



REFERRAL REPORT

Report Date: January 6, 2026
Contact: Esther Yuen
Contact No.: 604.871.6049
RTS No.: 18343
VanRIMS No.: 08-2000-20
Meeting Date: January 20, 2026

TO: Vancouver City Council
FROM: General Manager of Planning, Urban Design and Sustainability
SUBJECT: Rezoning: 6507-6527 Maple Street

RECOMMENDATION TO REFER

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

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

RECOMMENDATIONS FOR PUBLIC HEARING

- A. THAT the application by Matthew Cheng Architect Inc., on behalf of Hua Yi Enterprises Ltd., the registered owner of the lands located at:
- 6507 Maple Street [*PID 011-327-383; Lot 1 Block 9 of Block AA District Lot 526 Plan 4814; and PID 011-327-391; the North 26 Feet of Lot 2 Block 9 of Block AA District Lot 526 Plan 4814*]; and
 - 6527 Maple Street [*PID 005-317-916; Lot D Block 9 of Block AA District Lot 526 Plan 21006*];

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

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

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

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

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

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

Purpose and Executive Summary

This report recommends an amendment to the Zoning and Development By-law to rezone from R1-1 (Residential Inclusive) District to RR-2B District (Residential Rental), for the site located at 6507-6527 Maple Street. The amendment would allow for a five-storey residential rental building.

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

This application is consistent with the *Secured Rental Policy*. The General Manager of Planning, Urban Design and Sustainability recommends approval in principle subject to conditions contained in Appendix B.

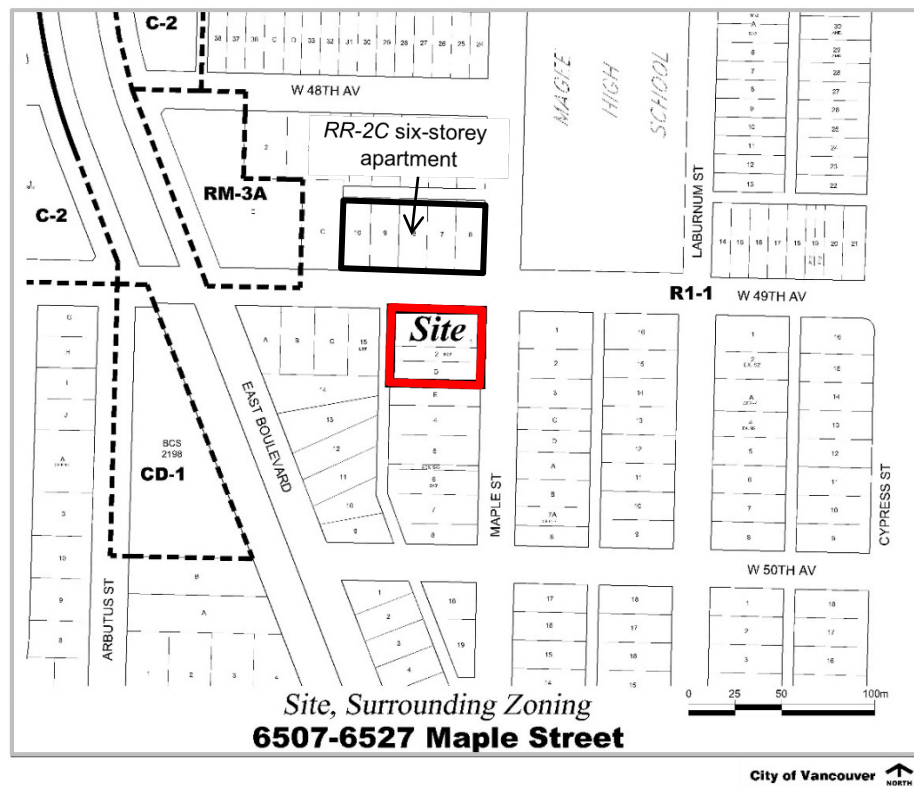
Context and Background

1. Site and Context

- The subject site is comprised of two parcels, located on the southwest corner of West 49th Avenue and Maple Street (see Figure 1). This property and the surrounding area are predominately zoned for residential uses under the R1-1 District Schedule. There

are also sites to the west which are zoned C-2, CD-1 (447) and RM-3A and support townhouses and apartments. Properties north of the site were approved in principle by Council on October 17, 2023, for an RR-2C residential rental building. The site is developed with two single-detached homes constructed in 1978 and 1987. The properties are not listed on the Vancouver Heritage Register. The property contains no tenancies, and the *Tenant Relocation and Protection Policy* does not apply.

