



## REFERRAL REPORT

Report Date: January 7, 2025  
Contact: Oskar Eriksson  
Contact No.: 604.829.9270  
RTS No.: 17699  
VanRIMS No.: 08-2000-20  
Meeting Date: January 21, 2025

TO: Vancouver City Council  
FROM: General Manager of Planning, Urban Design and Sustainability  
SUBJECT: Rezoning: 8366-8380 Beatrice 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 Stuart Howard Architects on behalf of:
- 1406429 B.C. LTD.<sup>1</sup>, the registered owner of 8366 Beatrice Street [PID 013-330-012; Lot 8, Except Part in Explanatory Plan 4829, Block K District Lot 328 Plan 2917], and
  - Deepak Azad Chodha and Punam Chodha, the registered owners of 8380 Beatrice Street [PID 013-330-021; Lot 9, Except the East 10 Feet now Lane, Block K District Lot 328 Plan 2917],

to rezone the lands from R1-1 (Residential inclusive) District to RR-2A (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;

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<sup>1</sup> Beneficially owned and controlled by Deepak Azad Choda and Punam Choda.

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-2A (Residential Rental) District, for the site located at 8366-8380 Beatrice Street. The amendment would allow for a four storey rental building in accordance with the *Secured Rental Policy* (SRP). An estimated total of 32 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 District Schedule (2024)
- Residential Rental Districts Schedules Design Guidelines (2022, last amended 2024)
- Housing Vancouver Strategy (2017)
- Interim Housing Needs Report (2025)
- Family Room: Housing Mix Policy for Rezoning Projects (2016)
- High-Density Housing for Families with Children Guidelines (1992, last amended 2022)
- Tenant Relocation and Protection Policy (2019)
- Green Buildings Policy for Rezoning (2010, last amended 2023)
- Urban Forest Strategy (2014, amended 2018)
- Community Amenity Contributions for Rezoning (1999, last amended 2024)
- Vancouver Development Cost Levy By-law No. 9755
- Vancouver Utilities Development Cost Levy By-law No. 12183

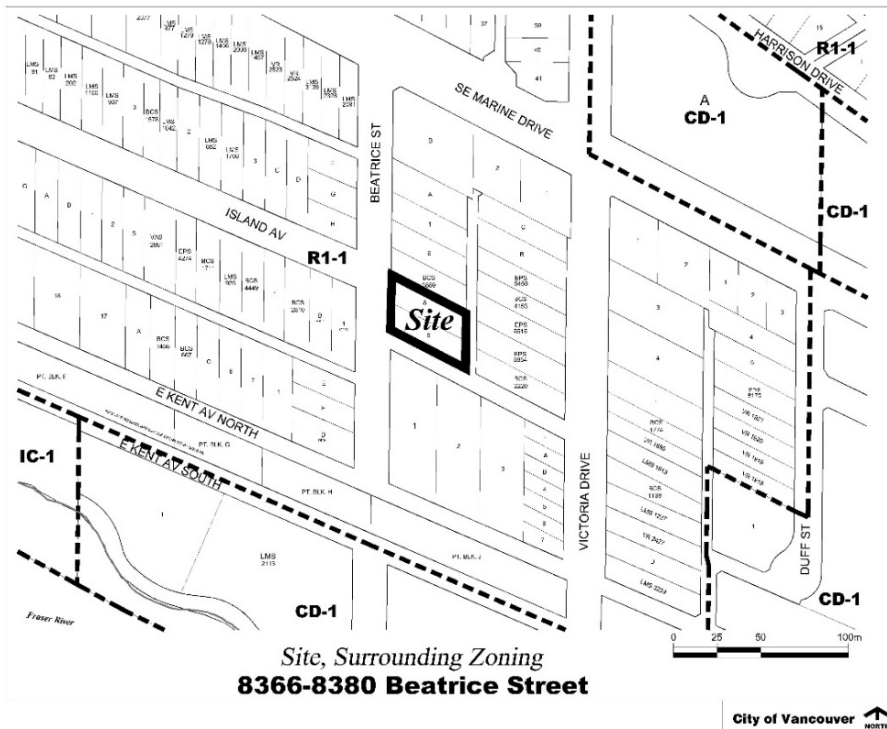
**REPORT**

**Background/Context**

**1. Site and Context**

The subject site (see Figure 1) is comprised of two legal parcels fronting Beatrice Street. The total site area is approximately 1,354.7 sq. m (14,582 sq. ft.), with a frontage of 32 m (104 ft.) along Beatrice Street and a depth of 48 m (158 ft.).

