



REFERRAL REPORT

Report Date: October 21, 2025
Contact: Esther Yuen
Contact No.: 604-871-6049
RTS No.: 18233
VanRIMS No.: 08-2000-20
Meeting Date: November 4, 2025

TO: Vancouver City Council
FROM: General Manager of Planning, Urban Design and Sustainability
SUBJECT: Rezoning: 4615 Arbutus 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 Perkins + Will Canada Architects Co., on behalf of 4615 Arbutus Development Inc., the registered owners of the lands located at 4615 Arbutus Street [*PID 009-167-111; Lot 8 Block 93 District Lot 526 Plan 11076*], to rezone the lands from CD-1 (26) (Comprehensive Development) to RR-3B (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 the approval of the RR-3B zoning amendment referenced in Recommendation A above, an amendment to the CD-1 (26) 4615 and 4683-4701 Arbutus Street, 4620-4676 Yew Street, and 2105 West 32nd Avenue By-law No. 4078, prepared for the Public Hearing in accordance with Appendix C of the associated Referral Report, be approved.

- C. 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.
- 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 CD-1 (26) (Comprehensive Development) District to RR-3B (Residential Rental) District, for 4615 Arbutus Street. The amendment would allow for a six-storey, mixed-use rental building of which 20% of the residential floor area is secured as below-market rental units, in accordance with the *Secured Rental Policy* (SRP). An estimated total of 110 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 2025)
- RR-3A and RR-3B Districts Schedule (2025)
- Residential Rental Districts Schedules Design Guidelines (2022, last amended 2025)
- 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)
- Green Buildings Policy for Rezoning (2010, last amended 2024)
- Urban Forest Strategy (2014, amended 2018)
- Community Amenity Contributions Policy for Rezoning (1999, last amended 2025)
- Vancouver Development Cost Levy By-law No. 9755
- Vancouver Utilities Development Cost Levy By-law No. 12183

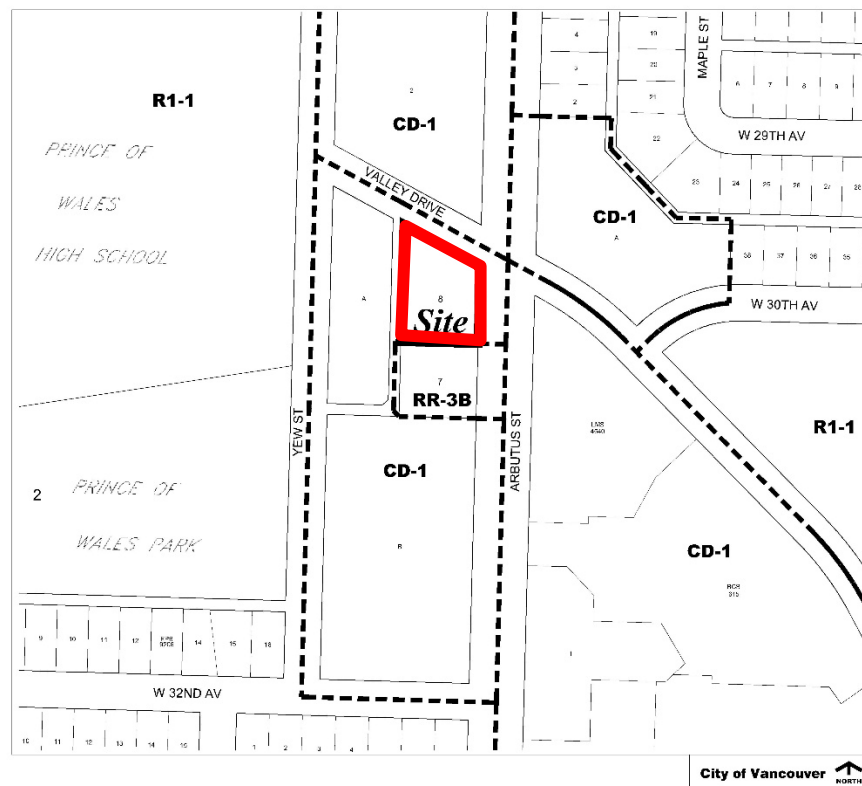
REPORT

Background/Context

1. Site and Context

The subject site (see Figure 1) is zoned CD-1 and comprised of one legal parcel at the corner of Arbutus Street and Valley Drive. The parcel immediately south of the site was rezoned to RR-3B (Residential Rental) District, with Council approval on May 30, 2024, and by-law enactment on June 17, 2025. The existing CD-1 zone consists of three legal parcels with three separate owners. This current proposal is limited to 4615 Arbutus Street, which is the northeast portion of the CD-1 (26) site.

