



## REFERRAL REPORT

Report Date: November 26, 2024  
Contact: Terrence Cheng  
Contact No.: 604.829.9859  
RTS No.: 17635  
VanRIMS No.: 08-2000-20  
Meeting Date: December 10, 2024

TO: Vancouver City Council  
FROM: General Manager of Planning, Urban Design and Sustainability  
SUBJECT: Rezoning: 626 West 32nd Avenue

### **RECOMMENDATION TO REFER**

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

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

### **RECOMMENDATION FOR PUBLIC HEARING**

- A. THAT the application by Matthew Cheng Architect Inc., on behalf of 1454625 B.C. Ltd.<sup>1</sup>, the registered owners of the lands located at 626 West 32nd Avenue [*PID 010-758-941; Lot 5 Block 819 District Lot 526 Plan 722 1*], to rezone the lands from R1-1 (Residential Inclusive) District to RM-8A (Multiple Dwelling) District, be approved in principle;

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

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

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

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

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<sup>1</sup> Represented by Mohammed Sohail

amendment by-law.

C. THAT Recommendations A and B be adopted on the following conditions:

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

### **REPORT SUMMARY**

This report recommends a plan amendment to the Zoning and Development By-law for 626 West 32nd Avenue. The proposed amendment would rezone the property from R1-1 (Residential Inclusive) District to RM-8A (Multiple Dwelling) District to allow for a townhouse or rowhouse development. The maximum floor space ratio (FSR) for RM-8A can be 1.20. Based on the site area, approximately 11 townhouses can be developed at this location.

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

### **COUNCIL AUTHORITY/PREVIOUS DECISIONS**

- Cambie Corridor Plan (2018, amended 2023)
  - RM-8, RM-8A, RM-8N and RM-8AN Districts Schedule (2018, amended 2024)
  - RM-8, RM-8N, RM-8A and RM-8AN Guidelines (2018, amended 2023)
  - Vancouver Plan (2022)
  - Housing Needs Report (2022)
  - Tenant Relocation and Protection Policy (2019, amended 2019)
  - Bulletin: Density Bonus Contributions (2014, amended 2024)
  - Community Amenity Contributions for Rezoning (1999, last amended 2024)
  - Urban Forest Strategy (2018)
  - Vancouver Development Cost Levy By-Law No. 9755
  - Vancouver Utilities Development Cost Levy By-law No. 12183
- REPORT