Figure 1: Site and Surrounding Zoning



2. Policy Context

- Secured Rental Policy (SRP):** The SRP encourages the construction of new purpose-built rental housing in low-density areas close to public transit, shopping and other daily needs using standardized rental zones. The SRP generally supports up to four-storey mixed-use and five-storey residential apartments on arterials, and up to four-storey townhouses or apartments on sites off arterials. Up to six storeys may be considered for projects on arterials where the residential component includes a minimum 20% permanently secured for below-market rental housing or 100% social housing. This application complies with the location criteria under SRP for five-storey buildings.
- Housing Needs Report:** The Vancouver Charter requires that when Council amends or adopts an affordable and special needs housing zoning by-law, also known as inclusionary zoning, Council must consider the most recent housing needs report, and the housing information on which it is based. The most recent housing needs report amendment was received on January 1, 2025.

Discussion

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 local road and is able to rezone under the RR-1 (triplex/fourplex), RR-2A (4-storey apartment), and RR-2B (5-storey apartment) zones. This site is not eligible for a mixed-use development. Out of the eligible options, the applicant has chosen to rezone to RR-2B.

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

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

2. Housing

The *Housing Vancouver Strategy* seeks to deliver a range of housing tenures across the housing continuum. This application, if approved, would add an estimated 70 rental units to the City's inventory of rental housing, which would contribute to the targets set out in the *Housing Vancouver Strategy* (see Figure 1).

Figure 1: Progress Towards 10 Year Housing Vancouver (2024-2033) Targets for Purpose-Built Rental Housing as of September 30, 2025

Housing Type	CATEGORY	10-YEAR TARGETS ^{1, 2}	Units Approved Towards Targets ³
Purpose-Built Rental Housing Units³	Market Rental	30,000	12,299 (41%)
	Developer-Owned Below Market Rental	5,500	2,046 (37%)
	Total	35,500	14,345 (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. Based on Canada Mortgage and Housing Corporation (CMHC) Market Rental Survey, the purpose-built apartment vacancy rate in 2024 was 1.6% in Vancouver. The 2024 vacancy rate for Kerrisdale / Westend, where this site is located, was 1.7%. A vacancy rate of between 3% and 5% is considered to represent a balanced market.

Housing Mix – The *Family Room: Housing Mix Policy for Rezoning Projects* policy requires a minimum of 35% family units. This application proposes 33.8% family units in a mix of two-bedroom and three-bedroom units thereby not meeting this policy. A condition of approval and a provision in the CD-1 By-law has been included to ensure the project meets the minimum unit mix requirements. These units must be designed in accordance with the *High-Density Housing for Families with Children Guidelines*.

Average Rents and Income Thresholds – Average market rents in newer rental buildings on the westside are shown in the left-hand columns in Figure 2. The market rental housing will provide options which are significantly more affordable than average home ownership costs as illustrated in Figure 2.

**Figure 2: Market Rents in Newer Westside Buildings,
Costs of Ownership and Household Income Served**

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

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

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

³ Incomes are estimated based on rents or monthly ownership costs at 30% of income.

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

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 uses and there are no eligible tenants as defined under the City's *Tenant Relocation and Protection Policy* (TRPP). If any eligible tenants are identified through the City's regulatory approvals process, the applicant will be required to provide a Tenant Relocation Plan that meets the City's TRPP.

4. Transportation and Parking

Parking, loading, bicycle and passenger loading spaces are finalized at the time of development permit per the Parking By-law.

5. Public Input

Public input primarily included mailed postcards, a site sign, and an online comment form. Refer to the application webpage: <https://www.shapeyourcity.ca/6507-6527-maple-st>.

