduced by one storey and additional sculpting at the upper storeys was introduced to further reduce shadow impacts.

Rezoning Application Engagement

Public Notification – A site sign was installed on January 29, 2024. Approximately 3,292 notification postcards were distributed within the neighbouring area on or about February 7, 2024. Notification and application information, and an online comment form was provided on the Shape Your City platform. A question and answer period was held between February 7, 2024 and February 20, 2024. A total of 33 submissions were received (Figure 7).

Figure 7: Overview of Notification and Engagement



Generally, comments of support included support for the residential units and childcare facility, support for the family-sized units, and comments that the height, density, and massing is appropriate and that even greater density would be supported.

Concerns were raised about the potential for increased traffic congestion, especially with access to the site along Oak Street and current traffic related to the existing developments in the area. Respondents were also concerned about the height being too tall and out of context with the existing low-rise buildings. Additionally, some respondents were concerned that the neighbourhood has insufficient amenities and services.

Response to Public Comments:

Regarding traffic, Engineering conditions require improvements to the intersection of Oak Street and West 57th Avenue with the installation of a westbound left turn bay on West 57th Avenue, and a westbound left turn arrow. A new turn bay and an advance left turn arrow is aimed at alleviating traffic congestion at the intersection.

In response to height, the proposed heights of six and 19 storeys are consistent with the Plan’s expectations for these building typologies throughout the Cambie Corridor of six-storey lower mid-rise on arterial streets and 18-storey towers off the arterials. The six-storey building is placed along Oak Street to provide a sensitive transition from the lower-rise buildings along the arterial to the taller building located internal to the site.

Finally, the proposal itself offers a childcare, which will add to the neighbourhood amenities. There are also several amenities and services at the Pearson-Dogwood redevelopment, two blocks to the east, offering commercial space, a childcare facility, and a public park.

9. Public Benefits

Community Amenity Contributions (CAC) – The application is subject to a negotiated CAC approach. The applicant has offered an in-kind CAC consisting of the construction of a purpose-built 37-space childcare facility (valued at \$6,500,000), to be delivered turnkey to the City within a fee-simple airspace parcel to be transferred to the City on completion of construction. Real Estate Services staff have reviewed the applicant’s pro forma, and concluded

the offering aligns with the expected financial performance of this application. Staff consider the turnkey childcare facility to be the public benefit accruing from this application.

Cambie Corridor Public Benefits Strategy (PBS) – The PBS identifies public benefits and infrastructure to support growth, including short- and long-term priorities in and around the area. See Appendix F for the Cambie Corridor Plan Public Benefits Implementation and Tracking.

Development Cost Levies – The site is subject to both the City-wide DCL and Utilities DCL. DCLs are payable at building permit issuance based on rates in effect at that time and the floor area proposed at the development permit stage. As the proposal includes both a strata building and a rental building, the rental portion of floor area is not eligible for a DCL waiver.

Based on rates in effect as of September 30, 2023, and the 15,339.2 sq. m (165,110 sq. ft.) of residential floor area, it is estimated that the project will pay \$5,854,839 of DCLs. The childcare facility is also subject to \$20 in nominal DCLs under the DCL By-law.

Public Art Policy – The application is subject to the *Public Art Policy and Procedures for Rezoned Developments*. The public art budget will be calculated on the floor area proposed at the development permit stage and is subject to Council approved period adjustments to address inflation. The public art contribution that is estimated to be \$336,061.

Financial Implications

This project is expected to provide a 37-space childcare facility, DCLs and a public art contribution. A summary of public benefits associated with this application is included in Appendix G.

CONCLUSION

Staff conclude that the proposed land use, density, form of development and public benefits are consistent with the intent of the Plan. The form of development represents an appropriate urban design response to the site and context. If approved, this application would make a contribution to the achievement of housing goals outlined in the Housing Vancouver Strategy.

The General Manager of Planning, Urban Design and Sustainability recommends that the rezoning application be referred to a Public Hearing, together with a draft CD-1 By-law generally as set out in Appendix A, and that, subject to the Public Hearing, the application including the form of development as shown in the plans in Appendix E, be approved in principle, subject to the application fulfilling the Conditions of Approval in Appendix B.

* * * * *

**975 West 57th Avenue
PROPOSED CD-1 BY-LAW PROVISIONS**

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

Zoning District Plan Amendment

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

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

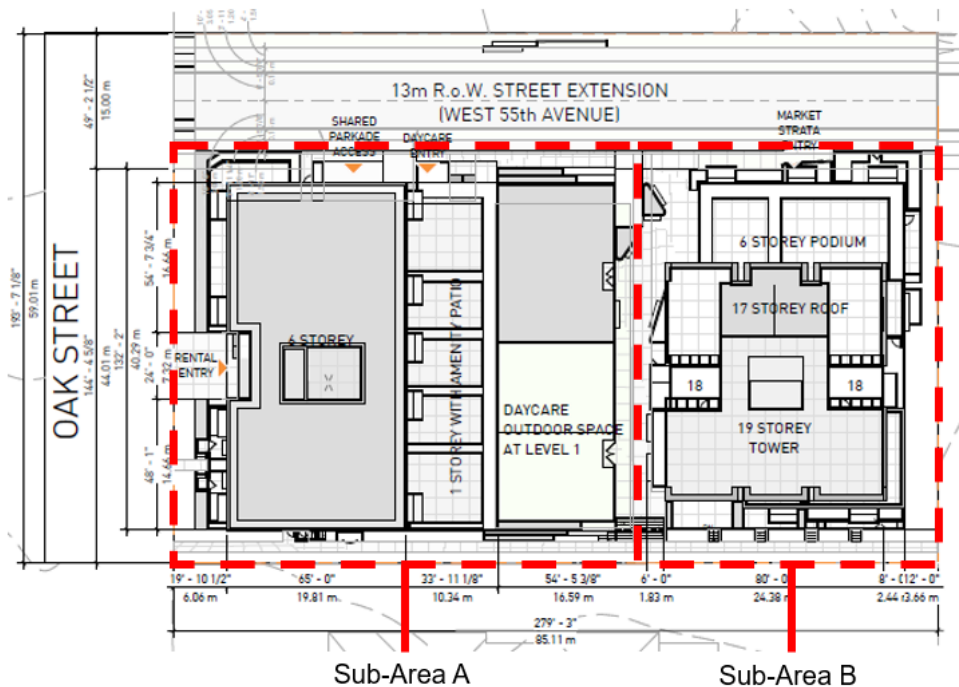
Designation of CD-1 District

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

Sub-areas

3. The site is to consist of 2 sub-areas generally as illustrated in Figure 1, solely for the purpose of establishing the maximum permitted building height for each sub-area.

Figure 1 – Sub-areas



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 Multiple Dwelling;
 - (b) Institutional Uses, limited to Child Day Care Facility; and
 - (c) Accessory uses customarily ancillary to the uses permitted in this section.

Conditions of Use

- 5.1 A minimum of:
- (a) 3,853 m² of the total floor area must be used for rental housing; and
 - (b) 429 m² of the total floor area must be used for Child Day Care Facility use, secured to the City's satisfaction.
- 5.2 The design and layout of at least 35% of the total number of strata dwelling units must:
- (a) be suitable for family housing; and
 - (b) have 2 or more bedrooms, of which:
 - (i) at least 25% of the total dwelling units must be 2-bedroom units, and
 - (ii) at least 10% of the total dwelling units must be 3-bedroom units.
- 5.3 The design and layout of at least 35% of the market rental dwelling units must:
- (a) be suitable for family housing; and
 - (b) have 2 or more bedrooms.

