



REFERRAL REPORT

Report Date: November 26, 2024
Contact: Belinda Liu
Contact No.: 604.829.9730
RTS No.: 17638
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: 5889-5925 Dunbar 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 Steve Peng Architect on behalf of:

- Hua Ming Luo, the registered owner of 5889 Dunbar Street
[PID 014-650-851; The North 1/2 of Lot 30, Except the West 10 Feet Now Lane, Block 4 District Lot 320 Plan 1847]; and
- 1079202 B.C. Ltd, the registered owner of 5925 Dunbar Street
[PID 014-650-878; The South 1/2 of Lot 30, Except the West 10 Feet Now Lane, Block 4 District Lot 320 Plan 1847];

to rezone the lands from R1-1 (Residential) District to RR-2B (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 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-2B (Residential Rental) District for 5889-5925 Dunbar Street. The amendment would allow for a five-storey residential rental building in accordance with the *Secured Rental Policy* (SRP). An estimated 58 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 2024)

- RR-2A, RR-2B, RR-2C Districts 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 (2015, last amended 2019)
- Green Buildings Policy for Rezoning (2010, last amended 2023)
- Urban Forest Strategy (2014, amended 2018)
- Transit-Oriented Areas (TOA) Designation By-law (2024)
- Transit-Oriented Areas (TOA) Rezoning Policy (2024)
- Vancouver Development Cost Levy By-law No. 9755
- Vancouver Utilities Development Cost Levy By-law No. 12183

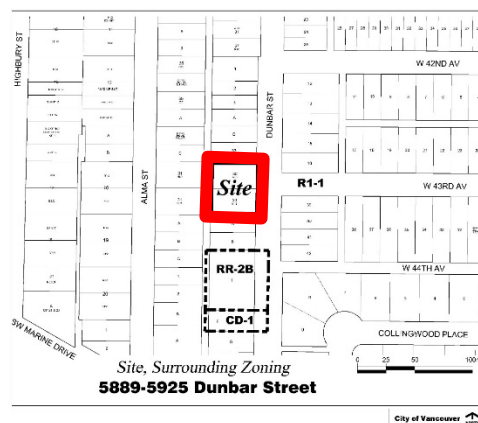
REPORT

Background/Context

1. Site and Context

The subject site (see Figure 1) is comprised of two parcels fronting Dunbar Street. The total site area is approximately 1,903.6 sq. m (20,490 sq. ft.), with a frontage of 45.7 m (150 ft.) and a depth of 41.6 m (137 ft.).

Figure 1: Location Map – Site and Context



This property and the surrounding areas are zoned for residential uses under R1-1 District Schedule with the exception of the RR-2B and CD-1 zones to the south. The site is currently developed with two single-detached homes constructed in 1935 and 1946. The properties are not listed on the *Vancouver Heritage Register*. The property contains two rental tenancies for which the tenants are not eligible under the City's Tenant Relocation and Protections Policy.

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 – To align with provincial legislation, Council adopted a by-law and rezoning policy that establishes heights and densities for developments within Transit-Oriented Areas (TOAs). This site is within Tier 4 of the TOA legislation.

This application to rezone the lands from R1-1 to RR-2B will result in a maximum height and density for the site that is less than the prescribed height and density in the Tier 4 Dunbar Loop Exchange TOA, which permits a density up to 4.00 FSR and up to 12 storeys in height.

This proposal is for a five-storey, 2.20 FSR residential rental building. The applicant is aware that this site is within a TOA but has elected to proceed with the current application to RR-2B under the SRP. Therefore, Council may consider this rezoning application, despite it resulting in a prescribed height and density that are less than those in the TOA By-law.

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% permanently secured for below-market rental housing or 100% social housing. This application complies with the location criteria under SRP for five-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 and 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 Districts 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 – Housing Vancouver focuses on the right supply of new homes, including rental, to meet a continuum of housing types. The strategy includes 10-year housing approval targets, which were updated in 2024. The new targets aim for 83,000 net new homes overall, including 35,500 purpose-built rental units. If approved, this rezoning will contribute towards targets for purpose-built market housing units.

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

This zoning amendment would facilitate the delivery of secured rental housing 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 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-2B (five-storey) and RR-2C (six-storey with 20% of residential floor area for below-market rental units) zones. This site is not eligible for a mixed-use development. Out of the eligible options, the applicant has chosen to rezone to RR-2B.