In total, approximately 33 submissions were received. Comments of support saw the proposal a necessary step toward increasing supply to addressing the housing shortage. Comments of concern were related to traffic safety and parking increase that would impact the nearby schools, the height being incompatible with the neighbourhood, and the ability of existing infrastructure to support the proposed density. Refer to Appendix D for a full summary of the public input collected.

6. Public Benefits

Refer to Appendix E for full summary of public benefits.

- **Development Cost Levies (DCLs):** This application was eligible for a waiver of (a portion of) the City-wide DCLs, however the applicant has elected not to seek the waiver. As per Section 3.1B of the Vancouver Development Cost Levy By-law, the decision to seek the waiver is made at the rezoning application stage. Should the applicant wish to request a DCL waiver at a later stage, the application would be expected to return to Council for a subsequent public hearing to amend the rezoning conditions. It is expected that the project will pay DCLs of \$1,631,234 based on rates in effect as of December 10, 2025.
- **Community Amenity Contributions (CAC):** The *Community Amenity Contributions Policy for Rezoning*s provides an exemption for certain routine, lower-density rental rezoning applications that comply with the City's rental policies. As this site is currently zoned R1-1 and proposes to rezone to RR-2B which only allows for up to five storeys, the application is eligible for this CAC exemption.
- **Public Art:** No public art contribution is applicable to this rezoning as the proposed floor area is below the minimum threshold.

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

The proposed land use, form of development and public benefits complies with the provisions of the RR-2B District Schedule and is consistent with the *Secured Rental Policy*. 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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APPENDIX A

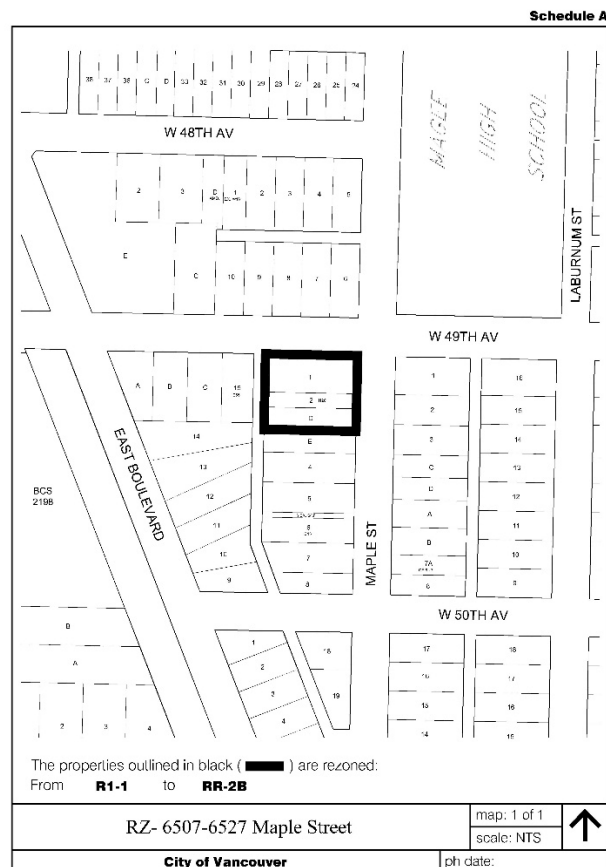
6507-6527 Maple Street

PROPOSED BY-LAW AMENDMENTS

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

Zoning District Plan Amendment

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



APPENDIX B CONDITIONS OF APPROVAL

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

PART 1: CONDITIONS OF APPROVAL OF THE 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 to the 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 Arrangements to the satisfaction of the General Manager of Engineering Services and the appropriate public utility companies for pole relocation if vehicle access to the site cannot be relocated.

Note to Applicant: Vehicle access to the site must be unobstructed. Pole relocation proposals must include submitted letters from the appropriate public utility companies confirming that relocation is possible.

- 1.6 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>

- 1.7 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 for 6507-6527 Maple Street will be as per City-issued design".

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

(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.

