



REFERRAL REPORT

Report Date: May 20, 2025
Contact: Cathy Joe
Contact No.: 604-829-9230
RTS No.: 17979
VanRIMS No.: 08-2000-20
Meeting Date: June 3, 2025

TO: Vancouver City Council

FROM: General Manager of Planning, Urban Design and Sustainability

SUBJECT: Rezoning: 859-883 East 33rd Avenue and 4895 St. Catherines Street

RECOMMENDATION TO REFER

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

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

RECOMMENDATION FOR PUBLIC HEARING

A. THAT the application, by Alabaster Developments Ltd. on behalf of:

- Madan Mohan Dhir and Darshna Devi Dhir, the registered owners of 859 East 33rd Avenue [*PID 015-645-193; Lot 5, Except the South 7 Feet Now Road, of Lot 5 Block 3 District Lots 391 and 392 Plan 344*];
- Madan Mohan Dhir and Darshana Devi Dhir, the registered owners of 871 East 33rd Avenue [*PID 015-645-207; Lot 6, Except the South 7 Feet Now Road, of Lot 5 Block 3 District Lots 391 and 392 Plan 344*];
- Maria Fatima Cunha, the registered owner of 883 East 33rd Avenue [*PID 002-897-814; The West 42 Feet of Lot 7, Except the South 7 Feet, Block 5 of Block 3 District Lots 391 and 392 Plan 344*]; and
- Maria De Fatima Cunha, the registered owner of 4895 St. Catherines Street [*PID 010-127-631; Amended Lot 8 (see 514872L) of Lot 5 Block 3 District Lots 391 and 392 Plan 344*];

to rezone the lands from R1-1 (Residential) District to RR-2B (Residential Rental) District, be approved in principle;

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

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

- B. THAT subject to approval in principle of the rezoning and the Housing Agreement described in Part 2 of Appendix B, the Director of Legal Services be instructed to prepare the necessary Housing Agreement By-law for enactment prior to enactment of the zoning amendment By-law, subject to such terms and conditions as may be required at the discretion of the Director of Legal Services and the General Manager of Planning, Urban Design and Sustainability.
- C. THAT subject to approval of the zoning amendment By-law, the Subdivision By-law be amended generally as set out in Appendix C;

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

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

REPORT SUMMARY

This report recommends an amendment to the Zoning and Development By-law from R1-1 (Residential Inclusive) District to RR-2B (Residential Rental) District, for the site located at 859-883 East 33rd Avenue and 4895 St. Catherines Street. The amendment would allow for a five-storey residential rental building in accordance with the *Secured Rental Policy* (the “SRP”). An estimated total of 80 units would be delivered through this application.

A future building design would be submitted through the development permit process and reviewed with the public at that time.

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

COUNCIL AUTHORITY/PREVIOUS DECISIONS

- Vancouver Plan (2022)
- Secured Rental Policy (2012, last amended 2024)
- RR-2B District Schedule (2024)
- Residential Rental Districts Schedules Design Guidelines (2022, last amended 2024)
- Housing Vancouver Strategy (2017)
- Interim Housing Needs Report (2025)
- Family Room: Housing Mix Policy for Rezoning Projects (2016)
- High-Density Housing for Families with Children Guidelines (1992, last amended 2022)
- Tenant Relocation and Protection Policy (2015, last amended 2019)
- Green Buildings Policy for Rezoning (2010, last amended 2024)
- Urban Forest Strategy (2014, amended 2018)
- Community Amenity Contributions for Rezoning (1999, amended 2024)
- Vancouver Development Cost Levy By-law No. 9755
- Vancouver Utilities Development Cost Levy By-law No. 12183

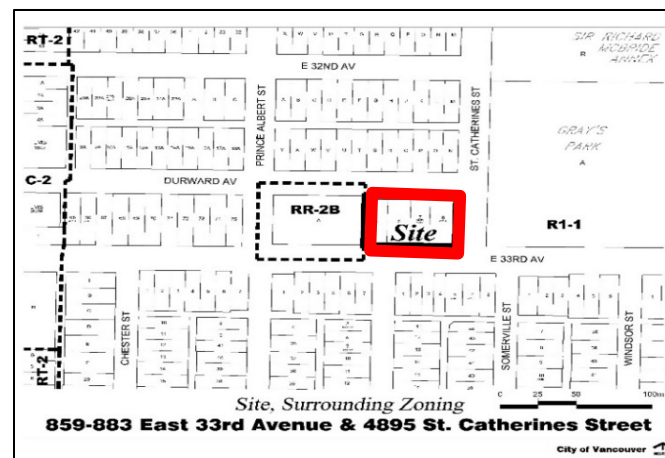
REPORT

Background/Context

1. Site and Context

The subject site (see Figure 1) is comprised of four legal parcels fronting 33rd Avenue. The total site area is approximately 2,407.2 sq. m (25,911 sq. ft.), with a frontage of 60.4 m (198 ft.) along 33rd Avenue and a depth of 40 m (131 ft.).

Figure 1: Location Map – Site and Context



This property and the surrounding area are zoned for residential uses under R1-1 District Schedule. The site is currently zoned R1-1 and developed with four single-detached homes constructed in 1944, 1948, and 1963. The properties are not listed on the *Vancouver Heritage Register*. The property contains seven units of secondary rental tenancies, and the *Tenant Relocation and Protection Policy* (TRPP) does apply. The site to the immediate west is zoned RR-2B which was approved by Council through a rezoning in February 2023 and enacted in October 2023.