The RR-2B District Schedule permits residential rental buildings up to five-storeys in height and 2.20 FSR. This zoning requires a minimum frontage of 20.1 m (66 ft.). On some shallow sites and corner sites with a minimum frontage of 40.2 m (132 ft.), a density of up to 2.40 applies for sites on arterials. The zoning also requires 35% of the units to be for families and include two bedrooms or more. Applicable to sites on arterials and on local streets flanking an arterial, five-storey apartment buildings will introduce incremental change to local streets and will typically be limited in frontage width to achieve a higher degree of compatibility with the existing streetscape.

The rezoning process allows for development of a residential rental building through a streamlined 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-2B 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-2B District Schedule.

2. Rooftop Amenity Rooms and Decks

On July 6, 2021, Council approved changes to the Zoning and Development By-law 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 five-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). Proposed unit numbers are not required for the simplified rezoning process but staff anticipate that this proposal could create approximately 58 rental units based on an average unit size assuming 35% will be family sized units.

Figure 2: Progress Towards 10 Year Housing Vancouver Targets (2024-2033) for Secured Market Rental Housing as of June 30, 2024

Housing Type	Category	10-Year Targets ^{1,2}	Units Approved Towards Targets ³
Purpose-Built Market Rental Units ³	Market Rental	30,000	3,087 (10%)
	Developer-Owned Below Market Rental	5,500	353 (6%)
	Total	35,500	3,440 (9%)

1. New 10-year targets were adopted in 2024, with tracking starting from January 1st, 2024.

2. Previous targets established in 2017 included 20,000 purpose-built rental, market and below-market combined, with tracking starting in 2017. As of December 31st, 2023, 87% of the previous targets had been reached.

3. 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 0.8% in Vancouver. The vacancy rate (based on the Canada Mortgage and Housing Corporation (CMHC) Market Rental Survey) for the Westside/Kerrisdale neighbourhood, which this site is located, is 1.1%. A vacancy rate between 3% and 5% represents a balanced market.

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

Tenants – The rezoning site contains existing rental tenants, including two units 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 (TRP) 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.

Conditions of approval include a 7 ft. road dedication and sidewalk and curb ramp improvements along Dunbar Street. Pavement reconstruction and installation of two new catch basins and a new storm main are required in the lane adjacent to the site. 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* requires the project to satisfy the green and resilient building conditions. The applicant has submitted a Letter of Commitment committing to submitting documentation at later stages of the project, completing an enhanced commissioning, and the design and build to include metering and sub-metering of energy.

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 to protect as many healthy, viable trees as possible, while still meeting the challenges of development, housing priorities and densification.

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.

The applicant is also required to install a bioretention system to manage rainwater from the street right-of-way, detailed in Appendix B.

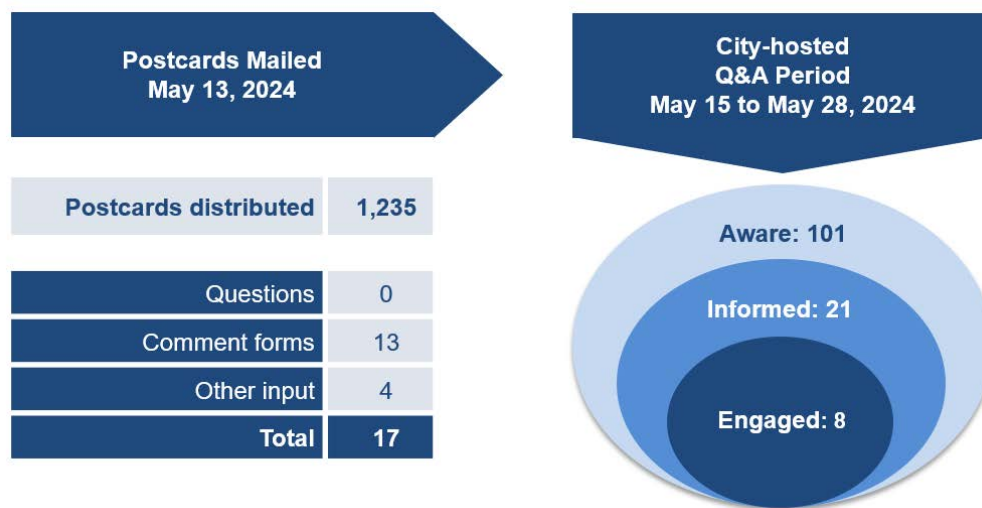
7. Public Input

A rezoning information sign was installed on the site of this rezoning application on April 30, 2024. Approximately 1,235 notification postcards were distributed within the neighbouring area on or about May 13, 2024. Notification, application information, and an online comment form was provided on the Shape Your City Vancouver website (<https://shapeyourcity.ca/>).

