



## REFERRAL REPORT

Report Date: May 20, 2025  
Contact: Susanne Rühle  
Contact No.: 604-326-4844  
RTS No.: 17929  
VanRIMS No.: 08-2000-20  
Meeting Date: June 3, 2025

TO: Vancouver City Council  
FROM: General Manager of Planning, Urban Design and Sustainability  
SUBJECT: CD-1 (198) Text Amendment: 1700-1750 West 75th 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 Longpre Architecture, on behalf of Angus Corporate Centre Ltd., the registered owner of the lands located at 1700-1750 West 75th Avenue [*PID 017-390-427; Lot B District Lots 307, 317 and 5966 Plan LMP810*] to amend the text of CD-1 (Comprehensive Development) District (198) By-law No. 6254 to permit additional uses, be approved in principle;

FURTHER THAT the draft CD-1 (198) By-law No. 6254, prepared for the Public Hearing in accordance with Appendix A, be approved in principle;

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

- B. THAT Recommendation A 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 assesses an application to amend CD-1 (198) By-law No. 6254 to create a sub-area for the site addressed as 1700-1750 West 75th Avenue, known as Angus East Lands. The new sub-area would permit additional land uses including a privately-owned child day care facility aligned with the I-2 zoning of the surrounding area. It will also add several school uses, including “School – Elementary or Secondary”. There are no form of development changes proposed to the existing buildings except for an outdoor play area associated with the proposed privately-owned childcare facility.

Staff have assessed the application and conclude that it meets the intent of the applicable regulations and policies as it allows for increased flexibility for building tenants and owners and adds much-needed childcare. Staff support the application, subject to design development and other conditions. 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**

- CD-1 (198) Angus East Lands By-law No. 6254 (enacted November 24, 1987, last amended March 14, 2000)
- I-2 District Schedule (2024)
- Vancouver Plan (2022)
- Marpole Community Plan (2014)
- Marine Landing Policy Updates (2014, last amended 2021)
- Southlands Plan (1988, last amended 2024)
- Industrial Lands Policy (1995, last amended 2023)
- Industrial Spaces Guidelines (2023)
- Industrial Modernization and Intensification Framework – Amendments to the Zoning and Development By-law (2023)
- Making Strides: Vancouver’s Childcare Strategy (2022)
- Childcare Design Guidelines (1993, last amended 2021)
- Fraser River and Burrard Inlet Waterfront Policies and Guidelines (1973, last amended 1992)
- Urban Forest Strategy (2016, last amended 2018)

- Regional Context Statement Official Development Plan (2013)
- Community Amenity Contributions Policy for Rezoning (1999, last amended 2024)
- Vancouver Development Cost Levy By-law No. 9755
- Vancouver Utilities Development Cost Levy By-law No. 12183

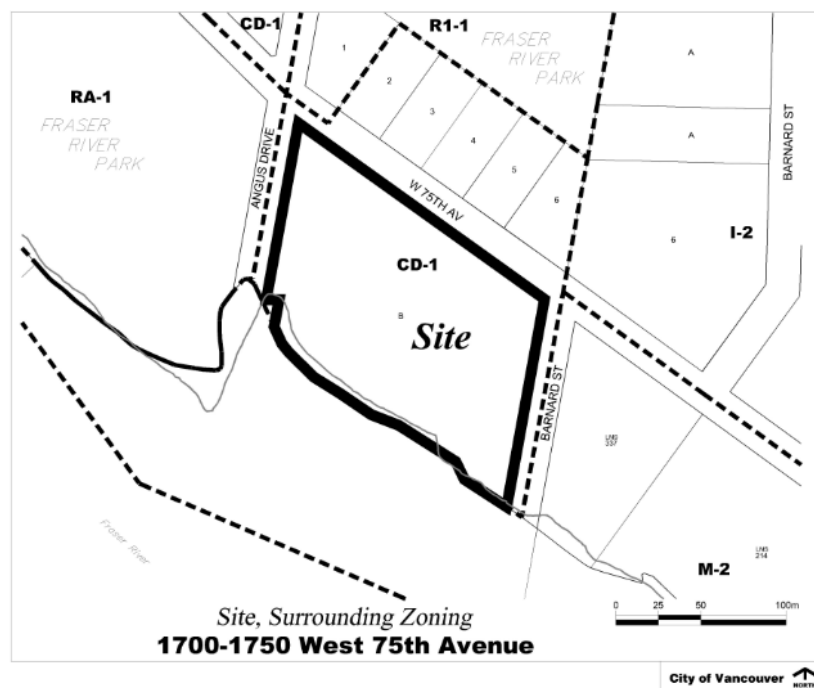
## REPORT

### Background/Context

#### 1. Site and Context

The site is within the South Vancouver Industrial Area of the *Marpole Community Plan* (Plan), also known as the Angus Corporate Centre within the Angus Lands in the *Southlands Policy Plan*. The subject site (see Figure 1) is comprised of one lot on the south side of West 75th Avenue between Angus Drive and Barnard Street at the west end of the South Vancouver Industrial Area within the existing CD-1 (198) By-law.

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



The site and area to the north of West 75th Avenue are zoned CD-1 (198) By-law, which was enacted in 1987 and amended in 2000, and is known as Angus East Lands. It permits a variety of industrial uses similar to M-2 (Industrial) District. The site area is 19,782.9 sq. m (212,864 sq. ft.) and is comprised of one lot located on the south side of West 75th Avenue. It is currently developed with two industrial and office buildings. The three-storey building (“Building A”) includes office space, and the two-storey building (“Building B”) includes industrial, warehouse, commercial and office space.

The surrounding area includes a variety of zones and uses. To the east it is zoned M-2 (Industrial) and I-2 (Industrial) District, to the west CD-1 (184) for a low-density residential area named Angus West Lands, and to the north R1-1 (Residential) District. Fraser River Park is directly adjacent to the west and the Fraser River runs directly to the south. The site is located in a flood plain and within or near an environmentally and archeologically sensitive area.

## 2. Policy Context

**Vancouver Plan** – The *Vancouver Plan* was approved by Council in July 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 site is located within the *Marpole Community Plan*, which is generally in alignment with the *Vancouver Plan*.

**Marpole Community Plan (Plan)** – The site is located within the South Vancouver Industrial Area sub-area of the Plan. The site is included in a "no change" area of the Plan. Additional uses, such as a child day care facility, were not contemplated in employment land areas when the Plan was first created.

**Regional Context Statement Official Development Plan** – The Regional Context Statement Official Development Plan (RCS ODP) is a Council approved Official Development Plan and By-law that outlines Vancouver's high level, regional land use commitments to Metro Vancouver. The RCS ODP designates urban land uses including Industrial, Mixed Employment and General Urban. The RCS ODP requires land use planning tools, such as the Zoning and Development By-law, to be consistent with the designations in the RCS ODP. The site is located in a Mixed-Employment Area.

**Industrial Lands Policy** – The *Industrial Lands Policy* was approved by Council in 1995, and last amended in 2023. It provides a framework to guide future decisions on the use of industrial land, ensuring that spaces for physical production, distribution and repair activities remain within the city, while also allowing for compatible commercial activities on the city's industrial lands.

