



## REFERRAL REPORT

Report Date: July 9, 2024  
Contact: Cathy Joe  
Contact No.: 604.829.9230  
RTS No.: 16462  
VanRIMS No.: 08-2000-20  
Meeting Date: July 23, 2024

TO: Vancouver City Council  
FROM: General Manager of Planning, Urban Design and Sustainability  
SUBJECT: Rezoning: 4708-4742 Joyce Street and 3604 Tanner Street

### **RECOMMENDATION TO REFER**

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

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

### **RECOMMENDATION FOR PUBLIC HEARING**

- A. THAT the application, by Matthew Cheng Architect, Inc. on behalf of 1223938 BC Ltd.<sup>1</sup>, the registered owners of the lands located at 4708-4742 Joyce Street and 3604 Tanner Street [*Lots 9 to 12 Block 90 District Lots 36 and 51 Plan 1570; PIDs 014-555-590, 014-555-611, 014-555-620 and 014-233-517 respectively*], to rezone the lands from R1-1 (Residential Inclusive) District to RR-2C (Residential Rental) District, be approved in principle;

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

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

- B. THAT subject to approval in principle of the rezoning and the Housing Agreement described in Part 2 of Appendix B, the Director of Legal Services be instructed to

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<sup>1</sup> Beneficially owned and controlled by Satish Chand Datta, Baldeep Singh Dhindsa and Kiranjit Kaur Hayer

prepare the necessary Housing Agreement By-law for enactment prior to enactment of the zoning amendment 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 zoning amendment by-law, the Subdivision By-law be amended generally as set out in Appendix C;

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

- 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; any expenditure of funds or incurring of costs is at the risk of the person making the expenditure or incurring the cost;
  - (ii) THAT any approval that may be granted following the public hearing shall not obligate the City to enact a by-law rezoning the property, and any costs incurred in fulfilling requirements imposed as a condition of rezoning are at the risk of the property owner; and
  - (iii) THAT the City and all its officials, including the Approving Officer, shall not in any way be limited or directed in the exercise of their authority or discretion, regardless of when they are called upon to exercise such authority or discretion.

### **REPORT SUMMARY**

This report recommends an amendment to the Zoning and Development By-law from R1-1 (Residential Inclusive) District to RR-2C (Residential Rental) District, for the site located at 4708-4742 Joyce Street and 3604 Tanner Street. The amendment would allow for a six-storey rental building, of which 20% of the residential floor area is secured as below-market rental units in accordance with the *Secured Rental Policy* (SRP). An estimated total of 57 rental units would be delivered through this application.

A future building design would be submitted through the development permit process and reviewed with the public at that time.

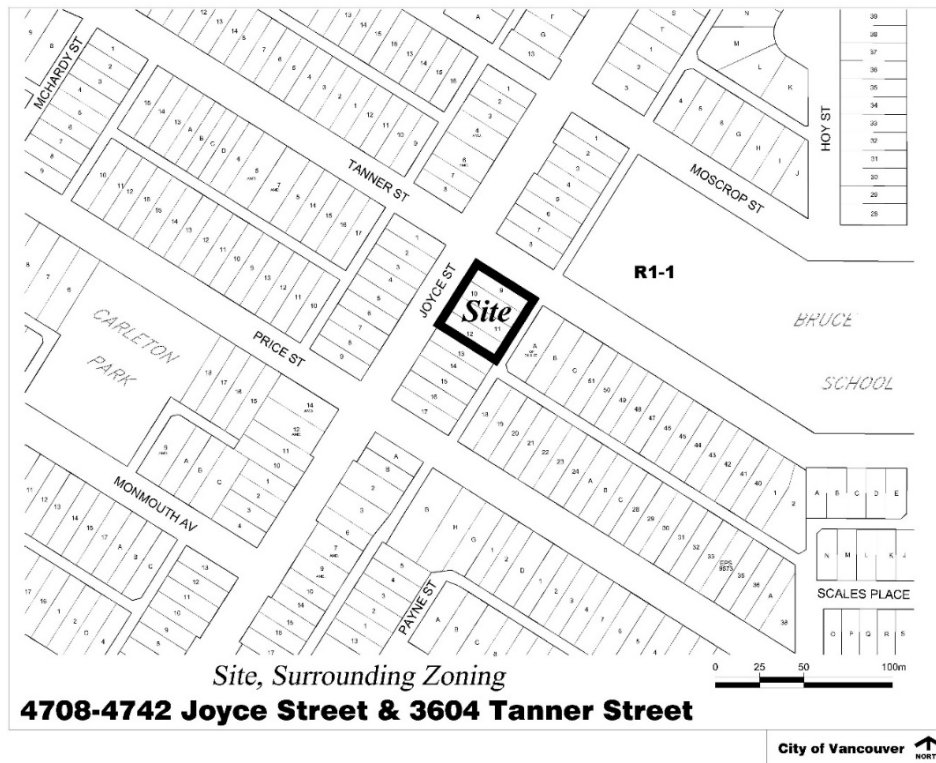
Staff have assessed the application and conclude that it meets the intent of the SRP. Staff recommend that the application be referred to a Public Hearing, with the recommendation of the General Manager of Planning, Urban Design and Sustainability to approve it in principle, subject to the Public Hearing, and conditions contained within Appendix B.

***COUNCIL AUTHORITY/PREVIOUS DECISIONS***

- Vancouver Plan (2022)
- Secured Rental Policy (2012, last amended 2023)
- Transit-Oriented Areas (TOA) Designation By-law (2024)
- Transit-Oriented Areas (TOA) Rezoning Policy (2024)
- RR-2C District Schedule (2024)
- Residential Rental Districts Schedules Design Guidelines (2022, last amended 2024)
- Housing Vancouver Strategy (2017)
- Housing Needs Report (2022)
- Family Room: Housing Mix Policy for Rezoning Projects (2016)
- High-Density Housing for Families with Children Guidelines (1992, last amended 2022)
- Tenant Relocation and Protection Policy (2019)
- Green Buildings Policy for Rezoning (2010, last amended 2023)
- Urban Forest Strategy (2014, amended 2018)
- Latecomer Policy (2021)
- Community Amenity Contributions for Rezoning (1999, amended 2023)
- Vancouver Development Cost Levy By-law No. 9755
- Vancouver Utilities Development Cost Levy By-law No. 12183

***REPORT******Background/Context*****1. Site and Context**

The subject site (see Figure 1) is comprised of four legal parcels at the corner of Joyce and Tanner Streets. The total site area is approximately 1,533.8 sq. m (16,510 sq. ft.), with a frontage of 40.3 m (132 ft.) along Joyce Street and a depth of 38.1 m (125 ft.).

