



## REFERRAL REPORT

Report Date: September 2, 2025  
Contact: Esther Yuen  
Contact No.: 604-871-6049  
RTS No.: 18147  
VanRIMS No.: 08-2000-20  
Meeting Date: September 16, 2025

TO: Vancouver City Council  
FROM: General Manager of Planning, Urban Design and Sustainability  
SUBJECT: Rezoning: 678 West 30th Avenue

### **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 b Squared Architecture Inc., on behalf of 1470216 B.C. Ltd.<sup>1</sup>, the registered owner of the lands located at 678 West 30th Avenue [*PID 010-691-197; Lot 2 Block 779 District Lot 526 Plan 7206*], to rezone the lands from R1-1 (Residential Inclusive) District to RM-8A (Multiple Dwelling) 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 of the zoning amendment by-law, the Subdivision By-law be amended generally as set out in Appendix C;

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<sup>1</sup> Represented by Rajwinder Singh Dhillon, Subaig Singh Ghag, and Sundeep Singh Ghag

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.

C. THAT Recommendations A and B 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 a plan amendment to the Zoning and Development By-law for 678 West 30th Avenue. The proposed amendment would rezone the properties from R1-1 (Residential Inclusive) District to RM-8A (Multiple Dwelling) District to allow for a townhouse or rowhouse development. The maximum floor space ratio (FSR) for RM-8A is 1.20. Based on the site area, approximately 10 townhouses can be developed at this location.

The application meets the intent of the *Cambie Corridor Plan* (Plan). Staff recommend that the application be referred to a Public Hearing, with the recommendation of the General Manager of Planning, Urban Design and Sustainability to approve it in principle, subject to the Public Hearing, and conditions contained within Appendix B.

### **COUNCIL AUTHORITY/PREVIOUS DECISIONS**

- Cambie Corridor Plan (2018, amended 2023)
- RM-8, RM-8A Districts Schedule (2018, amended 2025)
- RM-8, RM-8A Guidelines (2018, amended 2025)
- Vancouver Plan (2022)
- Interim Housing Needs Report (2025)
- Community Amenity Contributions Policy for Rezoning (1999, last amended 2025)
- Bulletin: Density Bonus Contributions (2014, amended 2025)
- Vancouver Development Cost Levy By-Law No. 9755
- Vancouver Utilities Development Cost Levy By-law No. 12183
- Transit-Oriented Areas (TOA) Designation By-law (2024)
- Transit-Oriented Areas (TOA) Rezoning Policy (2024)

## REPORT

### Background/Context

#### 1. Site and Context

The property at 678 West 30th Avenue (see Figure 1) is comprised of one legal parcel along 30th Avenue to the east of Heather Street. The site area is approximately 749.6 sq. m (8,068 sq. ft.), with a frontage of 17.1 m (56 ft.) and a depth of 43.0 m (144 ft.).

The site and surrounding area consist of a range of zoning districts that are developed with single-detached homes, townhouses, and six-storey apartment buildings along Cambie Street, zoned CD-1. BC Women's and Children's Hospitals are to the west, and Queen Elizabeth Park is to the east across Cambie Street.

The existing house on site was constructed in 1946 and is not listed on the Vancouver Heritage Register. The property contains one rental tenancy. The *Tenant Relocation and Protection Policy* does not apply to a single-lot redevelopment.