## Background/Context

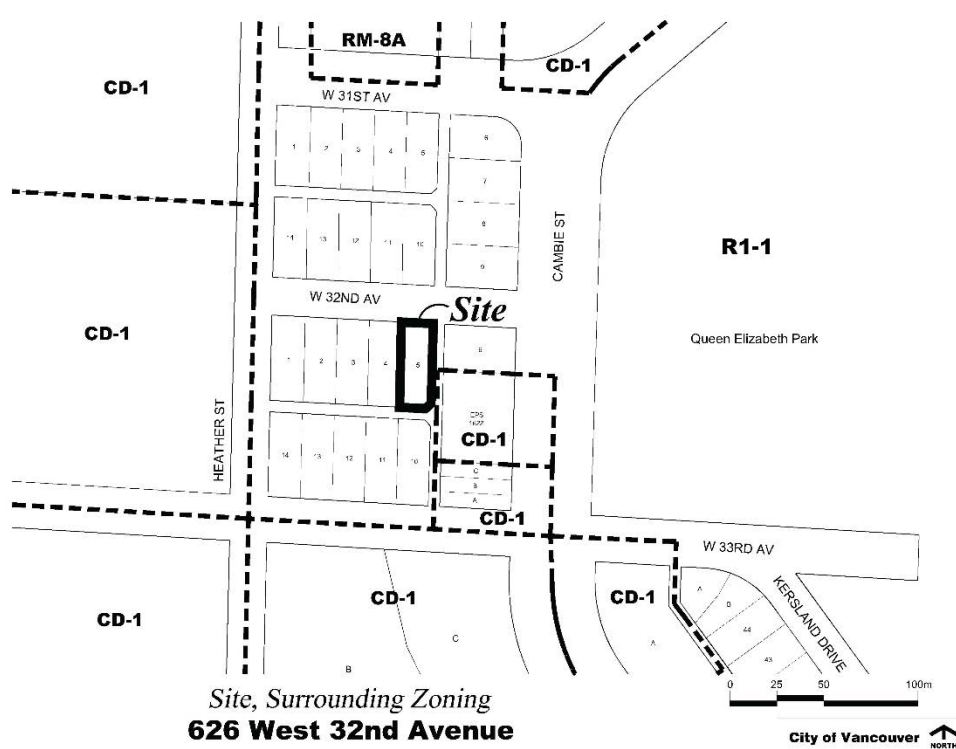
### 1. Site and Context

The subject site (see Figure 1) is comprised of one legal parcel along West 32nd Avenue, west of Cambie Street and bound by a lane to the east and to the south. The site area is approximately 769 sq. m (8,277 sq. ft.), with a frontage of 17.1 m (56 ft.) and a depth of 45.4 m (149 ft.).

The site and surrounding area are zoned R1-1 (Residential Inclusive) or CD-1, developed with single-detached homes and mixed-use residential buildings. Nearby sites are eligible for rezoning to RM-8A under the Plan.

The existing house on site was constructed in 1970 and is not listed on the *Vancouver Heritage Register*. The property contains one residential rental tenancy, but as a single-lot development, the *Tenant Relocation and Protection Policy* does not apply.

Figure 1: Location Map – Site and Context



### 2. Policy Context

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

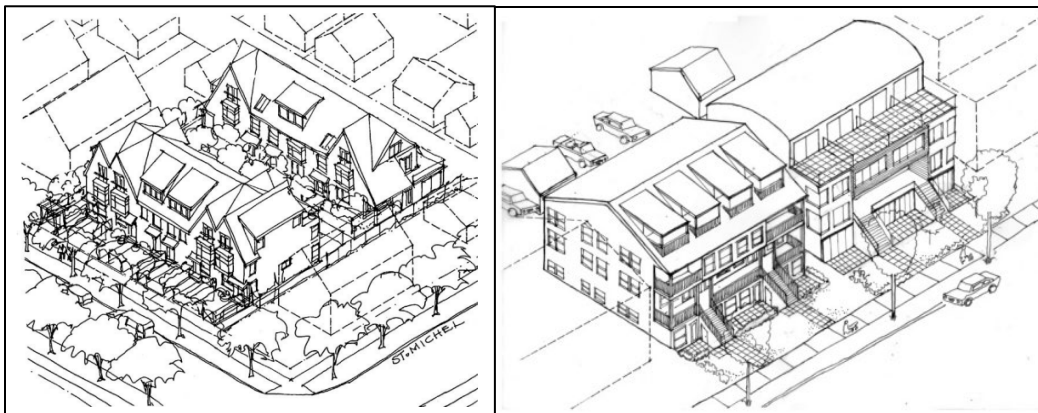
The Plan identifies over 1,100 detached lots as eligible to redevelop for townhouses, creating opportunities for approximately 8,200 units of much-needed ground-oriented housing.

Specifically, Section 4.2.9 of the Plan supports residential townhouses or rowhouses for up to three storeys and a maximum density of 1.20 FSR.

The site is located within the Queen Elizabeth neighbourhood, which is characterized by its existing low-density residential character and green park-like setting. New family-oriented housing opportunities, in the form of townhouses, are expected to be introduced in transition areas surrounding Cambie Street and other large sites and will complement the existing residential character of the neighbourhood.

**Design Guidelines** – The RM-8A District Schedule is accompanied by clear design guidelines. These guidelines establish form of development expectations which provide predictability and certainty for new buildings. Design criteria sets out expected typologies, requirements for family housing, access to sunlight, privacy, landscape treatment, along with flexible development options for smaller lots (see Figure 2).