Surface treatment in the lane is to be standard asphalt only. Surface treatments in hardscape areas of the boulevard and plaza are to be in standard concrete only.

1.8 Parking, loading, bicycle, and passenger loading space quantities must be provided and maintained in accordance with the requirements of the Vancouver Parking By-Law.

1.9 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.

- 1.10 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 sewer mains that are no longer in use due to the development of the 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.

- 1.11 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 and entranceway design elevations 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 dwelling units must:
- (a) be suitable for family housing; and
 - (b) include two or more bedrooms.
- 1.16 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) a balcony for each unit with 1.8 m by 2.7 m minimum dimensions (section 4.3.2).

PART 2: CONDITIONS OF BY-LAW ENACTMENT

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

Engineering

- 2.1 Make arrangements to the satisfaction of the General Manager of Engineering Services, the Director of Legal Services and the Approving Officer for consolidation of Lot 1 and the North 26 Feet of Lot 2, both of Plan 4814 and Lot D of Plan 21006, all of Block 9 of Block AA, District Lot 526L to create a single parcel and for the dedication of the North 7 feet of the site for road purposes (in accordance to Schedule “E” of the Zoning and Development By-law).

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

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

- 2.2 Provision of a Services Agreement to detail the on-site and off-site works and services necessary or incidental to the servicing of the site (collectively called the “Services”) such that they are designed, constructed, and installed at no cost to the City and all necessary street dedications and rights of way for the services are provided. No development permit for the site, 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 CREUS Engineering Ltd. dated January 23, 2025, no water main upgrades are required to service the development.

The main servicing the proposed development is 150 mm on Maple Street. 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.

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

Note to Applicant: Implementation of development(s) at 6507-6527 Maple Street does not require any sewer upgrades.

Development to be serviced to the existing combined 200 mm sewers along Maple Street.

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: The City of Vancouver Council has approved a Vancouver Building Bylaw change that will go into effect on January 1st, 2026. The onsite rainwater release rate requirement has been 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. More information is available at vancouver.ca/rainwater.

- (c) Provision of street improvements with appropriate transitions, along West 49th Avenue adjacent to the site, including:
 - (i) Minimum 2.4 m wide broom-finish, saw-cut concrete sidewalk.
- (d) Provision of street improvements with appropriate transitions, along Maple Street adjacent to the site, including:
 - (i) Minimum 2.1 m wide broom-finish, saw-cut concrete sidewalk; and
 - (ii) Removal of the existing driveway crossing and reconstruction of the curb and gutter.
- (e) Provision of street improvements with appropriate transitions, along the lane adjacent to the site, including:
 - (i) Full depth pavement reconstruction; and

Note to Applicant: Lane reconstruction to meet City “Higher-Zoned Lane” standards.
 - (ii) New standard concrete lane crossing, with new lane returns and ramps on both sides, at the lane entrance on West 49th Avenue.

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 East Boulevard and west of Maple Street, between 49th Avenue and 50th Avenue.
- (g) Provision of Green Infrastructure improvements to the satisfaction of the General Manager of Engineering Services, including:
 - (i) Installation of a bioswale feature, at the north end of Maple Street, to treat and retain 90% of average annual rainfall from the right-of-way (ROW) to the greatest extent practical.
 - (ii) 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.

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.

- (h) Provision of upgraded street lighting (roadway and sidewalk) to current City standards and IESNA recommendations.
- (i) Provision of Maple Street and West 49th Avenue entire intersection street lighting upgrade to current City standards and IESNA recommendations.
- (j) 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.

- (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

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

90 consecutive days at a time, and such other terms and conditions as the General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services may require.

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

2.2 In the event that one or more eligible tenants are discovered to reside at the property (or formerly resided at the property), enter into a Section 219 Covenant and/or such other agreements as the General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services determine are necessary to require the applicant to:

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

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

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

Environmental Contamination

2.3 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 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.