**Figure 1: Location Map – Site and Context**

This property and the surrounding area are zoned for residential uses under the R1-1 District Schedule. The site is currently zoned R1-1 and developed with a church that was built in 1967 and a single-detached house built in 1908. The properties are not listed on the *Vancouver Heritage Register*. The properties contain three rental tenancies including one unit of secondary rental housing, but there are no eligible tenants under the *Tenant Relocation and Protection Policy* (TRPP).

## 2. Policy Context

**Vancouver Plan** – The *Vancouver Plan* was approved by Council on July 22, 2022 and is a land use strategy to guide long-term growth of the City over the next 30 years. The approved *Vancouver Plan* will serve as a framework with further implementation planning work to follow over the next two to four years. The proposal addresses priorities within the *Housing Vancouver Strategy* which aligns with the *Vancouver Plan*.

**Transit-Oriented Areas (TOA) Designation By-law and Transit-Oriented Areas (TOA) Rezoning Policy** - In November 2023, the Province passed legislation which establishes minimum height and densities for developments within Transit Oriented Areas (TOAs). On June 26, 2024, Council approved a TOA Designation By-law to align with the Provincial legislation and a TOA Rezoning Policy to guide rezoning applications which are being considered under the provincial regulations for TOAs identified in the TOA Designation By-law.

The applicant is aware that this site is within a TOA but has elected to proceed with the current application.

**Secured Rental Policy (SRP)** – The SRP encourages the construction of new purpose-built rental housing in Vancouver. Updates to the SRP were approved by Council in December 2021 to streamline the delivery of new rental housing. These included clarifying opportunities for rezoning in low-density areas close to public transit, shopping and other daily needs, and to streamline and simplify the rezoning process by utilizing new rental zones with standardized regulations.

The SRP outlines the following locational eligibility criteria for sites in low-density areas:

- In an existing R1-1 or RT zone outside of recent community plan areas (excluding certain RT-zoned areas in Kitsilano and Kensington-Cedar Cottage with high proportions of heritage buildings and multiple conversion dwellings);
- Located within close proximity to public transit and local shopping; and
- On the first full block on either side of an eligible arterial road.

Sites that meet these criteria and that are part of the typical street grid (including having lane or secondary street access to the rear) and are regular in shape, size and other attributes may be considered for rezoning under the SRP to one of the residential rental zones. The applicable option or options are further informed by the site's size, orientation and adjacent context.

The SRP generally supports up to four-storey mixed-use and five-storey residential apartments on arterials, and up to four-storey townhouses or apartments on sites off arterials. Up to six storeys may be considered for projects on arterials where the residential component includes a minimum 20% below-market rental housing or 100% social housing. This application complies with the location criteria under SRP for six-storey buildings.

**RR Zoning District Schedules and Design Guidelines** – Along with updates to the SRP, in December 2021 Council approved the addition of new residential rental (RR) zoning district schedules to the Zoning & Development By-law: RR-1, RR-2A, RR-2B and RR-2C, and RR-3A and RR-3B. Like other standard zoning districts, the RR zones set basic regulations such as permitted use, density, and height limits, while allowing for a range of building designs. All residential uses in the RR zones are secured as rental tenure, and no stratification or sale of individual residential units is allowed.

Further direction on form of development expectations under each of the RR zones is provided in the *Residential Rental District Schedules Design Guidelines*. Recognizing that the SRP and RR zones are intended to enable incremental change in neighbourhoods that currently consist primarily of detached houses and duplexes, the guidelines support new missing middle buildings that foster neighbourliness and social connection and contribute to an evolving streetscape which accommodates more architectural variety and diversity of housing options.

**Housing Vancouver Strategy (2017)** – Housing Vancouver focuses on the right supply of new homes, including rental, to meet a continuum of housing types. Overall, 72,000 new homes are targeted for the 10-year period from 2018-2027, including 12,000 social, supportive and non-profit co-operative units, and 20,000 purpose-built rental units. If approved, this rezoning will contribute towards the targets for rental housing units.

**Housing Needs Report (2022)** – On April 27th, 2022, Council resolved at a public meeting to receive a [Housing Needs Report](#) (HNR) prepared by staff. Further to the BC Provincial government's requirement, Council must consider their most recent HNR when developing a development plan, or when amending a development plan in relation to Council's housing policies respecting affordable housing, rental housing and special needs housing.

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

## ***Strategic Analysis***

### **1. Simplified Rezoning Process**

To facilitate the delivery of rental units, the City has implemented a simplified process for owner-initiated rezonings to a RR District schedule. Rather than rezoning to a site-specific Comprehensive Development (CD-1) District, rezoning to a standard RR zone streamlines the review process and provides greater certainty for the achievable built form.

Under the SRP, this site is located on an eligible arterial road and is able to rezone under the RR-3A (four-storey mixed-use), RR-3B (six-storey mixed-use with 20% residential floor area secured as below-market rental units), RR-2B (five-storey) and RR-2C (six-storey with 20% of residential floor area secured as below-market rental units) zones. This site is eligible for a mixed-use development. Out of the eligible options, the applicant has chosen to rezone to RR-2C.

The RR-2C District Schedule permits rental buildings on arterial streets up to six-storeys in height and 2.40 FSR. However, on corner sites with a minimum frontage of 40.2 m (132 ft.) a density of up to 2.70 FSR applies. This zoning requires a minimum frontage of 30.1 m (99 ft.) and requires a minimum of 20% of the residential floor area to be permanently secured at below-market rental rates. The schedule also requires 35% of the units to be for families and include two bedrooms or more. Six-storey apartment buildings will introduce incremental change and will typically be limited in frontage width to achieve a higher degree of compatibility with the existing streetscape.

The rezoning process allows for a rental development through a simplified process. Architectural drawings are not required at the rezoning application stage. The form of development will be reviewed at the development permit stage. All proposals will need to meet the intent and regulations of the RR-2C District. An Urban Design Panel review will not be required for this project at the development permit stage, as comprehensive design guidelines accompany the RR-2C District Schedule.