The *Industrial Lands Policy* allows for consideration of rezoning applications for minor amendments to the non-residential uses permitted in existing zoning by-laws, provided that:

- (a) The amendments do not relate to height or density increases,
- (b) The amendments are supported by a Council approved recommendation in advance of the initiation of the rezoning application process, and
- (c) The amendments adhere to Overall Objectives in section 3 of the *Industrial Lands Policy*.

**Modernization and Intensification Framework** – The *Modernization and Intensification Framework* was approved by Council in 2023 and included amendments to the I-2 District Schedule to allow for increased flexibility for building tenants.

## Strategic Analysis

### 1. Proposal

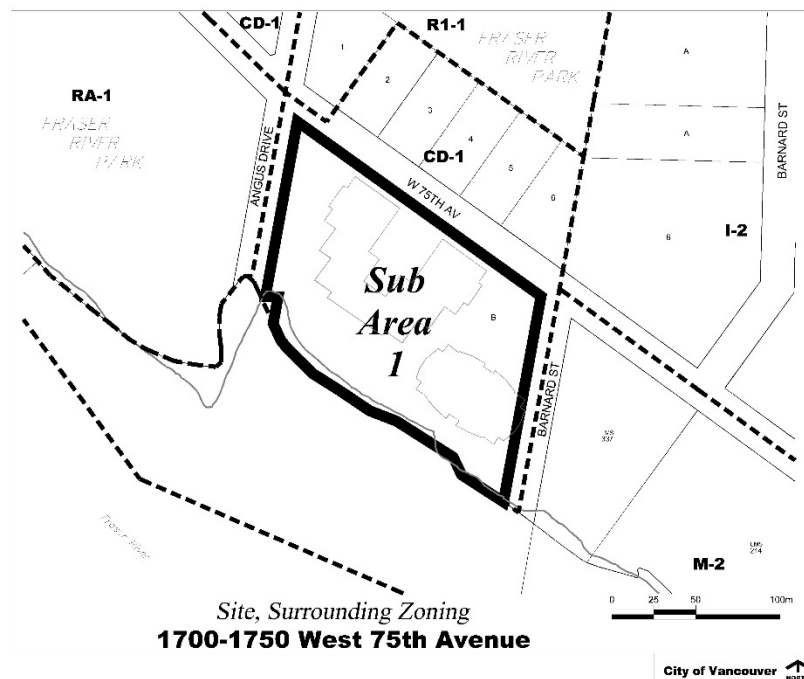
The application is to amend CD-1 (198) By-law No. 6254 to create a sub-area for the site addressed as 1700-1750 West 75th Avenue, known as Angus East Lands. The site currently permits a variety of office, warehouse, and industrial uses. The proposal is to convert 1,757.7 sq. m (18,920 sq. ft.) of office use in Building A to a privately-owned childcare for 196 children and 44 staff.

The new sub-area would also permit a variety of additional land uses aligned with the I-2 zoning of the surrounding area to increase flexibility for both Building A and B, including child day care facility and several school uses. There are no form of development changes proposed to the existing buildings except for a proposed outdoor play area associated with the child day care facility currently proposed in Building A.

### 2. Land Use

The proposal is to amend the existing by-law CD-1 (198) by adding several uses to a newly created Sub-area 1 (see also Figure 2). For the list of proposed uses, please see Appendix C.

**Figure 2: Proposed Sub-area 1 (1700-1750 West 75th Avenue) contained within CD-1 (198) By-law**



The *Industrial Lands Policy* allows for the consideration of minor amendments to non-residential uses, as long as the amendments are supported by a Council recommendation in advance of a rezoning application. Though Council has not made any prior recommendation in this regard prior to the consideration of this proposed zoning amendment, the proposal meets the intent of allowing minor amendments for non-residential uses.

Staff have evaluated the proposal to amend CD-1 (198) By-law and performed a technical analysis of the existing buildings' suitability for the proposed additional uses included in the I-2 District Schedule, including a privately-owned child day care facility. It will also add several school uses, including "School – Elementary or Secondary". The intent of the original CD-1 (198) By-law was to provide for a range of non-residential uses and the proposal complies with this intent and is aligned with the zoning of surrounding sites. Given the site's location, zoning context, no proposed changes to the existing form of development, together with the increased flexibility of land uses and the conditions in Appendix B, staff generally support the proposal for adding the additional non-residential uses as listed in Appendix A.

The application proposed to also add Live-Work and Restaurant – Class 2 uses that are not included in the I-2 District Schedule. Staff is not supportive of adding these uses as those do not meet the intent of the I-2 zone, other surrounding zones, nor the existing development's built form.

### 3. Form of Development, Height and Density (Refer to drawings in Appendix F and statistics in Appendix H)

There is no proposed change to the existing form of development.

**Figure 3: Perspective looking southwest of Building A and B**



**Public Realm and Outdoor Play Area** – The site is part of the Angus East Lands and within the South Vancouver Industrial Area sub-area of the Plan. The existing CD-1 By-law envisions landscape setbacks and strips with contextually sensitive perimeter enclosures.

The proposal offers on-site outdoor recreation and playground space for the child day care and is to be located along the southern end of Barnard Street. This location conflicts with the maintenance access for the existing storm sewer network and outfall into the Fraser River along Barnard Street south of West 75th Avenue. Public access to the Fraser River must be guaranteed and might need to be improved during the development permit stage. A condition has been added to re-locate the outdoor space to an alternative location to meet provincial requirements. Specific location and design will be required at development permit stage.

***Child Day Care Facility Use and School – Elementary or Secondary Use*** – Adding a privately-owned childcare or school at this location can generally be supported as the conversion will be from existing office space, not industrial space. Conversion of industrial space will not be permitted. The provision of childcare services, in general, enables greater labour participation for families as per policies 11.8.1 and 11.8.2 of the Plan. While the Marpole area is relatively well-served for childcare, the car-oriented nature of the site would allow it to serve childcare needs on a city-wide basis. While “School – Elementary or Secondary” has been removed from M-2 and I-2 District Schedules as a use in 2006 due to traffic concerns, staff are supportive of the addition of these uses to CD-1 (198) and have added a condition to ensure pedestrian safety in Appendix B.

***Vancouver Coastal Health's Community Care Facilities Licensing (CCFL)*** – There is a requirement of approval by CCFL for the privately-owned childcare facility at the development permit stage. The final number of childcare spaces will be confirmed by CCFL at the time of occupancy. A detailed early review from CCFL has been added in Appendix D.

***Vancouver Building Bylaw No. 2511 as amended (VBBL)*** – Although usually performed at later stages, staff have undertaken a preliminary review to ensure compliance of the proposed privately-owned childcare with the VBBL (Appendix E).

Staff have concluded that the proposal is appropriate for the context. Staff support the application subject to the Urban Design conditions detailed in Appendix B.