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



This property and the surrounding area are zoned for residential uses under R1-1. The site is developed with two single-detached homes constructed in 1968 and 1942. The properties are not listed on the Vancouver Heritage Register. The property contains two rental tenancies and the *Tenant Relocation and Protection Policy* (TRPP) does not apply as there are no eligible tenants.

## 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*.

**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 four-storey buildings.

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

Further direction on form of development expectations under each of the RR zones is provided in the *Residential Rental 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 (2017)** – Housing Vancouver focuses on the right supply of new homes, including rental, to meet the 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. This rezoning will contribute towards targets for purpose-built rental housing units.

**Interim Housing Needs Report (2025)** – Provincial legislation requires Council to receive and consider regular Housing Needs Reports when creating or amending a development plan in relation to Council's housing policies on affordable, rental and special needs housing. The most recent report amendment was received on January 1, 2025.

## ***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 local road and is able to rezone under the RR-1 (four-storey) or RR-2A (four-storey) zones. This site is not eligible for a mixed-use development. Out of the eligible options, the applicant has chosen to rezone to RR-2A.

The RR-2A District Schedule permits residential rental buildings up to four-storeys in height and 1.75 FSR. This zoning requires a minimum frontage of 20.1 m (66 ft.) and a maximum frontage of 30.5 m (100 ft.). On corner sites, a maximum frontage of 45.7 m (150 ft.) and density of up to 2.00 FSR applies. The schedule also requires 35% of the units to be for families and include two bedrooms or more. Applicable primarily to sites located on local streets, four-storey apartment buildings will introduce incremental change and will typically be limited in frontage width to achieve a higher degree of compatibility with the existing streetscape.

The rezoning process allows for development of a residential rental building through a streamlined process. Architectural drawings are not required at the rezoning application stage, with the form of development to be reviewed at the development permit stage. All proposals will need to meet the intent and regulations of the RR-2A 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-2A District Schedule.

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

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

amenity room, with required elevators and stairs, as well as outdoor deck space, may therefore be included with the future building proposal for this site, and will be reviewed at the development permit stage.

### 3. Sloping Sites

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

### 4. Housing

The *Housing Vancouver Strategy* seeks to deliver a range of housing tenures across the housing continuum. This application, if approved, would support submission of a development permit for a new 4-storey residential rental building with stacked townhouses to add 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 32 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 Purpose-Built Rental Housing as of September 30, 2024**

Housing Type	10-YEAR TARGETS	Units Approved Towards Targets*
Purpose-Built Market Rental Housing Units	35,500	4,399 (12%)

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 2024, the purpose-built apartment vacancy rate was 0.8% in Vancouver. The vacancy rate (based on Canada Mortgage and Housing Corporation (CMHC) Market Rental Survey) for Southeast Vancouver, which this site is located, is 0.4%. A vacancy rate of between 3% and 5% is considered to represent 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 site contains existing rental residential uses, 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.

Beatrice Street is not a curbed street and there are no sidewalks along the 8300 block. Through this application, conditions of approval include a 1.5 m (5 ft.) wide front boulevard with street trees, new sidewalk, curb and gutter, corner curb ramps, full depth pavement reconstruction of the lane with two new catch basins and street lighting upgrades for two street intersections to meet current City lighting standards. Local servicing requirements will be secured through a services agreement. Engineering conditions are included in Appendix B.