Figure 1: Location Map – Site and Context



The total site area is approximately 2,284 sq. m (24,588 sq. ft.), with a frontage of 42.6 m (140 ft.) along Arbutus Street and a depth of 42.6 m (140 ft.). The CD-1 (26) allows a mix of uses, including commercial, service, and residential. The current use on the rezoning site, 4615 Arbutus Street, is a gas station constructed in 1993. The property is not listed on the *Vancouver Heritage Register*. The property contains no rental tenancies, and the

Tenant Relocation and Protection Policy does not apply. The surrounding sites are zoned R1-1 (Residential Inclusive) and CD-1, which permits a mix of uses, including commercial, service, and residential uses. Prince of Wales Secondary School is located to the west of the site.

2. Policy Context

Vancouver Plan – The *Vancouver Plan* was approved by Council in 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 also supports consideration for existing CD-1 sites to be rezoned to Residential Rental (RR) zones. Rezoning applications for existing CD-1 sites may be considered if there are no residential units. The proposed RR zone must also be appropriate to the location and context. Further, the proposal must generally meet the locational eligibility criteria set out within the SRP.

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 six-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 and 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) – The *Housing Vancouver Strategy* focuses on the right supply of new homes, including rental, to meet the continuum of housing types. The strategy includes 10-year housing approval targets, which were updated in 2024. The new targets aim for 83,000 net new homes overall, including 30,000 purpose-built market rental and 5,500 purpose-built below market rental units. This rezoning will contribute towards targets for purpose-built market and below-market rental housing units.

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

Strategic Analysis

1. Simplified Rezoning Process

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

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

The RR-3B District Schedule permits mixed-use rental buildings up to six storeys in height and 3.40 FSR, with a minimum 0.35 FSR of non-dwelling uses. Residential uses are permitted on the second storey and above. Residential uses can also be located on the ground floor at the lane, or in the case of corner sites, on the flanking street. Non-dwelling uses are required at the main frontage on the ground floor and may include cultural and recreational, institutional, office, retail and service uses. On some shallow sites and corner sites with a minimum frontage of 40.2 m (132 ft.), a density of up to 3.50 FSR applies. This density is applicable only to sites on arterials that are either a corner lot, adjacent to a site that is currently zoned for commercial, or are developed with an existing non-residential use. The schedule also requires a minimum of 20% of the residential floor area to be permanently secured at below-market rental rates, and for 35% of the units to be for families and include two bedrooms or more. Six-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-3B 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-3B District Schedule.

2. Rooftop Amenity Rooms and Decks

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

3. 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 six-storey mixed-use 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 110 rental units based on an average unit size assuming 35% will be family sized units.

Figure 2: Progress Towards 10 Year Housing Vancouver Targets (2024-2033) for Purpose-Built Market and Developer-Owned Below-Market Residential Rental Housing as of June 30, 2025

Housing Type	CATEGORY	10-YEAR TARGETS	Units Approved Towards Targets*
Purpose-Built Market Rental Housing Units	Market Rental	30,000	11,175 (35%)
	Developer-Owned Below Market Rental	5,500	1,905 (35%)
	Total	35,500	13,080 (37%)

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 Canada Mortgage and Housing Corporation (CMHC) Market Rental Survey) for the Westside/Kerrisdale area where this site is located, is 1.7%. A vacancy rate of between 3% and 5% is considered to represent a balanced market.