#### **4. Transportation and Parking**

Parking requirements generated through the increased flexibility of use contemplated in this rezoning will be in accordance with the Parking By-law. The site is located within an industrial zone area adjacent to a truck route with the associated truck traffic. While West 75th Avenue is not a designated truck route, a high volume of truck traffic is expected in this industrial area overall. Trucks are allowed to deviate from the truck route once they need to reach their final destination.

A Transportation Assessment and Management Study (TAMS) for a privately-owned childcare in Building A has been submitted as part of the application, which also includes a Pick-up / Drop-off Management Plan to ensure pedestrian safety. An updated TAMS will be required at the development permit stage. Conditions for additional off-site improvements and safety infrastructure to address potential conflicts between school pedestrians, motorists, and heavy industrial vehicles have been included in Appendix B.

#### **5. Flood Protection**

The site is within the Fraser River floodplain and adjacent to the Fraser River. The area is at risk of flooding from the Fraser River during extreme tides and/or storm surge conditions, as well as internal overland drainage issues during heavy rainfall. The annual probability of flooding along the shoreline path and around the existing building is currently low.

Since this is an existing building with a ground level elevation that is lower than the current Flood Construction Level (FCL), combined with sea level rise, the annual probability of flooding around the building is expected to increase significantly over time. There is currently no City of Vancouver flood protection structure protecting this site. Unless the building is replaced, there is likely no space to accommodate a standard flood protection structure.

Since this is an existing building, and there will be no changes to the footprint of the building nor any changes to the elevations except to add exterior covered space, it may not be required to comply with the Flood Construction Level (4.6 m CGVD28 and land subsidence allowance). This will need to be confirmed with the Chief Building Official during later development stages. The design of the site and building features, including construction materials and electrical/mechanical design, should consider this flood risk. The Practice Advisory for Electrical Engineering Considerations in Flood-Resilient design of Buildings of Engineers and Geoscientists BC (EGBC) may be relevant to the proposed building and appurtenances design. Please note that any work related to this particular site needs to account for the potential inundation due to flooding (overland flows or sewer system backup).

Additionally, the City suggests having the existing or new flood plain covenant updated or newly registered against the property, which indicates that the FCL has been updated to 4.6 m (or 4.8 m if subsidence is applicable) for this area.

## 6. Archaeology

The land onsite and adjacent to the site are within or near an archeologically sensitive area where archaeological materials including ancestral remains have been identified. The current proposal does not require excavations. However, if in later development stages, soil disturbance will be necessary, it is recommended that a qualified professional archaeologist is engaged to review the proposed ground disturbance work and provide management recommendations. The developer is responsible for exercising due diligence to avoid damage to any unrecorded archaeological sites, which are still protected under the Heritage Conservation Act (HCA). In addition, please be advised that reports from an Archaeologist (AIA, AOA) and permits from the First Nations may be necessary prior to the release of City of Vancouver permits.

All archaeological sites, whether on Provincial Crown or private land, and regardless of condition, are protected by the HCA. HCA-protected archaeological sites or objects cannot be disturbed or altered without the necessary Provincial and First Nations permits. Contact the Provincial Archaeology Branch (Ministry of Forests, Lands Natural Resource Operations and Rural Development, [archaeology@gov.bc.ca](mailto:archaeology@gov.bc.ca)) for more information:

[https://www.bclaws.gov.bc.ca/civix/document/id/complete/statreg/96187\\_01#section2](https://www.bclaws.gov.bc.ca/civix/document/id/complete/statreg/96187_01#section2)

## 7. Public Input

**Public Notification** – A rezoning information sign was installed on the site on October 28, 2024. Approximately 1,452 notification postcards were distributed within the neighbouring area on or about October 24, 2024. Application information and an online comment form was provided on the Shape Your City ([shapeyourcity.ca/](https://shapeyourcity.ca/)) platform.

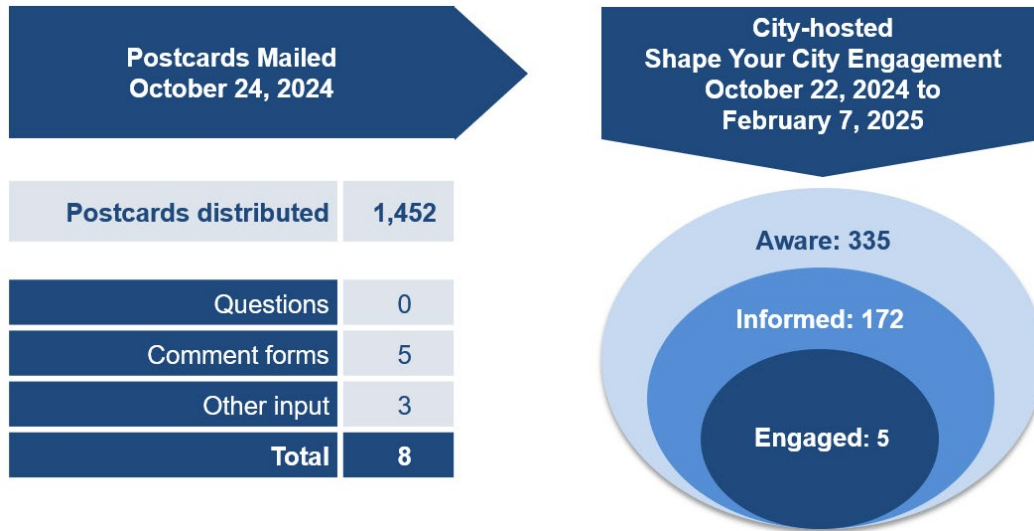
**Public Response and Comments** – Public input is collected via online questions, comment forms, through email, and by phone. A total of eight submissions were received.

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

Generally, comments of support fell within the following area:

- **Amenities:** The proposed amendment will provide much-needed childcare facilities, which will benefit local business and families.



**Figure 4: Overview of Notification and Engagement**

Generally, comments of concern fell within the following area:

- **Traffic:** The proposed development will result in increased traffic and congestion in the area, which is already impacted by significant congestion.

### Response to Comments

**Traffic** – A Transportation Assessment and Management Study (TAMS) including a Pick-up / Drop-off Management Plan has been provided to ensure pedestrian safety. Off-site improvements and safety infrastructure to address potential conflicts between school pedestrians, motorists, and heavy industrial vehicles have also been included in the rezoning conditions.

### 8. Public Benefits

**Community Amenity Contribution (CAC)** – The proposed amendment to the By-law does not convey additional development rights with respect to height or density and is a change of use that qualifies for a CAC exemption as per Sec 8.2(b).

**Development Cost Levies (DCL)** – This application does not propose adding any new floor area to the existing building and therefore no DCLs are applicable.

### FINANCIAL IMPLICATIONS

As noted in the Public Benefits section, the rezoning of this site will not result in a CAC contribution nor additional DCLs.

**CONCLUSION**

Staff have reviewed the application and support the proposed amendment to CD-1 (198) By-law No. 6254 to permit additional land uses, including a privately-owned child day care facility. 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 as 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.

