



REFERRAL REPORT

Report Date: April 1, 2025
Contact: Leifka Vissers
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RTS No.: 16537
VanRIMS No.: 08-2000-20
Meeting Date: April 15, 2025

TO: Vancouver City Council
FROM: General Manager of Planning, Urban Design and Sustainability
SUBJECT: CD-1 Rezoning: 4902-4946 Joyce Street and 3510 Wellington Avenue

RECOMMENDATION TO REFER

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

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary zoning 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 Wanson (Joyce) Development Ltd., the registered owner of the lands located at:

- 3510 Wellington Avenue and 4902-4910 Joyce Street [*Lots F and G (Reference Plan 184), Except the West 7 Feet and the East 3 Feet, Now Highways, Block 49 District Lots 36 and 51 Plan 849; PIDs 015-097-111 and 015-097-129*]; and
- 4940-4946 Joyce Street [*PID 015-097-137; Lot H (Reference Plan 184) Block 49 District Lots 36 and 51 Plan 849*];

to rezone the lands from RM-4 (Residential) District to CD-1 (Comprehensive Development) District, to increase the floor space ratio (FSR) from 0.75 to 5.0 and the building height from 10.7 m (35 ft.) to 39.6 m (130 ft.), with additional height for the portion with rooftop amenity, to permit a 12 storey, mixed-use building containing nine rental residential units, 104 strata-titled residential units and commercial space on the ground floor, be approved in principle;

FURTHER THAT the draft CD-1 By-law, prepared for the Public Hearing in accordance with Appendix A, be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by Merrick Architecture and provided to the City on October 17, 2023;

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

- B. THAT subject to approval in principle of the rezoning and the Housing Agreement described in Part 2 of Appendix B, the Director of Legal Services be instructed to prepare the necessary Housing Agreement By-law for enactment prior to enactment of the CD-1 By-law, subject to such terms and conditions as may be required at the discretion of the Director of Legal Services, and the General Manager of Planning, Urban Design and Sustainability.
- C. THAT subject to approval of the CD-1 By-law, the application to amend the Sign By-law to establish regulations for the CD-1, generally as set out in Appendix C, be approved.
- D. THAT subject to approval of the CD-1 By-law, the Noise Control By-law be amended to include the CD-1, generally as set out in Appendix C;

FURTHER THAT the Director of Legal Services be instructed to bring forward the amendment to the Noise Control By-law at the time of enactment of the CD-1 By-law.

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

REPORT SUMMARY

This application proposes to rezone the site at 4902-4946 Joyce Street and 3510 Wellington Avenue from RM-4 (Residential) District to CD-1 (Comprehensive Development) District. The proposal is to permit a 12-storey, mixed-use building containing nine replacement rental units

and 104 strata-titled residential units with commercial space on the ground floor and is enabled under the *Joyce Collingwood Precinct Station Plan* (Plan).

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

COUNCIL AUTHORITY/PREVIOUS DECISIONS

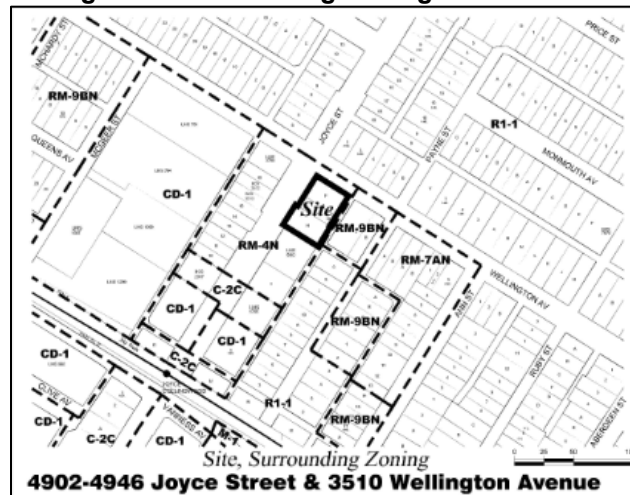
- Vancouver Plan (2022)
- Joyce Collingwood Station Precinct Plan (2016, last amended 2024)
- Housing Needs Report (2022)
- Housing Vancouver Strategy (2017)
- Rental Housing Stock Official Development Plan (2018, last amended 2022)
- Transit-Oriented Areas Designation By-Law (2024)
- Transit Oriented Areas Rezoning Policy (2024)
- Family Room: Housing Mix Policy for Rezoning Projects (2016)
- High-Density Housing for Families with Children Guidelines (1992, last amended 2022)
- Community Amenity Contributions Policy for Rezoning (1999, last amended 2023)
- Vancouver Development Cost Levy By-law No. 9755
- Vancouver Utilities Development Cost Levy By-law No. 12183
- Green Buildings Policy for Rezoning (2009, amended 2023)
- Latecomer Policy (2021)
- Urban Forest Strategy (2016)

REPORT

Background/Context

1. Site and Context

The subject site (see Figure 1) is located on the southeast corner of Joyce Street, and Wellington Avenue, with a lane to the east. The site area is approximately 1,670 sq. m (17,966 sq. ft.) and is currently developed with two two-storey mixed-use buildings with retail on the ground floor and residential above. The surrounding properties are zoned residential, with mixed-use and commercial on the southern end of the block.

Figure 1: Surrounding Zoning and Context

Neighbourhood Amenities – The following amenities exist in the area:

- *Parks* – Carleton Park (200 m), Price Park (350 m) and Gaston Park (400 m)
- *Community Spaces* – Collingwood Neighbourhood House (400 m)
- *Childcare* – Swan Childcare (400 m) and Discover Possibilities Childcare Centre (700 m)

Local School Capacity – The site is located within the catchment area of Graham D. Bruce Elementary School and Windermere Secondary School. According to the Vancouver School Board (VSB)'s 2020 *Long Range Facilities Plan*, Graham D. Bruce Elementary is currently operating under capacity at 86% and by 2031, is forecasted to be operating at 96% capacity. Windermere Secondary is operating at 77% capacity and is expected to be at 69% capacity by 2031.

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

2. Policy Context

Vancouver Plan – 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 serves as a framework with further implementation planning work to follow over the next few years. The site is located within the Plan and the rezoning proposal is generally in alignment with the Vancouver Plan.

Joyce-Collingwood Precinct Plan – In 2016, Council approved the Joyce-Collingwood Precinct Plan (the "Plan"). The subject site is located within subarea J2 of the Plan which allows for mixed-use buildings up to 5.0 FSR.

Housing Vancouver Strategy – 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.

Rental Housing Stock Official Development Plan (RHS ODP) – The RHS ODP applies to development of three or more residential units that includes the demolition or change of use or occupancy of a rental housing unit in certain RM, FM, C-2 and CD-1 districts. For new developments that require demolition of one or more buildings on the site, a one-for-one replacement of all existing rental housing units on the site or in the same zoning district is required. This application is proposing nine rental housing units to replace the existing units.

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

This rezoning application is less than the prescribed heights and densities of the Tier 1 Joyce-Collingwood TOA which permit a density up to 5.5 FSR and up to 20 storeys in height. This proposal is for a 12 storey, 5.0 FSR residential building. Council may consider this rezoning application, despite the applicant proposing less than the prescribed heights in the TOA By-law.

Strategic Analysis

1. Proposal

The proposal is for a 12-storey mixed-use building with 104 strata-titled residential units, nine replacement rental units and commercial use on the ground floor. The proposed height is 39.6 m (130 ft.) with additional height for the portion with rooftop amenity with a floor space ratio (FSR) of 5.0. Vehicle and bicycle parking are provided below grade with access from the lane.

2. Land Use

The proposed mixed use is consistent with the Plan's direction at this location for mixed-use residential development with commercial space at ground level.

3. Form of Development, Height and Density

(Refer to drawings in Appendix D and statistics in Appendix I)

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

Form of Development – This application is consistent with the Plan for a 12-storey tower on a four-storey podium (see Figure 2). The proposal generally meets the Plan's expectations for tower floorplate size, setbacks, sensitive transition to the neighbouring context, and continuous retail frontages. Staff have prepared a condition to increase the tower setback as per the Plan.

While not anticipated by the Plan, the proposal includes an additional partial rooftop storey for indoor amenities adjacent to common outdoor amenities, which is modest in size with minimal

visibility as seen from the street. This is reflective of the Zoning and Development By-law Section 10.1, where the Director of Planning may permit additional height for rooftop amenities, and is therefore supported.