2. Policy Context

Vancouver Plan – The *Vancouver Plan* was approved by Council on July 22, 2022 and is a land use strategy to guide long-term growth of the City over the next 30 years. The approved *Vancouver Plan* will serve as a framework with further implementation planning work to follow over the next two to four years. The proposal addresses priorities within the *Housing Vancouver Strategy* which aligns with the *Vancouver Plan*.

Secured Rental Policy (SRP) – The SRP encourages the construction of new purpose-built rental housing in Vancouver. Updates to the SRP were approved by Council in December 2021 to streamline the delivery of new rental housing. These included clarifying opportunities for rezoning in low-density areas close to public transit, shopping and other daily needs, and to streamline and simplify the rezoning process by utilizing new rental zones with standardized regulations.

The SRP outlines the following locational eligibility criteria for sites in low-density areas:

- In an existing R1-1 or RT zone outside of recent community plan areas (excluding certain RT-zoned areas in Kitsilano and Kensington-Cedar Cottage with high proportions of heritage buildings and multiple conversion dwellings);
- Located within close proximity to public transit and local shopping; and
- On the first full block on either side of an eligible arterial road.

Sites that meet these criteria and that are part of the typical street grid (including having lane or secondary street access to the rear) and are regular in shape, size and other attributes may be considered for rezoning under the SRP to one of the residential rental zones. The applicable option or options are further informed by the site's size, orientation and adjacent context.

The SRP generally supports up to four-storey mixed-use and five-storey residential apartments on arterials, and up to four-storey townhouses or apartments on sites off arterials. Up to six storeys may be considered for projects on arterials where the residential component includes a minimum 20% permanently secured for below-market rental housing or 100% social housing. This application complies with the location criteria under SRP for five-storey buildings.

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

Further direction on form of development expectations under each of the RR zones is provided in the *Residential Rental Districts Schedules Design Guidelines*. Recognizing that the SRP and

RR zones are intended to enable incremental change in neighbourhoods that currently consist primarily of detached houses and duplexes, the guidelines support new missing middle buildings that foster neighbourliness and social connection and contribute to an evolving streetscape which accommodates more architectural variety and diversity of housing options.

Housing Vancouver Strategy (2017) – Housing Vancouver focuses on the right supply of new homes, including rental, to meet a continuum of housing types. Overall, 83,000 new homes are targeted for the 10-year period from 2024-2033, including 10,000 social, supportive and non-profit co-operative units, and 35,500 purpose-built rental units. Housing Vancouver includes actions and objectives to retain a diversity of incomes and households in the city. If approved, this rezoning will contribute towards the targets for purpose-built rental housing units.

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

Strategic Analysis

1. Simplified Rezoning Process

To facilitate the delivery of rental units, the City has implemented a simplified process for rezonings to a RR District schedule. Rather than rezoning to a site-specific Comprehensive Development (CD-1) District, rezoning to a standard RR zone streamlines the review process and provides greater certainty for the achievable built form.

Under the SRP, this site is located on an arterial road and is eligible to rezone under the RR-2A (four-storey), RR-2B (five-storey), RR-2C (six-storeys with 20% of residential floor area for below-market rental units) zones, RR-3A (four-storey mixed-use) and RR-3B (six-storey with 20% of residential floor area secured as below-market rental units with mixed use) zones. This site is eligible for a mixed-use development. Out of the eligible options, the applicant has chosen to rezone to RR-2B.

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

The rezoning process allows for development of a residential rental building through a streamlined process. Architectural drawings are not required at the rezoning application stage. The form of development will be reviewed at the development permit stage. All proposals will need to meet the intent and regulations of the RR-2B District. An Urban Design Panel review will not be required for this project at the development permit stage, as comprehensive design guidelines accompany the RR-2B District Schedule.

2. Rooftop Amenity Rooms and Decks

On July 6, 2021, Council approved changes to the Zoning and Development By-law to provide clearer regulations to better enable rooftop amenity spaces for residents of multiple dwellings. These regulations are applicable to zones citywide including RR. Common rooftop amenity rooms and access structures (elevators and stairs) contiguous with common outdoor amenity space (roof decks) may be provided under these regulations. The additional height is limited to 3.6 m (12 ft.) and the amenity room should be stepped back significantly from building edges to minimize its appearance from ground level. An additional partial storey consisting of a rooftop amenity room, with required elevators and stairs, as well as outdoor deck space, may therefore be included with the future building proposal for this site, and will be reviewed at the development permit stage.

3. Housing

The *Housing Vancouver Strategy* seeks to deliver a range of housing tenures across the housing continuum. This application, if approved, would support submission of a development permit for a new five-storey residential rental building to add to the City's inventory of rental housing, which would contribute to the targets set out in the *Housing Vancouver Strategy* (see Figure 2). Proposed unit numbers are not required for the simplified rezoning process but staff anticipate that this proposal could create approximately 80 rental units based on an average unit size assuming 35% will be family sized units.