\* \* \* \* \*

**1700-1750 West 75th Avenue**  
**DRAFT BY-LAW TO AMEND CD-1 (198) By-Law No. 6254**

*Note: A by-law to amend CD-1 (198) By-law No. 8169 will be prepared generally in accordance with the provisions listed below, subject to change and refinement prior to posting.*

1. This by-law amends the indicated provisions of By-law No. 6254.
2. In section 2, Council strikes out the bulleted list and substitutes the following:

“

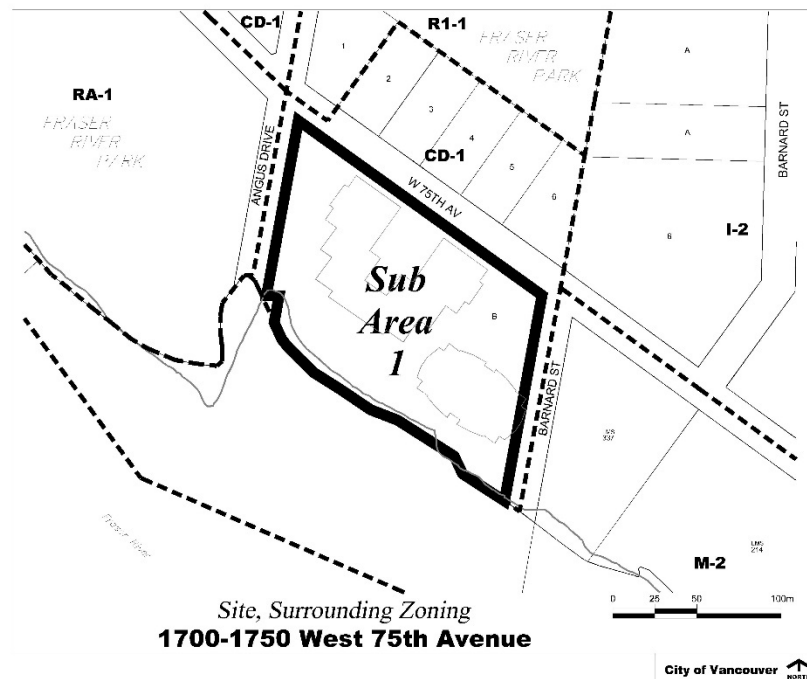
  - (a) Cultural and Recreational Uses, limited to Hall;
  - (b) Institutional Uses, limited to Public Authority Use;
  - (c) Manufacturing Uses, limited to Bakery Products Manufacturing, Batteries Manufacturing, Chemicals or Chemical Products Manufacturing - Class B, Clothing Manufacturing, Dairy Products Manufacturing, Electrical Products or Appliances Manufacturing, Food or Beverage Products Manufacturing - Class B, Furniture or Fixtures Manufacturing, Ice Manufacturing, Jewelry Manufacturing, Leather Products Manufacturing, Linoleum or Coated Fabrics Manufacturing, Machinery or Equipment Manufacturing, Metal Products Manufacturing – Class B, Miscellaneous Products Manufacturing - Class B, Motor Vehicle Parts Manufacturing, Non-Metallic Mineral Products Manufacturing - Class B, Paper Products Manufacturing, Plastic Products Manufacturing, Printing or Publishing, Rubber Products Manufacturing, Shoes or Boots Manufacturing, Textiles or Knit Goods Manufacturing, Tobacco Products Manufacturing, Transportation Equipment Manufacturing, Vegetable Oil Manufacturing and Wood Products Manufacturing - Class B;
  - (d) Office Use, limited to General Office Use;
  - (e) Service Uses, limited to Laboratory, Production or Rehearsal Studio and Restaurant – Class 1;
  - (f) Transportation and Storage Uses, limited to Cold Storage Plant, Packaging Plant, Storage Warehouse and Storage Yard;
  - (g) Utility and Communication Uses, limited to Public Utility and Radiocommunication Station;
  - (h) Wholesale Uses, limited to Wholesaling – Class A; and
  - (i) Accessory Uses customarily ancillary to the uses permitted in this section but not including any retail use.”.

3. Council adds new sections 2A and 2B in the correct alphanumerical order as follows:

**“Sub-area**

2.A The said area is to include one sub-area shown within the heavy black outline generally as illustrated in Figure 1, solely for the purpose of establishing the permitted additional uses for this sub-area.

**Figure 1: Sub-area 1**



**Uses**

2.B Despite section 2, and 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 following additional uses are permitted within Sub-Area 1, and the only additional uses within Sub-Area 1 for which the Director of Planning of Development Permit Board will issue development permits are:

- (a) Cultural and Recreational Uses, limited to Art Studio Class A, Art Studio Class B, provided that the use must not be combined with a residential unit and Arts and Culture Event;
- (b) Institutional Uses, limited to Child Day Care Facility, School - Elementary or Secondary, School – University or College and Social Service Centre;
- (c) Manufacturing Uses, limited to Brewing or Distilling and Information Communication Technology Manufacturing;
- (d) Office Uses, limited to Health Care Office;

- (e) Retail Uses, limited to Farmers' Market, Furniture or Appliance Store, Public Bike Share, Retail Store, Shared E-Scooter System and Vehicle Dealer;
  - (f) Service Uses, limited to Animal Clinic, Auction Hall, Catering Establishment, Photofinishing or Photography Lab, Photofinishing or Photography Studio, Print Shop, Production or Rehearsal Studio, Repair Shop – Class A, Repair Shop – Class B, School – Arts or Self-Improvement, School – Business, School – Vocational or Trade, Sign Painting Shop and Workshop;
  - (g) Wholesale Uses, limited to Wholesaling – Class B; and
  - (h) Accessory Uses customarily ancillary to the uses permitted in this section.”.
4. Council adds a new section 3.6 in the correct numerical order as follows:
- “3.6 Dwelling unit may be permitted in combination with any use listed in section 2 of this schedule if:
- (a) It is for a caretaker or other person similarly employed; and
  - (b) such dwelling unit is considered to be essential to the operation of the business or establishment.”.
5. In section 8, Council strikes out “The maximum floor space ratio shall be 0.60.” and substitutes the following:
- “The maximum floor space ratio is 0.60, except that the floor area for:
- (a) industrial uses must not be less than 1,354 m<sup>2</sup> of the total gross floor area of all principal and accessory uses in Sub-area 1 combined;
  - (b) retail uses, including accessory retail use, must not exceed 500 m<sup>2</sup>; and
  - (c) restaurant - class 1 must not exceed 300 m<sup>2</sup>.”.
6. In section 8, Council strikes out paragraph 4 and substitutes the following:
- “The Director of Planning may permit an increase in the maximum floor space ratio for any laboratory or manufacturing use provided that the Director of Planning takes into account the height, bulk, location and overall design of the building and the relationship of the development with nearby residential areas and park sites and provided further that the total floor space ratio shall in no case exceed 0.75.”.

\* \* \* \* \*

**1700-1750 WEST 75TH 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 FORM OF DEVELOPMENT**

*Note: Consideration by Council at the Public Hearing of the proposed form of development is in reference to plans prepared by Longpre Architecture, received October 15, 2024.*

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 Provision of sufficient and suitable outdoor children's play area co-located with indoor spaces, safe from other uses and vehicles.