Height –The proposed height is within the Plan’s permitted height of 12 storeys. As noted above, an additional partial rooftop storey is provided.

Density –With a density of 5.0 FSR, the application complies with Plan’s density.

Figure 2: Proposal Looking South



Public Realm and Interface – The Plan envisions a public realm that supports high-volume pedestrian movement that is comfortable and engaging. The proposal includes setbacks that support this along with street trees, benches and continuous weather protection.

Private Amenity Space – The development offers on-site common indoor and outdoor amenities for the residents.

Urban Design Panel – A review by the Urban Design Panel was not required due to the project’s consistency with the expectations of the Plan.

4. Housing

The RHS ODP applies to developments of three or more residential units that includes the demolition of a rental housing unit in RM districts. Since the subject site is currently zoned RM-4 and will involve the demolition of existing rental units, the rental replacement requirements under the RHS ODP apply. As such, this application will provide one-for-one replacement of the nine existing rental housing units.

Housing Mix – The rental component of the project includes 33% family units in a mix of two-bedroom and three-bedroom units. A condition of approval is included in Appendix B requiring the proposal to meet the minimum 35% family unit requirement of the RHS ODP.

Security of Tenure – All nine rental units in the proposal will 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 residential uses, including nine units of primary rental housing.

All nine existing residential tenancies are eligible under the City's *Tenant Relocation and Protection Policy (TRPP)*. Should this project be approved by Council, the applicant will be required to submit a Tenant Relocation Plan (TRP) for all eligible tenants that meets the requirements of the City's TRPP prior to Development Permit issuance. Staff have prepared a draft TRP which reflects the tenant protections, summarised in Appendix E of this report.

All residential tenancies are protected under the provincial Residential Tenancy Act.

5. Commercial Tenant Support

The applicant team has committed to providing support to the existing commercial tenants including providing a one-time moving allowance, offering six-month notice for vacating the premises, providing first right of refusal to lease one or more of the future ground-floor commercial spaces, and providing tenants with a commercial broker to assist in finding new locations.

6. Transportation and Parking

The site is well served by public transit. It is within two blocks of the Joyce-Collingwood Skytrain Station.

The proposal includes below-grade parking accessed from the lane. Parking is required to meet the Parking By-law. Engineering conditions are included in Appendix B and include improvements to sidewalks, to the laneway, new curbs and catch basin, and upgrades to street lighting.

7. 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*.

Natural Assets – The *Urban Forest Strategy* seeks to protect and strengthen Vancouver's urban forest and tree canopy. The Protection of Trees By-law requires permission to remove trees that meet certain conditions to protect as many healthy, viable trees while still meeting the challenges of development and housing priorities.

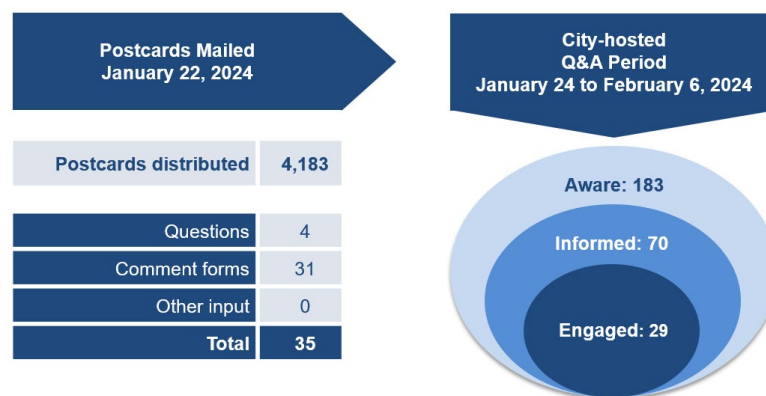
There are no existing trees on the site. There are three street trees on City lands adjoining the site, and protection of these street trees during construction is required. See Appendix B for landscape and tree conditions.

8. Public Input

Public Notification – A rezoning information sign was installed on the site on January 10, 2024. Approximately 4,183 notification postcards were distributed within the neighbouring area on or about January 22, 2024. Application information and an online comment form was provided on the Shape Your City (shapeyourcity.ca/) platform.

Question and Answer Period – A question and answer period was held from January 24, 2024 to February 6, 2024. Questions were submitted by the public and posted with a response over a two-week period. A digital model was made available for online viewing.

Figure 4: Overview of Notification and Engagement



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

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

Generally, comments of support fell within the following areas:

Neighbourhood context: The proposed development would redevelop an underutilized site and positively impact the neighbourhood.

Density: Higher density is supported here.

Access to transit: Development at this location is supported given its close proximity to the Skytrain station.

Generally, comments of concern fell within the following areas:

Commercial space: Residents are concerned about the displacement of local businesses. The loss of local restaurants will impact the community negatively.

Affordability: The development will not improve housing affordability. Rental costs will increase for local residents and businesses.

9. Public Benefits

Community Amenity Contributions (CAC) – The application is subject to the *Community Amenity Contributions Policy for Rezoning*s with CACs based on negotiations. The applicant has offered a cash CAC of \$2,700,000. Staff recommend that the offering be accepted and that the amount be allocated toward the Joyce Collingwood Station Precinct Plan Public Benefits Strategy. See Appendix H.

Development Cost Levies (DCLs) – This site is subject to both the City-wide DCL and the Utilities DCL, which are payable at time of building permit issuance based on rates in effect at that time and the floor area proposed at the development permit stage. Based on rates in effect as of September 30, 2024 and the proposed 835 sq. m (8,988 sq. ft.) of commercial area and 7,515 sq. m (80,888 sq. ft.) of residential area, the DCLs are estimated to be \$3,386,225. The project is not eligible for a DCL waiver.

DCL rates are subject to future adjustment by Council including annual inflationary adjustments. DCLs are payable at building permit issuance based on rates in effect at that time. A development may qualify for 12 months of in-stream rate protection from DCL rate increases, provided that an application has been received prior to the rate adjustment. See the City's DCL Bulletin for details on DCL rate protection.

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

Financial Implications

As noted in the Public Benefits section, this project is expected to provide a cash CAC and a DCL payment. See Appendix H and I for additional details.

CONCLUSION

Staff conclude that the proposed land use, height, density, and public benefits are consistent with the intent of the Plan.

The General Manager of Planning, Urban Design and Sustainability recommends that the application be referred to Public Hearing together with the draft CD-1 By-law provisions generally shown in Appendix A with a recommendation that these be approved, subject to the Public Hearing, along with the conditions of approval listed in Appendix B.

* * * * *

4902-4946 Joyce Street and 3510 Wellington Avenue
PROPOSED CD-1 BY-LAW PROVISIONS

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

Zoning District Plan Amendment

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

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

Designation of CD-1 District

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

Uses

3. Subject to approval of the form of development, to all conditions, guidelines and policies adopted by Council, and to the conditions set out in this by-law or in a development permit, the only uses permitted within this CD-1 and the only uses for which the Director of Planning or Development Permit Board will issue development permits are:
 - (a) Cultural and Recreational Uses;
 - (b) Dwelling Uses, limited to Multiple Dwelling;
 - (c) Institutional Uses;
 - (d) Office Uses;
 - (e) Retail Uses;
 - (f) Service Uses;
 - (g) Utility and Communication Uses; and
 - (h) Accessory Uses customarily ancillary to the uses permitted in this section.

Conditions of Use

- 4.1 The design and layout of at least 35% of the total rental dwelling units must:
 - (a) be suitable for family housing; and

- (b) have 2 or more bedrooms
- 4.2 The design and layout of at least 35% of the total other dwelling units must:
 - (a) be suitable for family housing; and
 - (b) have 2 or more bedrooms, of which:
 - (i) at least 25% of the total dwelling units must be 2-bedroom units, and
 - (ii) at least 10% of the total dwelling units must be 3-bedroom units.
- 4.3 All commercial uses and accessory uses must be carried on wholly within a completely enclosed building, other than the following:
 - (a) display of flowers, plants, fruits and vegetables in combination with a permitted use;
 - (b) farmers' market;
 - (c) neighbourhood public house;
 - (d) public bike share; and
 - (e) restaurant,

except that the Director of Planning may vary this regulation to permit the outdoor display of retail goods, and the Director of Planning may impose any conditions the Director of Planning considers necessary, having regard to the types of merchandise, the area and location of the display with respect to adjoining sites, the hours of operation and the intent of this by-law.