Question and Answer Period – A question and answer period was held from May 15 to May 28, 2024 on the Shape Your City platform. The open house consisted of an open-question online event where questions were submitted and posted with a response over a period of two weeks. A project webpage was created and 101 people signed on to view the rezoning proposal.

Public Response and Comments – Public input was via online questions, comment forms, by email and phone. A total of 17 submissions were received.

Figure 3: Overview of Notification and Engagement



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

- Support for more rental housing.
- Support for height, density and massing given the proximity to transit and grocery store.
- Concern for maintaining privacy of adjacent houses, height and density, and pressure of new residents on infrastructure and community amenities.

In response to public comments, the height and density are supported under policy and further opportunities for public input regarding specific building design will be available at the development permit stage.

Regarding concerns about the impact on infrastructure, the project is required to provide street improvements along the lane adjacent to the site. Regarding concerns about pressure on local utilities, staff have determined that water main and sewer upgrades are not required to meet the demands on the project.

8. Public Benefits

Community Amenity Contributions (CAC) – The *Community Amenity Contributions Policy for Rezoning* provides an exemption for certain routine, lower-density 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-2B which only allows for up to five storeys, 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 was eligible for a waiver of a portion of the City-wide DCLs, however the applicant has elected not to seek the waiver. As per Section 3.1B of the Vancouver Development Cost Levy By-law, the decision to seek the waiver is made at the rezoning application stage. Should the applicant wish to request a DCL waiver at a later stage, the application would be expected to return to Council for a subsequent public hearing to amend the rezoning conditions.

Based on the rates in effect as of September 30, 2024 it is estimated that the project will pay \$1,731,896 of DCLs, should it achieve the maximum 2.20 FSR.

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 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 D.

FINANCIAL IMPLICATIONS

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

CONCLUSION

Staff have reviewed the application to rezone 5889-5925 Dunbar Street from R1-1 to RR-2B to facilitate the delivery of rental housing. The location complies with the provisions of the RR-2B 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.

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**5889-5925 Dunbar Street
PROPOSED BY-LAW AMENDMENTS**

Note: A by-law to rezone an area to RR-2B 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-2B district.



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5889-5925 Dunbar 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 dwelling units must:
- (a) Be suitable for family housing; and
 - (b) Include two or more bedrooms.
- 1.3 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 (Section 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 (Section 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 (Section 3.7.3); and
 - (d) A balcony for each unit with 1.8 m by 2.7 m minimum dimensions (Section 4.3.2).

Engineering

- 1.4 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, prior to Building Permit issuance.

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

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

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

- 1.5 The owner or representative is to contact Engineering Services at StreetUseReview@vancouver.ca to acquire the project's permissible street use after Building Permit issuance.

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

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

- 1.6 The developer is responsible for exercising due diligence to avoid damage to any unrecorded archaeological sites protected under the Heritage Conservation Act (HCA).

Note to Applicant: The land onsite and adjacent to the site are within or near an archeologically sensitive area.

All archaeological sites are protected by the HCA. 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).

Archeological review/studies will be required prior to construction on public land.

https://www.bclaws.gov.bc.ca/civix/document/id/complete/statreg/96187_01#section2

- 1.7 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.

- 1.8 Provision of a lighting simulation to support all offsite lighting upgrades to City standards and IESNA recommendations.
- 1.9 Provision of garbage and recycling storage amenity design to the satisfaction of the General Manager of Engineering Services prior to Development Permit issuance.

Note to Applicant: Draw and label container outlines and label the amenity. Amenities designed below grade require written confirmation from a waste hauler that access and pick up from the location can be made without reliance of the lane for extended bin storage. If this cannot be confirmed, then an on-site garbage bin staging area is to be provided adjacent the lane.

Refer to the *Garbage and Recycling Facility Storage Amenity Design Supplement* for more information.

<https://guidelines.vancouver.ca/guidelines-garbage-recycling-storage-facility-design.pdf>

- 1.10 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 ft. long and 18 inches deep, centre on each street tree adjacent to the sidewalk and any off-street bike facility. Planting depth of root ball must be below sidewalk grade. Contact Park Board at pbdevelopment.trees@vancouver.ca for inspection after tree planting completion".
 - (iii) "Off-site assets are to be constructed to the satisfaction of the General Manager of Engineering Services and as per the approved City geometric design, with the final design and location to be determined once the City geometric is received."

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

Engineering Project Coordinator will engage the Developer to facilitate the delivery of any City design after Development Permit issuance.

(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. Letters must be provided from the appropriate public utility companies that confirm that pole relocation proposed is possible. If poles interfere with site access poles or site access must be relocated.

(c) Streetscape designed in compliance with the "All other City areas" *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 *Streetscape 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.