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



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

**Vancouver Plan** – The *Vancouver Plan* was approved by Council on July 22, 2022 and is a land use strategy to guide long-term growth of the City over the next 30 years. The *Vancouver Plan* serves as a framework with further implementation planning work to follow over the next two to four years. The site is located within the *Cambie Corridor Plan* which is in alignment with the *Vancouver Plan*.

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

This zoning amendment would facilitate the delivery of strata housing and implements Council-approved direction contained in the Plan, which includes direction on housing that is well supported by the data and findings within the HNR.

## **Strategic Analysis**

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

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

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

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

### **2. Transportation and Parking**

The site is well served by public transit. The site is approximately 1 km from the King Edward Canada Line station. The #15 bus (Cambie – Olympic Village) is conveniently located 170 m from the site. The Cambie Street and Heather Street bikeways are also one block away, providing sustainable transportation options.

Parking, loading and bicycle spaces must align with the Parking By-law and will be reviewed at time of development permit application when architectural drawings are submitted. The applicant is required to reconstruct the east-west and north-south lanes with new catch basins and a new lane crossing adjacent to the site. Local servicing requirements are also secured through a services agreement. Additional Engineering conditions are in Appendix B.

### **3. Natural Assets**

The *Urban Forest Strategy* seeks to protect and strengthen Vancouver's urban forest and tree canopy. The Protection of Trees By-law requires that permission be granted to remove trees to protect viable trees while supporting a healthy urban forest. There are approximately five trees on site. A landscape plan and arborist report will be required as part of a development permit application and will allow staff to apply conditions to enhance green assets in and around the site.

### **4. Public Input**

A site sign was installed on April 26, 2024. Approximately 721 notification postcards were distributed within the neighbouring area on or about May 1, 2024. Notification, application information, and an online comment form was provided on the Shape Your City website (<https://shapeyourcity.ca/>). Staff received one response from the public expressing support for further densification of the area and the provision of additional housing stock.

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

## 5. Public Benefits

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

**Density Bonus Zone Contribution (DBZ)** – This application is subject to a DBZ contribution, payable prior to building permit issuance, calculated on the additional density above 0.75 FSR and up to the 1.20 FSR maximum. Based on the rates in effect as of September 30, 2024, it is estimated that the project would pay DBZs of \$316,615, should it achieve the maximum 1.20 FSR.

**Development Cost Levies (DCLs)** – This site is currently subject to a City-wide and a Utilities DCL. DCLs are payable prior to building permit issuance based on rates in effect at that time and the floor area proposed at the development permit stage. Based on the rates in effect as of September 30, 2024, it is estimated that the project will pay DCLs of \$88,570, should it achieve the maximum 1.20 FSR.

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

### ***Financial Implications***

As noted in the Public Benefits section, this project is expected to provide a DBZ and DCL contribution. See Appendix F for additional details.

## **CONCLUSION**

Staff have reviewed the application to rezone 626 West 32nd Avenue from R1-1 to RM-8A for a townhouse or rowhouse development aligns with the RM-8A/AN District Schedule and Cambie Corridor Plan.

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

\* \* \* \* \*

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

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

**Zoning District Plan Amendment**

1. This by-law amends the indicated provisions or schedules of the Zoning and Development By-law No. 3575.
2. 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.
3. The area shown within the heavy black outline on Schedule A is rezoned and moved from the R1-1 district to the RM-8A district.



\* \* \* \* \*

**626 West 32nd Avenue**  
**CONDITIONS OF APPROVAL**

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

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

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

**Engineering**

- 1.1 Provision of construction details to determine ability to meet municipal design standards for shotcrete removal (City of Vancouver Design Guidelines, Construction Standards and Encroachment By-law (#4243) section 3A) and access around existing and future utilities adjacent your site, if shotcrete is required for the 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>

- 1.2 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 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>

- 1.3 Existing retaining wall along the lane must be entirely located on private property with no portion of a rebuilt retaining wall to encroach onto City property.