### **2. Rooftop Amenity Rooms and Decks**

On July 6, 2021, Council approved changes to the Zoning and Development Bylaw to provide clearer regulations to better enable rooftop amenity spaces for residents of multiple dwellings. These regulations are applicable to zones citywide including RR. Common rooftop amenity rooms and access structures (elevators and stairs) contiguous with common outdoor amenity space (roof decks) may be provided under these regulations. The additional height is limited to 3.6 m and the amenity room should be stepped back significantly from building edges to minimize its appearance from ground level. An additional partial storey consisting of a rooftop amenity room, with required elevators and stairs, as well as outdoor deck space, may therefore be included with the future building proposal for this site, and will be reviewed at the development permit stage.

### 3. Sloping Sites

On sloping sites, the building may appear higher as viewed from certain angles where the site grades are lower. The RR District Schedule allows consideration of modest height overages in situations of site hardship (i.e. significant slope) where the height envelope may be quite restrictive. Staff work with applicants at the development permit stage to manage height on sloping sites and balance any impacts with the intent of the policy to facilitate simple building forms. The RR zones also include yard setbacks which are intended to mitigate height impacts on the public realm.

### 4. Housing

The *Housing Vancouver Strategy* seeks to deliver a range of housing tenures across the housing continuum. This application, if approved, would support submission of a development permit for a new 6-storey rental apartment building to the City's inventory of rental housing, which would contribute to the targets set out in the *Housing Vancouver Strategy* (see Figure 2).

**Figure 2: Progress Towards 10 Year Housing Vancouver Targets for Market Rental Housing as of March 31, 2024**

Housing Type	Category	10-Year Targets <sup>1</sup>	Units Approved Towards Targets <sup>2</sup>
Purpose-Built Market Rental Housing Units	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.

**Vacancy Rates** - Vancouver has exhibited historically low vacancy rates in the last 30 years. In 2023, the purpose-built apartment vacancy rate was 0.80% in Vancouver. The vacancy rate (based on the Canada Mortgage and Housing Corporation (CMHC) Market Rental Survey) for the Mount Pleasant/Renfrew Heights neighbourhood, which this site is located, is 0.50%. A vacancy rate between 3% and 5% is considered to represent a balanced market.

**Average Rents and Income Thresholds** – Under the SRP, the applicant must provide 100% rental units with a minimum of 20% of residential floor area as below-market units. To be eligible for below-market rental housing, a household must have a gross annual income that meets the requirements for the specific unit type, and there must be at least one household member per bedroom. All residents in the building will have equal access to common indoor and outdoor amenities and facilities.

Under the SRP, the average below-market rents for this proposal are 10% less than the average city-wide rents published by CMHC. If approved, the starting rents for the below-market units will be 10% less the city-wide rents at the time of initial occupancy. On unit turnover, rents in the below-market units may be reindexed to 10% less the CMHC average rent by unit type current at the time of unit turnover. Figure 3 provides a comparison of average below-market and market rents.

**Figure 3: Comparable Below-Market and Average Market Rents (Eastside)**

Unit Type	Below-Market Units		Newer Rental Buildings – Eastside	
	Average Starting Rents <sup>1</sup>	Average Household Income Served	Average Rent <sup>2</sup>	Average Household Income Served
Studio	\$1,376	\$55,040	\$1,776	\$71,040
1-bed	\$1,607	\$64,280	\$2,116	\$84,640
2-bed	\$2,215	\$88,600	\$2,839	\$113,560
3-bed	\$2,695	\$107,800	\$3,245	\$129,800

<sup>1</sup> The below-market rents shown here reflect a 10% discount from CMHC average market rents for purpose-built rental apartments in Vancouver for 2023.

<sup>2</sup> Data from the October 2023 CMHC Rental Market Survey for apartments in purpose-built rental buildings completed in the year 2014 or later on the Eastside of Vancouver.

**Security of Tenure** – Purpose-built rental housing offers secure rental tenure. The proposed RR-2C zoning designation would only permit residential uses that are secured as Residential Rental Tenure, and no strata or other ownership tenure residential units would be permitted. In addition, all units in the project 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. Conditions related to securing the units are contained in Appendix B.

**Tenants** - The rezoning site contains existing rental residential uses, including one unit of secondary rental housing. However, there are no eligible tenants as defined under the City's *Tenant Relocation and Protection Policy* (TRPP). All residential tenancies are protected under the provincial Residential Tenancy Act.

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

## 5. Transportation and Parking

Parking, loading and bicycle spaces must be provided and maintained according to the Parking By-law and will be reviewed at time of development permit application when architectural drawings are submitted.

Through this application, conditions of approval include street upgrades along Joyce Street and Tanner Street, new intersection lighting, curb ramps, and speed humps in the lane. Local servicing requirements will be secured through a services agreement. Engineering conditions are included in Appendix B.



## 6. Environmental Sustainability and Natural Assets

**Green Buildings** – The *Green Buildings Policy for Rezoning*s requires that rezoning applications satisfy the green and resilient building conditions stated within the Policy. The applicant has committed to submitting Reporting of Green and Resilient Building Measures at the building permit stage, as well as fulfilling energy system sub-metering and enhanced commissioning requirements throughout the project.

**Green Assets** – The *Urban Forest Strategy* was developed to preserve, protect and strengthen Vancouver's urban forest and tree canopy for the future. The Protection of Trees By-law aims to maintain a healthy urban forest by requiring that permission be granted to remove trees that meet certain conditions. The intent is to protect as many healthy, viable trees as possible, while still meeting the challenges of development, housing priorities and densification. This is in keeping with City goals for resilient and healthy natural systems in urban areas.

A detailed tree assessment and retention report will be required as part of a subsequent development permit application. Staff will review these materials and provide conditions to retain and protect trees, wherever possible. This process allows for a coordinated assessment of tree retention and replacement with the proposed form of development.

## 7. Public Input

A rezoning information sign was installed on the site of this rezoning application on September 20, 2023. Approximately 2,758 notification postcards were distributed within the neighbouring area on or about September 29, 2023. Notification, application information, and an online comment form was provided on the Shape Your City (<https://shapeyourcity.ca/>) platform.