Floor Area and Density

- 6.1 Computation of floor area must assume that the site area is 5,021.1 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 must not exceed 3.14.
- 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 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 floor area being provided, and
 - (ii) the balconies must not be enclosed for the life of the building;
- (b) patios and roof decks, if the Director of Planning considers the impact on privacy and outlook;
- (c) floors or portions thereof that are used for:
 - (i) off-street parking and loading located at or below base surface, provided that the maximum exclusion for a parking space does not exceed 7.3 m in length,
 - (ii) bicycle storage, and
 - (iii) heating and mechanical equipment, or uses that the Director of Planning considers similar to the foregoing;
- (d) entries, porches and verandahs if the Director of Planning first approves the design;
- (e) all residential storage area above or below base surface, except that if residential storage area above base surface exceeds 3.7 m² per dwelling unit, there will be no exclusion for any of the residential storage area above base surface for that unit; and
- (f) all storage area below base surface for non-dwelling uses.

6.5 The Director of Planning or Development Permit Board may exclude from the computation of floor area:

- (a) 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; and
- (b) additional floor area as required to meet licensing requirements for the Child Day Care Facility,

if the Director of Planning or Development Permit Board considers the intent of this by-law and all applicable Council policies and guidelines.

Building Height

- 7.1 Building heights in each sub-area must not exceed the permitted height for that sub-area, as set out in Table 1.
- 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 in sub-area A, or mechanical appurtenances including elevator overrun and rooftop access structure in sub-area A or B, the height of the portions of the building with the permitted common rooftop amenity space or mechanical appurtenances must not exceed the permitted building height set out in Table 1 for that sub-area.

Table 1 – Permitted Building Height

Sub-area	Building height	Building height for portions of the building with permitted common rooftop amenity space or mechanical appurtenances
A	22.7 m	26.3 m
B	59.4 m	63.0 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 above 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:
- (a) the Director of Planning or Development Permit Board considers all applicable Council policies and guidelines; and
 - (b) the minimum distance of unobstructed view is at least 3.7 m.

**975 West 57th Avenue
CONDITIONS OF APPROVAL**

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

PART 1: CONDITIONS OF APPROVAL OF THE FORM OF DEVELOPMENT

Note: Consideration by Council at the Public Hearing of the proposed form of development is in reference to plans prepared by GBL Architects Inc., received on October 27, 2023, and provides that the Director of Planning may allow minor alterations to this form of development when considering the detailed scheme of development submitted with the development application.

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

Urban Design

- 1.1 Design development to reinforce the public realm interface and functionality of the primary and secondary active links.

Note to Applicant: Refer to Section 3.9 of the *Cambie Corridor Public Realm Plan* and Urban Design Panel comments. This is to maximize pedestrian interest with an engaging interface. Suggested strategies include integrating the strata loading into its building to maximize on-site open space; patios and ground-oriented residential elements; elements that create interest and support passive use (e.g. seating, landscape features); softening the building interface where there is grade change (e.g. south edge of the rental building; terracing or natural grading); maximizing accessibility as much as possible.

- 1.2 Design development to augment the central semi-private open space's quality and functionality.

Note to Applicant: Refer to Section 6.8 of the *Plan* and Urban Design Panel comments. This is to reinforce the open space as a multifunctional flexible gathering area for both buildings' residents. Suggested strategies include re-organizing the space for gathering rather than a pathway; providing direct on-site access from both buildings; introducing elements that encourage passive use and social interaction; landscaping. This space is in addition to outdoor common amenities.

- 1.3 Design development to provide green roof for the tower.

Note to Applicant: Refer to the requirements of the *Roof-Mounted Energy Technology and Green Roofs Bulletin*. It should be noted on the architectural and landscape plans the type of green roof proposed including the percentage.

Crime Prevention through Environmental Design (CPTED)

- 1.4 Design development to respond to CPTED principles, having particular regard for:
- (a) Theft in the underground parking;
 - (b) Residential break and enter;
 - (c) Mail theft; and
 - (d) Mischief in alcoves and vandalism, such as graffiti.

Note to Applicant: Building features proposed in response to this condition should be noted on the plans and elevations. Consider use of a legend or key to features on the drawings.

Sustainability

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

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

Landscape Design

- 1.6 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 Engineering condition section 1.46.
- 1.7 Resolution of conflict between the development and retention of offsite trees # OS5, OS6, OS10 and shared tree #894 per the arborist report by Diamon Head Consulting, dated September 23, 2022.

Note to Applicant: This can be done by:

- (a) Submitting a written neighbour consent letter;
 - (b) Ensuring a tree permit application is in place to remove and replace the tree(s) prior to building permit issuance; or
 - (c) Adjusting the form of development to retain trees safely (In the event that tree removal consent cannot be obtained, further analysis and coordination with the arborist and the design team will be required to quantify scope of work and its impact on adjacent retained trees).
 - (d) Coordination with condition 1.12.
- 1.8 Where applicable, provision of technical documents that verify excavation and construction methods near tree protection zones, including:

- (a) Large scale detailed architectural and engineering sections that accurately illustrate the demolition scope, excavation/shoring limitations, special foundation design and tree protection zones; and
- (b) Plan(s) that illustrate the excavation limits, tree protection zones and all work within the tree protection zone.

Note to Applicant: Any work in or near tree protection zones are to be fully coordinated with the project arborist.

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

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

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

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

- 1.11 Provision of detailed sections/elevations (minimum 1/4 inch scale) through the primary outdoor amenity areas and the north edge of sub-area B with special attention to universal access, grade resolution and tall retaining wall mitigation.

- 1.12 Provision of an updated arborist report and tree management plan.

Note to Applicant: Applicable to the development site and any work that may impact adjacent sub-areas and City-owned trees and including a summary table listing quantities of trees removed, retained and replaced. Phased tree protection should be explored. Special attention to construction site phases, work scope and site management will be needed. Tree #894 appears to be mislabelled as tree #854 on the tree management plan submitted for rezoning application.

- 1.13 Provision of a letter of assurance for arborist supervision.

Note to Applicant: To be signed by the arborist and the contractor of responsible party. The letter should detail any supervision work associated with each development permit and any related work impacting trees within the scope of the master plan.

- 1.14 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.

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

1.16 Provision of an outdoor lighting plan.

Note to Applicant: Refer to Dark Night Design Principles.

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

1.17 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.

1.18 Provision on landscape drawings of landscape features intended to create bird friendly design.

Note to Applicant: Refer to *Bird Friendly Design Guidelines*. Include some elements on the plant palette that enable bird habitat conservation and bird habitat promotion.

1.19 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 feet long and 18 inches deep. Planting depth of root ball must be below sidewalk grade. New street trees to be confirmed prior to issuance of the building permit. Call Park Board at 311 for tree species selection and planting requirements. Park Board to inspect and approve after tree planting completion.”

1.20 Provision of confirmed trenching locations for utility connections, avoiding conflict with tree root zones and addition of the following note:

“Trenching for utility connections to be coordinated with Engineering Department to ensure safe root zones of retained trees. Methods of tree protection for street trees to be approved by Park Board Urban Forestry staff”.

Note to Applicant: Methods of tree protection for street trees (as approved by Park Board Urban Forestry staff) to be shown on plan. Relocation of trenching locations are required

if in conflict with tree protection. Two separate applications must be applied for: a commercial water permit and another commercial sewer permit.

Childcare

1.21 Design, fit, finish, and equip the 37-space childcare centre to ensure it is licensable by *Vancouver Coastal Health's Community Care Facilities Licensing (CCFL)* and meets the intent of the City's [Childcare Design Guidelines](#), [Childcare Technical Guidelines](#), and [Facilities Standard Manual](#), to the satisfaction of the General Manager of Arts, Culture and Community Services, and the General Manager of Real Estate, Environment and Facilities Management.