**Parks**

- 1.2 Confirm that nearby parks are not planned to be regularly used as outdoor play space for childcare, as their current programming may not be appropriate for regular childcare use.

**Engineering**

- 1.3 Provision of a lighting simulation to support all offsite lighting upgrades to City standards and IESNA recommendations.
- 1.4 Update the architectural plans to provide:
  - (a) All types of parking, loading, bicycle, end-of-trip facilities and passenger loading spaces individually numbered, and labelled on the drawings; and
  - (b) Design elevations at all breakpoints on both sides of ramps, drive aisles, loading and passenger loading spaces, accessible spaces, and entrances.
- 1.5 Provision of an emergency preparedness and response plan for coastal flooding of the site.

Note to Applicant: Coastal flooding is expected to impact the site and existing building. Note the specific vulnerability regarding coastal flooding and childcare or school uses, and the specific measures to be implemented.

- 1.6 Provision of an updated signed, sealed and finalized [Transportation Assessment and Management Study \(TAMS\)](#), to the satisfaction of the General Manager of Engineering Services, including:

- (a) Commentary on changes to the development plan as part of the development permit application, as well as any required analysis; and
- (b) If applicable, analysis for the conditional “School – Elementary or Secondary” use per the City's TAMS guidelines for school developments.

Note to Applicant: Additional on-site parking and loading stalls may be required for the conditional “School – Elementary or Secondary” use based on the updated study.

## **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:

### **Engineering**

- 2.1 Make arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for the, stopping up, closure and lease of that portion of Barnard Street adjacent to 1700 West 75th Avenue for a childcare outdoor play area and parking purposes.

Note to Applicant: An application to the City Surveyor is required to initiate the road closure and lease. City Council approval will be required, with the report to close and lease the portion of road only being advanced to Council following the execution of the lease contract by the owner and approval of the rezoning at Public Hearing.

The existing storm sewer and outfall into the Fraser River along Barnard Street south of West 75th Avenue may be upgraded or replaced by the City in the future. The minimum required outdoor childcare play area needed by provincial licensing standards must not include the lease area.

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

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

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

Note to Applicant: Based on the confirmed Fire Underwriter's Survey Required Fire Flows and domestic flows submitted by Creus Engineering Ltd dated April 30, 2024, no water main upgrades are required to service the development.

The main servicing the proposed development is 200 mm. Should the development require water service connections larger than 200 mm, the developer shall upsize the existing main to the satisfaction of the General Manager of Engineering Services. The developer is responsible for 100% of the cost of the upgrading. The maximum water service connection size is 300 mm.

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

- (b) Provision of improvements at the intersection of Angus Street and West 75th Avenue including:
  - (i) Installation of crosswalk on west leg; and
  - (ii) A bulge, extending along West 75th Avenue at the crossing location.
- (c) Provision of improvements at the intersection of Barnard Street and West 75th Avenue including:
  - (i) Installation of crosswalk on west leg.
- (d) Provision of improvements on 1700 block of West 75th Avenue, including the following:
  - (i) Installation of speed tables between Angus Drive and Barnard Street.
- (e) Provision of entire intersection lighting upgrades at Angus Street and West 75th Avenue, and Barnard Street and West 75th Avenue to current City standards and IESNA recommendations.

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

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



## **Environmental Services**

2.3 The following conditions must be met prior to enactment of the rezoning:

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

## **Agreements**

Note: 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.

\* \* \* \* \*

**1700-1750 West 75th Avenue**  
**List of proposed uses**

***Proposed uses that are included in the I-2 District Schedule as conditional or outright:***

**Cultural and Recreational uses:**

- Art Studio Class A
- Art Studio Class B, provided that the use must not be combined with a residential unit
- Arts and Culture Event
- Community Centre or Neighborhood House

**Institutional uses:**

- Child Day Care Facility
- Social Service Centre

**Office uses:**

- Health Care Office

**Retail uses:**

- Farmers' Market
- Furniture or Appliance Store
- Public Bike Share
- Retail Store
- Shared E-Scooter System
- Vehicle Dealer

**Service Uses:**

- Animal Clinic
- Auction Hall
- Catering Establishment
- Photofinishing or Photography Lab
- Photofinishing or Photography Studio
- Print Shop
- Repair Shop – Class A
- Repair Shop – Class B
- School – Vocational or Trade
- Sign Painting Shop
- Workshop

**Wholesale Uses**

- Wholesaling – Class B

***Proposed uses not included in the I-2 District Schedule:***

**Cultural and Recreational Uses**

- Live-Work

**Institutional uses**

- School – Elementary or Secondary
- School – University or College

**Service Uses**

- Restaurant – Class 2
- School – Arts or Self-Improvement
- School – Business

\* \* \* \* \*

1700-1750 West 75th Avenue  
Vancouver Building By-law (VBBL) – Preliminary Review



Development, Buildings & Licensing  
Building Review Branch

MEMORANDUM

February 19th, 2025

The following comments are based on the rezoning drawings submitted by Longpre Architecture Inc. dated September 13th, 2024. This is a preliminary review to identify issues which do not comply with the Vancouver Building Bylaw #12511 as amended (VBBL) and includes a review of Subsection 3.2.5. "Provisions for Fire Fighting".

1. Alterations shall not increase the non-conformity of the existing building or create non-conformity with respect to VBBL (#12511) 2019- all new work shall conform.
2. **\*Services of a Professional Architect is required- Schedule B- Letters of Assurance must be submitted at the building permit stage.**
3. Structural Engineer (Struc. Eng.) may be required for the required upgrading per Part 11. Drawings and Schedule B must be submitted at the building permit stage.  
Note: This building is considered to be under Part 4 design requirements and structural loading for the new use of the area to be reviewed and confirmed.
4. **\*Sprinklering and Fire Alarm System required for this building per Table 3.1.2.8.**  
Note: Please confirm at the building permit stage.
5. **\*Part 11- Existing Building Upgrade Mechanism Model- the proposed work appears to be a Change of Major Occupancy- where a building analysis will be required to determine if the cumulative 5 year has been exceeded.**  
**Based on the drawings it appears that 100% of the aggregate area is being changed and the following upgrade levels are triggered, F4, S4, N4, A4.**  
Note: The existing major occupancies appear to be Group D, this appears to be Group A2 major occupancy.
6. Engineering Sewer & Water upgrade may be required.
7. Kitchen equipment and menu to be reviewed at the building permit stage.  
Note: Mechanical Professional may be required as it relates to NFPA design.

\*Items marked with an asterisk have been identified as serious non-conforming Building By-law issues.

Written confirmation that the applicant has read and has understood the implications of the above noted comments is required and shall be submitted as part of the "prior to" response. If a "prior to" letter is not being sent, the above comments should be sent directly to the applicant.

The applicant may wish to retain the services of a qualified Building Code consultant in case of difficulty in comprehending the comments and their potential impact on the proposal. Failure to address these issues may jeopardize the ability to obtain a Building Permit or delay the issuance of a Building Permit for the proposal.