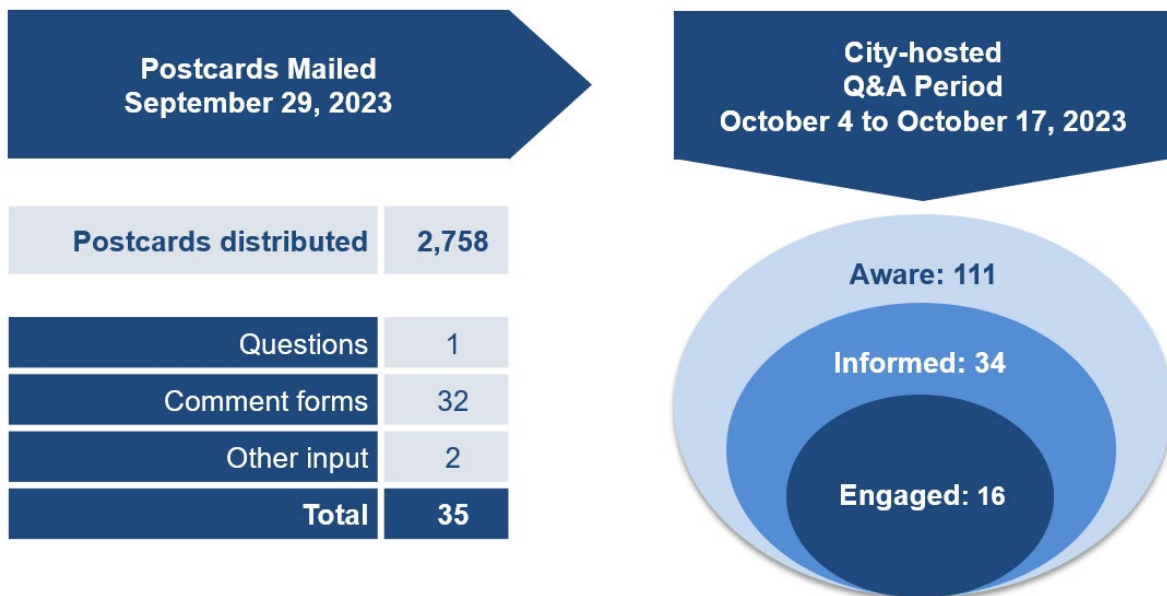
For a more detailed summary of public comments and the SRP consultation process and background, see Appendix D.

**Question and Answer Period** – A question and answer period was held from October 4 to October 17, 2023 on the Shape Your City platform. Questions were submitted by the public and posted with a response over a two week period.

A virtual approach allowed people to access materials online and engage at different levels at a time and location of their choosing. Members of the public could submit questions, which staff actively monitored and responded to publicly.

**Public Response and Comments** – Public input is collected via online questions, comment forms, through email, and by phone. A total of 35 submissions were received.

Figure 4: Overview of Notification and Engagement



Below is a summary of feedback received from the public by topic.

Generally, comments of support fell within the following areas:

- **Density and location:** The proposed density is appropriate, given the proximity of the development to transit options.
- **Housing:** The proposed development adds much needed rental housing options. In particular, the provision of below-market rental (BMR) is supported. A greater percentage dedication of BMR would be supported to increase the stock of available affordable options.
- **Height:** The proposed development height is appropriate for the area, and additional height would be supported given proximity to transit.

Generally, comments of concern fell within the following areas:

- **Parking:** The proposed development provides insufficient stalls to address the anticipated parking demands, which will negatively affect the availability of street parking.
- **Density and traffic:** The proposed development and increased density will negatively impact traffic within the area.

### ***Response to Public Comments***

Traffic and Parking: The project is required to meet the Parking Bylaw conditions at the development permit stage, as outlined in Appendix B. Engineering staff have reviewed the proposed development for transportation safety issues and included rezoning conditions to deliver improvements to address safety for all road users. This includes intersection lighting

improvements at Joyce Street and Tanner Street, double bulges extending along Joyce Street and speed humps in the lane.

## 8. Public Benefits

**Community Amenity Contributions (CAC)** – The *Community Amenity Contributions Policy for Rezoning*s provides an exemption for certain routine, lower-density market rental rezoning applications that comply with the City’s rental policies. As this site is currently zoned R1-1 and proposes to rezone to RR-2C which only allows for up to six storeys, of which 20% of the residential floor area is secured as below-market rental units, the application is eligible for this CAC exemption.

**Development Cost Levies (DCLs)** – This site is currently subject to both City-wide 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.

This application has requested and is expected to be eligible for a Class A (100%) waiver of the City-wide DCLs applicable to the residential portion of the building. This application is therefore subject to the maximum average starting rents and unit sizes by unit type applicable to “Class A for-profit affordable rental housing” as per the Vancouver Development Cost Levy By-law, if applicable and as may be amended from time to time. These requirements will be secured by a Housing Agreement, and compliance will be assessed through the development permit stage to occupancy permit issuance.

Based on the rates in effect as of September 30, 2023, it is estimated that the project will pay DCLs of \$608,937 should it achieve the maximum 2.70 FSR. The value of the anticipated City-wide DCL waiver is estimated at \$971,756.

**Public Art Program** – No public art contribution is applicable to this rezoning as the proposed floor area is below the minimum threshold.

**Other Benefits** – The market rental housing in this proposed development will contribute to the City’s rental housing stock.

A summary of public benefits associated with this application can be found in Appendix E.

## **FINANCIAL IMPLICATIONS**

As noted in the Public Benefits section this project is expected to provide rental housing and a DCL contribution. See Appendix E for additional details.

## **CONCLUSION**

Staff have reviewed the application to rezone 4708-4742 Joyce Street and 3604 Tanner Street from R1-1 to RR-2C to facilitate the delivery of rental housing. The location complies with the provisions of the RR-2C District Schedule, and staff conclude the zoning amendment can be considered as it is consistent with the *Secured Rental Policy* and advances the City’s housing policy goals.

The General Manager of Planning, Urban Design and Sustainability recommends that the rezoning application be referred to a Public Hearing with a recommendation that, subject to the

Public Hearing, the rezoning application be approved in principle, subject to the applicant fulfilling the Conditions of Approval in Appendix B.

\* \* \* \* \*

**4708-4742 Joyce Street and 3604 Tanner Street  
PROPOSED BY-LAW AMENDMENTS**

*Note: A By-law to rezone an area to RR-2C will be prepared generally in accordance with the provisions listed below, subject to change and refinement prior to posting.*

**Zoning District Plan Amendment**

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



**4708-4742 Joyce Street and 3604 Tanner Street  
CONDITIONS OF APPROVAL**

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

**PART 1: CONDITIONS OF APPROVAL OF THE DEVELOPMENT APPLICATION**

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

**Sustainability**

- 1.1 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*.