## 6. Environmental Sustainability and Natural Assets

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

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

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

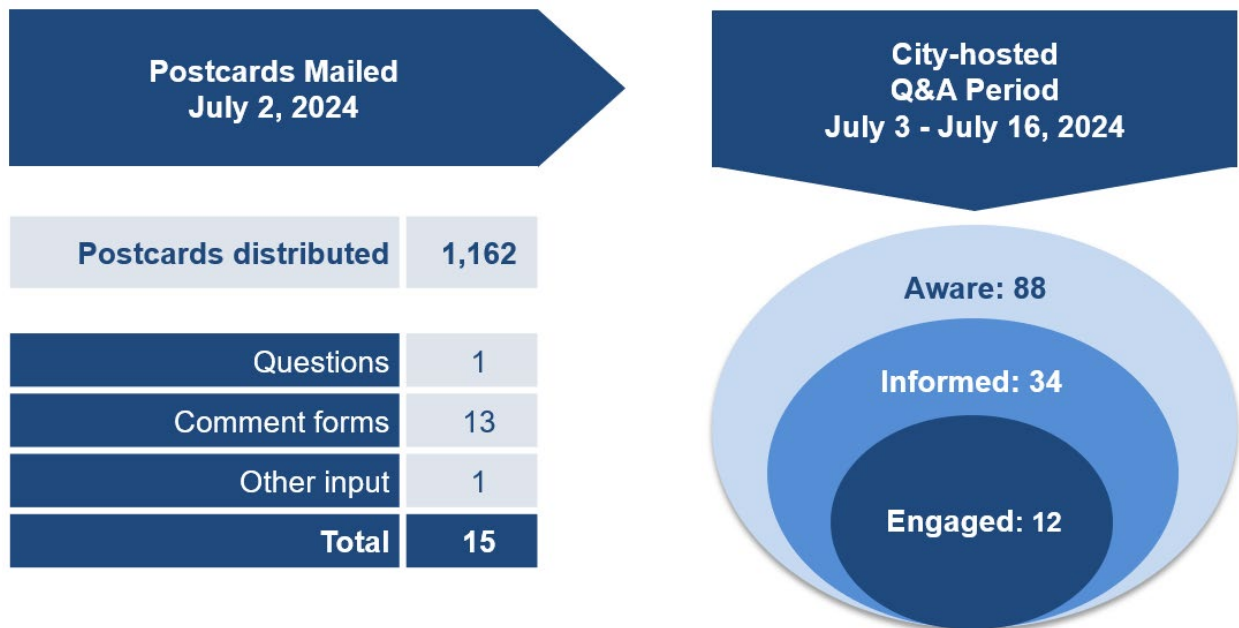
## 7. Public Input

**Public Notification** – A rezoning information sign was installed on the site on June 13, 2024. Approximately 1,162 notification postcards were distributed within the neighbouring area on or about July 2, 2024. Application information and an online comment form was provided on the Shape Your City (<https://shapeyourcity.ca/>).

**Question and Answer Period** – A question and answer period was held from July 03, 2024 to July 16, 2024. Questions were submitted by the public and posted with a response over a two week period.

**Public Response and Comments** – Public input is collected via online questions, comment forms, through email, and by phone. A total of 15 submissions were received. For a more detailed summary of public comments and the SRP consultation process and background, see Appendix D.

Figure 3: Overview of Notification and Engagement



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

Generally, comments of support fell within the following areas:

- **Housing:** The proposed development adds much-needed rental housing.
- **Building:** The proposed height of the development is supported and appropriate for the neighborhood context.
- **Density:** The density of the development is supported and fits the surrounding area.
- **Location:** The development is supported given its proximity to transit, making it a convenient location for residents.
- **Traffic and parking:** The project will improve the pedestrian streetscape, improving infrastructure and accessibility in the area.