Average Rents and Income Thresholds – Figure 3 below shows 2025 starting rents for below-market rental units. Average market rents and incomes served for newer rental buildings on the westside are shown in the middle two columns, and costs for home ownership are shown in the right-hand columns. Figure 3 demonstrates that below-market rental housing and market rental housing provide options that are more affordable than home ownership.

If approved, starting rents for the below market units will be 20% less the city-wide average market rents at the time of initial occupancy. On unit turnover, rents in the below-market units may be reindexed to 20% less the city-wide average market rent by unit type current at the time of unit turnover.

Figure 3: Below-Market Unit Average Rents, Market Rents in Newer Buildings, Cost of Ownership and Household Incomes Served

	Below-Market Rental Units		Newer Rental Buildings Westside		Monthly Costs of Ownership for Median-Priced Apartment – Westside (with 20% down payment)		
	2025 Starting Rents ¹	Average Household Income Served ⁴	Average Market Rent ²	Average Household Income Served ⁴	Monthly Costs of Ownership ³	Average Household Income Served ⁴	Down-payment at 20% ³
Studio	\$1,294	\$51,776	\$1,960	\$78,400	\$2,837	\$113,480	\$106,000
1-bed	\$1,470	\$58,784	\$2,560	\$102,400	\$3,473	\$138,920	\$132,000
2-bed	\$2,052	\$82,080	\$3,635	\$145,400	\$5,193	\$207,720	\$198,400
3-bed	\$2,819	\$112,768	\$4,412	\$176,480	\$7,982	\$319,280	\$311,890

1. Starting rents shown are calculated based on a 20 per cent discount to city-wide average market rents as published by CMHC in the fall 2024 Rental Market Report and set in the Rental Incentive Programs Bulletin for the year 2025.
2. Data from October 2024 CMHC Rental Market Survey for buildings completed in 2015 or later on the Westside of Vancouver.
3. Based on the assumptions: Median of all BC Assessment strata apartment sales prices in Vancouver Westside in 2021 by unit type, 20% down-payment, 5% mortgage rate (in-line with qualifying rate), 25-year amortization, \$250-\$350 monthly strata fees and monthly property taxes at \$2.92 per \$1,000 of assessed value (2021 assessments and property tax rate).
4. Incomes are estimated based on rents or monthly ownership costs at 30% of income.

Security of Tenure – Purpose-built rental housing offers permanent rental housing and security of tenure, unlike rented condominiums or basement suites in the secondary rental market. All units in the proposal would be secured through a Housing Agreement and Section 219 Covenant for the longer of 60 years or the life of the building. Covenants will be registered on title to prohibit the stratification and/or separate sale of individual units.

The Housing Agreement will secure not less than 20% of the residential floor area that is counted in the calculation of the floor space ratio for below-market units to be rented at rates targeted to meet the affordability needs of moderate-income households. Rent increases during each tenancy are capped at the Residential Tenancy Act annual allowable rental increase. Conditions related to securing the units are contained in Appendix B.

Tenants – The rezoning site does not currently have any existing rental residential and there are no eligible tenants as defined under the City's *Tenant Relocation and Protection Policy* (TRPP).

4. Transportation and Parking

The site is well served by public transit, as it is located along Arbutus Street, which is a part of the Frequent Transit Network. Additionally, the Valley Drive Bikeway is adjacent to the site and provides sustainable transportation options.

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 a new lane crossing, new sidewalks, and new street and intersection lighting to achieve the City's walking and cycling objectives. Local servicing requirements will be secured through a services agreement. Engineering conditions are included in Appendix B.

Environmental Sustainability and Natural Assets

Green Buildings – The *Green Buildings Policy for Rezoning* requires that rezoning applications satisfy the green and resilient building conditions stated within the Policy. The applicant has submitted preliminary modelling analysis detailing design and construction strategies to meet anticipated embodied carbon targets in the Vancouver Building By-law, a summary of the resilient building measures considered for the application, and a commitment to fulfil 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 the 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.