**Housing**

- 1.2 The design and layout of at least 35% of the market rental units, and at least 35% of the below-market rental/moderate income rental units must:
- (a) Be suitable for family housing; and
  - (b) Include two or more bedrooms.
- 1.3 A minimum of 20% of the total residential floor area must be Below-Market Rental Housing.
- 1.4 The development should be designed in accordance with the *High-Density Housing for Families with Children Guidelines*, including the provision of:
- (a) An outdoor amenity area to include areas suitable for a range of children’s play activities and urban agriculture, appropriate in size for the scale of the project and situated to maximize sunlight access (S.3.3.2, 3.4.3).
  - (b) A minimum of 2.3 sq. m (24.7 sq. ft.) of bulk storage for each dwelling unit (S. 4.4.2).
  - (c) A multi-purpose indoor amenity space 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 (S. 3.7.3); and

- (d) A balcony for each family-size unit with 1.8 by 2.7 m minimum dimensions (S. 4.3.2).

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

Note to Applicant: Clearly label the proposed below market units and market rental units on the architectural drawings.

## **Engineering**

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

- 1.6 Provision of the Developer to responsibly exercise due diligence to avoid damage to any unrecorded archaeological sites, which are still protected under the Heritage Conservation Act (HCA).

Note to Applicant: All archaeological sites, whether on Provincial Crown or private land (including land under water) that are known or suspected to predate AD 1846, are automatically protected under the Heritage Conservation Act (HCA) (S.13). Certain sites, including human burials and rock art sites with heritage value, are automatically protected regardless of their age. Shipwrecks and plane wrecks greater than two years of age are also protected under the HCA. The HCA does not distinguish between those archaeological sites which are "intact," (i.e., those sites which are in a pristine, or undisturbed state) and those which are "disturbed" (i.e., those sites which have been subject to alteration, permitted or otherwise). All archaeological sites, regardless of condition, are protected by the HCA, as described above. HCA-protected archaeological sites or objects cannot be disturbed or altered without a permit issued by the Archaeology Branch (Ministry of Forests, Lands Natural Resource Operations and Rural Development).

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

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

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

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

- 1.8 The owner or representative is to contact Engineering Services at [StreetUseReview@vancouver.ca](mailto:StreetUseReview@vancouver.ca) to acquire the project's permissible street use after Building Permit issuance.

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

- 1.9 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.
- 1.10 Provision of a lighting simulation to support all offsite lighting upgrades to City standards and IESNA recommendations.
- 1.11 Provision of written confirmation that a waste hauler can access and pick up from the location shown, prior to development permit issuance.

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 \(vancouver.ca\)](#)

- 1.12 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 6cm caliper, and installed with approved root barriers, tree guards and appropriate soil volumes. Root barriers shall be of rigid construction, 8 feet long and 18 inches deep, centre on each street tree adjacent to the sidewalk and any off-street bike facility. Planting depth of root ball must be below sidewalk grade. Call Park Board for inspection after tree planting completion".
    - (iii) "The required Green Infrastructure improvements on 4708 Joyce Street will be as per City-issued design."



Note to Applicant: Callout the Green Infrastructure improvements and add note.

- (b) Existing locations of:
  - (i) Street furniture; and
  - (ii) Poles and guy wires.

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

- (c) Deletion of:
  - (i) Proposed footings that are shown encroaching onto City property (Shown on A201); and
  - (ii) Existing walls, stairs, and other structures from the property dedication area along Joyce Street.

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

1.13 Provision of a [Transportation Demand Management \(TDM\) Plan](#).

Note to applicant: Submit TDM Plan A, B, C or D. Council approved amendments to the Parking Bylaw and the Transportation Demand Management (TDM) Administrative Bulletin. These requirements will apply to site development permits following this rezoning.

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

- (a) All types of parking and loading spaces individually numbered and labelled.
- (b) Dimension of any/all column encroachments into parking stalls.
- (c) Identification of all columns in the parking layouts.
- (d) Section drawings showing elevations and minimum vertical clearances for parking levels, loading bays, ramps, and security gates.

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

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

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

Note to Applicant: Engineering has not completed a formal review of this simplified rezoning application. Any comments based upon architectural or landscape drawings received as part of this application are provided as guidance and a formal review by Engineering will only be provided through the Development Permit application process. Engineering provides the following comments:

- (a) Improved interface of the parkade access and street/lane by performing/ensuring the following:
  - (i) Modification of the site vehicle access to re-align driveway access.
  - (ii) Design ramp to position vehicles perpendicular to the lane to facilitate ease of vehicle ingress and egress from either direction of travel in the lane.

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

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

- 1.16 Provision of the Developer's Engineer to submit a sewer abandonment plan to the City that details the following:

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

- 1.17 Provision of all third party utility services (e.g., BC Hydro, Telus and Shaw) to be underground. BC Hydro service to the site shall be primary. All required electrical plants will be provided within private property.

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

For questions on this requirement, please contact Utilities Management Branch at 604-829-9447 or at [umb@vancouver.ca](mailto:umb@vancouver.ca).

- 1.18 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>.
  - (b) All third-party service lines to the development are to be shown on the plan (e.g., BC Hydro, Telus, Shaw, etc.) and the applicant is to provide documented acceptance from the third-party utilities prior to submitting to the City.

Note to Applicant: It is highly recommended that the applicant submits a Key Plan to the City for review as part of the building permit application.

Use of street for temporary power (e.g., temporary pole, pole mounted transformer or ducting) is to be coordinated with the city well in advanced of construction. Requests will be reviewed on a case-by-case basis with justification provided substantiating need of street space against other alternatives. If street use for temporary power is not approved, alternate means of providing power will need to be proposed. An electrical permit will be required.

- <https://vancouver.ca/files/cov/Key%20Plan%20Process%20and%20Requirements.pdf>
- 1.19 Show all City supplied building grades on the architectural and landscape plans, and when providing additional property line elevations for proposed entrances, interpolate a continuous grade between the elevations provided on the City supplied building grade plan.

Note to Applicant: For further information contact [Streets.Design@vancouver.ca](mailto:Streets.Design@vancouver.ca).