\* \* \* \* \*

**1700-1750 West 75th Avenue**  
**Vancouver Coastal Health Child Care Licensing Regulation (CCLR) – Preliminary Review**

November 18, 2024

Licensing reviewed the plans for functionality and to ensure ongoing compliance with the Child Care Licensing Regulation (CCLR). Proposed plans compromise several areas of the CCLR:

- Section 39 Continuous Supervision
- Section 34 Staff/child Ratios
- Section 44 Program of Activities that meets children’s individual /developmental needs
- Section 13 Healthy and Safe Environment

CCFL recognizes this is an existing space that is being reconfigured for childcare. CCFL has identified some major issues with proposed capacities, functionality, general layout, childcare room sizes, lack of support spaces, cubbies, connection between indoor and outdoor space.

A reduction in capacity may be required to design functional childcare rooms with adequate support spaces that meet regulatory requirements and ensure ongoing compliance. Please be advised that these are only initial high-level concerns as more detailed plan reviews are conducted throughout the application process.

**I) Site context and adjacencies**

Proposed site is in an industrial zone area with truck traffic. The site is only accessible by car, which adds additional traffic load. CCFL will consult with our Healthy Build Environment team, regarding potential noise and fume exposure to children. Noise and air quality mitigation measures may be required.

As noted by the City of Vancouver, the site is within the Fraser River floodplain and adjacent to the Fraser River. The area is at risk of flooding from the Fraser River during extreme tides or storm surge conditions, as well as internal overland drainage issues during heavy rainfall. Ever increasing climate change further increases these risks and impacts the site. For example, is the capacity and location of storm overflow tanks adequate?

CCFL will require emergency plans that include flood safety and management protocols. Proper drainage of outdoor play spaces during heavy rainfall must be provided.

**II) Indoor/outdoor access**

Proposed site has no contiguous indoor/outdoor access. Applicant proposes to rotate two childcare rooms through each outdoor play space. CCFL is concerned that multiple childcare rooms walk long distances through hallways back and forth to the outdoor play spaces simultaneously and continuously throughout the day. This creates crowded hallways, bottlenecks, pinch points, supervision challenges, long transition times and increased risk of a child wandering off. Adding direct access doors from activity spaces to the outdoor play spaces would significantly improve functionality and mitigate the above concerns. CCFL will require detailed plans that include:

- Travel route from each childcare room to the outdoor play space.

- Step by step back and forth transition plans between childcare rooms and outdoor play spaces that include timelines.
- Detailed staffing plans to support the multiple indoor/outdoor transitions and children's access to bathrooms during outdoor play.

Proposed plans include childcare rooms above grade on the second floor. CCFL has health and safety concerns with transitioning groups of children up and down stairwells to access ground floor outdoor play spaces. In addition, these childcare rooms will have to travel one floor up to access bathrooms during outdoor play.

Rotating two childcare rooms through each outdoor play space, may result in children missing out on outdoor play. For example, infants are on individual sleeping and eating schedules. They may be napping during their scheduled outdoor play time. During the winter months, when it gets dark early, it will be challenging to rotate two groups in the afternoons. CCFL will require detailed plans that include:

- How equal amounts of time will be provided outdoors for all children
- How adequate time outdoors will be facilitated at different times of the day
- How the individual needs of each child for outdoor play will be met throughout the day.
- Flexibility of access to the outdoor play space
- Outdoor lighting plan

Access to washrooms from the outdoor spaces is compromised. Toileting and diapering are key curriculum areas for infants and toddlers and direct access to a bathroom is vital. Children will have to travel long distances to reach bathrooms, especially those in the process of learning to use the toilet. Poses challenges to supervision, staff-child ratios, staff communication between indoors and out and meeting children's toileting needs. What bathroom access do children from second floor childcare rooms have during outdoor play? CCFL will require a staffing plan that supports children's access to bathrooms during outdoor play.

### **III) Emergency Evacuation and Preparedness**

Applicant to provide an emergency evacuation plan to CCFL for review. Plan is to include at least two means of exiting and the proposed muster area. Applicant to clarify which evacuation routes and muster areas will be shared with other building tenants.

Emergency plan must demonstrate how the applicant has the staffing capacity to safely evacuate the proposed number of children. This includes infants and toddlers who may require one on one evacuation assistance. Emergency plans must include flood safety and management protocols.

### **IV) Security**

Clarification will be required regarding security and access to the childcare indoor and outdoor spaces and separation between childcare and other building occupants. Applicant to demonstrate that other building tenants do not pose a risk to children in care.

**V) Proposed capacity**

Proposed capacity compromises functionality. Childcare rooms lack adequate support spaces. A reduction in proposed capacity would help meet regulatory requirements and ensure ongoing compliance. Space can be reallocated to design fewer childcare rooms that are functional and have adequate support spaces that are directly accessible from each childcare activity space.

**a) Cubbies**

Cubbies are located in the hallways with multiple childcare room cubbies grouped together. This is not functional and is a health and safety risk. Throughout the day, children from multiple childcare rooms will need to get ready in the hallways and then transition through the hallways to the outdoor play spaces and vice versa.

Location of cubbies in the hallways creates bottle necks, congestion, supervision challenges, and risks of children wandering off. It appears that one open hallway circulation area has three sets of infant/toddler cubbies near each other (36 children) and one hallway has two sets of infant/toddler cubbies plus one set of three to five cubbies lined up along the wall (49 children).

Some childcare rooms appear to have no cubbies indicated on the plans. CCFL strongly recommends designing cubby areas inside each childcare room that are accessible from the activity space. This facilitates safe indoor/outdoor transitions.

**b) Napping provisions**

Nap rooms show cribs/mats placed side by side. CCFL will require a test fit. Include adequate floor space to allow sufficient room around mats and/or cribs. The floor space must account for the need of Early Childhood Professionals to move around the mats and/or cribs to access children who may wake up early or require assistance. Provide storage for mats and bedding in nap rooms.

How are infants varying napping needs accommodated throughout the day with one nap room? Infants typically are on individual sleep schedules (one or two naps a day). Recommend two infant nap rooms so individual infants need for sleep can be met without interruptions.

JK 2 and JK 3 childcare rooms have limited provisions for children who are sleeping. Plans show a “quiet zone” with a “drawn curtain”. This is not functional as it lacks acoustical separation. Where and how are the diverse range of napping needs accommodated simultaneously, e.g. nappers, resters and children that do not nap at all? How will the staffing plan support diverse napping needs? Where are mats and bedding stored? CCFL strongly recommends a separate gross motor/nap room that is directly connected to the activity space.

**c) Storage**

Undersized vestibule stroller storage. Plans show what appear to be five strollers parked side by side for a proposed capacity of 196 children. Is this area intended for centre strollers or parent strollers?

Undersized storage in childcare rooms for additional materials and equipment that can be rotated in and out of the classrooms. Infant and toddler materials in particular can take up considerable space when not in use (high-chairs, cribs, push toys, gross motor equipment).



Plans indicate some additional storage rooms on the second floor. No additional storage room is indicated on the main floor. Provide a general storage room(s) on the main floor easily accessible from the main floor childcare rooms. Additional storage room must be large enough to store additional materials, equipment, and emergency supplies for the proposed capacity.