Figure 2: Progress Towards 10 Year Housing Vancouver Targets (2024-2033) for Secured Market Rental Housing as of December 31, 2024

| Housing Type | CATEGORY | 10-YEAR TARGETS ¹ | Units Approved Towards Targets ² |
|--|-------------------------------------|------------------------------|---|
| Purpose-Built Market Rental Units³ | Market Rental | 30,000 | 5,633 (19%) |
| | Developer-Owned Below Market Rental | 5,500 | 768 (14%) |
| | Total | 35,500 | 6,401 (18%) |

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

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

3. Unit numbers exclude the units in this proposal, pending council's approval of this application.

Vacancy Rates – Vancouver has exhibited historically low vacancy rates in the last 30 years. In 2024, the purpose-built apartment vacancy rate was 1.6% in Vancouver. The vacancy rate (based on the Canada Mortgage and Housing Corporation (CMHC) Market Rental Survey) for the Mount Pleasant/Renfrew Heights area, in which this site is located, is 1.8%. A vacancy rate between 3% and 5% is considered to represent a balanced market.

Average Rents and Income Thresholds – Average market rents in newer rental buildings on the Eastside are shown in the left-hand columns in Figure 3. The market rental housing will provide options which are significantly more affordable than average home ownership costs as illustrated in Figure 3.

Figure 3: Market Rents in Newer Eastside Buildings, Costs of Ownership and Household Income Served

| | Newer Rental Buildings Eastside | | Monthly Costs of Ownership for Median-Priced Apartment – Eastside (with 20% down payment) | | |
|--------|----------------------------------|---------------------------------|---|---------------------------------|---------------------|
| Unit | Average Market Rent ¹ | Average Household Income Served | Monthly Costs of Ownership ² | Average Household Income Served | Down-Payment at 20% |
| Studio | \$1,879 | \$75,160 | \$2,200 | \$88,000 | \$79,550 |
| 1-bed | \$2,194 | \$87,760 | \$2,885 | \$115,400 | \$108,000 |
| 2-bed | \$2,880 | \$115,200 | \$3,809 | \$152,360 | \$141,300 |
| 3-bed | \$3,815 | \$152,600 | \$5,565 | \$222,600 | \$213,000 |

¹ Data from the October 2024 CMHC Rental Market Survey for apartments in purpose-built rental buildings completed in the year 2015 or later on the Eastside of Vancouver.

²Based on the following assumptions: median of all BC Assessment apartment sales prices in Vancouver Eastside in 2021 by unit type, 20% down payment, 5% mortgage rate (in-line with Bank of Canada conventional rate), 25-year amortization, \$150-\$250 monthly strata fees and monthly property taxes at \$2.92 per \$1,000 of assessed value (2020 assessments and property tax rate).

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

Tenants – The rezoning site contains existing rental residential uses, including seven units of secondary rental housing.

Six out of the seven existing residential tenancies are eligible under the City's *Tenant Relocation and Protection Policy* (TRPP). The applicant has provided a Tenant Relocation Plan (TRP) for eligible tenants which meets the requirements of the City's TRPP, which is summarized in Appendix D of this report.

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

4. Transportation and Parking

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

Through this application, conditions of approval include provisions for street improvements along 33rd Avenue, St. Catherines Street and Durward Avenue which include sidewalk upgrades, curb ramps, enhanced and upgraded street lighting, new boulevards and the installation of parking regulatory signage on streets adjacent to the site. Other provisions include road reconstruction for a corner curb bulge at the northwest corner of 33rd Avenue and St. Catherines Street as well as a mid-block curb bulge next to the existing large mature tree.

The installation of a bioretention system at the corner intersection of St. Catherines Street and 33rd Avenue will also be required. Local servicing requirements will be secured through a services agreement. Engineering conditions are included in Appendix B.

5. Environmental Sustainability and Natural Assets

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

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

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

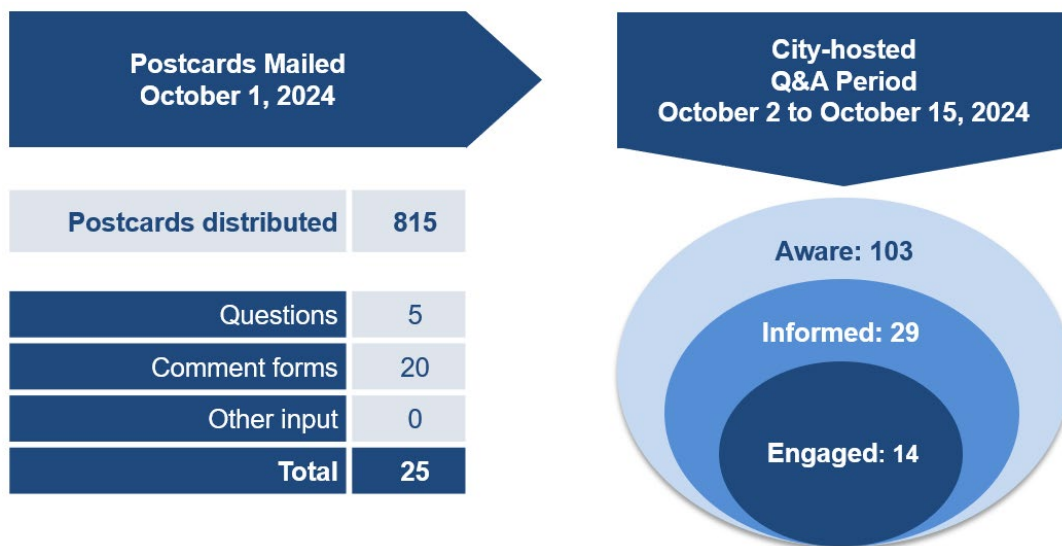
6. Public Input

A rezoning information sign was installed on the site of this rezoning application on August 19, 2024. Approximately 815 notification postcards were distributed within the neighbouring area on or about October 1, 2024. Application information and an online comment form was provided on the Shape Your City (shapeyourcity.ca/) platform.