Generally, comments of concern fell within the following areas:

- **Traffic:** The proposed development will lead to increased traffic congestion and create unsafe conditions, necessitating upgrades to the current infrastructure.
- **Parking:** The development provides insufficient vehicle parking, and there are concerns it will exacerbate parking issues in the surrounding area.
- **Density:** The proposed density is too high for the area, which is already experiencing overcrowding.
- **Neighbourhood:** The development will negatively impact the neighbourhood.



## **Response to Public Comments**

**Traffic and safety:** Engineering staff have reviewed the proposed development for transportation safety issues and included rezoning conditions to deliver improvements that will address safety for all road users. This includes intersection improvements along Beatrice Street and provision of enhanced street lighting.

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

**Density:** The proposed density is consistent with the SRP. Rezoning conditions have been included to further enhance the design of the building and the interface with the surrounding area.

**Neighbourhood:** The SRP aims to facilitate incremental change in neighbourhoods predominantly composed of detached houses and duplexes. Consequently, the proposed development aligns with the expectation of the policy. At development permit stage the applicant must demonstrate compliance with the *Residential Rental Districts Schedules Design Guidelines* to ensure a contextual fit.

## **8. Public Benefits**

**Community Amenity Contributions (CAC)** – The *Community Amenity Contributions Policy for Rezoning*s 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-2A which only allows for up to four 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 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 \$980,285 of DCLs, should it achieve the maximum 1.75 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 E.

**FINANCIAL IMPLICATIONS**

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

**CONCLUSION**

Staff have reviewed the application to rezone 8366-8380 Beatrice Street from R1-1 to RR-2A to facilitate the delivery of rental housing. The location complies with the provisions of the RR-2A 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.

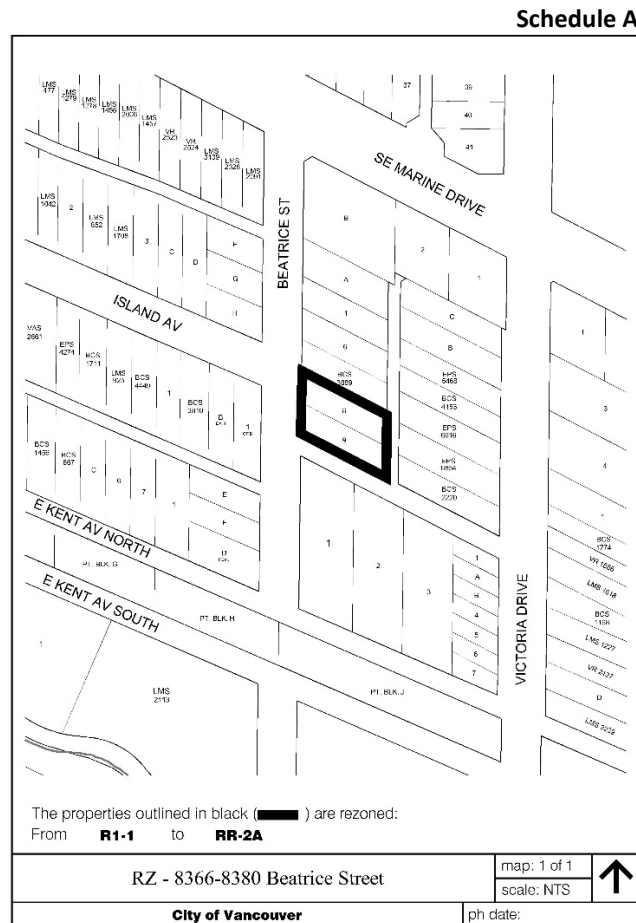
\* \* \* \* \*

**8366-8380 Beatrice Street  
PROPOSED BY-LAW AMENDMENT**

*Note: A By-law to rezone an area to RR-2A 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 RR-2A district.