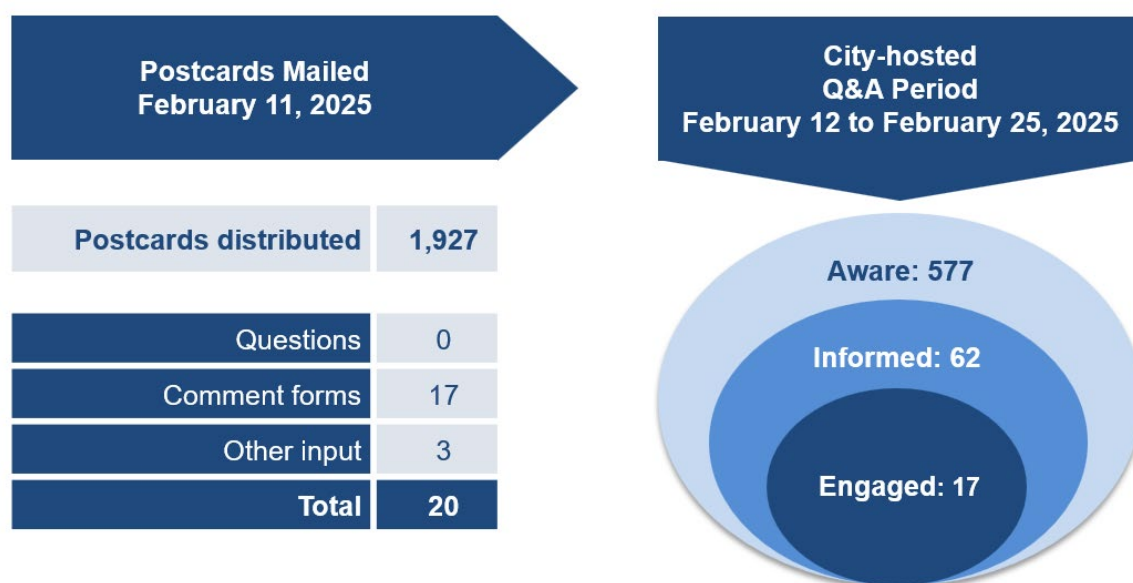
5. Public Input

A rezoning information sign was installed on the site on January 20, 2025. Approximately 1,927 notification postcards were distributed within the neighbouring area on or about February 11, 2025. Application information and an online comment form were 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 D.

Question and Answer Period – A question and answer period was held from February 12 to 25, 2025, on the Shape Your City platform. This consisted of an open-question online event where questions were submitted and posted with a response over a period of two weeks. A project webpage was created and 557 people signed on to view the rezoning proposal including a hypothetical building example.

Public Response and Comments – Public input was via online questions, comment forms, by email and phone. A total of 20 submissions were received. A summary of all public responses may be found in Appendix D.

Figure 4: Overview of Notification and Engagement

Support was expressed for the proposed rental supply and below-market units, ground-floor commercial, and the scale and massing within the neighbourhood and policy context. Concerns were regarding the proposed height, loss of the gas station, and the anticipated impact of densification on existing infrastructure and amenities.

In response to concerns, the height is supported under the SRP, and if approved, the proposal will add new commercial opportunities. The SRP also encourages the addition of rental housing in established neighbourhoods, within close proximity to existing schools, transit, shopping, and other amenities.

6. 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 CD-1 (26) and proposes to rezone to RR-3B which only allows for up to six storeys, of which 20% of the residential floor area is for below-market rental units, the application is eligible for this CAC exemption.

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

This application has requested and is expected to be eligible for a Class A (100%) waiver of the City-wide DCLs applicable to the residential portion of the building. This application is therefore subject to the maximum average starting rents and unit sizes by unit type applicable to "Class A for-profit affordable rental housing" as per the Vancouver Development Cost Levy By-law, if applicable and as may be amended from time to time. These requirements will be secured by a Housing Agreement, and compliance will be assessed through the development permit stage to occupancy permit issuance.

Based on the rates in effect as of September 30, 2025, and the proposed 7,195.7 sq. m (77,454 sq. ft) residential area and 799.5 sq. m (8,606 sq. ft) non-residential area, it is estimated

that the project will pay DCLs of \$1,493,148, should it achieve the maximum 3.50 FSR. The value of the anticipated City-wide DCL waiver is estimated at \$1,932,837.