Floor Area and Density

- 5.1 Computation of floor area must assume that the site area is 1,670 m², being the site area at the time of the application for the rezoning evidenced by this by-law, prior to any dedications.
- 5.2 The maximum floor space ratio for all uses combined is 5.0.
- 5.3 The total floor area used for commercial uses must not be less than 835 m².
- 5.4 Computation of floor area must include all floors having a minimum ceiling height of 1.2 m, both above and below base surface, measured to the extreme outer limits of the building.
- 5.5 Computation of floor area must exclude:
 - (a) balconies and decks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, provided that:

- (i) the total area of these exclusions must not exceed 12% of the permitted floor area, and
 - (ii) the balconies must not be enclosed for the life of the building;
 - (b) patios and roof decks, if the Director of Planning considers the impact on privacy and outlook;
 - (c) floors or portions thereof that are used for:
 - (i) off-street parking and loading located at or below base surface, provided that the maximum exclusion for a parking space does not exceed 7.3 m in length,
 - (ii) bicycle storage, and
 - (iii) heating and mechanical equipment, or uses that the Director of Planning considers similar to the foregoing;
 - (d) entries, porches, verandahs and covered circulation if the Director of Planning first approves the design;
 - (e) all residential storage area above or below base surface, except that if residential storage area above base surface exceeds 3.7 m² per dwelling unit, there will be no exclusion for any of the residential storage area above base surface for that unit; and
 - (f) all storage area below base surface for non-dwelling uses.
- 5.6 The Director of Planning or Development Permit Board may exclude common amenity areas from the computation of floor area, to a maximum of 10% of the total permitted floor area, if the Director of Planning or Development Permit Board considers the intent of this by-law and all applicable Council policies and guidelines.

Building Height

- 6.1 Building height must not exceed 39.6 m.
- 6.2 Despite section 6.1 of this by-law and the building height regulations in section 10 of the Zoning and Development By-law, if the Director of Planning permits common rooftop amenity space and mechanical appurtenances including elevator overrun and rooftop access structures, the height of the portion of the building with permitted common rooftop amenity space or mechanical appurtenances must not exceed 53.5 m.

Access to Natural Light

- 7.1 Each habitable room must have at least one window on an exterior wall of a building.
- 7.2 For the purposes of section 7.1 above, habitable room means any room except a bathroom or a kitchen.

Acoustics

8. A development permit application for dwelling uses must include an acoustical report prepared by a licensed professional acoustical engineer demonstrating that the noise levels in those portions of dwelling units listed below will not exceed the noise levels expressed in decibels set opposite such portions of the dwelling units. For the purposes of this section, the noise level is the A-weighted 24-hour equivalent (Leq24) sound level and will be defined simply as noise level in decibels.

Portions of dwelling units	Noise levels (Decibels)
Bedrooms	35
Living, dining, recreation rooms	40
Kitchen, bathrooms, hallways	45

* * * * *

4902-4946 Joyce Street and 3510 Wellington Avenue
CONDITIONS OF APPROVAL

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

PART 1: CONDITIONS OF APPROVAL OF THE FORM OF DEVELOPMENT

Note: Consideration by Council at the Public Hearing of the proposed form of development is in reference to plans prepared by Merrick Architecture received October 22, 2023 and provides that the Director of Planning may allow minor alterations to this form of development when considering the detailed scheme of development submitted with the development application.

THAT, prior to approval of the form of development, the applicant shall obtain approval of a development application by the Director of Planning or Development Permit Board who shall have particular regard to the following:

Urban Design

1.1 Design development to improve contextual fit as follows:

- (a) Consider increasing the tower's south setback;

Note to Applicant: Tower setbacks are expected to be 20 ft. at site edges. Angled portions of the tower form that provide variety and visual interest may be considered within the setback, provided they do not impact development of adjacent sites.

- (b) Consider extending the podium to the south property line;

Note to Applicant: This will ensure a seamless transition to a future continuous street wall height of 4-storeys (50 ft.) for this block. If side setbacks are provided at the residential levels of the podium, the interface with a future zero lot line development at the adjacent site should be considered. Studio units with a single outlook to the side yard should be avoided. Balconies in the side yard should be avoided.

1.2 Design development to enhance safety and security by separating the residential and commercial circulation.

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 (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, and 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).

Crime Prevention through Environmental Design (CPTED)

- 1.4 Provision of Crime Prevention Through Environmental Design (CPTED) Plan, incorporating CPTED principles.

Landscape

Standard conditions required at time of development permit application:

- 1.5 Provision of a detailed Landscape Plan illustrating soft and hard landscaping.

Note to Applicant: The plans should be at 1/8 in.: 1 ft. scale minimum. The Plant List should include the common and botanical name, size and quantity of all existing/ proposed plant material. Plant material should be clearly illustrated on the Plan and keyed to the Plant List. The landscape plan should include the public realm treatment (to the curb) and all existing or proposed street trees, adjoining walkways, surface materials, PMT/Vista transformers and public utilities such as lamp posts, hydro poles, fire hydrants.

- 1.6 Provision of detailed architectural and landscape cross sections (minimum 1/4 inc scale) through common open spaces, semi-private patio areas and the public realm;

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

- 1.7 Provision of a "Tree Management Plan", coordinated with arborist report to show:

- (a) Scaled and dimensioned tree protection barriers around the trees on private and public property coordinated with arborist report;
- (b) Tree numbering for all on site and off-site trees; and
- (c) Notations of all recommendations from Arborist, i.e., trigger points, grading and pruning specifications, etc.

- 1.8 Coordination for the provision of new street trees or any proposed City owned tree removals adjacent to the development site;

Note to applicant: New street trees to be shown and confirmed on the development permit plans. Contact Engineering (604.871.6131) to confirm tree planting locations and Park Board (604.257.8587) for tree species selection and planting requirements. Provide a notation on the plan as follows, "Final spacing, quantity and tree species 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. Root barriers shall be 8 ft. long and 18 in deep. Planting depth of

root ball must be below sidewalk grade. Call Park Board for inspection after tree planting completion".

- 1.9 Provision of high efficiency irrigation for all planted areas and hose bibs for all patios and common areas greater than 9.3 sq. m (100 sq. ft.);

Note to Applicant: On the plan, illustrate irrigation connection points and hose bib symbols accurately and provide a highlighted note to verify the irrigation is to be designed and constructed. Hose bibs are requested to encourage patio gardening and hand watering on private patio and amenity decks.

- 1.10 Provision of a soil depth overlay sheet, included with the landscape plans;

- 1.11 Provision of an outdoor Lighting Plan.

Note to Applicant: Refer to Dark Night Design Principles.

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

Housing

- 1.12 The rental units must be collocated and physically contiguous within the development to allow for the creation of a single legal parcel prior to issuance of the development permit.

- 1.13 The proposed rental unit mix, including five studio units, one one-bedroom unit, two two-bedroom units, and one three-bedroom unit are to be revised in the Development Permit drawings, to ensure there is a minimum of 35% family units (two or more bedrooms).

Note to Applicant: Any changes in the unit mix from the rezoning application may only be varied under the discretion of the Director of Planning or Development Permit Board provided that it does not go lower than 35% of the rental units designed to be suitable for families with children.

Engineering

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

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

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

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

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

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

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

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

- 1.17 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.
- 1.18 Provision of a lighting simulation to support all offsite lighting upgrades to City standards and IESNA recommendations.
- 1.19 Provision of garbage and recycling storage amenity design to the satisfaction of the General Manager of Engineering Services.

Note to Applicant: Draw and label container outlines. 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. [Guidelines: Garbage and Recycling Storage Facility Design \(vancouver.ca\)](https://vancouver.ca/guidelines-garbage-and-recycling-storage-facility-design)

- 1.20 Provision of a canopy application may be required should the encroaching structure(s) meet the specifications set out in Section 1.8.8 of the Vancouver Building By-Law.

Note to Applicant: Canopies must be fully demountable and drained to the buildings internal drainage systems. Please submit a copy of the site and elevation drawings of the proposed canopy for review at Development Permit application stage.

- 1.21 Highlight the portions of proposed patio seating encroaching into the street right of way and indicate that "A separate application to the General Manager of Engineering Services is required."

Note to Applicant: Please contact Street Use Management regarding patio permits at: patios@vancouver.ca and refer to <https://vancouver.ca/doing-business/get-a-patio-permit.aspx> for additional information. New businesses require a valid business licence and liability insurance to apply for a Patio Permit. Specific requirements for each patio program is available on-line in the link provided.