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**8366-8380 Beatrice 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 development should be designed in accordance with the *High-Density Housing for Families with Children Guidelines*, including the provision of:
- a. An outdoor amenity area to include areas suitable for a range of children’s play activities and urban agriculture appropriate in size for the scale of the project and situated to maximize sunlight access (S. 3.3.2, 3.4.3);
  - b. A minimum of 2.3 sq. m (24.7 sq. ft.) of bulk storage for each dwelling unit (S. 4.4.2);
  - c. A multi-purpose indoor amenity space appropriate in size for the scale of the project, with a wheelchair accessible washroom and kitchenette. Consider positioning this adjacent to the children’s play area to enable parental supervision from the amenity room (S. 3.7.3); and
  - d. A balcony for each unit with 1.8 by 2.7 m minimum dimensions (S. 4.3.2).

**Engineering**

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

- 1.3 The owner or representative is advised to contact Engineering Services at [StreetUseReview@vancouver.ca](mailto:StreetUseReview@vancouver.ca) to acquire the project’s permissible street use after building permit issuance.

**Note to Applicant:** Prepare a mitigation plan to minimize street use during excavation & construction (i.e. consideration to the building design or sourcing adjacent private property to construct from) and be aware that a minimum 60 days lead time 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>

- 1.4 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 prior to building permit issuance if shotcrete will be required for the site.

**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 building occupancy. Provision of written acknowledgement of this condition is required. 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>

- 1.5 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 Provision of a lighting simulation to support all offsite lighting upgrades to City standards and Illuminating Engineering Society of North America (IESNA) recommendations.

**Note to Applicant:** A lighting simulation is required as part of the building permit application process.

- 1.7 Submission of a landscape and site plan to reflect the public realm changes including all of the off-site improvements sought for this rezoning. Where a design or detail is not available, make note of the improvement on the landscape plans. The landscape plan is to include the following:

- a. The following statements are to be added on the site and landscape plans.
  - 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 Services and/or your Engineering, Building Site Inspector for details".

**Note to Applicant:** Drawings must indicate that the off-site designs submitted as part of the development permit application are preliminary, and that a final off-site geometric design will be provided by the City of Vancouver through the Development process.

- ii. "Tree species, final spacing, quantity and location to the satisfaction of the General Manager of Engineering Services. New trees must be of good standard, minimum 6cm caliper, and installed with approved root barriers, tree guards and appropriate soil volumes. 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. Provide street trees where space permits;

c. All proposed streetscape materials on City property to be City standard materials;

**Note to Applicant:** Deviations from the standard streetscape materials must be justified in a report and approved by City prior to the development permit application. Encroachment agreements may be required for non-standard streetscape materials on City property.

d. 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.

1.8 Submission to Engineering of an updated architectural plan showing City issued building grades for the site.

**Note to Applicant:** When providing additional property line elevations for proposed entrances, plazas, parking stalls, etc., interpolate a continuous grade between the elevations provided on the City supplied Building Grade Plan.

Ensure that 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:** Building grades have not been designed for this site. Applicant to submit a building grade application to the City. 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](mailto:building.grades@vancouver.ca) or call 604-871-6373.

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

- a. A complete tech table is required showing the calculations for the minimum required parking, loading, bicycle spaces and the number of spaces being provided;
- b. All types of parking and loading spaces individually numbered and labelled;
- c. Dimension of any/all column encroachments into parking stalls;
- d. Identification of all columns in the parking layouts;
- e. Dimensions for typical parking spaces;
- f. Dimensions of additional setbacks for parking spaces due to columns and walls;
- g. Dimensions of maneuvering aisles and the drive aisles at the parkade entrance and all gates;
- h. Section drawings showing elevations and minimum vertical clearances for parking levels, loading bays, ramps, and security gates;

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

- i. Details on the ramp/parkade warning and/or signal systems and locations of lights, signs and detection devices to be shown on the plans;
- j. Areas of minimum vertical clearances labelled on parking levels;
- k. Design elevations on both sides of the ramps and drive aisles at all breakpoints, loading bays, accessible spaces, and at all entrances;

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

- l. Indication of the stair-free access route from the Class A bicycle spaces to reach the outside;

**Note to Applicant:** Stair ramps are not generally acceptable.

- m. Existing street furniture including bus stops, benches etc. to be shown on plans; and
- n. The location of all poles and guy wires to be shown on the site plan.