For a more detailed summary of public comments and the SRP consultation process and background, see Appendix E.

Question and Answer Period – A question and answer period was held from October 2 to October 15, 2024 on the Shape Your City platform. Questions were submitted by the public and posted with a response over a two-week period.

Public Response and Comments – Public input is collected via online questions, comment forms, through email, and by phone. A total of 25 submissions were received.

Figure 4: Overview of Notification and Engagement

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

Generally, comments of support fell within the following areas:

- **Location:** The development is supported given its proximity to amenities such as Gray's Park, McBride Annex School and local shops.
- **Density:** The proposed density is supported as it will help sustain local retailers and contribute to the vibrancy of the neighborhood.
- **Housing:** The development adds much-needed housing, including rental units, and will address the housing shortage in Vancouver.

Generally, comments of concern fell within the following areas:

- **Traffic:** There are concerns that the proposed development will negatively impact traffic, increasing congestion and necessitating infrastructure upgrades.
- **Parking:** There is concern that the development will not provide sufficient vehicle parking, exacerbating parking issues in the surrounding area.
- **Proximity to other development:** The proximity of this application to another development raises concerns about the cumulative impact of development in the area.

Response to Public Comments

Traffic and Parking: Engineering staff have reviewed the proposed development for transportation safety issues and included rezoning conditions to deliver improvements that will address safety for all road users. Provisions for the installation of parking regulatory signage on streets adjacent to the site are proposed. Additionally, the proposal will need to meet the Parking By-law.

Proximity to other development: The proposed use and form of development is consistent with the SRP.

7. Public Benefits

Community Amenity Contributions (CAC) – The *Community Amenity Contributions Policy for Rezoning*s provides an exemption for certain routine, lower-density rental rezoning applications that comply with the City's rental policies. As this site is currently zoned R1-1 and proposes to rezone to RR-2B which only allows for up to five storeys, the application is eligible for this CAC exemption.

Development Cost Levies (DCLs) – This site is currently subject to both City-wide and Utilities DCLs. DCLs are payable at building permit issuance based on rates in effect at that time and the floor area proposed at the development permit stage.

This application was eligible for a waiver of a portion of the City-wide DCLs, however the applicant has elected not to seek the waiver. As per Section 3.1B of the Vancouver Development Cost Levy By-law, the decision to seek the waiver is made at the rezoning application stage. Should the applicant wish to request a DCL waiver at a later stage, the application would be expected to return to Council for a subsequent public hearing to amend the rezoning conditions.

Based on the rates in effect as of September 30, 2024 it is estimated that the project will pay \$2,388,913 of DCLs, should it achieve the maximum 2.4 FSR.

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

Other Benefits – The rental housing in this proposed development will contribute to the City's rental housing stock.

A summary of public benefits associated with this application can be found in Appendix F.

FINANCIAL IMPLICATIONS

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

CONCLUSION

Staff have reviewed the application to rezone 859-883 East 33rd Avenue and 4895 St. Catherines Street from R1-1 to RR-2B to facilitate the delivery of rental housing. The location complies with the provisions of the RR-2B District Schedule, and staff conclude the zoning amendment can be considered as it is consistent with the *Secured Rental Policy* and advances the City's housing policy goals.

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

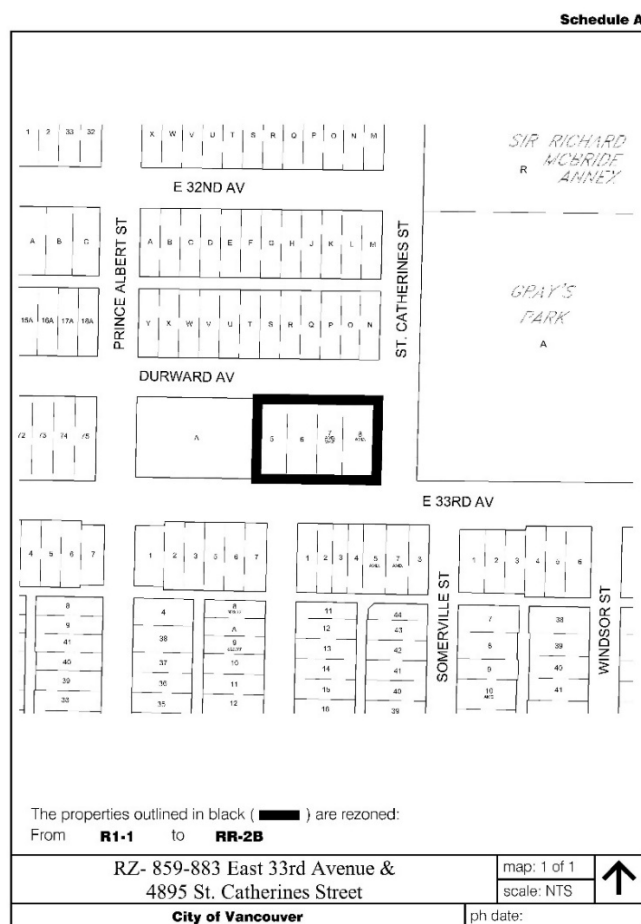
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859-883 East 33rd Avenue and 4895 St. Catherines Street PROPOSED BY-LAW AMENDMENTS

Note: A By-law to rezone an area to RR-2B will be prepared generally in accordance with the provisions listed below, subject to change and refinement prior to posting.