1.22 Design development to ensure the 37-space childcare centre has a minimum indoor area of 429 sq. m (4,618 sq. ft.) and no less than 520 sq. m (5,597 sq. ft.) of outdoor space.

Note to Applicant: The City-owned childcare facility will be subject to further design development during the subsequent phases of the approval process. Upon completion, the facility will be delivered to the City, prior to the issuance of the final occupancy permit. Dedicated mechanical and electrical systems, elevator, garbage and recycling areas, vehicle and bicycle parking will be secured for use by the operator of the childcare facility.

1.23 Each licensed program within the childcare centre must have its own, separate and dedicated outdoor play space including covered space, with direct and contiguous access between indoor and outdoor program space.

1.24 Demonstrate that the outdoor play areas for each program receives a minimum of three hours of direct sunlight per day on February 1. Include known shadow impacts of adjacent buildings.

1.25 Design development to ensure that the indoor and outdoor spaces of the childcare centre are designed to maximize opportunities for healthy child development while ensuring an operationally sustainable facility for the non-profit operator.

Note to Applicant: Design development to minimize interior circulation space and maximize programmable areas that provide a direct connection to outdoor space.

Note to Applicant: Detailed indoor and outdoor design will be required prior to issuance of a development permit. Pre-development permit, the provision of detailed design of the indoor and outdoor childcare areas is strongly encouraged.

Note to Applicant: Provide area table calculations broken down by childcare programs and area calculations in plan drawings at pre-development permit. Refer to *Childcare Design Guidelines* Table 2 and Table 4 as examples of calculations.

1.26 Design development to minimize and mitigate any environmental health concerns, or any other negative impacts from the Class B loading stalls in close proximity to the childcare outdoor space.

- 1.27 A total of seven dedicated and signed parking spaces are required, which includes five drop-off/pick-up parking stalls and two staff parking stalls. Include one (1) universally accessible stall and the rest of the stalls must be regular size (no small car stalls).
- Note to Applicant. Design development to ensure that the location of parking and drop-off stalls are safe and in proximity to the childcare centre elevator. Parking should avoid the need for parents and children to cross a drive aisle as much as possible.
- 1.28 Provision of dedicated, secure storage with space to accommodate a minimum of three Class A bicycle parking stalls, and space for bike tailers, car seats, and parents' strollers.
- 1.29 Provision of Class B bicycle parking for parent drop-off within easy access of the Facility's entrance at street level.
- 1.30 Design development to ensure the childcare facility has a height of not less than 12 ft. floor-to-floor.
- 1.31 Design development to ensure mitigation of fallen objects from any balconies that are in close proximity to the outdoor space.
- 1.32 Childcare facility to be universally accessible for peoples with disabilities.
- 1.33 Design development of the childcare facility with effective signage at the parking level and ground level entrances to ensure clear wayfinding to the childcare facility.
- 1.34 Provide Written Design Concept for the proposed building systems and a Commissioning Plan by an Independent Commissioning Provider mutually agreed to by the Owner/Applicant and the City of Vancouver. The utilities for the childcare facility are required to be separately metered and the monitoring systems (DDC, security) are required to be separately monitored.
- 1.35 Provision of mechanical and electrical concepts and Basis of Design for review and acceptance prior to release of the Development Permit hold to the satisfaction of the General Manager of Real Estate, Environment, and Facilities Management.

Note to Applicant: Design development to provide sufficient areas required for the dedicated electrical system for the childcare. These systems are to be independent from the rest of the development as per the *Childcare Technical Guidelines*, with secured utility and service rooms to safely accommodate equipment serving the Childcare Facility. The utilities for the Childcare Facility are required to be separately metered and the monitoring system (DCC, security, irrigation, etc.) are required to be separately monitored.

- 1.36 Childcare facility submittals to include programmable area breakdowns and side-by-side comparison with the provisions of the City of Vancouver *Childcare Design Guidelines*, and indicate in contrasting colour all exclusive-use and non-exclusive spaces within the City's Childcare Facility's air space parcel.

Housing

- 1.37 The proposed unit mix of the market rental building, including 27 one-bedroom units (57%), 15 two-bedroom units (32%), and 5 three-bedroom units (11%) 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.

- 1.38 The development should be designed in accordance with the *High-Density Housing for Families with Children Guidelines*, including the provision of:
- (a) Design development to provide more functional co-located indoor and outdoor amenities for each building that includes:
 - (i) 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 (Section 3.3.2, 3.4.3); and
 - (ii) a multi-purpose indoor amenity space appropriate in size for the scale of the project, 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 (Section 3.7.3).

Note to Applicant: Refer to Section 3 of the *High-Density Housing for Families with Children Guidelines* and Urban Design Panel comments. The intent of the Guidelines is to provide appropriate open space to meet the needs of on-site children and adults. Suggested strategies include relocating the rental amenities to Level 2 to take advantage of the terrace; and relocating the strata amenities to Level 7 and/or Level 18 to take advantage of the terraces.

- (b) A minimum of 2.3 sq. m (25 sq. ft.) of bulk storage for each dwelling unit (Section 4.4.2); and
- (c) A balcony for each unit with 1.8 m (6 ft.) by 2.7 m (9 ft.) minimum dimensions (Section 4.3.2).

Engineering

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

Note to Applicant: The City of Vancouver and TransLink have authority over construction works carried out on a City street that is designated as part of the Major Road Network (MRN). This development site has been identified as being adjacent the MRN, as defined under the South Coast British Columbia Transportation Authority Act (<https://www.translink.ca/plans-and-projects/projects/roads-bridges-and-goods-movement>), on one or more frontages. Potential impacts to the road network due to site

specific construction activity must be reviewed and approved for all sites proposing street use outside of currently regulated zone limitations.

<https://vancouver.ca/streets-transportation/traffic-management-for-construction-and-special-events.aspx>

- 1.40 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 shoringreview@vancouver.ca.

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

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

- 1.41 Contact Engineering at StreetUseReview@vancouver.ca to acquire the permissible street use after Building Permit issuance.

Note to Applicant: Prepare a mitigation plan to minimize street use during excavation and construction (i.e., consideration to the building design or sourcing adjacent private property to construct from) and be aware that a minimum 60-day lead time is required for any major crane erection / removal or slab pour that requires additional street use beyond the already identified project street use permissions.

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

- 1.42 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.
- 1.43 Submission of a letter from a waste hauler confirming that access and pickup from the garbage and recycling facility is possible from the designed location shown.

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

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

- 1.44 Provision of a crossing design application to the satisfaction of the General Manager of Engineering Services, prior to Development Permit issuance.

Note to Applicant: Submission of a crossing application is required.

Please review the City's construction and design manuals and show typical commercial crossing design on the plans and indicate if any existing street furniture, poles street trees or underground utility is impacted by the crossing design and location.

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

- 1.45 Provision of a lighting simulation to support all offsite lighting upgrades to City standards and IESNA recommendations.
- 1.46 Submission to Engineering of an updated landscape plan reflecting all the public realm changes, including demonstration of:

(a) display of the following note(s):

- (i) "This plan is "**NOT FOR CONSTRUCTION**" and is to be submitted for review to Engineering Services a minimum of 8 weeks prior to the start of any construction proposed for public property. No work on public property may begin until such plans receive "For Construction" approval and related permits are issued. Please contact Engineering, Development and Major Projects and/or your Engineering, Building Site Inspector for details."
- (ii) "Tree species, final spacing, quantity and location to the satisfaction of the General Manager of Engineering Services. New trees must be of good standard, minimum 6 cm caliper, and installed with approved root barriers, tree guards and appropriate soil volumes. Installation of Engineered Soil may be required to obtain appropriate soil volumes based on site conditions. Root barriers shall be of rigid construction, 8 feet long and 18 inches deep, centre on each street tree adjacent to the sidewalk and any off-street bike facility. Planting depth of root ball must be below sidewalk grade. Contact Park Board at pbdevelopment.trees@vancouver.ca for inspection after tree planting completion".
- (iii) "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) 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 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.