1.10 Developer's Engineer to submit a sewer abandonment plan to the City that details the following:

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

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

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

- 1.11 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. An updated Groundwater Management Plan which includes:
  - i. Construction-related and permanent groundwater management, including anticipated groundwater discharge rates for City approval;
  - 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 updated Impact Assessment, including an analysis to confirm that there are no significant risks from groundwater extraction/diversion.
- 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).

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

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



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

- 1.13 Submission of a Key Plan to the City for review and approval prior to submission of any third party utility drawings is required. The review of third party utility service drawings will not be initiated 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 is to be shown on the plan (e.g., BC Hydro, Telus, Shaw, etc.) and the applicant is to provide documented acceptance from the third party utilities prior to submitting to the City.

**Note to Applicant:** 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.

## **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**

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

- 2.1 Consolidation of Lot 8, Except Part in Explanatory Plan 4829; and Lot 9, Except the East 10 Feet Now Lane; all of Block K, District Lot 328, Plan 2917 to create a single parcel and subdivision of that site to result in the dedication of the 10 feet x 10 feet corner-cut in the southeast corner of the site for lane purposes.

**Note to Applicant:** A Subdivision Plan is required to effect the dedication. A subdivision plan and application to the Subdivision and Strata Group is required. For general information, see the subdivision website at: <http://vancouver.ca/home-property-development/apply-to-subdivide-or-join-properties.aspx>

- 2.2 Provision of a Services Agreement to detail the on-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 is provided. The timing for the delivery of the Services shall be determined by the General Manager of Engineering Services in his sole discretion and holds shall be placed on such permits as deemed necessary in his sole discretion. The Services are not excess and/or extended services and the applicant is not entitled to a Latecomer Agreement

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

- a. Provision of adequate water service to meet the fire flow demands of the project. Based on the confirmed Fire Underwriter's Survey Required Fire Flows and domestic flows submitted by Creus Engineering Ltd. dated December 4, 2023, no water main upgrades are required to service the development.

**Notes to Applicant:** The main servicing the proposed development is 200mm on Beatrice Street. Should the development require water service connections larger than 200mm, 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. 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. The maximum water service connection size is 300mm.

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

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

**Note to Applicant:** No sewer upgrades are required. Development to be serviced to the existing 250 mm STM and 200 mm SAN sewer in Beatrice Street.

- c. Provision of street improvements, and appropriate transitions, along Beatrice Street adjacent to the site, including:
  - i. Minimum 1.5 m wide front boulevard with street trees;
  - ii. 2.1 m wide broom finish saw-cut concrete sidewalk;
  - iii. Corner curb ramps;
  - iv. Minimum 50mm depth mill and inlay full width of Beatrice Street along the site's frontage;

- v. Removal of existing driveway and replacement with full-height curb, and boulevard;
- vi. Curb and gutter, including relocation of the existing catch basin and road reconstruction if/as required to accommodate the curb and gutter; and
- vii. Full-depth road reconstruction from new curb to the existing edge of asphalt;

**Note to Applicant:** Road reconstruction on Beatrice Street to meet City “Higher-Zoned Street” standards.

- d. Provision of street improvements, and appropriate transitions, along the unnamed street adjacent to the south side of the site, including:
  - i. 1.8 m wide broom finish saw-cut concrete sidewalk;
  - ii. Curb and gutter on both sides of the street;
  - iii. Standard concrete lane crossing, new curb returns and curb ramps at the existing lane entry; and
  - iv. Full depth road reconstruction from curb to curb, along the site’s frontage;

**Note to Applicant:** Road reconstruction to meet City “Higher-Zoned Street” standards.

- e. Provision of lane improvements along the north-south lane, adjacent to the site and appropriate transitions, including the following:

- 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 north-south lane;

- f. Provision of upgraded street lighting (roadway and sidewalk) and existing lane lighting to current City standards and IESNA recommendations;
- g. Provision of the entire intersection street lighting upgrade to current City standards and IESNA recommendations;
  - i. Beatrice Street/Unnamed Street, and
  - ii. Beatrice Street/Island Avenue.
- h. Provision of new or replacement duct bank adjacent to the site that meets current City standard.