- 1.22 Highlight proposed street furniture in the street right of way and indicate that "A separate application to the City Street Furniture Program Coordinator is required."

- 1.23 Submission to Engineering of an updated landscape plan reflecting all of the public realm changes, including demonstration of:

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

- i. "This plan is NOT FOR CONSTRUCTION and is to be submitted for review to Engineering Services a minimum of 8 weeks prior to the start of any construction proposed for public property. No work on public property may begin until such plans receive "For Construction" approval and related permits are issued. Please contact Engineering, Development and Major Projects and/or your Engineering, Building Site Inspector for details."
- ii. "Tree species, final spacing, quantity and location to the satisfaction of the General Manager of Engineering Services. New trees must be of good standard, minimum 6cm caliper, and installed with approved root barriers, tree guards and appropriate soil volumes. Installation of Engineered Soil may be required to obtain appropriate soil volumes based on site conditions. Root barriers shall be of rigid construction, 8 feet long and 18 inches deep, centre on each street tree adjacent to the sidewalk and any off-street bike facility. Planting depth of root ball must be below sidewalk grade. Contact Park Board at pbdevelopment.trees@vancouver.ca for inspection after tree planting completion".
- iii. "The required Green Infrastructure improvements on 4902 Joyce Street will be as per City-issued design."

Note to Applicant: Include callouts to the plans, along with the note.

- iv. “Off-site assets are to be constructed to the satisfaction of the General Manager of Engineering Services and as per the approved City geometric design, with the final design and location to be determined once the City geometric is received.”

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

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

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

- (c) Deletion of:
 - i. portions of the proposed balconies shown encroaching onto Joyce Street as shown on Sheet A2.05 and A2.06.
 - ii. existing retaining walls other structures from the property dedication area along Joyce Street.

- (d) 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 Streets Design Guidelines are viewable online at <https://vancouver.ca/streets-transportation/streetscape-design-guidelines.aspx> and are to be used alongside the City construction and design manuals.

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

- (a) Two-way vehicle flow including:
 - i. convex mirrors at all 90 degree turns on the ramp and throughout the parkade

- 1.25 Provision of vehicle spaces, per [Parking By-law Section 4](#) and the [Design Supplement](#), including:

- (a) Minimum 6.6 m (22 ft.) manoeuvring aisle for spaces angled at 90 degrees.

Note to Applicant: Remove columns shown within manoeuvring aisle.

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

- (a) convenient, internal, stair-free loading access to/from all site uses; and
- (b) clear unloading area or raised rear dock, minimum 1.8 m (6 ft) wide, with suitable access to facilitate goods loading /unloading.

Note to Applicant: Amendments to loading rates and design requirements in the Parking Bylaw were approved by Council on November 15th, 2023. New requirements came into effect Jan 1st, 2024, and apply to all development permits received after this date.

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

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

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

- (a) All types of parking, loading, bicycle, end-of-trip facilities and passenger loading spaces individually numbered, dimensioned, and labelled on the drawings;
- (b) Dimension of columns and column encroachments into parking spaces;
- (c) Section drawings showing elevations and minimum vertical clearances for parking levels, loading bays, ramps, and to the underside of raised security gates considering mechanical projections and built obstructions; and
- (d) Design elevations at all breakpoints on both sides of ramps, drive aisles, loading and passenger loading spaces, accessible spaces, and entrances.

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

Note to Applicant: The applicant will be required to demonstrate compliance with these requirements at the Building Permit application stage.

vancouver.ca/rainwater

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

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

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

- 1.31 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.

- 1.32 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 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: It is highly recommended that the applicant submit 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>

- 1.33 Show all City supplied building grades (BGs) and entranceway design elevations (DEs) on the architectural and landscape plans, while ensuring any topographic survey used for design purposes is derived from a benchmark with elevations consistent with those denoted on the City issued building grade plan.

Note to Applicant: When providing additional property line elevations for proposed entrances, interpolate a continuous grade between the elevations provided on the City supplied building grade plan.

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

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

Economic Development

- 1.34 Commercial entrances should be clearly delineated with architectural features and fenestration patterns that emphasize a scale appropriate for neighbourhood serving retail.
- 1.35 Commercial fronts, including service or office, should be transparent in order to strengthen the connection between public and private space. If office use is proposed it should be located above the street level to maintain street vibrancy.

Sustainability

- 1.36 All new buildings in the development will meet the requirements of the Green Buildings Policy for Rezoning (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 – Process and Requirements.

PART 2: CONDITIONS OF BY-LAW ENACTMENT

THAT, prior to enactment of the CD-1 By-law, the registered owner shall on terms and conditions satisfactory to the Director of Legal Services, the General Manager of Planning, Urban Design and Sustainability, and the General Manager of Engineering Services, as necessary, and at the sole cost and expense of the owner/developer, make arrangements for the following:

Housing

- 2.1 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 securing nine (9) residential units, as secured market rental housing, excluding Seniors Supportive or Assisted Housing, for a term equal to the longer of 60 years and the life of the building, subject to the following additional conditions:
- a) A no separate-sales covenant;
 - b) A no stratification covenant;
 - c) That none of such units will be rented for less than one month at a time;
 - d) All Rental units are collocated and physically contiguous within the development to allow for creation of single legal parcel and final Development Permit drawings must indicate that to the satisfaction of the General Manager of Planning, Urban Design and Sustainability prior to the issuance of a Development Permit; and
 - e) Such other terms and conditions as the General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services may in their sole discretion require.

Note to Applicant: This condition will be secured by a Housing Agreement to be entered into by the City By-law enacted pursuant to section 565.2 of the Vancouver Charter.

- 2.2 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.

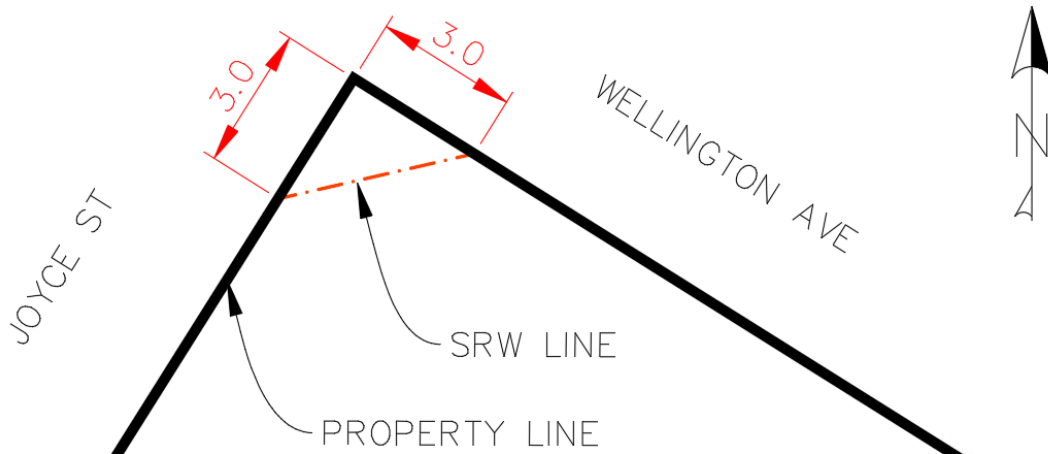
Engineering

- 2.3 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 Lots F, G, except the West 7 feet and East 3 feet now Highways, and Lot H, all of Reference Plan 184, Block 49, District Lot 36 and 51, Plan 849 to create a single parcel, and the subdivision of that site to result in the dedication of the West 7 feet of Lot H for road purposes and the East 3 feet of Lot H for lane purposes.

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

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

- 2.4 Provision of a statutory right of way (SRW) for public pedestrian use over a portion of the site at the corner of Joyce Street and Wellington Avenue measuring 3.0 m x 3.0 m from the intersection of the property lines on the corner. The SRW will be free of any encumbrance such as structure, stairs, planter walls, and mechanical vents at grade and is to accommodate structure above-grade and below-grade within the SRW agreement.



- 2.5 Provision of a Services Agreement to detail the on- and off-site works and services necessary or incidental to the servicing of the Rezoning Site (collectively called the “Services”) such that they are designed, constructed and installed at no cost to the City and all necessary street dedications and rights-of-way for the Services are provided all to the satisfaction of the General Manager of Engineering Services. No development permit for the Rezoning Site, or any portion thereof, or for any building or improvements thereon will be issued until the letter of credit, as security for the Services, is provided. The timing for the delivery of the Services shall be determined by the General Manager of Engineering Services in his sole discretion and holds shall be placed on such permits as deemed necessary in his sole discretion. Except as explicitly provided for in Condition 2.6 a., the Services are not excess and/or extended services and the applicant is not entitled to a Latecomer Agreement.