- 1.47 Provision of parking access, per [Parking By-law Section 4](#) and the [Design Supplement](#):

- (a) Safe, functional parkade access interface with the City right-of-way, including:
 - (i) Relocation of the access to the most eastern part of the site.

- 1.48 Provision of Loading spaces, per the [Parking By-law Section 5](#) and the [Design Supplement](#), including:

- (a) Relocate the 2 Class B loading spaces perpendicular to and off of the main parkade ramp.

Note to Applicant: Loading manoeuvring to be accommodated fully on private property.

Note to Applicant: 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.

- 1.49 Provision of passenger space(s), per [Parking By-law Section 7](#) and the [Design Supplement](#), including:

- (a) Convenient, internal, stair-free access to/from site uses.

- 1.50 Provision of the following general revisions to architectural plans, including:

- (a) Dimension of columns and column encroachments into parking spaces;
- (b) 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; and
- (c) Design elevations at all breakpoints on both sides of ramps, drive aisles, loading and passenger loading spaces, accessible spaces, and entrances.

- 1.51 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; and

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

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

- 1.52 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.

https://vancouver.ca/home-property-development/rainwater-management.aspx?utm_campaign=rainwater&utm_medium=Vanity&utm_source=rainwater_Vanity

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

- 1.54 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, and 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.

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

- 1.55 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>.

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, as necessary, and at the sole cost and expense of the owner/developer, make arrangements for the following:

Engineering

- 2.1 Make arrangements to the satisfaction of the General Manager of Engineering Services, the Director of Legal Services and the Approving Officer for the dedication for road purposes of:
- (a) the north 13 m (42.7 ft.) of the site;
 - (b) the west 2.408 m (7.9 ft.) of the site (achieving a road width of 14.6 m measured from the centreline of Oak Street); and
 - (c) a 2.0 x 3.0 m corner cut from the northwest corner of site after dedication.

Note to Applicant: A subdivision is required to effect the dedications. A subdivision plan and application to the Subdivision and Strata Group is required. For general information see the subdivision website at: <http://vancouver.ca/home-property-development/apply-to-subdivide-or-join-properties.aspx>. The Applicant will need to ensure that no portions of the proposed balconies encroach into the 13 m road dedication.

- 2.2 Provision of a statutory right-of-way (SRW) for public use of the East-West pedestrian walkway proposed along the southern edge of the site.
- 2.3 Provision of \$30,000 for sewer catchment flow monitoring.

Note to Applicant: Flow monitoring is required to confirm the sewer upgrade scope and location noted under 2.4(b).

- 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 Rezoning Site (collectively called the “Services”) such that they are designed, constructed and installed at no cost to the City and all necessary street dedications and rights-of-way for the Services are provided all to the satisfaction of the General Manager of Engineering Services. No development permit for the Rezoning Site, or any portion thereof, or for any building or improvements thereon will be issued until the letter of credit, as security for the Services, is provided. The timing for the delivery of the Services shall be determined by the General Manager of Engineering Services in his sole discretion and holds shall be placed on such permits as deemed necessary in his sole discretion. Except as explicitly provided for in Condition 2.5 and 2.6, 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 domestic and 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 Creus Engineering Ltd. dated December 22, 2022, no water main upgrades are required to service the development.

The main servicing the proposed development is 300 mm on Oak Street. 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 Building By-law, the principal entrance must be within 90 m of a fire hydrant. Should the final design of the building change such that this requirement is no longer satisfied, provision of a new hydrant to be installed in accordance to the aforementioned bylaw will be required. The developer is responsible for 100% of the cost of this upgrade.

- (b) Provision of adequate sewer (storm and sanitary) service to meet the demands of the project, and in order to maintain acceptable sewer flow conditions, implementation of development(s) at 975 West 57th Avenue requires:

- (i) Local Servicing Upgrade:

1. Separate 62 m of existing 200 mm COMB on Oak Street to 200 mm SAN and 300 mm STM from MH_FJD419 fronting 7160 Oak Street to MH_FJCMTS fronting 975 West 57th Avenue; **or**
2. Construct a 200 mm SAN and 250 mm STM on the road dedication to the north of the site and connect to the Oak Street sewers.

Note to Applicant: The length of the storm and sanitary sewer can be confirmed at the Development Permit stage.

Note to Applicant: Local upgrade 2. is applicable only if the developer chooses to connect to the road dedication nothing of the property:

Note to Applicant: These works may constitute excess and/or extended services and will be subject to a latecomer agreement, to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services.

(ii) Off-Site Servicing Upgrade:

1. Separate 43 m of 500 mm combined sewer main on West 58th Avenue from Oak Street (MH__FJCMSZ) to the MH in front of 981 West 58th Avenue (MH__FJD5OF) to a 675 mm STM main, and a 375 mm SAN main.

Developer's Engineer to submit sewer design brief, calculations and/or model, and design drawings to the City Engineer prior to Building Permit issuance.

Note to Applicant: All submittals, including Issued for Construction (IFC) drawings, are required to be reviewed and accepted by the City.

Note to Applicant: Development to be serviced to the proposed road dedication or the proposed separated sewers of 200 mm SAN and 250 mm STM on Oak Street if preferred.

Note to Applicant: These works constitute excess and/or extended services and will be subject to a latecomer agreement, to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services.

(c) Provision of street improvements with appropriate transitions, along Oak Street adjacent to the site, including:

- (i) 1.8 m (6.0 ft) wide front boulevard (measured from the back of the existing curb);
- (ii) 2.4 m (8.0 ft) wide broom finish saw-cut concrete sidewalk;
- (iii) removal of existing driveway and replacement with full-height curb, boulevard, and sidewalk; and
- (iv) new catch basin on the north side of the proposed intersection of Oak Street and West 55th Avenue.

(d) Provision for the construction of, or full funding for, future extension of West 55th Avenue adjacent to the site including any transition areas to connect

existing and new infrastructure, all to the satisfaction of the General Manager of Engineering Services with improvements to generally include:

- (i) removal of any existing structure from the future property dedication area that may conflict with future street improvements;
- (ii) new road construction per City higher zoned street standards; and
- (iii) catch basins and any associated storm sewer installation.

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.

- (e) Construction of a new street with appropriate transitions, within the dedication area along the north side of the site including:
 - (i) 1.2 m (4.0 ft.) wide front boulevard with street trees where space permits adjacent to the site;
 - (ii) 1.8 m (6.0 ft.) wide broom finish saw-cut concrete sidewalk adjacent to the site;
 - (iii) 6.0 m wide pavement width, curb and gutter on both sides of the new street and including any associated drainage and lighting infrastructure;
 - (iv) curb ramps;
 - (v) raised sidewalk crossing; and
 - (vi) concrete median diverter to enforce a right in, right out restriction at Oak Street;

Note to Applicant: These works constitute excess and/or extended services and will be subject to a latecomer agreement, to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services.

Note to Applicant: the City will provide a geometric design for these street improvements.

- (f) Provision of improvements at the intersection of Oak Street and West 57th Avenue including:
 - (i) installation of a Westbound left turn bay on West 57th Avenue, and a Westbound left turn arrow.

Note to Applicant: Geometric design to be provided by the City.

These works constitute excess and/or extended services and will be subject to a latecomer agreement, to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services.

- (g) Provision of improvements at the intersection of Laurel Street and West 57th Avenue including:

(i) design and installation of a new traffic signal.

Note to Applicant: These works constitute excess and/or extended services and will be subject to a latecomer agreement, to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services.