Zoning District Plan Amendment

1. This by-law amends the indicated provisions or schedules of the Zoning and Development By-law No. 3575.
2. This By-law amends the Zoning District Plan attached as Schedule D to By-law No. 3575, and amends or substitutes the boundaries and districts shown on it, according to the amendments, substitutions, explanatory legends, notations, and references shown on the plan attached as Schedule A to this By-law, and incorporates Schedule A into Schedule D of By-law No. 3575.
3. The area shown within the heavy black outline on Schedule A is rezoned and moved from the R1-1 district to the RR-2B district.



859-883 East 33rd Avenue and 4895 St. Catherines Street
CONDITIONS OF APPROVAL

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

PART 1: CONDITIONS OF APPROVAL OF THE DEVELOPMENT APPLICATION

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

Sustainability

- 1.1 All new buildings in the development will meet the requirements of the *Green Buildings Policy for Rezoning*s (amended July 25, 2023) located here
<https://guidelines.vancouver.ca/policy-green-buildings-for-rezonings.pdf>

Note to Applicant: Refer to the most recent bulletin *Green Buildings Policy for Rezoning*s – *Process and Requirements*.

Housing

- 1.2 The design and layout of at least 35% of the dwelling units must:
- (a) Be suitable for family housing: and
 - (b) Include two or more bedrooms.
- 1.3 The development should be designed in accordance with the *High-Density Housing for Families with Children Guidelines*, including the provision of:
- (a) An outdoor amenity area to include areas suitable for a range of children's play activities and urban agriculture, appropriate in size for the scale of the project and situated to maximize sunlight access (S. 3.3.2, 3.4.3).
 - (b) A minimum of 2.3 sq. m (24.7 sq. ft.) of bulk storage for each dwelling unit (S. 4.4.2).
 - (c) A multi-purpose indoor amenity space appropriate in size for the scale of the project, with a wheelchair accessible washroom and kitchenette. Consider positioning this adjacent to the children's play area to enable parental supervision from the amenity room (S. 3.7.3).
 - (d) A balcony for each unit with 1.8 by 2.7 m minimum dimensions (S. 4.3.2).

Park Board Urban Forestry

- 1.4 Design development to accommodate above and below grade setbacks as required to retain the high value City trees along St. Catherines Street and East 33rd Avenue.

Engineering

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

Note to Applicant: Current construction practices regarding shotcrete shoring removals have put City utilities at risk during removal of encroaching portions of the shoring systems. Detailed confirmations of these commitments will be sought at the building permit stage with final design achievements certified and confirmed with survey and photographic evidence of removals and protection of adjacent utilities prior to 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>

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

Note to Applicant: Prepare a mitigation plan to minimize street use during excavation & 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>

- 1.7 Provision of any gas service to connect directly to the building without any portion of the service connection above grade within the road right of way.
- 1.8 Provision of a lighting simulation to support all offsite lighting upgrades to City standards and IESNA recommendations.
- 1.9 Provision of garbage and recycling storage amenity design to the satisfaction of the General Manager of Engineering Services.

Note to Applicant: Draw and label container outlines and label the amenity. Amenities designed below grade require written confirmation from a waste hauler that access and pick up from the location can be made without reliance of the street for extended bin

storage. If this cannot be confirmed, then an on-site garbage bin staging area is to be provided.

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)

- 1.10 Provision of a crossing design application to the satisfaction of the General Manager of Engineering Services, prior to development permit issuance.

Note to Applicant: Submission of a crossing application is required for new crossing proposals. Please review the City's construction and design manuals and show typical commercial crossing design on the plans and indicate if any existing street furniture, poles street trees or underground utility is impacted by the crossing design and location.

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

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

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

- (i) "This plan is **"NOT FOR CONSTRUCTION"** and is to be submitted for review to Engineering Services a minimum of 8 weeks prior to the start of any construction proposed for public property. No work on public property may begin until such plans receive "For Construction" approval and related permits are issued. Please contact Engineering, Development and Major Projects and/or your Engineering, Building Site Inspector for details."
- (ii) "Tree species, final spacing, quantity and location to the satisfaction of the General Manager of Engineering Services. New trees must be of good standard, minimum 6 cm caliper, and installed with approved root barriers, tree guards and appropriate soil volumes. Installation of Engineered Soil may be required to obtain appropriate soil volumes based on site conditions. Root barriers shall be of rigid construction, 8 feet long and 18 inches deep, centre on each street tree adjacent to the sidewalk and any off-street bike facility. Planting depth of root ball must be below sidewalk grade. Contact Park Board at pbdevelopment.trees@vancouver.ca for inspection after tree planting completion".
- (iii) "The required Green Infrastructure improvements for 859 East 33rd Avenue will be as per City-issued design."

Note to Applicant: Callouts and dimensions must be included along with the note. An Engineering Project Coordinator will engage the Developer to facilitate the delivery of any City design after development permit issuance.

For further information, contact Green Infrastructure Implementation Branch, ESRGGIIDL@vancouver.ca.

- (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. An Engineering Project Coordinator will engage the Developer to facilitate the delivery of any City design after development permit issuance.

- (b) Existing locations of:

- (i) Street furniture; and

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

“All removals, relocations, reinstallations and replacements of street furniture must be carried out by the City Street Furniture Contractor in coordination with the City Street Furniture Coordinator.”

- (ii) Poles and guy wires.

Note to Applicant: Poles and guywires that are to be removed or relocated must be called out and the existing and proposed locations shown. Letters must be provided from the appropriate public utility companies that confirm that pole relocation proposed is possible.