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

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

Note to Applicant: Based on the confirmed Fire Underwriter’s Survey Required Fire Flows and domestic flows submitted by Jensen Hughes dated May 3, 2023, 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 4902-4946 Joyce Street and 3510 Wellington Avenue does not require any sewer upgrades.

Development to be serviced to the 200 mm SAN and 300 mm STM on Joyce Street.

- (c) Provision Green Infrastructure improvements to the satisfaction of the General Manager of Engineering Services, including:
 - i. installation of a rainwater tree trench (RTT) on Wellington Ave. to treat and retain 90% of average annual rainfall from the Right-of-Way (RoW) to the greatest extent practical.

Note to Applicant: These improvements generally include placement of street trees, structural soil or soil cell and perforated pipe sub drain connected to the sewer system under proposed boulevard/sidewalk to provide the minimum soil volume storage for street trees as per the Engineering Design Manual. Selected tree species to be coordinated with Urban Forestry, Streets and Transportation.

Note to Applicant: Final Green Infrastructure design to be coordinated with Transportation Design Branch and built as per the satisfaction of the City Engineer" until City issued geometric is provided and coordinated on all plans.

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

- (d) Provision of street improvements with appropriate transitions, along Joyce Street adjacent to the site, including:
 - i. 4 m (13 ft.) wide broom finish saw-cut concrete sidewalk;
 - ii. 1.2 m (4 ft.) wide hardscape front boulevard;
 - iii. minimum 70 mm depth mill and inlay, from curb to centerline, along the site's frontage (approximately 300 sqm area); and
 - iv. curb ramps.
- (e) Provision of street improvements with appropriate transitions, along Wellington Avenue adjacent to the site, including:
 - i. 3 m (10 ft.) wide broom finish saw-cut concrete sidewalk;
 - ii. minimum 1.8 m (6 ft) wide front boulevard;
 - iii. minimum 50 mm depth mill and inlay, from curb to curb along the site's frontage (approximately 400 sq. m area);
 - iv. relocate the two existing kiosks out of the future sidewalk area;
 - v. geometric changes on the southeast corner at Joyce Street to increase the curb radius including curb and gutter, relocation of the existing catch

- basin, and road reconstruction as required to accommodate the geometric changes;
- vi. road paint markings for a left turn bay; and
- vii. curb ramps.

Note to Applicant: The City will provide a geometric design and paint plan for these street improvements.

- (f) Provision of street improvements with appropriate transitions, along the lane west of Payne Street, 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 one new catch basin at the southern extent of the development site; and
 - iii. new standard concrete lane crossing, with new lane returns and ramps on both sides, at the lane entrance on Wellington Avenue.
- (g) Provision of improvements at the intersection of Joyce Street and Wellington Avenue including:
 - i. Signal modifications to support geometric changes for a WB left turn bay and accessible pedestrian signals (APS).
 - ii. Joyce Street and Wellington Avenue entire intersection street lighting upgrade to current City standards and IESNA recommendations.

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

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

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

- (j) Provision of lane lighting on standalone poles with underground ducts, if BC Hydro poles with attached City lane lights are planned to be removed.

Note to Applicant: The ducts must be connected to the existing City street lighting grid.

- (k) Provision of new electrical service cabinet/kiosk on Wellington Avenue.

Note to Applicant: The kiosk shall be fed by BC Hydro underground grid. As such, a Right-of-Way (ROW) space shall be provided on-site to accommodate BC Hydro pad mounted transformer.

Note to Applicant: The detailed Electrical Design will be required prior to the start of any associated electrical work to the satisfaction of the General Manager of Engineering Services, and, in conformance with current City of Vancouver Engineering Design Manual, Construction Specifications, Standard Detail Drawing, Canadian Electrical Code and the Master Municipal Construction Documents. Submission of the detailed Electrical Design does not occur until the Rezone has been enacted and a City Project Coordinator is assigned to the project.

- (l) Provision 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 in. long and 18in. 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.

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

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

- (a) Joyce Street and Wellington Avenue intersection improvements, including WB left turn bay, accessible pedestrian signals (APS), and entire intersection street lighting upgrade, per condition 2.5 (g).

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

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

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

Community Amenity Contribution – Cash Payment

- 2.7 Pay to the City the cash Community Amenity Contribution of \$2,700,000 which the applicant has offered to the City and which is to be allocated to support the delivery of the Joyce-Collingwood Plan Benefits Strategy. Payment is to be made prior to enactment of the CD-1 By-law, at no cost to the City and on terms and conditions satisfactory to the Director of Legal Services.

Environmental Contamination

2.8 If applicable:

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

Agreements

Note to Applicant: Where the Director of Legal Services deems appropriate, the preceding agreements are to be drawn, not only as personal covenants of the property owners, but also as registrable 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-laws 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.

* * * * *

**4902-4946 Joyce Street and 3510 Wellington Avenue
DRAFT CONSEQUENTIAL AMENDMENTS**

DRAFT AMENDMENTS TO THE SIGN BY-LAW NO. 11879

Amend Schedule A (CD-1 Zoning Districts regulated by Part 9) by adding the following:

“4902-4946 Joyce Street and 3510 Wellington Avenue [CD-1 #] [By-law #] C-2”

DRAFT AMENDMENTS TO THE NOISE CONTROL BY-LAW NO. 6555

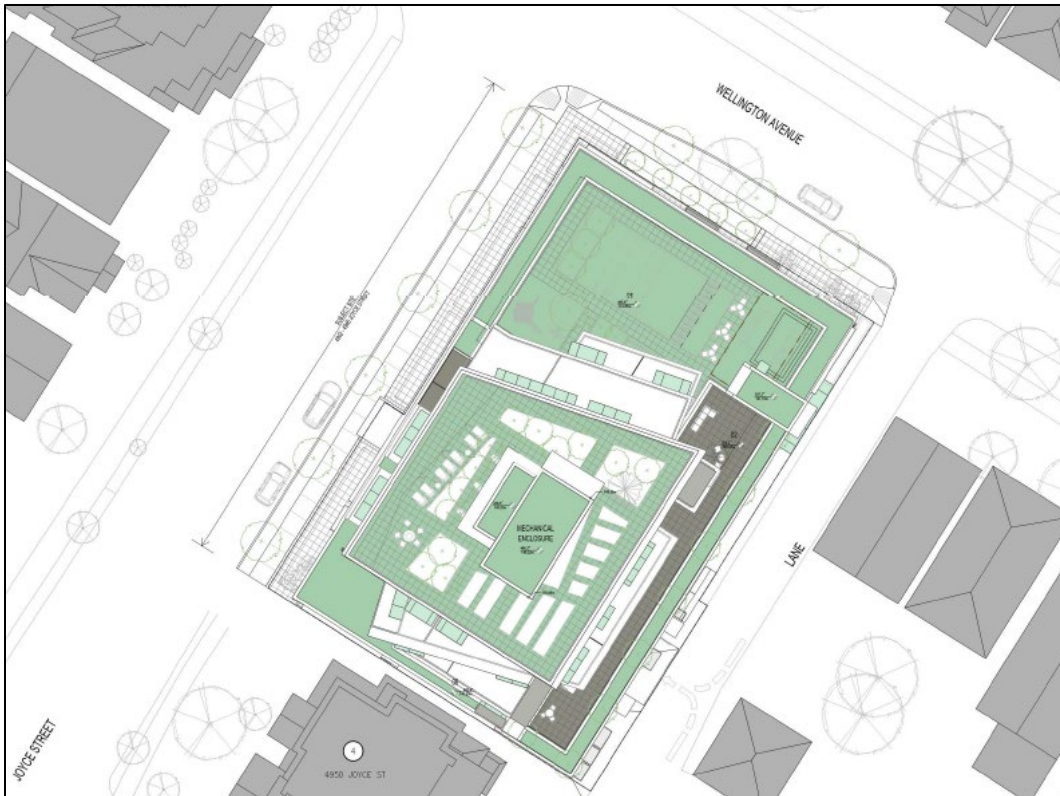
Amend Schedule B (Intermediate Zone) by adding the following:

“[CD-1 #] [By-law #] 4902-4946 Joyce Street and 3510
Wellington Avenue”