- (h) Provision of electrical 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 and sidewalk) to current City standards and IESNA recommendations;

(ii) Oak Street and West 55th Avenue entire intersection street lighting upgrade to current City standards and IESNA recommendations; and

(iii) new or replacement duct banks 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.

- (i) Provision of Green Infrastructure improvements to the satisfaction of the General Manager of Engineering Services, including:

(i) Construction of, or full funding for, installation of bioswale or rainwater tree trench feature at western downhill end of future extension of West 55th Avenue 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 plants, growing medium, catch basin and perforated pipe sub-drain connected to the sewer system.

Consideration of the proximity to onsite parkade and offsite infiltration impacting the parkade perimeter drain, will be necessary.

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, ESRGGIDL@vancouver.ca

- (j) Provision of street trees where space permits.

Note to Applicant: Final spacing, quantity and location to the satisfaction of the General Manager of Engineering Services. Tree species to the approval of the City Arborist. Street tree planting to include appropriate soil volumes and approved root barriers of rigid construction, 8 ft. long and 18 inches 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.

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

2.5 Provision of one or more Latecomer Agreements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for the following works, which constitute excess and/or extended services:

- (a) Construction of sewer off-site servicing upgrade on West 58th Avenue, per condition 2.4(b)(ii).
- (b) Construction of a new street with appropriate transitions, within the dedication area along the north side of the site per condition 2.4(e).
- (c) Provision of improvements at the intersection of Oak Street and West 57th Avenue including installation of a Westbound left turn bay on West 57th Avenue, and a Westbound left turn arrow, per condition 2.4(f).
- (d) Provision of improvements at the intersection of Laurel Street and West 57th Avenue including design and installation of a new traffic signal, per condition 2.4(g).

Note to Applicant: The benefiting area(s) for these works is under review.

An administrative recovery charge will be required from the Applicant in order to settle the latecomer agreement. The amount, which will be commensurate with the costs incurred by the City to administer the latecomer scheme, will be provided by the City and specified in the latecomer agreement.

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

- 2.6 Provision of one or more Latecomer Agreements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for and only if the following works constitute excess and/or extended services:

(a) Construction of a local servicing upgrade as per 2.4(b)(i).

Note to Applicant: The benefiting area(s) for these works is under review.

An administrative recovery charge will be required from the Applicant in order to settle the latecomer agreement. The amount, which will be commensurate with the costs incurred by the City to administer the latecomer scheme, will be provided by the City and specified in the latecomer agreement.

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

Public Art

- 2.7 Execute an agreement satisfactory to the Director of Legal Services and the Managing 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.

- 2.8 Provide development details to the satisfaction of the Head of Public Art (a Public Art Checklist will be provided) confirming the selection of Option A, art on site, or Option B, 80% cash-in-lieu of art.

Note to Applicant: Please contact public art staff at publicart@vancouver.ca to discuss your application.

Housing

- 2.9 Make arrangements to the satisfaction of the General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services to enter into a Housing Agreement and a Section 219 Covenant to secure all 47 rental residential units as secured market rental housing units, excluding Seniors Supportive or Assisted Housing, pursuant to the City's *Cambie Corridor Plan*, for a term equal to the longer of 60 years and the life of the building, subject to a no-separate-sales covenant and a no-stratification covenant, a provision that none of such units will be rented for less than one month at a time, and such other terms and conditions as the General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services may require.

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

Childcare

- 2.10 Make arrangements to the satisfaction of the Director of Legal Services, in consultation with the General Manager of Real Estate, Environment and Facilities Management and the General Manager of Arts, Culture and Community Services, for the provision, at no

cost to the City, of a turnkey 37-space childcare facility within a fee-simple air space parcel which meets the City's requirements for a licensable childcare. To secure this condition the Applicant will enter into one or more agreements with the City which include, but may not be limited to, the following requirements, all to be satisfied at no cost to the City:

- (a) Design, construction and delivery of a turnkey and fully fit, furnished, equipped (FF&E) and supplied 37-space childcare facility with a 12-space program for 0-3 year olds and a 25-space program for 3-5 year olds, which is licensable by CCFL (Community Care Facilities Licensing or its successor in function), contained within a separate air space parcel and meets the intent of the City of Vancouver's *Childcare Design Guidelines, Childcare Technical Guidelines, Facilities Standard Manual*, and the City's other guidelines and standards that are applicable at the time of the issuance of development permit.

Note to Applicant: All work pertaining to the design, construction, fit, furnish, equip and supply for the childcare centre shall be to the satisfaction of the City's Managing Director of Social Policy and Projects, the City's Director of Facilities Planning and Development, and to the Regional Manager of Community Care Facilities Licensing.

Note to Applicant: For information purposes, the FF&E is estimated at minimum \$2,500 per childcare space to be provided to the childcare operator. Exact costs may vary based on the operator's needs at the time of facility occupancy.

- (b) The childcare facility will have indoor area of not less than 429 sq. m (4,618 sq. ft.) on one level at a height of not less than 12 ft. floor-to-floor, a dedicated adjacent outdoor space of no less than 520 sq. m (5,597 sq. ft.), seven dedicated parking stalls, amenity and storage spaces.

Note to Applicant: The indoor area noted above is exclusive of mechanical and electrical rooms, stairwells, elevator shafts, service/utility rooms, garbage and recycling room, vehicle parking, bicycle parking, lobbies, etc. Consider an extra 15% of floor area for these items.

- 2.11 Transfer to the City at no cost an air space parcel in fee simple containing the childcare facility, together with the appropriate rights and obligations applicable to the ownership and operation of this legal parcel including reciprocal easements and indemnities, repair and maintenance, cost sharing, insurance and other applicable legal obligations.
- 2.12 The construction and delivery of the facility is to be secured by a Letter of Credit (LC), provided to the City prior to building permit issuance, the amount of which will be settled as part of the agreements required prior to rezoning enactment; all LCs must be in compliance with and in the form set out on the City's *Letter of Credit Policy* ADMIN 032: <https://policy.vancouver.ca/ADMIN032.pdf>.
- 2.13 The applicant will grant the City an option to purchase, for a nominal purchase price, the childcare facility air space parcel, exercisable upon completion of the childcare facility and registration of the related air space plan.

- 2.14 An occupancy hold on the buildings to be constructed on the site subject to the completion of the design and construction of the childcare facility and satisfactory acceptance of the childcare facility by the City.
- 2.15 Agreement to grant a perpetual right in favour of the City and the users of the childcare facility in the form of an easement, for access to and use of the dedicated elevator, garbage and recycling area(s), mechanical, electrical, data, security and similar utility rooms, dedicated parking spaces, dedicated bicycle parking, and required loading spaces as per Parking By-law on this site, and any other rooms in the building on the site that may be required.
- 2.16 Minimize the obligations of the childcare facility toward contributions to the common area costs of the overall development, to reflect those costs which are deemed to be directly attributable to the childcare facility or which are related to any part of the development for which the users or invitees of the childcare facility may (from time to time) have the use of and/or access to.
- 2.17 Such other terms and conditions as the Director of Legal Service, in consultation with the General Manager of Real Estate and Facilities Management and the General Manager of Arts, Culture and Community Services may in their sole discretion require.

Note to Applicant: Holds on the Development Permit and above-grade Building Permit in connection with certain milestones will also be applied to the project.

Environmental Contamination

- 2.18 Submit a site disclosure statement to Environmental Services.
- 2.19 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.
- 2.20 If required by the Manager of Environmental Services and the Director of Legal Services, in their discretion, enter into a remediation agreement for the remediation of the site and any contaminants which have migrated from the site on terms and conditions satisfactory to the Manager of Environmental Services, the General Manager of Engineering Services and Director of Legal Services, including a Section 219 Covenant that there will be no occupancy of any buildings or improvements constructed on the site pursuant to this rezoning until separate Certificates of Compliance, satisfactory to the City, for the on-site and off-site contamination, issued by the BC Ministry of Environment and Climate Change Strategy, have been provided to the City.