**d) Food service and preparation**

Undersize kitchenettes with limited counter space for food service and bottle warming. No provisions to keep art prep and clean up separate from food service/kitchenette. CCFL strongly recommends adding an art sink in each childcare room to prevent cross-contamination of kitchenette.

**e) Staff bathroom**

Location of staff bathroom might compromise staff /child ratios and supervision as staff must leave childcare rooms and travel through hallways.

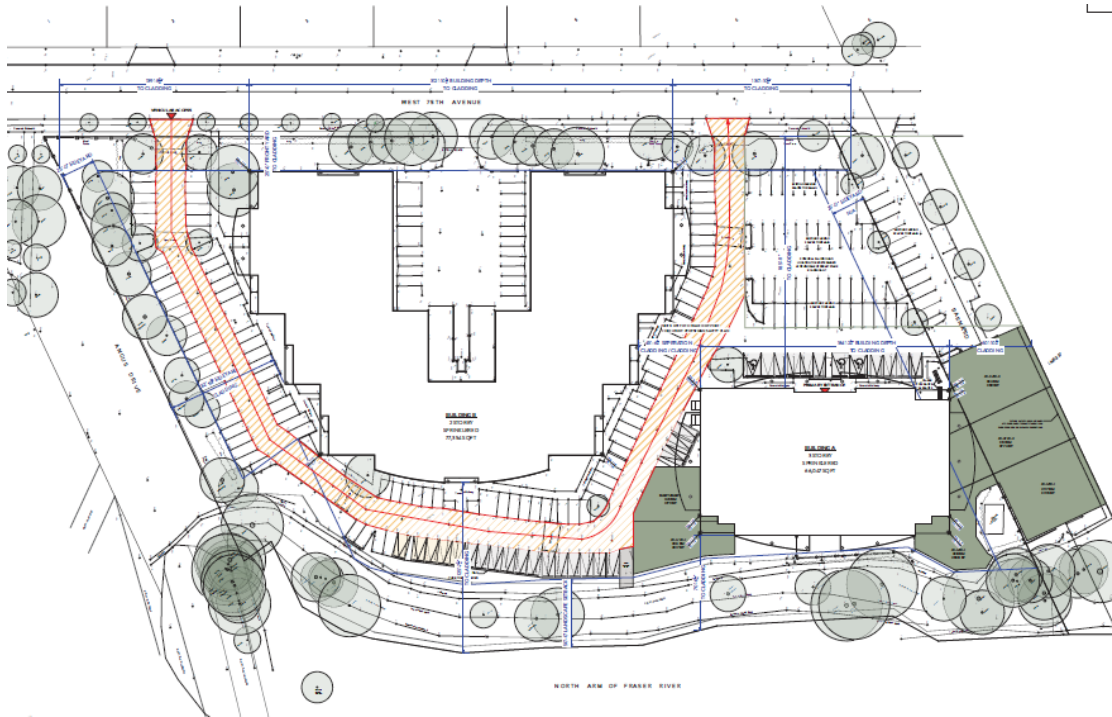
**f) Gym and music / art room location on second floor**

Plans show a gym and a music/art room located on the second floor. Clarify the intent of these spaces. What are they used for, who uses them and at what times of the day? CCFL has health and safety concerns transitioning multiple groups of children up and down stairs throughout the day to access these spaces. The gym measures 51.9 sq. m, which can accommodate 14 children. The gym appears to have a square (pillar?) located in the middle on one end, impeding gross motor play.

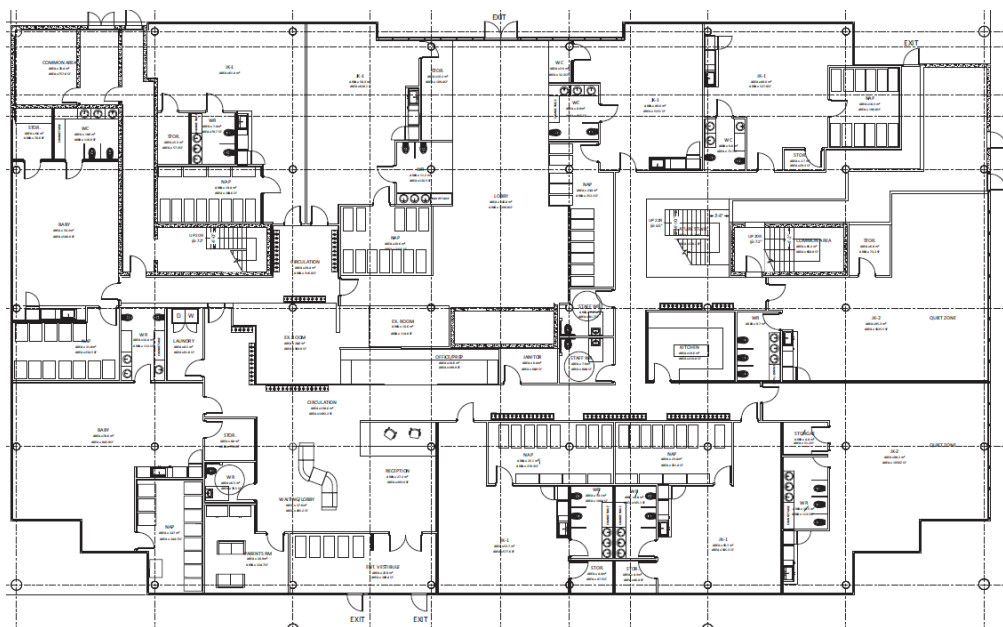
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1700-1750 West 75th Avenue  
FORM OF DEVELOPMENT DRAWINGS