1.11 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. Engineering provides the following comments:

- Minimum 6.6 m (21'8" ft) manoeuvring aisle for surface spaces off the lane.
- Minimums and maximums for Class A bicycle parking.

- Section drawings showing elevations and minimum vertical clearances for parking levels, loading bays, ramps, and to the underside of raised security gates considering mechanical projections and built obstructions.
- Design elevations at all breakpoints on both sides of ramps, drive aisles, loading and passenger loading spaces, accessible spaces, and entrances.

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

- (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.

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

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

For questions on this requirement, please contact Utilities Management Branch at 604-829-9447 or at umb@vancouver.ca.

1.14 A Key Plan shall be submitted by the applicant and approved by the City prior to any third-party utility drawing submissions, and third-party utility service drawings will not be reviewed by the City until the Key Plan is defined and achieves the following objectives:

- (a) The Key Plan shall meet the specifications in the City of Vancouver Engineering Design Manual Section 2.4.4 Key Plan <https://vancouver.ca/files/cov/engineering-design-manual.PDF>; and
- (b) All third-party service lines to the development are to be shown on the plan (e.g. BC Hydro, TELUS, and Shaw, etc.) and the applicant is to provide documented acceptance from the third-party utilities prior to submitting to the City.

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

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

approved, alternate means of providing power will need to be proposed. An electrical permit will be required.

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

- 1.15 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.

Building Grades have not been designed for this site. Building grades need to be finalized prior to Development Permit application.

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

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

PART 2: CONDITIONS OF BY-LAW ENACTMENT

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

Engineering

- 2.1 Make arrangements to the satisfaction of the General Manager of Engineering Services, the Director of Legal Services, and the Approving Officer for the consolidation of The North 1/2 of Lot 30, Except The West 10 Feet Now Lane, and The South 1/2 of Lot 30, Except The West 10 Feet Now Lane, Block 4 District Lot 320 Plan 1847 to create a single parcel and subdivision of that site to result in the dedication of the East 7 feet for road purposes (in accordance to Schedule "E" of the Zoning and Development By-law).

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 Make arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for release of Easement and Indemnity Agreement 3086M (commercial crossing).

Note to Applicant: Crossing appears to have been already removed without release of the related agreement.

- 2.3 Provision of a Services Agreement to detail the on-site and off-site works and services necessary or incidental to the servicing of the site (collectively called the “Services”) such that they are designed, constructed, and installed at no cost to the City and all necessary street dedications and rights of way for the services are provided. No development permit for the site will be issued until the security for the services are 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.

- (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 CADA & Associates Consulting Ltd. dated February 21, 2024, no water main upgrades are required to service the development.

The main servicing the proposed development is 300 mm. 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 [5889-5925 Dunbar Street] does not require any sewer upgrades to maintain sewer flow conditions.

The lengths and diameters of these improvements are approximate and subject to detailed design by Developer’s Engineer.

Development to be serviced to the existing 450 mm sanitary sewers in Dunbar Street.

Development to be serviced to the existing 1050 mm storm sewers in Dunbar Street.

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

- (i) 2.4 m wide broom finish saw-cut concrete sidewalk,

- (ii) Curb ramps, and
- (iii) T-bulge, including relocation of the existing catch basin, and road reconstruction as required to accommodate the bulge.

Note to applicant: The City will provide a geometric design for street improvements.

- (d) Provision of street improvements with appropriate transitions, along the lane adjacent to the site, including:

- (i) Full depth pavement reconstruction,

Note to Applicant: Lane reconstruction to meet City "Higher-Zoned Lane" standards.

- (ii) Installation of two new catch basins at the southern extent of the site, and
- (iii) Installation of a new storm main in the laneway to connect the proposed catch basins to the storm system.

Note to Applicant: Refer to the City design guidelines and construction standards. <https://vancouver.ca/streets-transportation/street-design-construction-resources.aspx>

- (e) Provision green infrastructure improvements to the satisfaction of the General Manager of Engineering Services, including:

- (i) Installation of a bioretention system in T-bulge, including relocation of the existing catch basin on Dunbar Street, to treat and retain 90% of average annual rainfall from the right-of-way (RoW) to the greatest extent practical.

Note to Applicant: These improvements generally include placement of plants, growing medium, and perforated pipe sub drain connected to the sewer system. To be coordinated with Streets and Transportation.

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

- (f) Provision of upgraded street lighting (roadway and sidewalk) to current City standards and IESNA recommendations.

- (g) Provision of new or replacement duct banks that meet current City standard if new sidewalk installed.