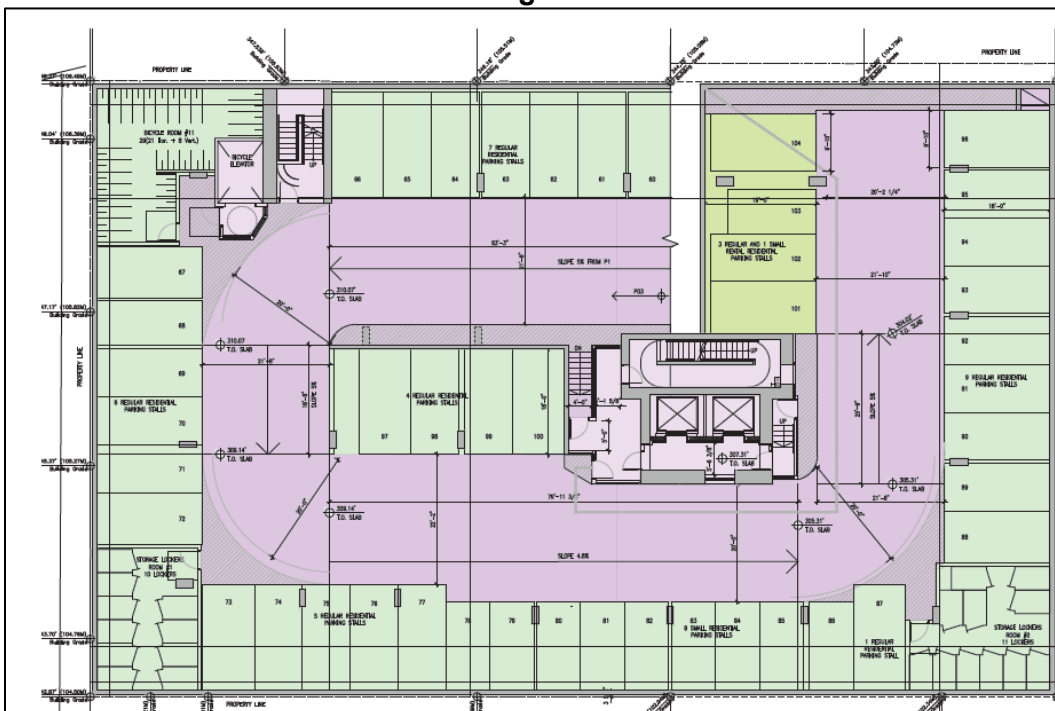
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4902-4946 Joyce Street and 3510 Wellington Avenue
FORM OF DEVELOPMENT DRAWINGS