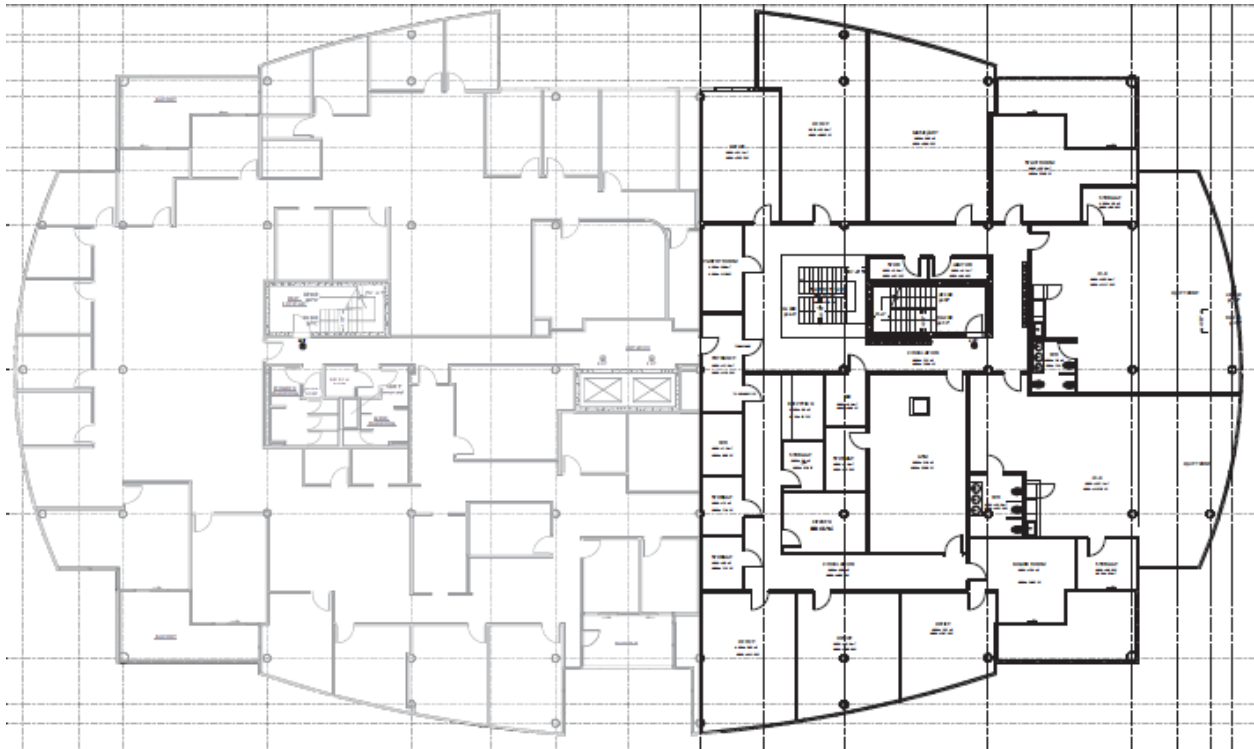
Site Context



Building A – Proposed Ground Floor Plan



**Building A – Proposed Level 2 Floor Plan**



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1700-1750 WEST 75TH AVENUE  
PUBLIC CONSULTATION SUMMARY

1. List of Engagement Events, Notification, and Responses

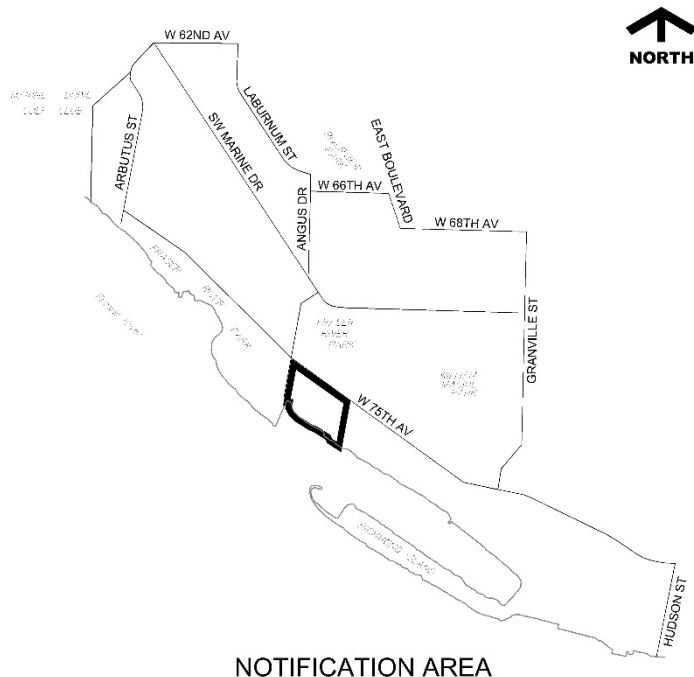
	Date	Results
<b>Public Notification</b>		
Postcard distribution – Notice of text amendment	October 24, 2024	1,452 notices mailed
<b>Public Responses</b>		
Online comment forms <ul style="list-style-type: none"> <li>Shape Your City platform</li> </ul>	October 2024 – February 2025	5 submittals
Overall position <ul style="list-style-type: none"> <li>support</li> <li>opposed</li> <li>mixed</li> </ul>	October 2024 – February 2025	5 submittals <ul style="list-style-type: none"> <li>4 responses</li> <li>1 response</li> <li>0 responses</li> </ul>
Other input	October 2024 – February 2025	3 submittals
<b>Online Engagement – Shape Your City Vancouver</b>		
Total participants during online engagement period	October 2024 – February 2025	335 participants (aware)* <ul style="list-style-type: none"> <li>172 informed</li> <li>5 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.

## 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 area:

- **Amenities:** The proposed amendment will provide much-needed childcare facilities, which will benefit local businesses and families.

Generally, comments of concern fell within the following area:

- **Traffic:** The proposed development will result in increased traffic and congestion in the area, which is already impacted by significant congestion.

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

*General comments of support:*

- The development will positively impact the neighbourhood and addresses the needs of a growing area.

*General comments of concern:*

- The proposed use for office space is not appropriate, as there is a high vacancy rate for office occupancies in the area.

*Neutral comments/suggestions/recommendations:*

- Amenities such as restaurants and cafes should be added.

\* \* \* \* \*

**1700-1750 West 75th Avenue**  
**APPLICANT, PROPERTY, AND DEVELOPMENT PROPOSAL INFORMATION**

**Property Information**

<b>Address</b>	1700-1750 West 75th Avenue
<b>Property Identifier (PID)</b>	017-390-427
<b>Legal Description</b>	Lot B District Lots 307, 317 and 5966 Plan LMP810

**Applicant Information**

<b>Applicant</b>	Longpre Architecture
<b>Property Owner</b>	Angus Corporate Centre Ltd.

**Development Statistics**

	Permitted Under Existing Zoning/Developments		Proposed	
Zoning	CD-1 (198)		Amended CD-1 (198), Subarea 1	
Site Area	19,782.9 sq. m (212,864 sq. ft.)			
Land Use	Building A General Office	Building B Lab with ancillary office; Storage warehouse; Restaurant Class-1; Fitness Centre	Animal Clinic, Art Studio Class A, Art Studio Class B, Arts and Culture Event; Auction Hall, Brewing or Distilling, Catering Establishment, Child Day Care Facility, Farmers' Market, Furniture or Appliance Store, Health Care Office, Information Communication Technology Manufacturing, Photofinishing or Photography Lab, Photofinishing or Photography Studio, Print Shop, Production or Rehearsal Studio, Public Bike Share, Repair Shop – Class A, Repair Shop – Class B, Retail Store, School – Arts or Self-Improvement, School – Business, School - Elementary or Secondary, School – University or College, School – Vocational or Trade, Shared E-Scooter System, Sign Painting Shop, Social Service Centre, Vehicle Dealer, Workshop, Wholesaling – Class B	
Total Floor Area	Building A 4,991.5 sq. m (53,728 sq. ft.)	Building B 7,186.3 sq. m (77,353 sq. ft.)	Building A 4,991.5 sq. m (53,728 sq. ft.)	Building B 7,186.3 sq. m (77,353 sq. ft.)
Maximum FSR	0.60			
Maximum Height	8.23 m (27.00 ft.)			
Parking, Loading and Bicycle Spaces	As per the Parking By-Law		As per the Parking By-Law	

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