Note to Applicant: Drawing set at the development permit stage must show and note location of the existing retaining wall and indicate removal, reconstruction or maintaining of the retaining wall. Retaining wall is missing from the submitted site survey.

- 1.4 Provision of the existing utility pole and guywire in the lane to not impede access to the site.

Note to Applicant: Drawing set at development permit stage must show existing locations and if the pole and/or the guywire obstruct access to the site the pole and/or guywire must be relocated or the access to the site relocated. If relocation of pole and/or guywire is proposed, the development permit application documents submitted must include letters from the related utility providers indicating the removal or relocation is possible.

- 1.5 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.

- 1.6 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](mailto:pbdevelopment.trees@vancouver.ca) for inspection after tree planting completion".

(b) Existing locations of:

(i) Street furniture; and

Note to Applicant: For drawings with existing street furniture displayed, a note must be added stating:

"All removals, relocations, reinstallations and replacements of street furniture must be carried out by the City Street Furniture Contractor in

coordination with the City Street Furniture Coordinator.”

- (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 design guidelines and construction standards.

- 1.7 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.

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.

- 1.8 Provision of on-site rainwater management in accordance with Building By-law requirements (Book II, Division B, Article 2.4.2.5) in effect in January 2024.

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

- 1.9 Provision of a Final Hydrogeological Study, to the satisfaction of the General Manager of Engineering Services and the Director of Planning, which addresses the requirements outlined in the Groundwater Management Bulletin, including but not limited to:

- (a) A Groundwater Management Plan which includes:
  - (i) Construction-related and permanent groundwater management, including anticipated groundwater discharge rates for City approval; and
  - (ii) Provision that every effort will be made to prevent or limit the long-term discharge of groundwater to the sewer system, with the details reflected in the Groundwater Management Plan.

- (b) An Impact Assessment which achieves the following objectives:

- (i) Analysis to confirm that there are no significant risks from groundwater extraction/diversion.
- (ii) Provision that peat will not be dewatered due to the associated risk of offsite settlement.
- (c) Provision of immediate notification to the City of any changes that may be material to the City's review of the submitted final hydrogeological study (e.g. if the proposed excavation depth increases).

Note to Applicant: Email the City at [groundwater@vancouver.ca](mailto:groundwater@vancouver.ca).

- (d) Submission of the anticipated start date for excavation, and the contact details for the professional services that have been retained to conduct the discharge flow monitoring prior to building permit issuance for excavation.

Note to Applicant: The monitoring must include daily average flow rates and be submitted monthly to [groundwater@vancouver.ca](mailto:groundwater@vancouver.ca). A hold will be placed on the issuance of a building permit for excavation. To remove the hold, provide an anticipated start date for excavation, and the contact details for the professional services that have been retained to conduct this monitoring, to [groundwater@vancouver.ca](mailto:groundwater@vancouver.ca).

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

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

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

- 1.11 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](mailto:umb@vancouver.ca).

- 1.12 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, 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>

- 1.13 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 a benchmark with elevations consistent with those denoted on the City issued building grade plan.

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](mailto: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 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 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. 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 November 27, 2023, no water main upgrades are required to service the development.

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

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

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

Note to Applicant: Implementation of development(s) at 626 West 32nd Avenue does not require any sewer upgrades.

Development to be serviced to the existing 450 mm COMB sewer in West 32nd Avenue. Developer to provide separated sanitary and storm connections to the existing municipal sewer main.

- (c) Provision of street improvements with appropriate transitions, along West 32nd Avenue adjacent to the site, including:

- (i) Minimum 2.1 m wide broom finish saw-cut concrete sidewalk.

Note to Applicant: 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 design guidelines and construction standards. Confirm if your site is within a Streetscape Design Guideline area and follow the applicable guidelines.