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



#### 2. Policy Context

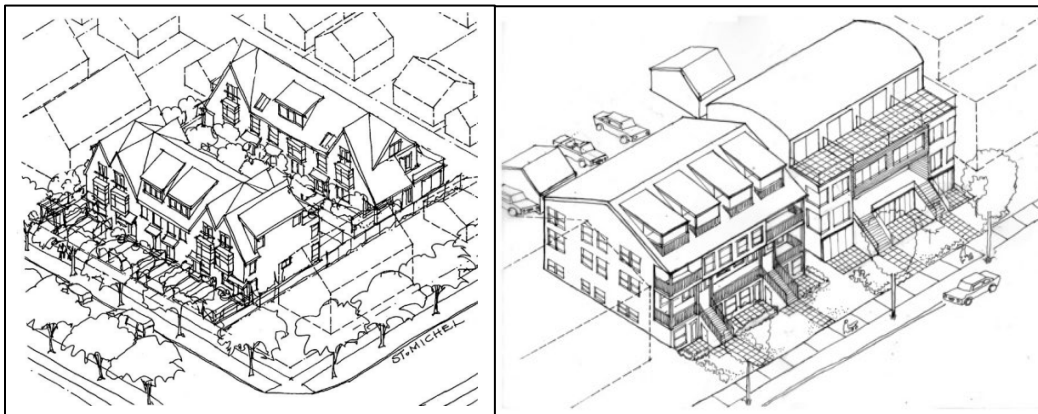
**Cambie Corridor Plan (Plan)** – The Plan guides the transformation of the Corridor into an area where people can live, work, shop, play and learn – all within close proximity to the Canada Line. The Corridor's population is anticipated to double between 2011 and 2041, with 30,000 new homes, making it one of the largest growth areas outside of downtown.

The Plan identifies over 1,100 detached lots as eligible to redevelop for townhouses, creating opportunities for approximately 8,200 units of much-needed ground-oriented housing. Specifically, Section 4.2.9 of the Plan supports residential townhouses or rowhouses for up to three storeys and a maximum density of 1.20 FSR.

The site is located within the Queen Elizabeth neighbourhood, characterized by its existing low-density residential character and green park-like setting.

**Design Guidelines** – The RM-8A District Schedule is accompanied by clear design guidelines. These guidelines establish form of development expectations which provide predictability and certainty for new buildings. Design criteria sets out expected typologies, requirements for family housing, access to sunlight, privacy, landscape treatment, along with flexible development options for smaller lots (see Figure 2).

**Figure 2: Form of Development per the Design Guidelines –  
Courtyard Rowhouses (Left) and Multiple Unit Stacked Townhouses (Right)**



**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 *Vancouver Plan* serves as a framework with further implementation planning work to follow over the next two to four years. The site is located within the *Cambie Corridor Plan* which is in alignment with the *Vancouver Plan*.

**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.

**Transit-Oriented Areas (TOA) Designation By-law and Transit-Oriented Areas (TOA) Rezoning Policy** – To align with provincial legislation, Council adopted a by-law and rezoning policy that establishes heights and densities for developments within Transit-Oriented Areas (TOAs). This site is within Tier 3 of the TOA legislation.

This rezoning application is proposing less than the prescribed heights and densities of the Tier 3 King Edward Station TOA which permits a density up to 3.00 FSR and up to eight storeys in height. This proposal is for a townhouse or rowhouse development with a maximum of three storeys and a maximum of 1.20 FSR. Council may consider this rezoning application, despite the applicant proposing less than the prescribed heights in the TOA By-law. The applicant is aware that this site is within a TOA but has elected to proceed with the current application under the Plan.

## **Strategic Analysis**

### **1. Simplified Rezoning Process**

Rezoning to an RM-8A follows a simplified rezoning process. Since this rezoning is to an established District Schedule which sets out the allowable uses, maximum heights and densities, architectural drawings are not required at the rezoning stage. The current rezoning review is limited to a plan amendment to the Zoning and Development By-law to designate the site from R1-1 to RM-8A (see Appendix A).

Staff review drawings according to the RM-8A design guidelines at a future development permit (DP) process which streamlines the rezoning process. An Urban Design Panel review is not required due to the small scale of the buildings and comprehensive design guidelines that accompany the District Schedule.

### **2. Transportation and Parking**

The site is well served by public transit, situated 650 m from King Edward Station on the Canada Line, and within three blocks of frequent bus service along Cambie Street. The Heather Street and West 29th Avenue Bikeways are within a block of the site and provide sustainable transportation options.

Parking, loading and bicycle spaces must align with the Parking By-law and will be reviewed at time of development permit application when architectural drawings are submitted. The applicant is required to provide a new sidewalk, repave the lane, and upgrade street and lane lighting along the site's frontage. Additional Engineering conditions are found in Appendix B.