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

Note to Applicant: Where a design detail is not available, make note of the improvement on the plan. Public realm changes include all off-site improvements sought for this rezoning. The Streets Design Guidelines are viewable online at <https://vancouver.ca/streets-transportation/streetscape-design-guidelines.aspx> and are to be used alongside the City design guidelines and construction standards.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

PART 2: CONDITIONS OF BY-LAW ENACTMENT

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

Engineering

- 2.1 Make arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for consolidation of The West 42 Feet of Lot 7, Except the South 7 Feet, Block 5 of Block 3; Amended Lot 8 (See 514872L) of Lot 5 Block 3; Lot 5, Except the South 7 Feet Now Road, of Lot 5 Block 3; and Lot 6, Except the South 7 Feet Now Road, of Lot 5 Block 3; all of District Lots 391 and 392 Plan 344, to create a single parcel.

- 2.2 Provision of a Natural Watercourse Covenant.

Note to Applicant: Records indicate the potential presence of natural watercourse (a historic stream). A legal agreement is required to ensure that should the watercourse be discovered or impact the site during development and beyond, that its flow will not be obstructed.

- 2.3 Provision of a Services Agreement to detail the on-site and off-site works and services necessary or incidental to the servicing of the site (collectively called the "Services") such that they are designed, constructed, and installed at no cost to the City and all necessary street dedications and rights of way for the Services are provided. No development permit for the site will be issued until the security for the Services are provided. The timing for the delivery of the Services shall be determined by the General Manager of Engineering Services in his sole discretion and holds shall be placed on such permits as deemed necessary in his sole discretion. The Services are not excess and/or extended services, and the applicant is not entitled to a Latecomer Agreement.

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 June 10, 2024, no water main upgrades are required to service the development.

The main servicing the proposed development is 150 mm on St. Catherine Street and 200mm on Durward Avenue. Should the development require water service connections larger than the servicing main, 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 upgrade. 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.

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

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

Note to Applicant: Implementation of development(s) at 859 East 33rd Avenue does not require any sewer upgrades.

Development to be serviced to the existing 200 mm SAN and 300 mm STM sewers on Durward Avenue.

The development is within China Creek catchment with significant Combined Sewer Overflows in Metro Vancouver combine trunk downstream of the catchment. To avoid the increase of downstream CSO, the post-development 10-year flow rate discharged to the storm sewer from the subject site shall be no greater than 25 litres per second per hectare. The post-development estimate shall utilize the 2100 IDF curves to account for climate changes.

- (c) Provision of street improvements with appropriate transitions, along East 33rd Avenue adjacent to the site, including:

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

Note to Applicant: The Streets Design Guidelines are viewable online at <https://vancouver.ca/streets-transportation/streetscape-design-guidelines.aspx> and are to be used alongside the City design guidelines and construction standards. Confirm if your site is within a Streetscape Design Guideline area and follow the applicable guidelines.

- (d) Provision of street improvements with appropriate transitions, along St. Catherines Street. adjacent to the site, including:

- (i) 2.1 m wide broom finish saw-cut concrete sidewalk.
 - (ii) Minimum 2.0 m wide boulevard.
 - (iii) Corner curb bulge at the northwest corner of East 33rd Avenue and St. Catherines Street, including road reconstruction as required to

accommodate the new curb bulge.

Note to Applicant: Road reconstruction on St. Catherines Street to meet City higher zoned standards.

- (iv) Mid-block curb bulge next to the existing large mature tree, including road reconstruction as required to accommodate the new curb bulge.

Note to Applicant: Road reconstruction on St. Catherines Street to meet City higher zoned standards. This bulge will only be required if the tree is retained to allow the new sidewalk to jog around this tree.

- (v) Curb ramps.
- (vi) Removal of existing driveway(s) and replacement with full-height curb, boulevard, and sidewalk.

Note to Applicant: The Streets Design Guidelines are viewable online at <https://vancouver.ca/streets-transportation/streetscape-design-guidelines.aspx> and are to be used alongside the City design guidelines and construction standards. Confirm if your site is within a Streetscape Design Guideline area and follow the applicable guidelines.

- (e) Provision of street improvements with appropriate transitions, along Durward Avenue adjacent to the site, including:

- (i) 2.1 m wide broom finish saw-cut concrete sidewalk.
- (ii) Minimum 3.0 m wide front boulevard.
- (iii) Curb and gutter, including road reconstruction as required to accommodate the new curb and gutter.
- (iv) Full-depth road reconstruction to centerline of the road.

Note to Applicant: Road reconstruction on Durward Avenue to meet City higher zoned standards.

- (v) Curb ramps.
- (vi) Removal of existing driveway(s) and replacement with full-height curb, boulevard, and sidewalk.

Note to Applicant: City of Vancouver to provide approved Geometric design. All elements of the Geometric design must be constructed to meet City Standards including, but not limited to relocation of existing catch basins or installation of new catch basins where required to accommodate the geometric design.

- (f) Provision of green infrastructure improvements adjacent to the site to the satisfaction of the General Manager of Engineering Services, including installation of:
 - (i) A bioretention system on St. Catherines Street in the corner curb bulge at the intersection of East 33rd Avenue.

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

Note to Applicant: Green Infrastructure (GI) should be used to manage rainwater from the street right-of-way as required in the [Rain City Strategy](#). The retention standard for the right-of-way is to treat and retain 90% of average annual rainfall where possible. These design standards are applied to the prescribed GI measures listed above.