Public Art Program – No public art contribution is applicable to this rezoning as the proposed floor area is below the minimum threshold of 9,290 sq. m (100,000 sq. ft.).

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

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

FINANCIAL IMPLICATIONS

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

CONCLUSION

Staff have reviewed the application to rezone 4615 Arbutus Street from CD-1 (26) to RR-3B to facilitate the delivery of rental housing. The location complies with the provisions of the RR-3B 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.

* * * * *

**4615 Arbutus Street
PROPOSED BY-LAW AMENDMENTS**

Note: A By-law to rezone an area to RR-3B 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 CD-1 (26) to the RR-3B district.

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

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4615 Arbutus 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:

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 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 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 for inspection after tree planting completion."
 - (iii) "The required Green Infrastructure improvements on 4615 Arbutus Street will be as per City-issued design."

Note to Applicant: For further information, contact Green Infrastructure Implementation Branch, ESRGGIIDL@vancouver.ca.

- (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 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.

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

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

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.

- 1.7 Parking, loading, bicycle, and passenger loading space quantities must be provided and maintained in accordance with the requirements of the Vancouver Parking By-Law.
- 1.8 Provision of the following to be included in 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) Dimension of columns and column encroachments into parking spaces;
 - (c) Identification of columns in the parking layouts;
 - (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) Design elevations at all breakpoints on both sides of ramps, drive aisles, loading and passenger loading spaces, accessible spaces, and entrances;

Notes 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 a \$30,000 cash security deposit prior to Building Permit issuance, for protection, relocation and/or delivery of bus stop amenities adjacent to the site.

Note to Applicant: All supply, removal and relocation of street furniture shall be by the City's street furniture contractor, and coordinated with the City of Vancouver Street Furniture Coordinator.

- 1.11 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.

- 1.12 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>

- 1.13 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>.

Sustainability

- 1.14 All new buildings in the development will meet the requirements of *the Green Buildings Policy for Rezoning*s (amended November 27, 2024) 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

- 1.15 The design and layout of at least 35% of the market rental units, and at least 35% of the below-market rental units must:
- (a) Be suitable for family housing; and
 - (b) Include two or more bedrooms.
- 1.16 A minimum of 20% of the total residential floor area must be Below-Market Rental Housing.
- 1.17 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 (Sections 3.3.2 and 3.4.3);
 - (b) A minimum of 2.3 sq. m (24.7 sq. ft.) of bulk storage for each dwelling unit (Section 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 (Section 3.7.3); and
 - (d) Balcony for each unit with 1.8 m by 2.7 m minimum dimensions (Section 4.3.2).
- 1.18 The below-market units should be designed to the same standards of livability as the market rental units.

Note to Applicant: Clearly label the proposed below market units and market rental units on the architectural drawings.

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 release of an Easement and Indemnity Agreement 393843M (3 commercial crossings), prior to building occupancy.

Note to Applicant: Arrangements are to be secured prior to zoning enactment, with release to occur prior to issuance of an occupancy permit for the site. Provision of a letter of commitment will satisfactorily address this condition for zoning enactment.

- 2.2 Provision of a statutory right-of-way (SRW) for public pedestrian use over a portion of the site, adjacent to Valley Drive, to achieve a 5.5 m offset distance from the back of the existing curb to the building face. The SRW will be free of any encumbrance such as structure, stairs, planter walls, and mechanical vents at grade, but is to accommodate the underground parking structure within the SRW area.

Note to Applicant: A survey plan prepared by a British Columbia Land Surveyor showing the existing dimension from the back of the City curb to the existing property line to determine the final SRW width required.

The preparation of this legal agreement includes statutory rights-of-way and the requirement for [collection of a fee for service](#) and will be due prior to issuance of the Development Permit.

- 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, 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 CIMA+ dated September 17, 2024, no water main upgrades are required to service the development.

The main servicing the proposed development is 200 mm on Arbutus Street and 300 mm on Valley Drive. 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 4615 Arbutus Street does not require any sewer upgrades.

Development to be serviced to the existing 375 mm COMB sewer in the lane east of Yew Street.

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.

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 15 mm 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 <https://vancouver.ca/rainwater>.