### **3. Natural Assets**

The *Urban Forest Strategy* seeks to protect and strengthen Vancouver's urban forest and tree canopy. The Protection of Trees By-law requires that permission be granted to remove trees to protect viable trees while supporting a healthy urban forest. There are approximately five trees on-site and one street tree. A landscape plan and arborist report will be required as part of a development permit application which will allow staff to apply conditions to enhance green assets in and around the site.

### **4. Public Input**

A site sign was installed on January 14, 2025. Approximately 274 notification postcards were distributed within the neighbouring area on or about January 14, 2025. Notification, application information, and an online comment form was provided on the Shape Your City website (<https://shapeyourcity.ca/>). Staff received five responses from the public, expressing support for further densification of the area, provision of additional housing stock, potential to increase affordability, and its proximity to transit and green spaces.

A question and answer period is not required for townhouse rezoning applications as public engagement was undertaken during the Plan process to inform land use changes. Further opportunities for public input, including for building design, will be available at the development permit stage.

## **Financial Implications**

This project is expected to provide a Density Bonus Zone (DBZ) contribution of \$308,625 and

Development Cost Levy (DCL) payment of \$86,268, should it achieve the maximum of 1.20 FSR. A summary of public benefits associated with this application is included in Appendix D.

## **CONCLUSION**

Staff have reviewed the application to rezone 678 West 30th Avenue from R1-1 to RM-8A for a townhouse or rowhouse development. The proposal aligns with the RM-8A District Schedule and the *Cambie Corridor Plan*.

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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## 678 West 30th Avenue PROPOSED BY-LAW AMENDMENTS

*Note: A by-law to rezone an area to RM-8A 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 RM-8A district.



\* \* \* \* \*

**678 West 30th 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 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:

**Engineering**

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

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

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

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

- 1.2 The owner or representative is to contact Engineering Services at [StreetUseReview@vancouver.ca](mailto:StreetUseReview@vancouver.ca) to acquire the project's permissible street use after Building Permit issuance.

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

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

- 1.3 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.
- 1.4 Provision of a lighting simulation to support all offsite lighting upgrades to City standards and IESNA recommendations.



- 1.5 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 if the site is mixed use, demonstrate separated solid waste amenities for use types, and label each amenity.

Amenities designed below grade require written confirmation from a waste hauler that access and pick up from the location can be made without reliance of the lane for extended bin storage. If this cannot be confirmed, then an on-site garbage bin staging area is to be provided adjacent the lane. Pick up operations should not require the use of public property for storage, pick up or return of bins to the storage location.

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

- 1.6 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 eight weeks prior to the start of any construction proposed for public property. No work on public property may begin until such plans receive "For Construction" approval and related permits are issued. Please contact Engineering, Development and Major Projects and/or your Engineering, Building Site Inspector for details."
- (ii) "Tree species, final spacing, quantity and location to the satisfaction of the General Manager of Engineering Services. New trees must be of good standard, minimum 6 cm caliper, and installed with approved root barriers, tree guards and appropriate soil volumes. Installation of Engineered Soil may be required to obtain appropriate soil volumes based on site conditions. Root barriers shall be of rigid construction, 8 ft. long and 18 in. deep, centre on each street tree adjacent to the sidewalk and any off-street bike facility. Planting depth of root ball must be below sidewalk grade. Contact Park Board at [pbdevelopment.trees@vancouver.ca](mailto:pbdevelopment.trees@vancouver.ca) for inspection after tree planting completion".

- (b) Display the following note on the Landscape plan submitted to Engineering:

- (i) "The required Green Infrastructure improvements for 678 West 30th Avenue will be as per City-issued design."

Note to Applicant: Callouts must be included along with the note.

- (c) 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 guy-wires 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.

- (d) All proposed streetscape materials on City property to be City standard materials.

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

- (e) All proposed streetscape materials on the boulevard along West 30th Avenue should meet the *Cambie Corridor Streetscape Design Guidelines*. The Streetscape Design Guidelines are viewable online at <https://vancouver.ca/streets-transportation/streetscape-design-guidelines.aspx> and are to be used alongside the City's design guidelines and construction standards.