Agreements

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

* * * * *

APPENDIX C PROPOSED CONSEQUENTIAL BY-LAW AMENDMENTS

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

DRAFT AMENDMENTS TO THE SUBDIVISION BY-LAW No. 5208

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

- (a) PID 011-327-383; Lot 1 Block 9 of Block AA District Lot 526 Plan 4814;
- (b) PID 011-327-391; The North 26 Feet of Lot 2 Block 9 Of Block AA District Lot 526 Plan 4814; and
- (c) PID 005-317-916; Lot D Block 9 of Block AA District Lot 526 Plan 21006.

* * * * *

APPENDIX D ADDITIONAL INFORMATION

Public Consultation Summary

Event	Date(s)	Details
Webpage published	Friday, June 20, 2025	https://www.shapeyourcity.ca/6507-6527-maple-st.
Postcard mailed	June 24, 2025	1,244 notices mailed
Site sign installed	June 16, 2025	n/a
Online comment form	June 2025 to October 2025	26 submissions <ul style="list-style-type: none"> • 2 responses support • 24 responses opposed • 0 responses mixed
Other input (phone calls, direct emails, etc.)	June 2025 to October 2025	7 submissions
Total webpage views	June 2025 to October 2025	359 page views
Total Submissions (Comments submitted + questions asked + other input methods)		33 submissions

Map of Notification Area



NOTIFICATION AREA

A summary of public input is provided below, organized by topic.

Areas of support:

- **Addresses the Housing Crisis:** This proposal is a constructive response to the housing shortage and a necessary step toward increasing supply.

Areas of concern:

- **Traffic, Parking, and School Safety:** Maple Street is narrow, with parking on only one side. The anticipated increase of traffic and parking shortages near Magee Secondary and Maple Grove Elementary schools would impact safety.
- **Neighbourhood Character and Scale:** The proposed building is too tall and out of character for a primarily single-family neighbourhood. The scale and massing would affect privacy, sunlight, and views, and townhouse would be a more appropriate option.
- **Infrastructure Capacity and Nearby Developments:** Existing infrastructure, such as water, sewer, and power systems, may not be able to support the proposed density. This proposal and the provisionally approved rezoning at 2005-2045 West 49th Avenue may cumulatively strain the neighbourhood infrastructure.

Response to Public Comments

- Engineering conditions to increase public safety include upgraded street lighting, new sidewalks and lane crossings, and parking regulatory signage. As well, the proposal will be required to meet the Parking By-law for off-street parking requirements.
- Project will meet design guidelines to manage neighbourhood fit.
- Engineering Services conducts a water and sewer capacity estimate to ensure infrastructure can accommodate of new development.

* * * * *

APPENDIX E PUBLIC BENEFITS

City-wide DCL ^{1,2}	\$1,002,849
Utilities DCL ¹	\$628,385
TOTAL	\$1,631,234

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 rates in effect as of December 10, 2025, and the proposed 4,666.8 sq. m (50,233 sq. ft.) of residential floor area.

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

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

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APPENDIX F REZONING APPLICATION SUMMARY

Property

Address	Parcel Identifier (PID)	Legal Description
6507 Maple Street	011-327-383	Lot 1 Block 9 of Block AA District Lot 526 Plan 4814
6507 Maple Street	011-327-391	The North 26 Feet of Lot 2 Block 9 Of Block AA District Lot 526 Plan 4814
6527 Maple Street	005-317-916	Lot D Block 9 of Block AA District Lot 526 Plan 21006

Applicant Team

Applicant and Architect	Matthew Cheng Architect Inc.
Developer and Property Owner	Hua Yi Enterprises Ltd.

Statistics

	Permitted Under Existing Zoning	Proposed
Zoning	R1-1	RR-2B
Site Area	1,944.5 sq. m (20,930 sq. ft.)	
Land Use	Residential Inclusive	Residential Rental
Maximum FSR	0.70 FSR	2.40 FSR
Maximum Height	11.5 m (37.7 ft.)	5 storeys: 16.8 m (55 ft.)
Floor Area	1,361.2 sq. m (14,651 sq. ft.)	Up to 4,666.8 sq. m (50,233 sq. ft.)
Unit Mix	n/a	as per RR-2B District
Natural Assets	To be assessed at the development permit stage	

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