- (c) Provision of street improvements with appropriate transitions, along Arbutus Street adjacent to the site, including:
 - (i) Minimum 1.5 m wide front boulevard;
 - (ii) Minimum 3.0 m wide broom finish saw-cut concrete sidewalk;
 - (iii) Corner curb ramp;
 - (iv) Removal of the existing driveway crossings and reconstruction of the curb and gutter;
 - (v) Curb and gutter, including road reconstruction as required to accommodate the new curb and gutter;
 - (vi) Road reconstruction of 30 mm mill and pave up to centerline of the road;

Note to Applicant: Road reconstruction on Arbutus Street to meet City higher zoned, arterial, bus lane standards.
 - (vii) Integral concrete curb and slab at the bus stop on Arbutus Street per City standards;
- (d) Provision of street improvements with appropriate transitions, along Valley Drive adjacent to the site, including:
 - (i) Minimum 3.0 m wide broom finish saw-cut concrete sidewalk;
 - (ii) Corner curb ramp;
 - (iii) Removal of the existing driveway crossing and reconstruction of the curb and gutter;
 - (iv) Curb and gutter and road reconstruction if required to accommodate the curb and gutter;
 - (v) Full-depth road reconstruction up to centerline of the road;

Note to Applicant: Road reconstruction on Valley Drive to meet City higher zoned standards.

- (e) Provision of street improvements with appropriate transitions, along the lane east of Yew Street adjacent to the site, including:
 - (i) New standard concrete lane crossing, with new lane returns and ramps on both sides, at the lane entrance on Valley Drive.

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

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

- (f) Provision of speed humps in the lane east of Yew Street between Valley Drive and lane south of Valley Drive.
- (g) Provision of the Green Infrastructure (GI) improvements to the satisfaction of the General Manager of Engineering Services, including:
 - (i) Porous asphalt along the lane east of Yew Street to treat and retain 90% of average annual rainfall runoff, including installation or relocation of a pair of catch basins at the downstream end of the laneway.

Note to Applicant: Permeable pavement structure will be applied from edge to edge for the entire width of the laneway fronting the property. Install catch basin to remove excess runoff to the drainage system.

Catch basins are to remove access runoff to the drainage system. Permeable pavement structure may include permeable pavement material, rock reservoir/subbase, storage, and underdrain, etc.

The proposed permeable laneway pavement structure should provide equal performance and design life as the City "Higher-Zoned Laneway" pavement structure.

The City can provide a draft Permeable Lane Design Memo and Construction Spec with the consultant to assist them with the design.

Note to Applicant: 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-infrastructuredesign-resources.aspx>

- (h) Provision of upgraded street lighting (roadway and sidewalk) to current City standards and IESNA recommendations.
- (i) Arbutus Street and Valley Drive entire intersection street lighting upgrade to current City standards and IESNA recommendations.
- (j) Provision of new or replacement duct banks that meet 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.

- (k) 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.

- (l) 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 class A for profit affordable rental housing, excluding Seniors Supportive or Independent Living Housing, and including at least 20% of the residential floor area that is counted in the calculation of the dwelling unit area per the RR-3B By-law to be secured as below-market rental dwelling housing units, and the remaining units to be secured as market rental units, subject to the conditions set out below for such units, subject to the conditions set out below for such units and in accordance with the requirements set out in the *Secured Rental Policy*, for a term equal to the longer of 60 years and the life of the building and such other terms and conditions as the General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services may require. The agreement or agreements will include but not be limited to the following terms and conditions:

- (a) A no separate sales covenant;
- (b) A no stratification covenant;
- (c) A provision that none of the units will be rented for less than 90 consecutive days at a time;
- (d) That the average initial starting monthly rents by unit type for the below-market rental housing dwelling units in the project will be at least 20% below the average market rent for private rental apartment units city-wide as published by the most recent Canada Mortgage and Housing Corporation in the Rental Market Survey Data Tables for Vancouver at the time when the Occupancy Permit is issued;
- (e) That a rent roll indicating the agreed maximum average initial monthly rents for the below-market rental housing dwelling units will be required prior issuance of an Occupancy Permit, to the satisfaction of the General Manager of Planning, Urban Design or Sustainability (or successor in function) and the Director of Legal Services;
- (f) Following initial occupancy, on a change in tenancy for a below-market rental housing dwelling unit, the starting rent for such new tenancy will be at least 20% below the rent for private rental apartment units city-wide as published by the Canada Mortgage and Housing Corporation in the most recent Rental Market Survey Data Tables for Vancouver for that unit type at the time of the change in tenancy;
- (g) That the applicant will verify eligibility of new tenants for the below-market rental housing dwelling units, based on the following:
 - (i) For new tenants, annual household income cannot exceed (4) four times the annual rent for the unit (i.e. at least 25% of household income is spent on rent); and
 - (ii) There should be at least one occupant per bedroom in the unit.
- (h) That the applicant will verify the ongoing eligibility of existing tenants in below-market rental housing dwelling units every five (5) years after initial occupancy:
 - (i) For such tenants, annual household income cannot exceed 5 times the annual rent for the unit (i.e. at least 20% of income is spent on rent); and
 - (ii) There should be at least one occupant per bedroom in the unit.
- (i) On an annual basis, or at the request of the City, the applicant will report to the City of Vancouver on the operation of the below-market rental housing dwelling units which will ensure that the City can confirm that the units are being operated as agreed, and will include a rent roll for the below-market rental housing

dwelling units, and a summary of the results of eligibility testing for these units;
and

- (j) Such other terms and conditions as the General Manager of Planning, Urban Design and Sustainability (or successor in function) and the Director of Legal Services may require in their sole discretion.

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

Environmental Contamination

2.5 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; 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.

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.

* * * * *

**4615 Arbutus Street
PROPOSED CONSEQUENTIAL BY-LAW AMENDMENT**

Note: By-laws will be prepared generally in accordance with the provisions listed below, subject to change and refinement prior to posting.

CD-1 (26) BY-LAW NO. 4078

1. This by-law amends the indicated provisions of By-law No. 4078.
2. Council strikes out section 1 and substitutes the following:

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

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

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4615 Arbutus 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

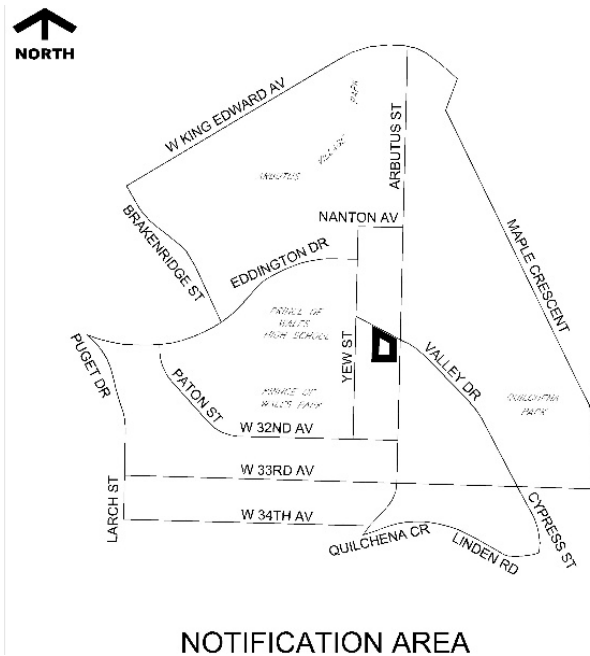
	Date	Results
Events		
Question and Answer Period (City-led)	February 12-25, 2025	133 participants (aware)* • 30 informed • 11 engaged
Public Notification		
Postcard distribution – Notice of rezoning application and Question and Answer Period	February 11, 2025	1,927 notices mailed
Public Responses		
Online questions	February 12-25, 2025	0 submittal
Online comment forms • Shape Your City platform	January 2025 – July 2025	17 submittals
Overall position • support • opposed • mixed	January 2025 – July 2025	17 submittals • 7 responses • 7 responses • 3 responses
Other input	January 2025 – July 2025	3 submittals
Online Engagement – Shape Your City Vancouver		
Total participants during online engagement period	January 2025 – July 2025	577 participants (aware)* • 62 informed • 17 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



4. Analysis of All Comments Received

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

Generally, comments of support fell within the following areas:

- **Rental housing and housing supply:** The proposal adds much-needed rental supply, and below-market units are appreciated.
- **Ground-floor commercial:** Retail and services at grade animate the street and serves the day-to-day needs of residents.
- **Building height and massing:** The scale and massing make sense for the context and policy framework. Greater height would be appropriate, given citywide housing targets.