For further information, contact Green Infrastructure Implementation Branch, ESRGGIIDL@vancouver.ca.

<https://vancouver.ca/home-property-development/green-rainwater-infrastructure-design-resources.aspx>

- (g) Provision of upgraded street lighting (roadway and sidewalk) and existing lane lighting to current City standards and IESNA recommendations.
- (h) Provision of St. Catherines Street and East 33rd Avenue entire intersection street lighting upgrade 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.

Note to Applicant: A Development and Major Projects construction coordinator will contact the Applicant 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.

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

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

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

Housing

- 2.4 Make arrangements to the satisfaction of the General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services to enter into a Housing Agreement and a Section 219 Covenant to secure all residential units as secured market rental housing units, excluding Seniors Supportive or Assisted Housing, pursuant to the City's Secured Market Rental Policy Program, for a term equal to the longer of 60 years and the life of the building, subject to a no-separate-sales covenant and a no-stratification covenant, a provision that none of such units will be rented for less than one month at a time, and such other terms and conditions as the General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services may require.

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

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

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

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

Environmental Contamination

2.6 As applicable:

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

Agreements

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

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

The preceding agreements shall provide security to the City including indemnities, warranties, equitable charges, letters of credit and withholding of permits, as deemed necessary by and in a form satisfactory to the Director of Legal Services. The timing of all required payments, if any,

shall be determined by the appropriate City official having responsibility for each particular agreement, who may consult other City officials and City Council.

* * * * *

859-883 East 33rd Avenue and 4895 St. Catherines Street
DRAFT CONSEQUENTIAL AMENDMENT

DRAFT AMENDMENT TO THE SUBDIVISION BY-LAW NO. 5208

Council amends Schedule A of the Subdivision By-law in accordance with the plan labelled Schedule A and attached to and forming part of this By-law, by deleting the following properties from the R1-1 maps forming part of Schedule A of the Subdivision By-law:

- (a) PID 015-645-193; Lot 5, Except the South 7 Feet Now Road, of Lot 5 Block 3 District Lots 391 and 392 Plan 344;
- (b) PID 015-645-207; Lot 6, Except the South 7 Feet Now Road, of Lot 5 Block 3 District Lots 391 and 392 Plan 344;
- (c) PID 002-897-814; The West 42 Feet of Lot 7, Except the South 7 Feet, Block 5 of Block 3, District Lots 391 and 392 Plan 344; and
- (d) PID 010-127-631; Amended Lot 8 (see 514872L) of Lot 5 Block 3 District Lot 391 and 392 Plan 344.

* * * * *

859-883 E 33rd Ave & 4859 St. Catherines Street
SUMMARY OF TENANT RELOCATION PLAN TERMS

| Tenant Relocation and Protection Requirements | 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; and ○ 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 the development approvals process. • A minimum of four months' notice to end tenancy after all permits are issued is required (e.g. all development, building, and demolition permits in place). |
| Moving Expenses (flat rate or arrangement of insured moving company) | <ul style="list-style-type: none"> • A flat rate of \$750 or \$1000 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>Tenant Relocation and Protection Policy</i> (TRPP), the applicant has committed to assisting in securing a permanent, suitable affordable housing option. |

First Right of Refusal
(if applicable)
(Where starting rents are
anticipated to be higher
than what the tenant
currently pays, provide a
20% discount off starting
rents for any returning
tenants)

- 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.

* * * * *

859-883 East 33rd Avenue and 4895 St. Catherines Street
PUBLIC CONSULTATION SUMMARY

1. Background of SRP Consultation

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

2. List of Engagement Events, Notification, and Responses

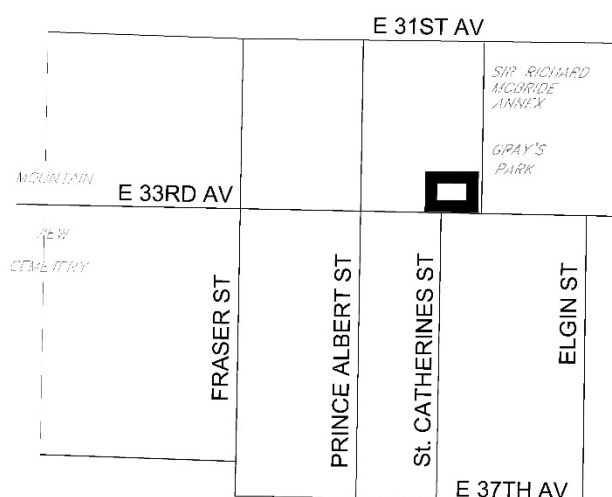
| | Date | Results |
|--|------------------------------------|--|
| Event | | |
| Virtual open house (City-led) | October 2, 2024 – October 15, 2024 | 103 participants (aware)* <ul style="list-style-type: none"> • 29 informed • 14 engaged |
| Public Notification | | |
| Postcard distribution – Notice of rezoning application and virtual open house | October 1, 2024 | 815 notices mailed |
| Public Responses | | |
| Online questions | October 2, 2024 – October 15, 2024 | 5 submittals |
| Online comment forms <ul style="list-style-type: none"> • Shape Your City platform | August 2024 – April 2025 | 20 submittals |
| Overall position <ul style="list-style-type: none"> • support • opposed • mixed | August 2024 – April 2025 | 20 submittals <ul style="list-style-type: none"> • 13 responses • 4 responses • 3 responses |
| Other input- email | August 2024 – April 2025 | 0 submittal |
| Online Engagement – Shape Your City Vancouver | | |
| Total participants during online engagement period | August 2024 – April 2025 | 413 participants (aware)* <ul style="list-style-type: none"> • 57 informed • 24 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.