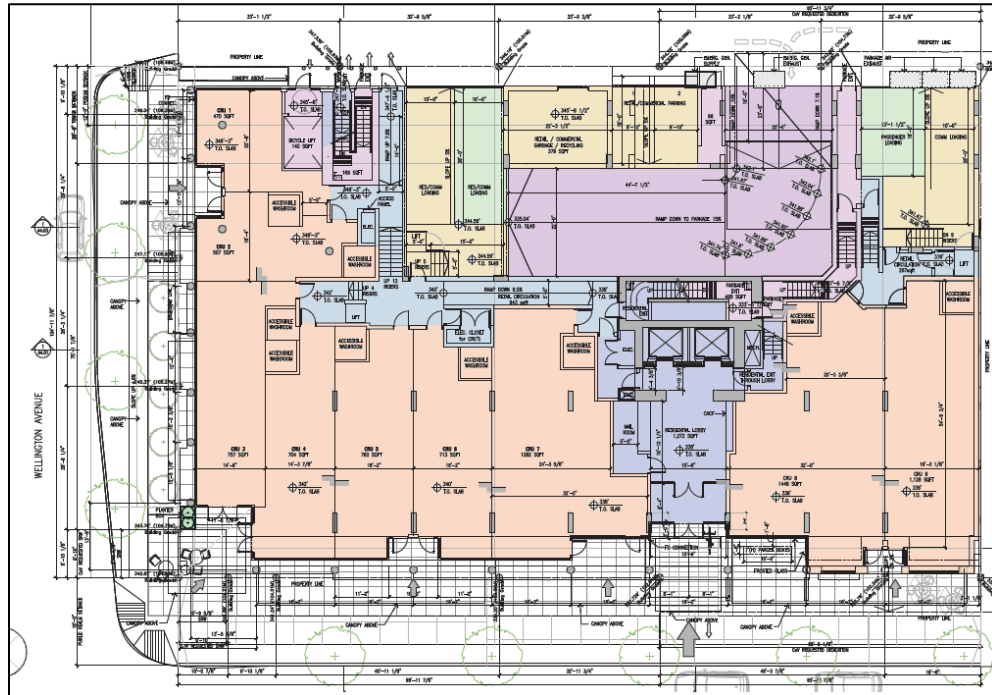
Ground Floor / Site Plan



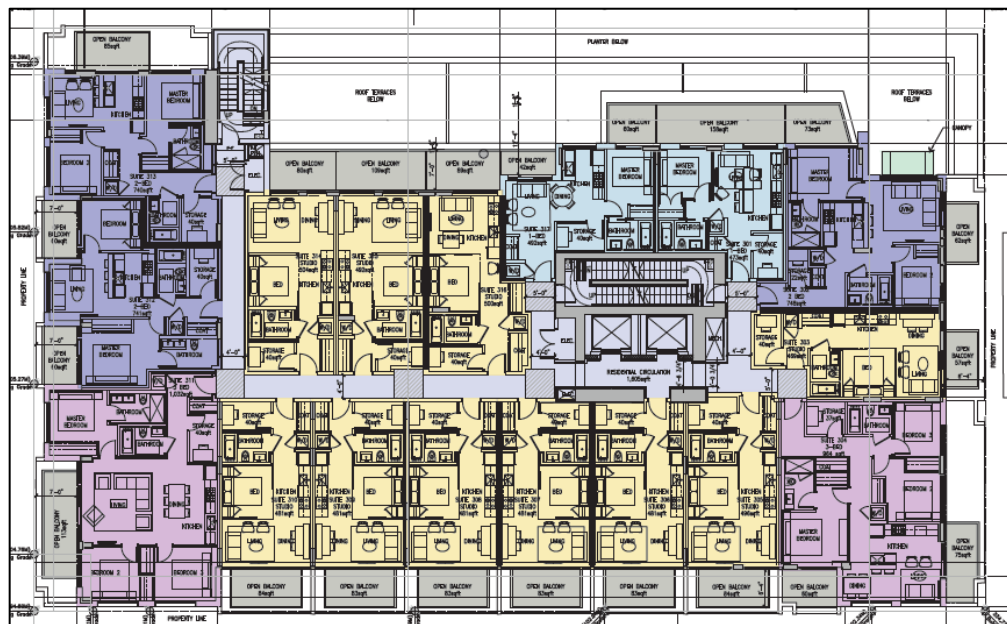
Parking Level 1



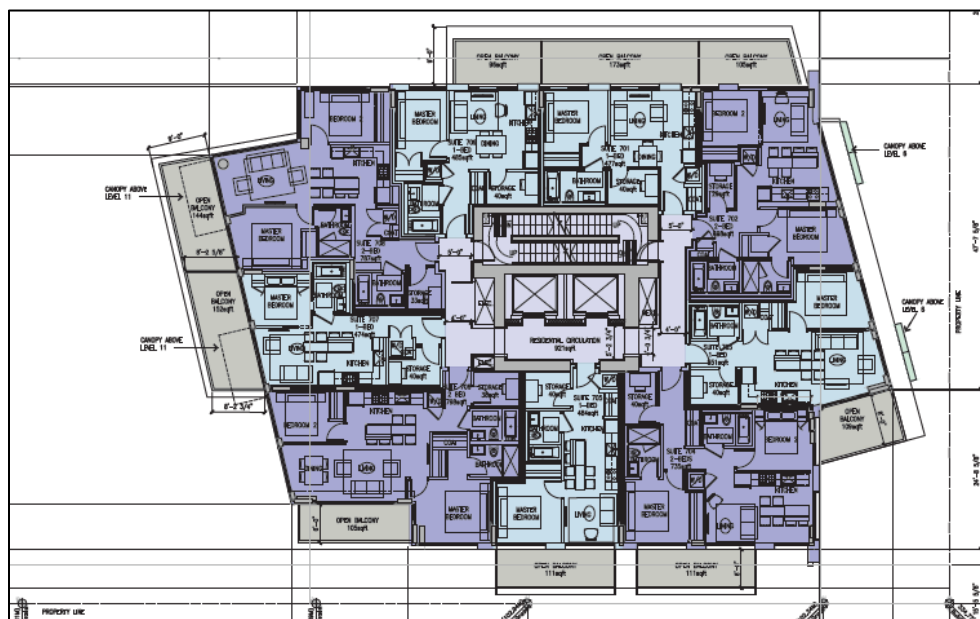
Ground Floor Plan



Third Floor Plan



Tenth Floor Plan



West Elevation



North Elevation



* * * * *

**4902-4946 Joyce Street and 3510 Wellington Avenue
SUMMARY OF TENANT RELOCATION PLAN TERMS**

Tenant Relocation and Protection Requirement	Tenant Relocation Plan Offer
Financial Compensation	<ul style="list-style-type: none"> • Compensation in the form of free rent, a lump sum payment, or a combination of both, will be available for each unit eligible for Tenant Relocation Plan according to the following schedule: <ul style="list-style-type: none"> ○ 4 months' rent for tenancies up to 5 years; ○ 5 months' rent for tenancies over 5 years and up to 10 years; ○ 6 months' rent for tenancies over 10 years and up to 20 years; ○ 12 months' rent for tenancies over 20 years and up to 30 years; ○ 18 months' rent for tenancies over 30 years and up to 40 years; ○ 24 months' rent for tenancies over 40 years.
Notice to End Tenancies	<ul style="list-style-type: none"> • Landlord to provide regular project updates to tenants throughout development approvals process. • A minimum of four months' notice to end tenancy after all permits issued is required (e.g., all development, building, and demolition permits in place).
Moving Expenses (flat rate or arrangement with an insured moving company)	<ul style="list-style-type: none"> • A flat rate of \$750 or \$1,000 will be provided to all eligible tenants depending on the type of unit.
Assistance in Finding Alternate Accommodation (3 options)	<ul style="list-style-type: none"> • Staff will distribute tenant needs assessment surveys. These surveys will be used in relocation efforts and to identify tenants' needs and preferences. • Applicant has committed to monitor rental market and provide tenants requesting assistance with three options in Vancouver that best meet the tenants' identified priorities.
Additional Support for Low Income Tenants or Tenants Facing Other Barriers to Appropriate Housing	<ul style="list-style-type: none"> • For low-income tenants and tenants facing other barriers to housing as defined in the <i>TRP Policy</i>, the applicant has committed to assisting in securing a permanent, suitable affordable housing option.
First Right of Refusal	<ul style="list-style-type: none"> • The applicant has committed to offering all eligible tenants the right of first refusal at a 20% discount off starting rents in similar units in the new development once completed. Any subsequent rent increases for returning tenants will be in line with the Residential Tenancy Act.

* * * * *

4902-4946 Joyce Street and 3510 Wellington Avenue
PUBLIC CONSULTATION SUMMARY

1. List of Engagement Events, Notification, and Responses

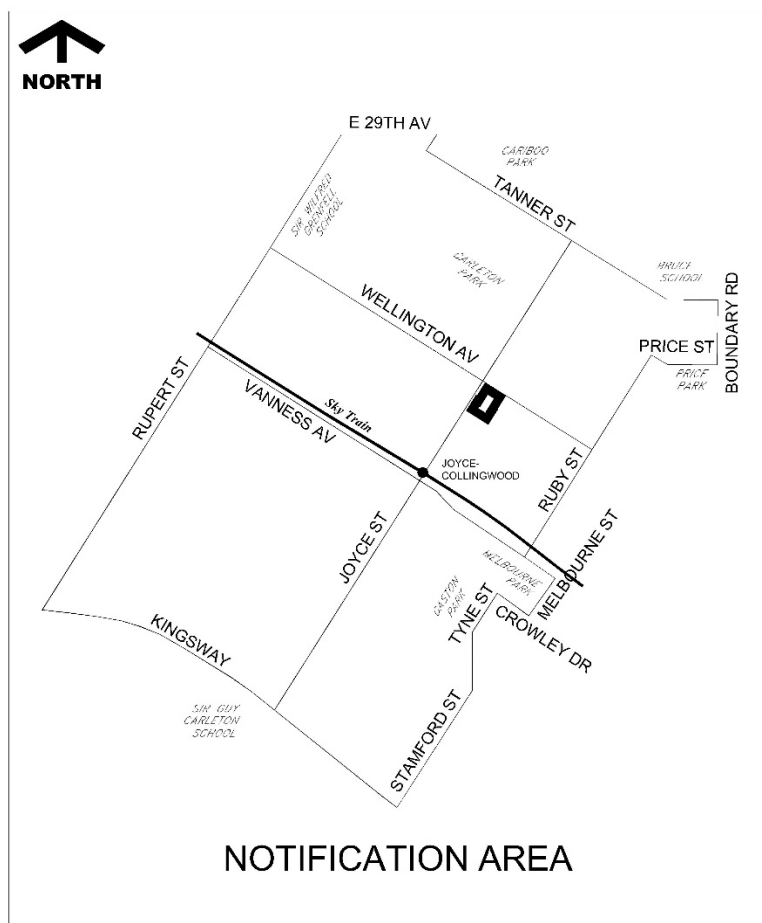
	Date	Results
Events		
Question and Answer Period	January 24, 2024 – February 6, 2024	183 participants (aware)* <ul style="list-style-type: none"> • 70 informed • 29 engaged
Public Notification		
Postcard distribution – Notice of rezoning application and virtual open house	January 22, 2024	4,183 notices mailed
Public Responses		
Online questions	January 24, 2024 – February 6, 2024	4 submittal
Online comment forms <ul style="list-style-type: none"> • Shape Your City platform 	January 2024 – July 2024	31 submittals
Overall position <ul style="list-style-type: none"> • support • opposed • mixed 	January 2024 – July 2024	31 submittals <ul style="list-style-type: none"> • 11 responses • 9 responses • 1 responses
Other input	January 2024 – July 2024	0 submittal
Online Engagement – Shape Your City Vancouver		
Total participants during online engagement period	January 2024 – July 2024	663 participants (aware)* <ul style="list-style-type: none"> • 217 informed • 35 engaged

Note: All reported numbers above are approximate.

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

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

2. Map of Notification Area



3. Analysis of All Comments Received

Below is an analysis of all public feedback by topic.

Generally, comments of support fell within the following areas:

- **Neighbourhood context:** The proposed development would redevelop an underutilized site and positively impact the neighbourhood.
- **Density:** Higher density is supported here.
- **Access to transit:** Development at this location is supported given its close proximity to the Skytrain station.

Generally, comments of concern fell within the following areas:

- **Commercial space:** Residents are concerned about the displacement of local business. The loss of these local restaurants will impact the community negatively.
-
- **Affordability:** The development will not improve housing affordability. Rental costs will increase for local residents and businesses.

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

General comments of support:

- This project provides public amenity space.
- Commercial space is supported here.
- Rental housing is supported here.
- Rental housing is retained through this development.
- The proposal aligns with the Joyce Collingwood Station Precinct plan.

General comments of concern:

- There is a lack of existing amenities and infrastructure to accommodate the proposed density.
- The development does not maintain the character of the neighbourhood.
- The project will increase traffic.
- Not enough vehicle parking is proposed.

Neutral comments/suggestions/recommendations:

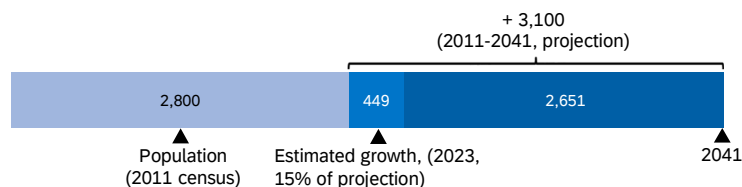
- Existing tenants should be provided opportunity to stay or return at same/subsidized rent.
- The rooftop amenity space should have a bathroom space.
- A lower or mid-rise building would be preferred to what has been proposed.
- A grocery store/supermarket would be preferred in the commercial/retail space.