Generally, comments of concern fell within the following areas:

- **Amenities and infrastructure capacity:** Nearby community centres are at capacity, and removal of the gas station removes needed functions.
- **Impacts to local business and affordable services:** Commercial rents are expected to increase, and affordable, local-serving retailers may leave.
- **Neighbourhood fit and scale:** The building is too tall and does not align with area's character nor support organic growth.

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:

- Alignment with Council-approved plans and policies.
- Densification is appropriate for the location, which is well served by its proximity to transit and amenities.
- Streamlined approvals enable homes to be delivered sooner.

General comments of concern:

- Increased traffic and parking pressures, as well as pedestrian safety concerns.
- Disruption during construction is anticipated.
- Below-market rental units may not be affordable for existing residents.
- Impact of densification on community centres.

Neutral comments/suggestions/recommendations:

- Housing ownership option is desired.
- Restore and retain local serving retail displaced by redevelopment.
- Mobility concerns during and after construction.

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4615 Arbutus Street
PUBLIC BENEFITS SUMMARY

Project Summary

Rezoning to RR-3B District to facilitate rental housing.

Public Benefit Summary:

The project would provide rental units, with 20% of the residential floor area secured for below-market rental units, and would generate a DCL contribution.

	Base Zoning	Proposed Zoning
Zoning District	CD-1 (26)	RR-3B
FSR of Base Zoning and FSR of Base Density (site area = 2,284.3 sq. m (24,588 sq. ft.);	1.20	3.50
Floor Area	2,741.2 sq. m (29,506 sq. ft.)	Up to 7,995.2 sq. m (86,060 sq. ft.)
Land Use	Residential	Mixed use

Summary of development contributions anticipated under proposed zoning

City-wide DCL ^{1,2}	\$214,754
Utilities DCL ¹	\$1,278,394
TOTAL	\$1,493,148

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, 2025, 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 has requested and is expected to be eligible for a Class A (100%) waiver of the City-wide DCLs applicable to the residential portion of the building. The value of the anticipated City-wide DCL waiver is estimated at \$1,932,837. The application is therefore subject to the maximum average starting rents and unit sizes by unit type applicable to "class A for-profit affordable rental housing" as per the By-law. These requirements will be secured by a Housing Agreement, and compliance will be assessed through the development permit stage to occupancy permit issuance.

4615 Arbutus Street
APPLICANT, PROPERTY, AND DEVELOPMENT PROPOSAL INFORMATION

Property Information

Address	Property Identifier (PID)	Legal Description
4615 Arbutus Street	009-167-111	Lot 8 Block 93 District Lot 526 Plan 11076

Applicant Information

Architect/Applicant	Perkins + Will Canada Architects Co.
Property Owner	4615 Arbutus Development Inc.

Site Statistics

Site Area	2,284.3 sq. m (24,588 sq. ft.); Site dimensions 64.4 m (211 ft.) x 47.9 m (157 ft.) x 42.7 m (140 ft.) x 42.7 m (140 ft.)
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Development Statistics

	Permitted Under Existing Zoning	Development Permitted Under Proposed Zoning
Zoning	CD-1 (26)	RR-3B
Uses	Commercial	Residential Rental Cultural & Recreational, Institutional, Office, Retail, Service
Maximum Density	1.20 FSR	Up to 3.50 FSR
Floor Area	2,741.2 sq. m (29,506 sq. ft.)	Up to 7,995.2 sq. m (86,060 sq. ft.)
Height	Up to two-storeys	Up to 6 storeys (at the street): 22.0 m (72.2 ft.)
Unit Mix	n/a	as per RR-3B 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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