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

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

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

## **Housing**

- 2.3 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, 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 Section 219 Covenant and a Housing Agreement to be entered into by the City by by-law enacted pursuant to Section 565.2 of the Vancouver Charter prior to enactment of the rezoning by-law.

## **Legal**

- 2.4 Make arrangements to the satisfaction of the General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services for the release of the Section 219 Covenant registered as CB60405-CB60406.

## **Environmental Contamination**

- 2.5 As applicable:
  - (a) Submit a site disclosure statement to Environmental Services (Environmental Protection);
  - (b) As required by the Manager of Environmental Services and the Director of Legal Services, in their discretion, do all things and/or enter into such agreements deemed necessary to fulfill the requirements of Section 571(B) of the Vancouver Charter; 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.

\* \* \* \* \*

**8366-8380 Beatrice 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 013-330-012; Lot 8, Except Part in Explanatory Plan 4829 Block K District Lot 328 Plan 2917; and
- (b) PID 013-330-021; Lot 9, Except the East 10 Feet now Lane, Block K District Lot 328 Plan 2917.

8366 – 8380 BEATRICE STREET  
PUBLIC CONSULTATION SUMMARY

1. Background of SRP Consultation

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

2. List of Engagement Events, Notification, and Responses

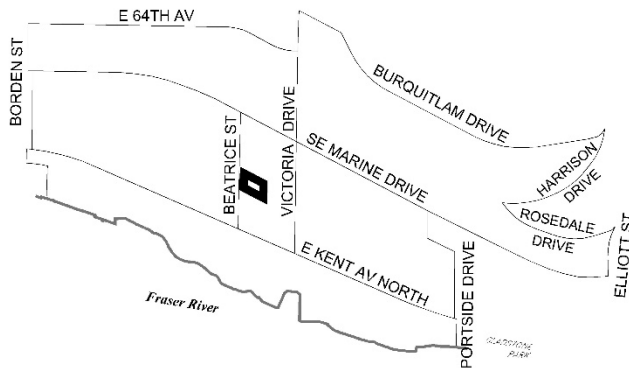
	Date	Results
<b>Event</b>		
Question and Answer Period (City-led)	July 3, 2024 – July 16, 2024	88 participants (aware)* <ul style="list-style-type: none"> <li>• 34 informed</li> <li>• 12 engaged</li> </ul>
<b>Public Notification</b>		
Postcard distribution – Notice of rezoning application and Question and Answer Period	July 2, 2024	1,162 notices mailed
<b>Public Responses</b>		
Online questions	July 3, 2024 – July 16, 2024	1 submittal
Online comment forms <ul style="list-style-type: none"> <li>• Shape Your City platform</li> </ul>	June 2024 – October 2024	13 submittals
Overall position <ul style="list-style-type: none"> <li>• support</li> <li>• opposed</li> <li>• mixed</li> </ul>	June 2024 – October 2024	13 submittals <ul style="list-style-type: none"> <li>• 5 responses</li> <li>• 7 responses</li> <li>• 1 response</li> </ul>
Other input	June 2024 – October 2024	1 submittal
<b>Online Engagement – Shape Your City Vancouver</b>		
Total participants during online engagement period	June 2024 – October 2024	254 participants (aware)* <ul style="list-style-type: none"> <li>• 53 informed</li> <li>• 14 engaged</li> </ul>

Note: All reported numbers above are approximate.

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

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

### 3. Map of Notification Area



#### NOTIFICATION AREA

### 4. Analysis of All Comments Received

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

Generally, comments of support fell within the following areas:

- **Housing:** The proposed development adds much-needed rental housing.
- **Building:** The proposed height of the development is supported and appropriate for the neighborhood context.
- **Density:** The density of the development is supported and fits the surrounding area.