Agreements

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

The preceding agreements are to be registered in the appropriate Land Title Office, with priority over such other liens, charges and encumbrances affecting the subject site as is considered

advisable by the Director of Legal Services, and otherwise to the satisfaction of the Director of Legal Services prior to enactment of the By-law and at no cost to the City.

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

* * * * *

975 West 57th Avenue
DRAFT CONSEQUENTIAL AMENDMENT

DRAFT AMENDMENT TO THE SUBDIVISION BY-LAW NO. 5208

Council amends Schedule A of the Subdivision By-law in accordance with the plan labelled Schedule A and attached to and forming part of this By-law, by deleting PID 025-372-351; Lot 1 District Lot 526 Group 1 Plan LMP53218 from the R1-1 maps forming part of Schedule A of the Subdivision By-law.

* * * * *

975 West 57th Avenue
ADDITIONAL INFORMATION

PUBLIC CONSULTATION SUMMARY

1. List of Engagement Events, Notification, and Responses

Pre-application Enhanced Rezoning Process

	Date	Results
Event		
Virtual Question & Answer Period (City-led)	September 13 – October 3, 2021	135 participants (aware)* <ul style="list-style-type: none"> • 67 informed • 34 engaged
Public Notification		
Postcard distribution – Notice of enhanced rezoning application and virtual Q&A	September 10, 2021	2,764 notices mailed
Public Responses		
Online questions	September 13 – October 3, 2021	7 submittals
Online comment forms <ul style="list-style-type: none"> • Shape Your City platform 	September 2021 – October 2021	16 submittals
Overall position <ul style="list-style-type: none"> • support • opposed • mixed 	September 2021 – October 2021	16 submittals <ul style="list-style-type: none"> • 3 responses • 10 responses • 3 responses
Other input	September 2021 – October 2021	9 submittal
Online Engagement – Shape Your City Vancouver		
Total participants during online engagement period	September 2021 – October 2021	158 participants (aware)* <ul style="list-style-type: none"> • 79 informed • 37 engaged

Note: All reported numbers above are approximate.

Rezoning Application

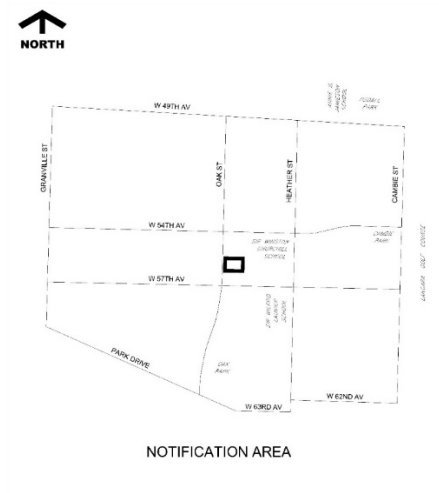
	Date	Results
Events		
Rezoning Question and Answer Period (City-led)	February 7, 2024 – February 20, 2024	452 participants (aware)* <ul style="list-style-type: none"> • 183 informed • 26 engaged
Public Notification		
Postcard distribution – Notice of rezoning application and virtual Q&A	February 7, 2024	3,292 notices mailed
Public Responses		
Online questions	February 7, 2024 – February 20, 2024	3 submittal
Online comment forms <ul style="list-style-type: none"> • Shape Your City platform 	December 2023 – March 2024	27 submittals
Overall position <ul style="list-style-type: none"> • support • opposed • mixed 	December 2023 – March 2024	27 submittals <ul style="list-style-type: none"> • 10 responses • 14 responses • 3 responses
Other input	December 2023 – March 2024	3 submittal
Online Engagement – Shape Your City Vancouver		
Total participants during online engagement period	December 2023 – March 2024	507 participants (aware)* <ul style="list-style-type: none"> • 204 informed • 30 engaged

Note: All reported numbers above are approximate.

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

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

2. Map of Notification Area



3. Analysis of All Comments Received

Below is an analysis of all public feedback by topic.

Generally, comments of support fell within the following areas:

- **Childcare space:** The proposed development will add to the supply of much needed childcare spaces.
- **Height, density, and massing:** The height, density, and massing is appropriate for the neighbourhood. However, even greater density would be supported.
- **Housing:** The added residential units will improve on Vancouver's housing supply. The inclusion of family-sized homes is supported here.

Generally, comments of concern fell within the following areas:

- **Traffic:** Traffic congestion will increase significantly. The intersection at Oak Street and 57th Avenue will be especially impacted.
- **Height:** The proposed height of the building is too much for the neighbourhood. The development does not fit the existing low-rise buildings in the neighbourhood.
- **Density:** The neighbourhood does not have enough amenities and services to support the increase in density proposed in the development.
- **Parking:** The number of parking spaces should be reduced.

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:

- Added density will support local business.
- Development near amenities is supported.
- Bicycle parking is appropriate.
- The location is ideal.

General comments of concern:

- Privacy will be reduced.

Neutral comments/suggestions/recommendations:

- Tower should be closer to Cambie Street, not Oak Street.
- Consider traffic management interventions.
- There should be more retail at grade.

URBAN DESIGN PANEL (UDP)

The Urban Design Panel reviewed the application on March 13, 2024. The Panel supported the application with recommendations to carefully review the summary of Panel comments. The UDP minutes can be found [here](#).

Planner's Introduction: Tess Munro, Rezoning Planner, introduced the project with a brief description of the existing site context, an overview of the anticipated context, and a description of the site and a summary of the rezoning proposal.

Karen Kallweit-Graham, Development Planner offered the neighbourhood context, the expectations of the built form guidelines, description of the proposal with questions to the Panel:

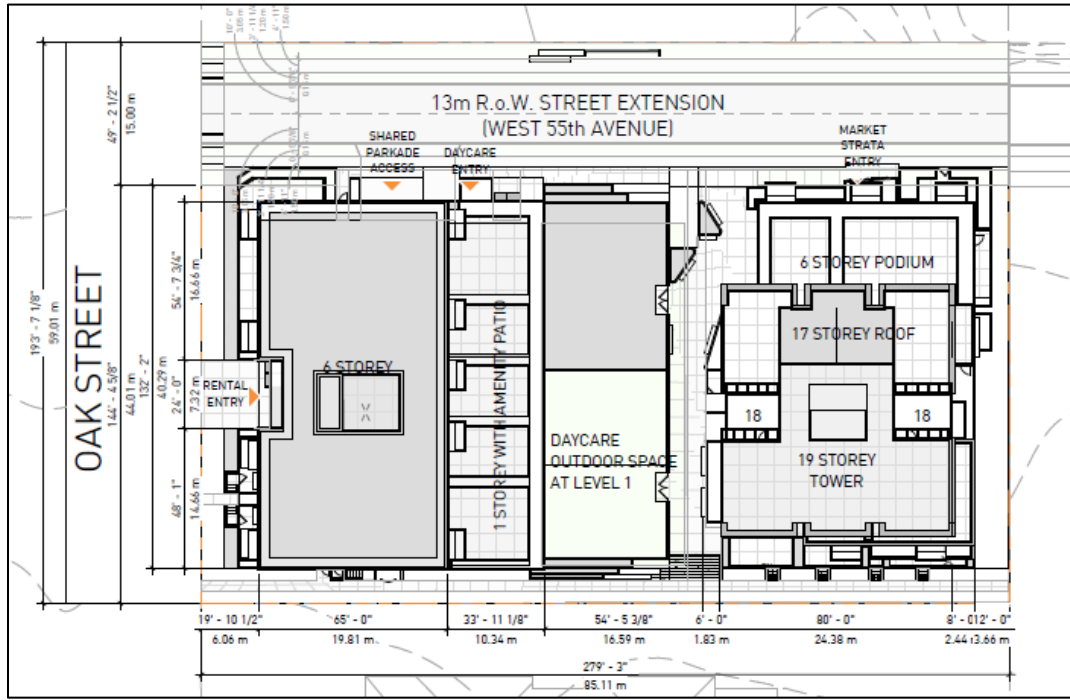
Advice from the Panel is sought on:

1. Height, density, and overall massing
2. Public realm and connections; open gathering spaces; and landscape strategy
3. The quantity, quality, and functionality of indoor and outdoor residential amenities.