- (d) Provision of lane improvements with appropriate transitions, along the east-west lane adjacent to the site, including:
- (i) Full depth pavement reconstruction; and  
Note to Applicant: Lane reconstruction to meet City “Higher-Zoned Lane” standards.
  - (ii) Relocation of the two existing lane catch basins to the lane’s centerline.  
Note to Applicant: Refer to the City design guidelines and construction standards.  
<https://vancouver.ca/streets-transportation/street-design-construction-resources.aspx>
- (e) Provision of lane improvements with appropriate transitions, along the north-south lane adjacent to the site, including:
- (i) Full depth pavement reconstruction; and  
Note to Applicant: Lane reconstruction to meet City “Higher-Zoned Lane” standards.
  - (ii) Relocation of the two existing lane catch basins to the lane’s centerline.
  - (iii) New standard concrete lane crossing, with new lane returns and ramps on both sides, at the lane entrance on West 32nd Avenue.  
Note to Applicant: Refer to the City design guidelines and construction standards.  
<https://vancouver.ca/streets-transportation/street-design-construction-resources.aspx>
- (f) Provision of street trees where space permits.  
Note to Applicant: Final spacing, quantity and location to the satisfaction of the General Manager of Engineering Services. Tree species to the approval of the City Arborist. Street tree planting to include appropriate soil volumes and approved root barriers of rigid construction, 8’ long and 18” deep, centre on each street tree adjacent to the sidewalk and any off-street bike facility. Installation of Engineered Soil under new sidewalks may be required to obtain appropriate soil volumes based on site conditions.
- (g) Provision of installation of parking regulatory signage on streets adjacent to the site, to the satisfaction of the General Manager of Engineering Services.

## **Environmental Contamination**

2.2 As applicable:

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

## **Agreements**

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

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

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

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**626 West 32nd Avenue**  
**DRAFT CONSEQUENTIAL AMENDMENT**

**DRAFT AMENDMENT TO THE SUBDIVISION BY-LAW NO. 5208**

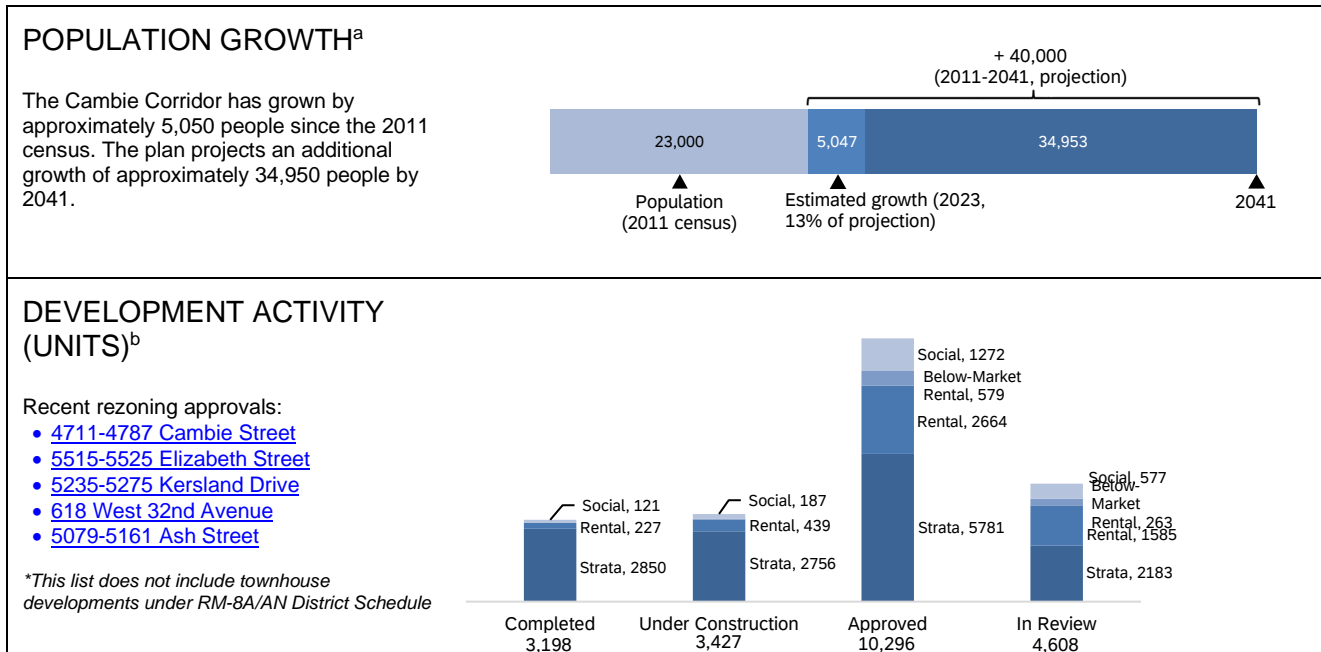
Council amends Schedule A of the Subdivision By-law in accordance with the plan labelled Schedule A and attached to and forming part of this By-law, by deleting PID 010-758-941, Lot 5 Block 819 District Lot 526 Plan 7221 from the R1-1 maps forming part of Schedule A of the Subdivision By-law.