3. Map of Notification Area



NOTIFICATION AREA

4. Analysis of All Comments Received

Below is an analysis of all public feedback by topic.

Generally, comments of support fell within the following areas:

Location: The development is supported given its proximity to amenities such as Gray's Park, McBride Annex School and local shops.

Density: The proposed density is supported as it will help sustain local retailers and contribute to the vibrancy of the neighborhood.

Housing: The development adds much-needed housing, including rental units, and will address the housing shortage in Vancouver.

Generally, comments of concern fell within the following areas:

- **Traffic:** There are concerns that the proposed development will negatively impact traffic, increasing congestion and necessitating infrastructure upgrades.
- **Parking:** There is concern that the development will not provide sufficient vehicle parking, exacerbating parking issues in the surrounding area.
- **Proximity to other development:** The proximity of this application to another development raises concerns about the cumulative impact of development in the area.

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:

- The development is supported given proximity to transit.
- The proposed height, form and massing is supported.
- The development provides staff from the nearby school an opportunity to live close to their workplace.

General comments of concern:

- There is a lack of existing amenities and infrastructure to accommodate the additional density.
- The development does not fit or maintain the character of the neighbourhood.
- The development will result in a loss of trees and greenery on and surrounding the site.

Neutral comments/suggestions/recommendations:

- Traffic lights and infrastructure should be provided to accommodate the additional traffic and congestion.
- Additional height and density would be supported for the provision of additional rental housing.
- The existing trees on site should be retained.

* * * * *

859-883 East 33rd Avenue and 4895 St. Catherines Street
PUBLIC BENEFITS SUMMARY

Project Summary

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

Public Benefit Summary:

The project would provide approximately 80 rental units and would generate a DCL contribution.

| | Base Zoning | Proposed Zoning |
|--|---------------------------------|-----------------------------------|
| Zoning District | R1-1 | RR-2B |
| FSR of Base Zoning and FSR of Base Density (site area = 2,407.2 sq. m/25,911 sq. ft.) | 0.70 | 2.40 |
| Floor Area | 1,685 sq. m (18,137 sq. ft.) | 5,777.3 sq. m (62,186 sq. ft.) |
| Land Use | Residential | Residential Rental |

Summary of development contributions anticipated under proposed zoning

| | |
|------------------------------|--------------------|
| City-wide DCL ^{1,2} | \$1,468,647 |
| Utilities DCL ¹ | \$920,266 |
| TOTAL | \$2,388,913 |

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

¹ Based on by-laws in effect as of September 30, 2024 and assumes the development maximizes the allowable density. DCLs are payable at building permit issuance based on rates in effect at that time and the floor area proposed at the development permit stage. DCL by-laws are subject to future adjustment by Council including annual inflationary adjustments. A development may qualify for 12 months of in-stream rate protection. See the City's [DCL Bulletin](#) for more details.

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

859-883 East 33rd Avenue and 4895 St. Catherines Street
APPLICANT, PROPERTY, AND DEVELOPMENT PROPOSAL INFORMATION

Property Information

| Address | Property Identifier (PID) | Legal Description |
|----------------------------------|----------------------------------|---|
| 859 East 33rd Avenue | 015-645-193 | Lot 5, Except the South 7 Feet Now Road, of Lot 5 Block 3 District Lots 391 and 392, Plan 344 |
| 871 East 33rd Avenue | 015-645-207 | Lot 6, Except the South 7 Feet Now Road, of Lot 5 Block 3 District Lots 391 and 392 Plan 344 |
| 883 East 33 rd Avenue | 002-897-814 | The West 42 Feet of Lot 7, Except the South 7 Feet, Block 5 of Block 3 District Lots 391 and 392 Plan 344 |
| 4895 St. Catherines Street | 010-127-631 | Amended Lot 8 (see 514872L) of Lot 5 Block 3 District Lot 391 and 392 Plan 344 |

Applicant Information

| | |
|-----------------|--|
| Applicant | Alabaster Developments Ltd. |
| Property Owners | Madan Mohan Dhir and Darshna Devi Dhir; Madan Mohan Dhir and Darshana Devi Dhir; Maria Fatima Cunha; Maria De Fatima Cunha |

Site Statistics

| | |
|-----------|---|
| Site Area | 2,407.2 sq. m (25,911 sq. ft.); Site dimensions 60.4 m (198 ft.) x 40 m (131 ft.) |
|-----------|---|

Development Statistics

| | Permitted Under Existing Zoning | Development Permitted Under Proposed Zoning |
|-------------------------------------|--|--|
| Zoning | R1-1 | RR-2B |
| Uses | Residential | Residential Rental |
| Maximum Density | 0.70 FSR | Up to 2.40 FSR |
| Floor Area | 1,685 sq. m (18,137 sq. ft.) | Up to 5,777.3 sq. m (62,186 sq. ft.) |
| Height | 10.7 m (35.1 ft.) | Up to 5-storeys (at the street): 16.8 m (55 ft) |
| Unit Mix | n/a | as per RR-2B District |
| Parking, Loading and Bicycle Spaces | as per Parking By-law | as per Parking By-law |
| Natural Assets | To be assessed at the development permit stage | |

* * * * *