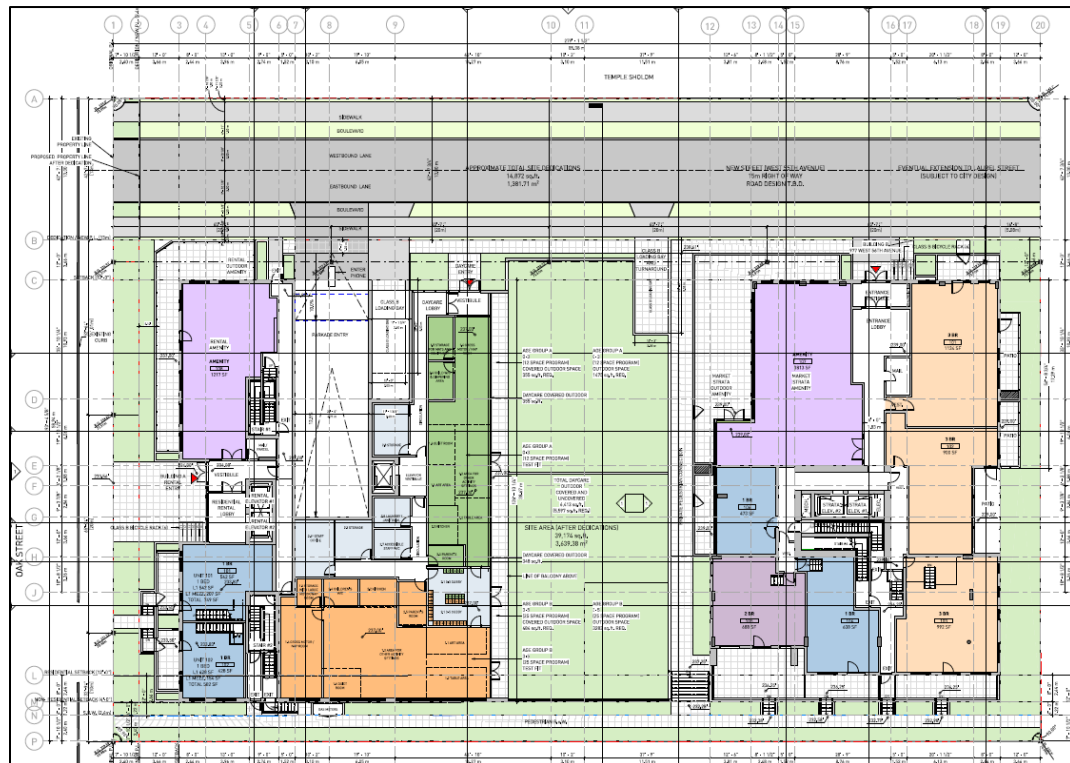
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975 West 57th Avenue
FORM OF DEVELOPMENT