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

Note to Applicant: A Development and Major Projects construction coordinator will contact the Applicant in the Development Permit stage and coordinate the submission of the detailed Electrical design. The detailed Electrical design is required prior to the start of any associated electrical work and is to conform with the current City Engineering Design Manual, Construction Specifications, Standard Detail Drawing, Canadian Electrical Code, and the Master Municipal Construction Documents.

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

Note to Applicant: Final spacing, quantity and location to the satisfaction of the General Manager of Engineering Services. Tree species to the approval of the City Arborist. Street tree planting to include appropriate soil volumes and approved root barriers of rigid construction, 8 ft. long and 18 inches deep, centre on each street tree adjacent to the sidewalk and any off-street bike facility. Installation of Engineered Soil under new sidewalks may be required to obtain appropriate soil volumes based on site conditions.

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

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

The preparation of this legal agreement includes the requirement for collection of a fee by Development Building and Licences for service as approved in the following Council Report: <https://council.vancouver.ca/20231003/documents/r2.pdf> and will be due prior to issuance of the Development Permit.

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 secured market rental housing units, excluding Seniors Supportive or Assisted Housing, pursuant to the City's Secured Rental Policy - Low-Density Transition Area Program, for a term equal to the longer of 60 years and the life of the building, subject to a no-separate-sales covenant and a no-stratification covenant, a provision that none of such units will be rented for less than one month at a time, and such other terms and conditions as the General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services may require.

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

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

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

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

Environmental Services

- 2.6 The following conditions must be met prior to enactment of the rezoning:
- (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. 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.

* * * * *

5889-5925 Dunbar 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 014-650-851, The North 1/2 of Lot 30, Except the West 10 Feet Now Lane, Block 4 District Lot 320 Plan 1847; and
- (b) PID 014-650-878, The South 1/2 of Lot 30, Except the West 10 Feet Now Lane, Block 4 District Lot 320 Plan 1847.

* * * * *

**5889-5925 Dunbar Street
PUBLIC BENEFITS SUMMARY**

Project Summary

Rezoning to RR-2B District to facilitate rental housing.

Public Benefit Summary:

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

	Base Zoning	Proposed Zoning
Zoning District	R1-1	RR-2B
FSR of Base Zoning and FSR of Base Density (site area = 1,903.6 sq. m / 20,490 sq. ft.)	0.70	2.20
Floor Area	1,332.5 sq. m (14,343 sq. ft.)	4,187.9 sq. m (45,078 sq. ft.)
Land Use	Residential	Residential Rental

Summary of development contributions anticipated under proposed zoning

City-wide DCL ^{1,2}	\$1,064,742
Utilities DCL ¹	\$667,154
TOTAL	\$1,731,896

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.

¹ Based on by-laws in effect as of September 30, 2024 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.

² This application is eligible for a City-wide DCL waiver, however the applicant has elected not to seek the waiver. As per Section 3.1B of the Vancouver Development Cost Levy By-law, the applicant's decision regarding the waiver for projects requiring rezoning is to be made at the rezoning application stage and the relevant requirements should be secured in the conditions of enactment. Should the applicant wish to request a DCL waiver at a later stage, the application would be expected to return to Council for a subsequent public hearing to amend the rezoning condition.

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5889-5925 Dunbar Street
APPLICANT, PROPERTY, AND DEVELOPMENT PROPOSAL INFORMATION

Property Information

Address	Property Identifier (PID)	Legal Description
5889 Dunbar Street	014-650-851	The North 1/2 of Lot 30, Except the West 10 Feet Now Lane, Block 4 District Lot 320 Plan 1847
5925 Dunbar Street	014-650-878	The South 1/2 of Lot 30, Except the West 10 Feet Now Lane, Block 4 District Lot 320 Plan 1847

Applicant Information

Architect/Applicant	Steve Peng Architect
Property Owners	Hua Ming Luo and 1079202 B.C. Ltd.

Site Statistics

Site Area	1,903.6 sq. m (20,490 sq. ft.)
Site dimensions	45.7 m (150 ft.) x 41.6 m (137 ft.).

Development Statistics

	Permitted Under Existing Zoning	Development Permitted Under Proposed Zoning
Zoning	R1-1	RR-2B
Uses	Residential	Residential Rental
Maximum Density	0.70 FSR	Up to 2.20 FSR
Floor Area	1,332.5 sq. m (14,343 sq. ft.)	Up to 4,187.9 sq. m (45,078 sq. ft.)
Height	11.5 m (38 ft.)	Up to 5 storeys (at the street): 16.8 m (55 ft.)
Unit Mix	n/a	as per RR-2B 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	