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

## **PART 2: CONDITIONS OF BY-LAW ENACTMENT**

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

### **Engineering**

- 2.1 Make arrangements to the satisfaction of the General Manager of Engineering Services, Director of Legal Services and the Approving Officer for the consolidation of Lots 9 to 12,

all of Block 90, District Lots 36 and 51, Plan 1570 to create a single parcel and subdivision of that site to result in the dedication of the West 7 feet for road purposes.

Note to Applicant: A subdivision plan and application to the Subdivision and Strata Group is required. For general information see the subdivision website at:

<http://vancouver.ca/home-property-development/apply-to-subdivide-or-join-properties.aspx>

- 2.2 Provision of a Services Agreement to detail the on- 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 2.3 (a) and 2.3(b), the Services are not excess and/or extended services and the applicant is not entitled to a Latecomer Agreement.

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

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

Note to Applicant: Based on the confirmed Fire Underwriter's Survey Required Fire Flows and domestic flows submitted by Core Concept Consulting Ltd. dated July 15, 2022, no water main upgrades are required to service the development.

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

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

- (b) Provision of adequate sewer (storm and sanitary) service to meet the demands of the project and in order to maintain acceptable sewer flow conditions, implementation of development(s) at 4708-4742 Joyce Street requires the following:

- (i) Off-site Servicing Upgrade:

- Upsize 100 m of existing 200 mm SAN to 375 mm SAN in Cassiar Street from [MH\_FJCSTA] at East 25th Avenue to [MH\_FJCSTL]

at East 24th Avenue, Upsize 92 m of existing 250 mm SAN to 375 mm SAN in East 25th Avenue from [MH\_FJCSTA] at Cassiar Street to [MH\_FJCST7] fronting 3433 East 25th Avenue.

Note to Applicant: The lengths and diameters of these improvements are approximate and subject to detailed design by Developer's Engineer.

Developer's Engineer to submit design brief, calculations and/or model, and design drawings to the City prior to Building Permit issuance. All submittals including Issued for Construction (IFC) drawings are required to be reviewed and accepted by the City Engineer.

Note to Applicant: The Sewer servicing plan for this area is under development. Developer is to contact City Engineer prior to commencing design or analysis of sewer system as the upgrade requirement may be modified based on servicing plan (requirement will be approximately equivalent to the above condition).

The development is to be serviced to the existing 200 mm SAN on Joyce Street.

The required sewer upgrades on public land are located in or near an archeologically sensitive area. Archeological review/studies will be required prior to construction.

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 along Joyce Street adjacent to the site and appropriate transitions, including the following:
  - (i) Minimum 1.22 m (4.0 ft.) wide front boulevard (measured from the back of the existing curb).
  - (ii) 2.44 m (8.0 ft.) wide broom finish saw-cut concrete sidewalk.
  - (iii) Curb ramps.
- (d) Provision of street improvements along Tanner Street adjacent to the site and appropriate transitions, including the following:
  - (i) 1.83 m (6.0 ft.) wide broom finish saw-cut concrete sidewalk;
  - (ii) Curb ramps.
- (e) Provision of improvements at the intersection of Joyce Street and Tanner Street including:

- (i) Design and installation of a new RRFB (Rectangular Rapid Flashing Beacon) crosswalk and any required associated works.
- (ii) Provision of double bulges extending along Joyce Street at the crossing location.
- (iii) Provision of entire intersection street lighting upgrade to current City standards and IESNA recommendations.

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.

- (f) Provision of lane reconstruction along frontage including:
  - (i) Center valley drainage to City “Higher Zoned Laneway” pavement structure.
  - (ii) Installation of one new catch basin.
  - (iii) Removal of the existing two catch basins.

Note to Applicant: Dispose of the two catch basins offsite.

- (g) Provision of a new standard concrete lane crossing, with new lane returns and ramps on both sides, at the lane entrance on Tanner Street.
- (h) Provision of speed humps in the lane east of Joyce Street between Tanner Street and Price Street.
- (i) Provision Green Infrastructure improvements to the satisfaction of the General Manager of Engineering Services, including:
  - (i) Installation of a rainwater tree trench (RTT) along Tanner Street in the boulevard frontage, to treat and retain 90% of average annual rainfall from the right-of-way (RoW) to the greatest extent practical.

Note to Applicant: These improvements generally include placement of street trees, structural soil or soil cell and perforated pipe sub drain connected to the sewer system under proposed boulevard to provide the minimum soil volume storage for street trees as per the Engineering Design Manual. Selected tree species to be coordinated with Urban Forestry, Streets and Transportation. Current City Street trees on Tanner Street may need replacement to accommodate Green Infrastructure improvements. Developer is to assess condition of trees and coordinate replacement trees and outstanding fees with Park Board staff via [PBDevelopment.Trees@vancouver.ca](mailto:PBDevelopment.Trees@vancouver.ca).

Note to Applicant: Green Infrastructure (GI) should be used to manage rainwater from the street right-of-way as required in the [Rain City Strategy](#). The retention

standard for the right-of-way is to treat and retain 90% of average annual rainfall where possible. These design standards are applied to the prescribed GI measures listed above.

For further information, contact Green Infrastructure Implementation Branch, [ESRGGIIDL@vancouver.ca](mailto:ESRGGIIDL@vancouver.ca).

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

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

Note to Applicant: The detailed Electrical Design will be required prior to the start of any associated electrical work to the satisfaction of the General Manager of Engineering Services, and, in conformance with current City Engineering Design Manual, Construction Specifications, Standard Detail Drawing, Canadian Electrical Code and the Master Municipal Construction Documents.

Submission of the detailed Electrical Design does not occur until the Rezone has been enacted and a City Project Coordinator is assigned to the project.

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

2.3 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) Off-site servicing upgrade for adequate sewer (storm and sanitary) service per condition 2.2(b).
- (b) Entire intersection street lighting upgrade on Joyce Street/Tanner Street, new double bulges extending along Joyce Street at the crossing location, and new RRFB (Rectangular Rapid Flashing Beacon) crosswalk and any required associated works per condition 2.2(e).