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**PUBLIC BENEFITS IMPLEMENTATION TRACKING  
CAMBIE CORRIDOR PLAN**

Updated 2023 year-end



**PUBLIC BENEFITS ACHIEVED AND IN PROGRESS (North of 57th Avenue)<sup>c</sup>**

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

TARGETS <small>See Chapter 13 of the <a href="#">Cambie Corridor Plan</a> for more details</small>	COMPLETED	UNDER CONSTRUCTION	PLANNING / DESIGN	PROGRESS
<b>HOUSING<sup>d</sup></b> <ul style="list-style-type: none"> <li>• ~ 4,700 additional secured market rental units</li> <li>• ~ 2,250 additional social housing units</li> <li>• ~ 400 additional below-market rental units</li> </ul> <p><i>*Gross numbers of units reported</i></p>	<ul style="list-style-type: none"> <li>• 227 secured market rental units</li> <li>• 121 social housing units</li> <li>• 98 temporary modular housing<sup>e</sup> units</li> </ul>	<ul style="list-style-type: none"> <li>• 439 secured market rental units</li> <li>• 187 social housing units</li> </ul>		14% of secured market rental target achieved  14% of social housing target achieved  <span style="color: orange;">➔</span>
<b>CHILDCARE</b> <ul style="list-style-type: none"> <li>• ~ 1,080 additional spaces for children (all age groups)</li> </ul>	<ul style="list-style-type: none"> <li>• Restoration of 8 Oaks Acorn childcare outdoor area</li> </ul>	<ul style="list-style-type: none"> <li>• 135 spaces for children 0-4 yrs (Oakridge Civic Centre, Eric Hamber Secondary School, and 6409-6487 Cambie Street)</li> <li>• 60 spaces for children 5-12 yrs (Oakridge Civic Centre)</li> </ul>		18% of childcare spaces target achieved  <span style="color: orange;">➔</span>
<b>TRANSPORTATION / PUBLIC REALM</b> <ul style="list-style-type: none"> <li>• Upgrade/expand walking/cycling</li> <li>• Complete Street design on Cambie Street and major streets</li> <li>• "Car-light" Heather Street greenway</li> </ul>	<ul style="list-style-type: none"> <li>• 45th Avenue bikeway improvements</li> <li>• Interim plazas (17th Avenue and Cambie Street; 18th Avenue and Cambie Street)</li> <li>• 29th Avenue and Cambie Street plaza and public art</li> <li>• R4 Rapid Bus on 41st Avenue (bus priority lanes and improvements)</li> <li>• Cambie Complete Streets (35th Avenue to McGuigan Avenue)</li> <li>• Ontario Street and 16th Avenue curb bulge bio-retention upgrade</li> <li>• Oak Street and 27th Avenue pedestrian and bike signal</li> </ul>	<ul style="list-style-type: none"> <li>• Westbound complete street on King Edward Avenue (Yukon Street to Columbia Street)</li> <li>• 49th Avenue transportation upgrades (street paving and bike lane improvements)</li> </ul>	<ul style="list-style-type: none"> <li>• 54th Avenue curb bulge bio-retention upgrade (Cambie Street to Neal Street)</li> <li>• Cambie Street and 31st Avenue closure</li> <li>• Cambie Street Complete Streets (30th Avenue to 41st Avenue)</li> <li>• Alberta Street transportation and green rainwater infrastructure upgrades</li> </ul>	<span style="color: green;">✓</span>