1.7 Provision of a [Transportation Demand Management \(TDM\) Plan](#).

Note to Applicant: Submit TDM Plan A, B, C or D. These requirements will apply to site development permits following this rezoning.

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

- (a) All types of parking, loading, bicycle, end-of-trip facilities and passenger loading spaces individually numbered, and labelled on the drawings;
- (b) Identification of columns in the parking layouts;
- (c) Dimensions of columns and column encroachments into parking spaces;
- (d) Section drawings showing elevations and minimum vertical clearances for parking levels, loading bays, ramps, and to the underside of raised security gates considering mechanical projections and built obstructions;
- (e) Ramp/parkade warning and/or signal systems details, including: locations of lights, signs and detection devices; and

- (f) Design elevations at all breakpoints on both sides of ramps, drive aisles, loading and passenger loading spaces, accessible spaces, and entrances.

Note to Applicant: Engineering has not completed a formal review of this simplified rezoning application. Any comments based upon architectural or landscape drawings received as part of this application are provided as guidance and a formal review by Engineering will only be provided through the Development Permit application process.

- 1.9 Provision of a sewer abandonment plan by the Developer's Engineer that details the following:

- (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.

- 1.10 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](mailto:umb@vancouver.ca).

- 1.11 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>

- 1.12 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](mailto: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 as necessary, and at the sole cost and expense of the owner/developer, make arrangements for the following:

### **Engineering**

- 2.1 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, or any portion thereof, or for any building or improvements thereon will be issued until the letter of credit or such other form of alternative security that may be acceptable to the City in its sole discretion, as security for the services is provided. The timing for the delivery of the Services shall be determined by the General Manager of Engineering Services in his sole discretion and holds shall be placed on such permits as deemed necessary in his sole discretion. 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 CitiWest Consulting Ltd. dated September 17, 2024, no water main upgrades are required to service the development.

The main servicing the proposed development is 200 mm on West 30th Avenue. Should the development require water service connections larger than 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 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.

As per the City of Vancouver Building By-law, the principal entrance must be within 90 m 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 by-law 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 678 West 30th Avenue does not require any sewer upgrades.

Development to be serviced to the existing 375 mm SAN and 525 mm STM sewers in the West 30th Avenue.

Note to Applicant: If the tie-in location is not consistent with the existing connection, please contact the City to confirm capacity. Sewer upgrades may be required.

Note to Applicant: Pending City of Vancouver Council Approval, the Vancouver Building By-law will be modified on January 1st, 2026. The onsite rainwater release rate requirement is anticipated to be changed to the following: The post-development 10-year flow rate discharged from the site shall be no greater than 25 L/s/Ha of site area, and the first 15mm of rainfall over areas not covered in landscaping shall be controlled to 5 L/s/ha. The post-development estimate shall utilize the 2100 IDF curves to account for climate change. Acceptable calculation methods will also be specified. This site will be required to comply with these requirements, pending Council approval. More information is available at [vancouver.ca/rainwater](http://vancouver.ca/rainwater).

- (c) Provision of street improvements with appropriate transitions, along West 30th Avenue adjacent to the site, including:

- (i) Minimum 2.1 m wide broom finish saw-cut concrete sidewalk.
- (d) Provision of street improvements with appropriate transitions, along the lane south of West 30th Avenue, including:

- (i) Full depth pavement reconstruction.

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

Note to Applicant: Refer to the City design guidelines and construction standards.

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

- (e) Provision of the following improvements to the satisfaction of the General Manager of Engineering Services:
  - (i) Installation of a bioswale to the west of the existing trees on West 30th Avenue to treat and retain 90% of average annual rainfall from the right-of-way (RoW) to the greatest extent practical.

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

- (ii) Installation of a subsurface infiltration trench on the lane south of West 30th Avenue, to treat and retain 90% of average annual rainfall to the greatest extent practical.

Note to Applicant: These improvements generally include a subsurface storage area filled with drain rock.

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](mailto:ESRGGIIDL@vancouver.ca).