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

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

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

## Housing

- 2.4 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 residential units as class A for profit affordable rental housing, excluding Seniors Supportive or Assisted Housing, and including at least 20% of the residential floor area that is counted in the calculation of the dwelling unit area per the RR-2C District Schedule to be secured as below-market rental dwelling housing units, and the remaining units to be secured as market rental units, subject to the conditions set out below for such units, subject to the conditions set out below for such units and in accordance with the requirements set out in the Secured Rental Policy, for a term equal to the longer of 60 years and the life of the building and such other terms and conditions as the General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services may require. The agreement or agreements will include but not be limited to the following terms and conditions:
- (a) A no separate sales covenant.
  - (b) A no stratification covenant.
  - (c) A provision that none of the units will be rented for less than one month at a time.
  - (d) That the average initial starting monthly rents by unit type for the below-market rental housing dwelling units in the project will be at least 10% below the average market rent for private rental apartment units city-wide as published by the most recent Canada Mortgage and Housing Corporation in the Rental Market Survey Data Tables for Vancouver at the time when the Occupancy Permit is issued.
  - (e) That a rent roll indicating the agreed maximum average initial monthly rents for the below-market rental housing dwelling units will be required prior issuance of an Occupancy Permit, to the satisfaction of the General Manager of Planning, Urban Design or Sustainability (or successor in function) and the Director of Legal Services.
  - (f) Following initial occupancy, on a change in tenancy for a below-market rental housing dwelling unit, the starting rent for such new tenancy will be at least 10% below the rent for private rental apartment units city-wide as published by the Canada Mortgage and Housing Corporation in the most recent Rental Market Survey Data Tables for Vancouver for that unit type at the time of the change in tenancy.
  - (g) That the applicant will verify eligibility of new tenants for the below-market rental housing dwelling units, based on the following:
    - (i) For new tenants, annual household income cannot exceed (4) four times the annual rent for the unit (i.e. at least 25% of household income is spent on rent).
    - (ii) There should be at least one occupant per bedroom in the unit.



- (h) That the applicant will verify the ongoing eligibility of existing tenants in below-market rental housing dwelling units every five (5) years after initial occupancy:
  - (i) For such tenants, annual household income cannot exceed 5 times the annual rent for the unit (i.e. at least 20% of income is spent on rent).
  - (ii) There should be at least one occupant per bedroom in the unit.
- (i) On an annual basis, or at the request of the City, the applicant will report to the City of Vancouver on the operation of the below-market rental housing dwelling units which will ensure that the City can confirm that the units are being operated as agreed, and will include a rent roll for the below-market rental housing dwelling units, and a summary of the results of eligibility testing for these units.
- (j) Such other terms and conditions as the General Manager of Planning, Urban Design or Sustainability (or successor in function) and the Director of Legal Services may require in their sole discretion.

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

- 2.5 In the event that one or more eligible tenants are discovered to reside at the property (or formerly resided at the property), enter into a 219 Covenant and such other agreements as the General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services determine are necessary to require the applicant to:
- (a) Provide a Tenant Relocation Plan to the satisfaction of the General Manager of Planning, Urban Design and Sustainability as per the *Tenant Relocation and Protection Policy* that is effective as of the time of submission of the development permit Application.
  - (b) Provide a notarized declaration prior to issuance of the development permit that demonstrates that each tenant has been given written notice of the intent to redevelop the property; that indicates the number of units occupied on the date of the notice; and includes copies of a letter addressed to each tenant summarizing the Tenant Relocation Plan offer and signed as received by each tenant.
  - (c) Provide an Interim Tenant Relocation Report prior to issuance of the demolition permit. The Report must include, but may not be limited to, the names of any tenants; whether each tenant has indicated interest in the Right of First Refusal to return to the new building; the names of any tenants who have ended their tenancy; the reason for its end (e.g. tenant decision or mutual agreement to end tenancy); the outcomes of their search for alternate accommodation (if assistance was requested by the tenant); and their total compensation amount(s); the names of tenants still remaining in the building; the status of the applicant's search for relocation options (if assistance was requested by the tenant) and/or additional assistance rendered, as required through their Tenant Relocation Plan.

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

### **Environmental Contamination**

2.6 As applicable:

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

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.

\* \* \* \* \*

**4708-4742 Joyce Street and 3604 Tanner Street**  
**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 the following properties from the R1-1 maps forming part of Schedule A of the Subdivision By-law:

- (a) PID 014-555-590; Lot 9 Block 90 District Lots 36 and 51 Plan 1570;
- (b) PID 014-555-611; Lot 10 Block 90 District Lots 36 and 51 Plan 1570;
- (c) PID 014-555-620; Lot 11 Block 90 District Lots 36 and 51 Plan 1570; and
- (d) PID 014-233-517; Lot 12 Block 90 District Lots 36 and 51 Plan 1570.

**4708-4742 Joyce Street and 3604 Tanner Street  
PUBLIC CONSULTATION SUMMARY**

**1. Background of SRP Consultation**

A review of the City's previous rental incentive programs began in late 2018 and led to an updated *Secured Rental Policy* in November 2019. In that initial round of work, two in-person public open houses were held, pedestrian intercept surveys were undertaken and a Talk Vancouver survey was available, in addition to stakeholder and industry engagement and a survey of residents living in buildings created through City incentive programs. In the following phases of work, between March 2020 and August 2021, City of Vancouver staff engaged residents through in-person and online virtual information sessions, surveys, and stakeholder engagement meetings. This process included six in-person public information sessions (attended by over 800 residents), 10 stakeholder workshops, an online comment form (400 responses received), the Shape Your City project webpage (5,000 visitors), 2 online public information sessions (102 attendees), as well as public and development industry one-on-one sessions (attended by 18 residents and 15 industry representatives).