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

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

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

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

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

<sup>c</sup> **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.

<sup>d</sup> **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.

<sup>e</sup> **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.

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

**Public Benefits Information**

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

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

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

**Density Bonus Zone Contributions (DBZs)**

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

Density bonus contributions are payable prior to building permit issuance based on the floor area at the development permit stage. Rates are subject to future adjustments and may also qualify for in-stream rate protection rate increases if a development permit application has been received prior to the rate adjustment. See the [DBZ Bulletin](#) for additional information.

**Development Cost Levies (DCLs)**

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

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

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626 West 32nd Avenue  
PUBLIC BENEFITS SUMMARY

Project Summary

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

	Base Zoning	Proposed Zoning
Zoning District	R1-1	RM-8A
FSR (site area = 769 sq. m / 8,277 sq. ft.)	0.70	0.75 to 1.20
Floor Area (sq. ft.)	4,966 sq. ft.	6,208 to 9,933 sq. ft.
Land Use	Residential	Multiple Dwelling (Residential)

Summary of development contributions anticipated under proposed zoning

City-wide DCL <sup>1</sup>	\$54,454
Utilities DCL <sup>1</sup>	\$34,116
Density Bonus Zone Contribution (for density above 0.75 FSR) <sup>2</sup>	\$316,615
<b>TOTAL VALUE OF PUBLIC BENEFITS</b>	<b>\$405,185</b>

<sup>1</sup> Based on by-laws in effect as of September 30, 2024. Rates are subject to future adjustment by Council including annual inflationary adjustments. DCLs are payable prior to building permit issuance based on rates in effect at that time. A development may qualify for 12 months of in-stream rate protection, see the [DCL Bulletin](#) for details.

<sup>2</sup> Based on by-laws in effect as of September 30, 2024 and assumes the development maximizes the allowable density. DBZ contributions are payable prior to building permit issuance based on rates in effect at that time and the floor area proposed at the development permit stage. A development may qualify for in-stream rate protection. See the City's [DBZ Bulletin](#) for more details.

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**626 West 32nd Avenue**  
**APPLICANT, PROPERTY, AND DEVELOPMENT PROPOSAL INFORMATION**

**Property Information**

<b>Address</b>	<b>Property Identifier (PID)</b>	<b>Legal Description</b>
626 West 32nd Avenue	010-758-941	Lot 5 Block 819 District Lot 526 Plan 7221

**Applicant Information**

Architect/Applicant	Matthew Cheng Architect Inc.
Property Owner	1454625 B.C. Ltd.

**Site Statistics**

Site Area	769 sq. m (8,277 sq. ft.); Site dimensions 17.1 m (56 ft.) x 45.4 m (149 ft.)
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**Development Statistics**

	<b>Permitted Under Existing Zoning</b>	<b>Development Permitted Under Proposed Zoning</b>
Zoning	R1-1	RM-8A
Uses	Residential	Multiple Dwelling (Residential)
Maximum Density	0.70 FSR	Up to 1.20 FSR
Floor Area	461.4 sq. m (4,966 sq. ft.)	Up to 922.8 sq. m (9,933 sq. ft.)
Height	11.5 m (38 ft.)	Up to 3 storeys (at the street): 11.5 m (38 ft.)
Unit Mix	n/a	as per RM-8A District
Parking, Loading and Bicycle Spaces	as per Parking By-law	as per Parking By-law
Natural Assets	To be assessed at the development permit stage	

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