- **Location:** The development is supported given its proximity to transit, making it a convenient location for residents.
- **Traffic and parking:** The project will improve the pedestrian streetscape, improving infrastructure and accessibility in the area.

Generally, comments of concern fell within the following areas:

- **Traffic:** The proposed development will lead to increased traffic congestion and create unsafe conditions, necessitating upgrades to the current infrastructure.
- **Parking:** The development provides insufficient vehicle parking, and there are concerns it will exacerbate parking issues in the surrounding area.
- **Density:** The proposed density is too high for the area, which is already experiencing overcrowding.
- **Neighbourhood:** The development will negatively impact the neighbourhood.

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

*General comment of support:*

- This development fits the neighbourhood character.

*General comments of concern:*

- The building design is unattractive.
- Development is not supported in this location.
- Concerns that the development will negatively affect safety in the neighbourhood.
- The development will necessitate the removal of existing trees on site.

*Neutral comments/suggestions/recommendations:*

- Road infrastructure should be improved prior to development to mitigate the anticipated increase in traffic.
- Additional height and density would be supported given proximity to transit, and provided that more trees can be retained on the site.
- Bicycle infrastructure should be improved to enhance cyclist safety.
- The proposed sidewalk improvements should be extended further down Beatrice Street to enhance pedestrian accessibility and connectivity.

\* \* \* \* \*

**8366-8380 Beatrice Street  
PUBLIC BENEFITS SUMMARY**

**Project Summary**

Rezoning to RR-2A District to facilitate a 4-storey rental housing building.

**Public Benefit Summary:**

The project would provide approximately 32 rental units and would generate a DCL contribution.

	<b>Base Zoning</b>	<b>Proposed Zoning</b>
Zoning District	R1-1	RR-2A
FSR of Base Zoning and FSR of Base Density (site area = 1354.7 sq. m / 15,582 sq. ft.)	0.70	1.75
Floor Area	948.3 sq. m (10,207 sq. ft.)	2,370.7 sq. m (25,518 sq. ft.)
Land Use	Residential	Residential Rental

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

City-wide DCL <sup>1,2</sup>	\$602,656
Utilities DCL <sup>1</sup>	\$377,629
<b>TOTAL</b>	<b>\$980,285</b>

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

<sup>1</sup> Based on by-laws in effect as of September 30, 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.

<sup>2</sup> This application is eligible for a waiver of the City-wide DCL, 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.

**8366-8380 Beatrice Street  
APPLICANT, PROPERTY, AND DEVELOPMENT PROPOSAL INFORMATION**

**Property Information**

Address	Property Identifier (PID)	Legal Description
8366 Beatrice Street	013-330-012	Lot 8, Except Part in Explanatory Plan 4829 Block K District Lot 328 Plan 2917
8380 Beatrice Street	013-330-021	Lot 9, Except the East 10 Feet now Lane, Block K District Lot 328 Plan 2917

**Applicant Information**

Architect/Applicant	Stuart Howard Architects inc.
Property Owners	1406429 B.C. LTD.; Deepak Azad Chodha and Punam Chodha

**Site Statistics**

Site Area	1,354.7 sq. m (14,582 sq. ft.); Site dimensions 32 m (104 ft.) x 48 m (158 ft.)
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**Development Statistics**

	Permitted Under Existing Zoning	Development Permitted Under Proposed Zoning
Zoning	R1-1	RR-2A
Uses	Residential	Residential Rental
Maximum Density	0.7 FSR	Up to 1.75 FSR
Floor Area	948.3 sq. m (10,207 sq. ft.)	Up to 2,370.7 sq. m (25,518 sq. ft.)
Height	10.7 m (35.1 ft.)	Up to 4 storeys (at the street): 13.7 m (44.9 ft.)
Unit Mix	n/a	as per RR-2A District
Parking, Loading and Bicycle Spaces	as per Parking By-law	as per Parking By-law at development permit stage
Natural Assets	To be assessed at the development permit stage	

\* \* \* \* \*