**2. List of Engagement Events, Notification, and Responses**

	<b>Date</b>	<b>Results</b>
<b>Event</b>		
Question and Answer Period (City-led)	October 4, 2023 – October 17, 2023	111 participants (aware)* <ul style="list-style-type: none"> <li>• 34 informed</li> <li>• 16 engaged</li> </ul>
<b>Public Notification</b>		
Postcard distribution – Notice of rezoning application and virtual open house	September 29, 2023	2,758 notices mailed
<b>Public Responses</b>		
Online questions	October 4, 2023 – October 17, 2023	1 submittal
Online comment forms <ul style="list-style-type: none"> <li>• Shape Your City platform</li> </ul>	September 18, 2023 – April 29, 2024	32 submittals
Overall position <ul style="list-style-type: none"> <li>• support</li> <li>• opposed</li> <li>• mixed</li> </ul>	September 18, 2023 – April 29, 2024	32 submittals <ul style="list-style-type: none"> <li>• 20 responses</li> <li>• 7 responses</li> <li>• 5 responses</li> </ul>
Other input	September 18, 2023 – April 29, 2024	2 submittals

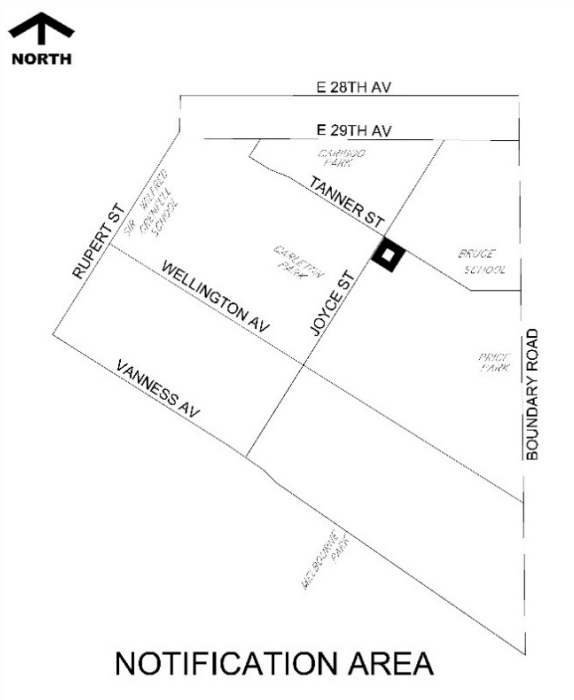
Online Engagement – Shape Your City Vancouver		
Total participants during online engagement period	September 18, 2023 – April 29, 2024	477 participants (aware)* <ul style="list-style-type: none"> <li>• 80 informed</li> <li>• 33 engaged</li> </ul>

Note: All reported numbers above are approximate.

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

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

### 3. Map of Notification Area



### 4. Analysis of All Comments Received

Below is an analysis of all public feedback by topic.

Generally, comments of support fell within the following areas:

- **Density and location:** The proposed density is appropriate, given the proximity of the development to transit options.
- **Housing:** The proposed development adds much needed rental housing options. In particular, the provision of below-market rental (BMR) is supported. A greater percentage dedication of BMR would be supported to increase the stock of available affordable options.
- **Height:** The proposed development height is appropriate for the area, and additional height would be supported given proximity to transit.

Generally, comments of concern fell within the following areas:

- **Parking:** The proposed development provides insufficient stalls to address the anticipated parking demands, which will negatively affect the availability of street parking.
- **Density and traffic:** The proposed development and increased density will negatively impact traffic within the area.

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

*General comments of support:*

- The development will improve the availability and affordability of housing within the area.
- The addition of housing is generally supported.
- The development will provide opportunities for those employed at the local school to live in the area they work.

*General comments of concern:*

- The building design is uninspired.
- The number of parking stalls provided should at least match 80% of the number of units.

*Neutral comments/suggestions/recommendations:*

- A mixed-use building would be supported with ground-floor retail or commercial provided.
- This rezoning application should be approved expeditiously to address the demand for housing.

\* \* \* \* \*

**4708-4742 Joyce Street and 3604 Tanner Street  
PUBLIC BENEFITS SUMMARY**

**Project Summary**

Rezoning to RR- 2C District to facilitate rental housing development with a minimum of 20% of the residential floor area secured as below-market rental units.

**Public Benefit Summary:**

The project would provide market rental and below-market rental units and would generate a DCL contribution.

	<b>Base Zoning</b>	<b>Proposed Zoning</b>
Zoning District	R1-1	RR-2C
FSR of Base Zoning and FSR of Base Density (site area = 1,533.8 sq. m /16,510 sq. ft.)	0.70	2.70
Floor Area	1,073.7 sq. m (11,557 sq. ft.)	4,141.3 sq. m (44,577 sq. ft.)
Land Use	Residential	Residential Rental

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

City-wide DCL <sup>1,2</sup>	\$0
Utilities DCL <sup>1</sup>	\$608,937
<b>TOTAL</b>	<b>\$608,937</b>

**Other benefits (not-quantified components):** All residential units to be rental housing (non-stratified) all secured for the longer of 60 years and the life of the building.

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

<sup>2</sup> This application has requested and is expected to be eligible for a Class A (100%) waiver of the City-wide DCLs applicable to the residential portion of the building. The value of the anticipated City-wide DCL waiver is estimated at \$971,756. The application is therefore subject to the maximum average starting rents and by unit type applicable to "class A for-profit affordable rental housing" as per the By-law. These requirements will be secured by a Housing Agreement, and compliance will be assessed through the development permit stage to occupancy permit issuance.

**4708-4742 Joyce Street and 3604 Tanner Street  
APPLICANT, PROPERTY, AND DEVELOPMENT PROPOSAL INFORMATION**

**Property Information**

Address	Property Identifier (PID)	Legal Description
4708 Joyce Street and 3604 Tanner Street	014-555-590	Lot 9 Block 90 District Lots 36 and 51 Plan 1570
	014-555-611	Lot 10 Block 90 District Lots 36 and 51 Plan 1570
	014-555-620	Lot 11 Block 90 District Lots 36 and 51 Plan 1570
4742 Joyce Street	014-233-517	Lot 12 Block 90 District Lots 36 and 51 Plan 1570

**Applicant Information**

Architect/Applicant	Matthew Cheng Architect, Inc.
Property Owner	1223938 BC Ltd.

**Site Statistics**

Site Area	1,533.8 sq. m (16,510 sq. ft.); Site dimensions 40.3 m (132 ft.) x 38.1 m (125 ft.)
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**Development Statistics**

	Permitted Under Existing Zoning	Development Permitted Under Proposed Zoning
Zoning	R1-1	RR-2C
Uses	Residential	Residential Rental
Maximum Density	0.70 FSR	Up to 2.70 FSR
Floor Area	1,073.7 sq. m (11,557 sq. ft.)	Up to 4,141.3 sq. m (44,577 sq. ft.)
Height	10.7 m (35.1 ft.)	Up to 6 storeys (at the street): 19.8 m (65 ft.)
Unit Mix	n/a	as per RR-2C District
Parking, Loading and Bicycle Spaces	as per Parking By-law	as per Parking By-law
Natural Assets	To be assessed at the development permit stage	