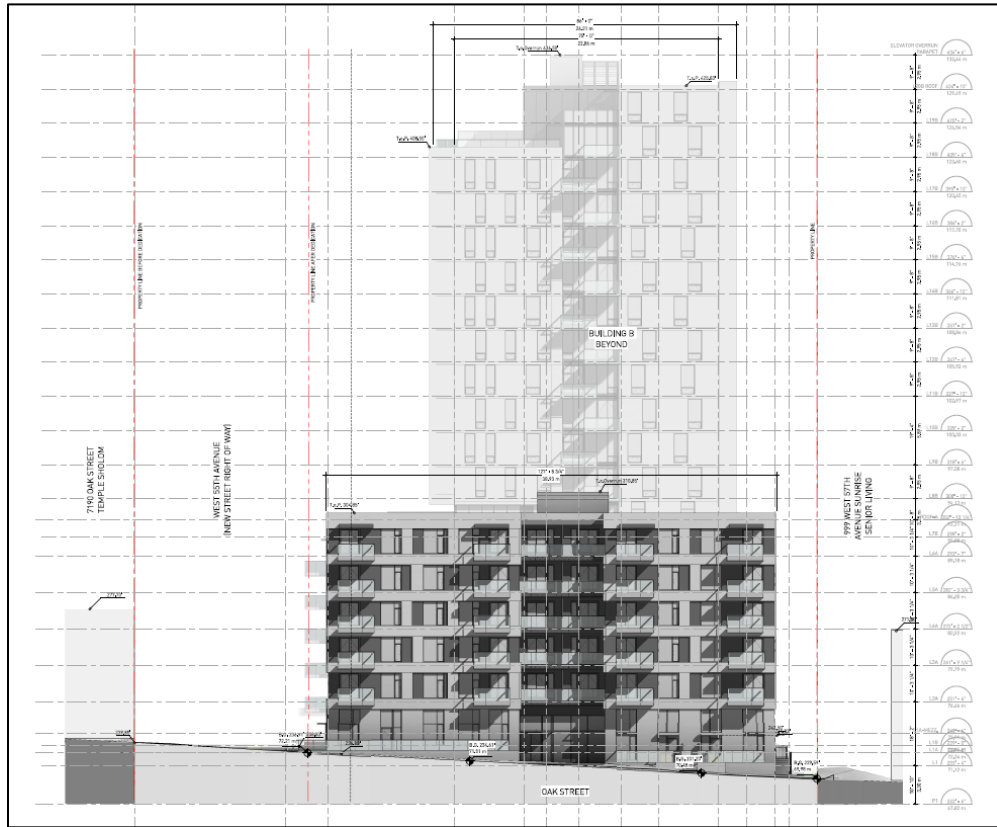
Site Plan



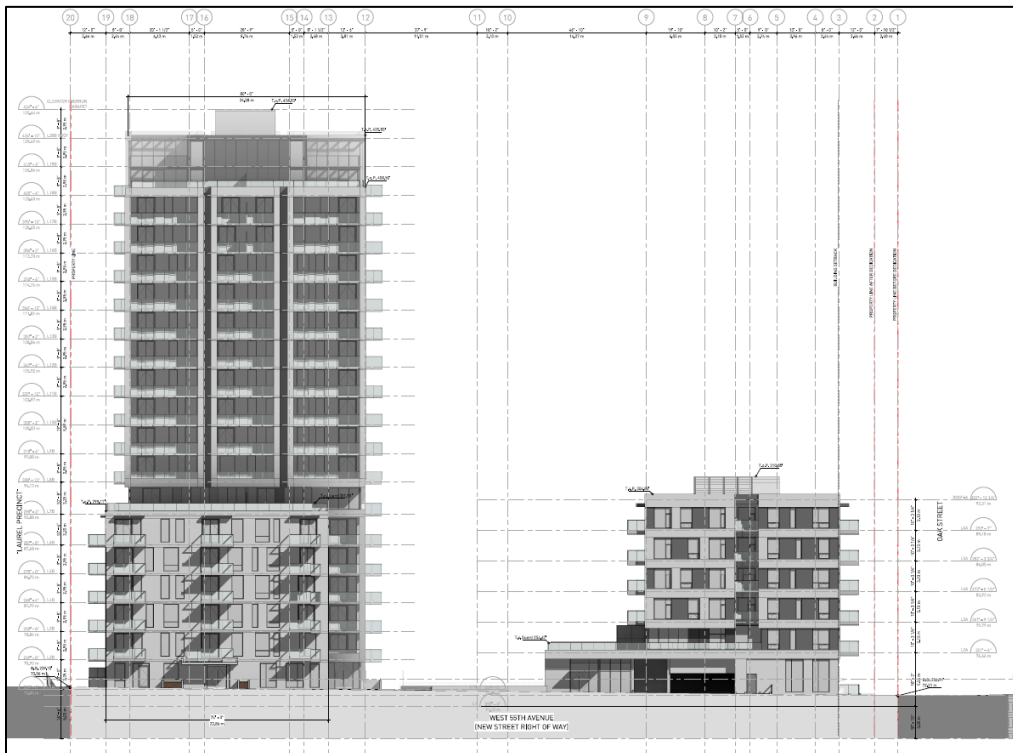
Ground Floor Plan



Oak Street Elevation



West 55th Avenue Elevation



Perspective Oak Street Looking Northeast

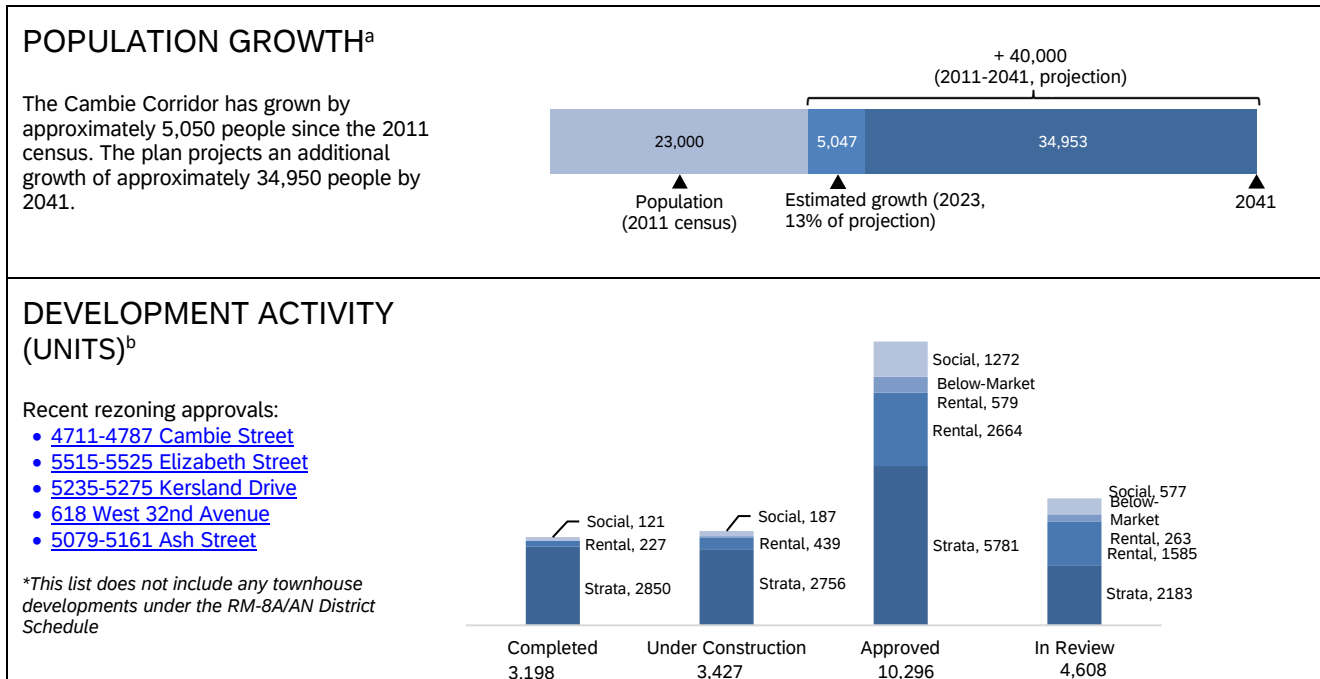


Perspective Northwest Aerial



**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;">➔</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;">➔</p>
TRANSPORTATION / PUBLIC REALM <ul style="list-style-type: none"> • Upgrade/expand walking and cycling networks • 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) • Ontario Street and 16th Avenue curb bulge bio-retention upgrade 	<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) • Alberta Street transportation and green 	<p style="color: green; font-size: 2em;">✓</p>

	<ul style="list-style-type: none"> • 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 (Ontario Street and 33rd Avenue) 		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 (fitness centre expansion) • 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: 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:** Reports on gross new units and 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.

* * * * *

**975 West 57th Avenue
PUBLIC BENEFITS SUMMARY**

Project Summary

To construct a 19-storey strata-titled residential building with 143 units, a six-storey mixed-used building with 47 rental residential units and a 37-space childcare.

Public Benefit Summary:

The proposal offers a 37-space childcare facility delivered turnkey to the City, a cash CAC, a DCL payment, and public art contribution. The rental housing units will be secured through a Housing Agreement for the life of the building and 60 years, whichever is longer.

	Current Zoning	Proposed Zoning
Zoning District	R1-1	CD-1
FSR	0.70	3.14
Buildable Floor Area	3,514.8 sq. m (37,833 sq. ft.)	15,768.2 sq. m (169,728 sq. ft.)
Land Use	Residential	Residential and Institutional

Summary of Development Contributions Expected Under Proposed Zoning

City-wide DCL ¹	\$3,599,353
Utilities DCL ¹	\$2,255,486
Public Art ²	\$336,061
TOTAL	\$6,190,900

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

² Based on 2016 rates and subject to adjustments, per [Public Art Policy and Procedures for Rezoned Developments](#).

* * * * *

**975 West 57th Avenue
APPLICANT, PROPERTY, AND DEVELOPMENT PROPOSAL INFORMATION**

Property Information

Address	Property Identifiers (PIDs)	Legal Description
975 West 57th Avenue	025-372-351	Lot 1 District Lot 526 Group 1 Plan LMP53218

Applicant Information

Architect	GBL Architects
Registered Owners	1051993 B.C. LTD.
Developer	Tria Homes

Development Statistics

	Permitted Under Existing Zoning	Proposed
Zoning	R1-1	CD-1
Site Area	5,021.1 sq. m (54,047 sq. ft.)	5,021.1 sq. m (54,047 sq. ft.)
Land Use	Residential	Residential and Institutional
Total Floor Area	3,514.8 sq. m (37,833 sq. ft.)	15,768.2 sq. m (169,728 sq. ft.)
Maximum FSR	0.70	3.14
Maximum Height	11.5 m (38 ft.)	<p>Sub-area A: Top of parapet: 22.7 m (75 ft.) Top of rooftop amenity and appurtenances: 26.3 m (87 ft.)</p> <p>Sub-area B: Top of parapet: 59.4 m (195 ft.) Top of rooftop and appurtenances: 63.0 m (207 ft.)</p>
Unit Mix	-	<p>Total: 143 strata housing units 83 one-bedroom units (58%) 46 two-bedroom units (46%) 14 three-bedroom units (14%)</p> <p>Total: 47 rental housing units 27 one-bedroom units (57%) 15 two-bedroom units (32%) 5 three-bedroom units (11%)</p>
Parking, Loading and Bicycle Spaces	Per Parking By-law	189 parking spaces, 374 Class A and 9 Class B bicycle spaces, 2 Class B loading spaces To be confirmed at the development permit stage
Natural Assets	12 City trees 28 on-site trees	10 retained City street trees 28 on-site trees to be removed 40 proposed; new on-site trees to be confirmed at the development permit stage