- (f) Provision of upgraded street lighting (roadway and sidewalk) and existing lane lighting to current City standards and IESNA recommendations.
- (g) 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 in the Development Permit stage and coordinate the submission of the detailed Electrical design. The detailed Electrical design is required prior to the start of any associated electrical work and is to conform with the current City Engineering Design Manual, Construction Specifications, Standard Detail Drawing, Canadian Electrical Code, and the Master Municipal Construction Documents.

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

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

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

### **Legal Services**

- 2.2 Make arrangements to the satisfaction of the Director of Legal Services for the release of Certificate of Pending Litigation BB5009802 from Title.

### **Environmental Contamination**

- 2.3 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 571B 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 Parks, 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.

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**678 West 30th Avenue**  
**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 PID 010-691-197; Lot 2 Block 779 District Lot 526 Plan 7206 from the R1-1 maps forming part of Schedule A of the Subdivision By-law.

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678 West 30th Avenue  
PUBLIC BENEFITS SUMMARY

**Project Summary** – Rezoning to RM-8A District for a townhouse or rowhouse development.

The *Cambie Corridor Plan* guides change and growth over the next 30 years. The Plan identifies over 1,100 detached lots that have the rezoning potential for future townhouses, creating opportunities for up to 8,200 units of this much-needed ground-oriented housing type. City-initiated rezonings for townhouses are being phased to align with the availability of infrastructure upgrades to service the Corridor. In the meantime, owner-initiated rezonings, such as this application, can apply for a rezoning prior to these upgrades but be required to service off-site utility upgrades as a condition of rezoning.

**Community Amenity Contributions (CACs)** – Sites that are rezoned to district schedules with a density bonus contribution, such as the RM-8A, are exempt from CACs.

**Density Bonus Zone Contributions (DBZs)** – Density bonus contributions are payable prior to building permit issuance based on rates in effect at that time and the additional floor area, above the base allowable FSR up to the maximum, proposed at the development permit stage. The RM-8A sets the base density of 0.75 FSR for duplex or multi-family dwelling uses. DBZs in the Cambie Corridor area applied to support delivery of the Cambie Corridor Public Benefits Strategy.

**Development Cost Levies (DCLs)** – DCLs are payable prior to building permit issuance based on rates in effect at that time and the floor area proposed at the development permit stage.

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

City-wide DCL <sup>1</sup>	\$53,058
Utilities DCL <sup>1</sup>	\$33,210
Density Bonus Zone Contribution (for density above 0.75 FSR) <sup>2</sup>	\$308,625
<b>TOTAL VALUE OF PUBLIC BENEFITS</b>	<b>\$394,893</b>

<sup>1</sup> Based on by-laws in effect as at September 30, 2024, assuming the development maximizes the allowable FSR. Rates are subject to future adjustment by Council including annual inflationary adjustments. A development may qualify for in-stream rate protection, see the [DCL Bulletin](#) and the [DBZ Bulletin](#) for details.

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**678 West 30th Avenue**  
**APPLICANT, PROPERTY, AND DEVELOPMENT PROPOSAL INFORMATION**

**Property Information**

Address	Property Identifier (PID)	Legal Description
678 West 30th Avenue	010-691-197	Lot 2 Block 779 District Lot 526 Plan 7206

**Applicant Information**

Architect/Applicant	b Squared Architecture Inc.
Developer	Woodcrest Homes
Property Owner	1470216 B.C. Ltd. <sup>2</sup>

**Site Statistics**

Site Area	749.6 sq. m (8,068 sq. ft.); Site dimensions 17.1 m (56 ft.) x 43.0 m (144 ft.)
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**Development Statistics**

	Permitted Under Existing Zoning	Development Permitted Under Proposed Zoning
Zoning	R1-1	RM-8A
Uses	Residential	Multiple Dwelling (Residential)
Maximum Density	0.70 FSR	0.75 FSR to 1.20 FSR
Floor Area	524.7 sq. m (5,648 sq. ft.)	Up to 899.5 sq. m (9,682 sq. ft.)
Height	11.5 m (38 ft.)	Up to 3 storeys (at the street): 11.5 m (38 ft.)
Unit Mix	n/a	as per RM-8A 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	

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<sup>2</sup> Represented by Rajwinder Singh Dhillon, Subaig Singh Ghag, and Sundeep Singh Ghag