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PUBLIC BENEFITS IMPLEMENTATION DASHBOARD
JOYCE-COLLINGWOOD STATION PRECINCT PLAN (2016)^a
Updated year-end 2023

POPULATION GROWTH^b

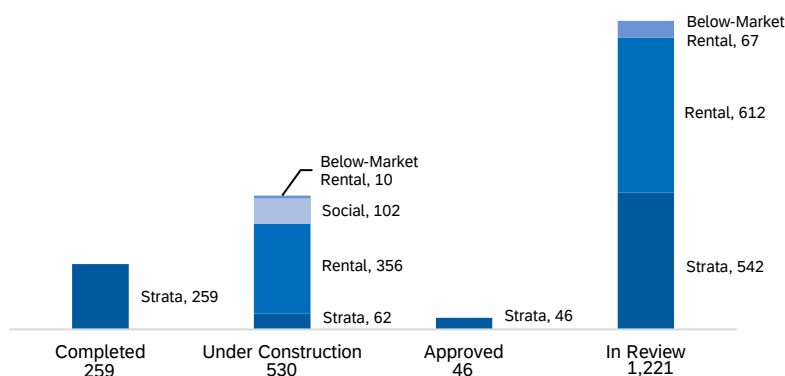
The Joyce-Collingwood Station Precinct Area has grown by approximately 450 people since the 2011 census. The plan projects an additional growth of approximately 2,650 people by 2041.



DEVELOPMENT ACTIVITY (UNITS)^c

Recent rezoning approvals:

- [5055 Joyce Street](#)
- [3235-3261 Clive Avenue](#)
- [3279-3297 Vanness Avenue](#)
- [5050-5080 Joyce Street](#)



PUBLIC BENEFITS ACHIEVED AND IN PROGRESS SINCE 2016^d

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

TARGETS See Chapter 17 of the Joyce-Collingwood Station Precinct Plan for more details	COMPLETED	UNDER CONSTRUCTION	PLANNING / DESIGN	PROGRESS
HOUSING^e <ul style="list-style-type: none"> • Direct 30% of community amenity contributions and development cost levies towards affordable housing • Work with BC Housing, St. Mary's Parish, and others to renew and increase affordable housing - plan identifies opportunities for 720 units of mixed-income affordable housing 		<ul style="list-style-type: none"> • 102 social housing units • 356 secured rental units • 10 below-market rental units 		→
CHILDCARE^f <ul style="list-style-type: none"> • ~ 74 additional spaces for children 0-4 yrs (37 of these are to be on City-owned property) • ~ 30 additional spaces for children 5-12 yrs 	<ul style="list-style-type: none"> • 30 spaces for children 5-12 yrs (Renfrew Elementary)^g 			0% of childcare spaces (0-4 yrs) achieved 100% of childcare spaces (5-12 yrs) achieved ○
TRANSPORTATION / PUBLIC REALM <ul style="list-style-type: none"> • New or upgraded sidewalks • Seek wider sidewalks along Joyce Street 	<ul style="list-style-type: none"> • Second phase of station upgrades and associated improvements to BC Parkway and Vanness Avenue 	<ul style="list-style-type: none"> • Plazas on lanes north of the Skytrain station 	<ul style="list-style-type: none"> • New sidewalks (McHardy Street, Payne Street, and Ruby Street) 	→

<ul style="list-style-type: none"> • Safety improvements to Joyce Street and Vanness Avenue intersection • Improve north and south connectivity by upgrading active transportation connections under the SkyTrain • Work with TransLink on the second phase of station upgrades • Conduct a neighbourhood-wide multi-modal transportation study 				
CULTURE <ul style="list-style-type: none"> • Preserve, stabilize, and secure existing cultural assets • Retain or create multi-use neighbourhood creative spaces • Public art 		<ul style="list-style-type: none"> • 1 public art installation 		○
CIVIC / COMMUNITY <ul style="list-style-type: none"> • Collingwood Library renewal • Fire Halls #5 and #20 renewal 	Article 1. Fire Hall #5 expansion and renewal ⁶			➔
SOCIAL FACILITIES <ul style="list-style-type: none"> • Opening MOSAIC and CNH Annex at Wall Centre Central Park facilities • Opening Killarney Seniors' Centre • Explore opportunities to provide additional operating support to Collingwood Neighbourhood House 	<ul style="list-style-type: none"> • MOSAIC and Collingwood Neighbourhood House Annex at Wall Centre Central Park • Killarney Seniors' Centre 			✓
PARKS AND OPEN SPACES <ul style="list-style-type: none"> • Collingwood Park renewal (playground improvements and wading pool spray pad replacement) • New local dog park • Collingwood Neighbourhood House plaza renewal • Create plazas on lanes north of the SkyTrain station • Explore opportunities to expand public use and activation under SkyTrain guideway • Plant trees in parks, open spaces, and along streets 	<ul style="list-style-type: none"> • SkyTrain plazas 		<ul style="list-style-type: none"> • Collingwood Park renewal 	➔

EXPLANATORY NOTES

The Public Benefits Implementation Dashboard assists in monitoring progress toward the delivery of public benefits anticipated from the community plans. Data in this tracker reflects activity within the plan boundaries (and significant public benefits adjacent to the plan area) since Plan approval.

^a The Joyce-Collingwood Station Precinct Plan was approved in 2016, which was later amended in 2017 to expand the T2 subarea and add a new J4 subarea. See Chapter 5 of the [Joyce-Collingwood Station Precinct Plan](#).

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

^c **Development Activity:** Development Activity reports on gross new units. The Development Activity Chart includes Building Permits, Development Permits, and rezoning applications:

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

^d **Public Benefits Achieved:** Public benefits in planning/design typically include large City- or partner-led projects or master plans that have begun a public process or have made significant progress in planning or design stages but have not yet moved to construction. Public benefits secured through developer-initiated applications are not included in the planning/design column and not counted towards public benefits achieved prior to construction as numbers and status may change throughout the permitting process.

^e **Housing – Planning / Design:** Housing units in developer-initiated applications are not included in the planning/design column and not counted towards public benefits achieved prior to construction as numbers and status may change throughout the permitting process.

^f Public benefits in close proximity of the Station Area but outlined in the Joyce-Collingwood Public Benefits Strategy and/or serving residents in Joyce-Collingwood.

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**4902-4946 Joyce Street and 3510 Wellington Avenue
PUBLIC BENEFITS SUMMARY**

Project Summary:

12-storey mixed-use building containing strata titled residential units, rental residential units and commercial use.

Public Benefit Summary:

The residential project with both strata-titled and rental units would generate a CAC and DCL payment.

	Current Zoning	Proposed Zoning
Zoning District	RM-4	CD-1
FSR (site area = 1,670 sq. m (17,976 sq. ft.))	0.75	5.0
Buildable Floor Area	1,252.5 sq. m	8,350 sq. m
Land Use	Mixed use	Mixed use

Summary of development contributions expected under proposed zoning

City-wide DCL ¹	\$2,122,653
Utilities DCL ¹	\$1,263,572
Community Amenity Contribution	\$2,700,000
TOTAL	\$6,086,225

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

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4902-4946 Joyce Street and 3510 Wellington Avenue APPLICANT, PROPERTY, AND DEVELOPMENT PROPOSAL INFORMATION

Property Information

Address	Property Identifiers (PID)s	Legal Description
3510 Wellington Avenue and 4902-4910 Joyce Street	015-097-111 and 015-097-129	Lots F and G (Reference Plan 184), Except the West 7 Feet and the East 3 Feet, Now Highways, Block 49 District Lots 36 and 51 Plan 849
4940-4946 Joyce Street	015-097-137	Lot H (Reference Plan 184) Block 49 District Lots 36 and 51 Plan 849

Applicant Information

Architect	Merrick Architecture
Registered Owner	Wanson (Joyce) Development Ltd.

Development Statistics

	Permitted Under Existing Zoning	Proposed
Zoning	RM-4	CD-1
Site Area	1,670 sq. m (17,976 sq. ft.)	1,670 sq. m (17,976 sq. ft.)
Land Use	Mixed use	Mixed use
Maximum FSR	0.75	5.0
Maximum Height	10.7 m (35 ft.)	39.6 m (130 ft.) to top of parapet and 47.6 m (156 ft.) to top of appurtenances.
Floor Area	1,252.5 sq. m (13,482 sq. ft.)	8,350 sq. m (89,876 sq. ft.)
Unit Mix	N/A	Studio: 25 1 beds: 40 2 beds: 33 3 beds: 15 Total = 113
Parking and Bicycle Spaces	As per By-law	107 vehicle parking spaces 229 bicycle spaces To be confirmed at development permit stage
Natural Assets	Three street trees	Retention of three street trees Addition of trees and shrubs To be confirmed at development permit stage

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