CITY OF VANCOUVER

REFERRAL REPORT

Report Date:	December 20, 2022
Contact:	Yardley McNeill
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VanRIMS No.:	08-2000-20
Meeting Date:	January 17, 2023

TO: Vancouver City Council

FROM: General Manager of Planning, Urban Design and Sustainability

SUBJECT: CD-1 Rezoning: 8029-8225 Oak Street and 1012 West 64th Avenue

RECOMMENDATION TO REFER

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

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

RECOMMENDATION FOR PUBLIC HEARING

A. THAT the application by Arno Matis Architecture, on behalf of:

- 1123197 B.C. Ltd.[1], the registered owner of the lands located at 1012 West 64th Avenue and 8029-8109 Oak Street [*Lots 1 to 6 except the east 7 feet and the west 10 feet now highways, all of Lot 14 Block B District Lots 319, 323 and 324, Plan 1685; PIDs 014-446-006, 014-446-022, 014-446-049, 014-446-065, 013-152-041, and 014-446-090, respectively*]; and

- 1119903 B.C. Ltd.[2], the registered owner of the lands located at 8129-8225 Oak Street [*Lots 7 to 12 except the east 7 feet and the west 10 feet now highways, all of Lot 14 Block B District Lots 319, 323 and 324, Plan 1685; PIDs 008-629-927, 008-354-448, 014-446-111, 014-446-162, 011-435-224, and 007-972-288, respectively*];

[1] Beneficially owned by Enrich Oak North LP.
[2] Beneficially owned by Enrich Oak South LP.

to rezone the lands from RS-1 (Residential) District to CD-1 (Comprehensive Development) District to increase the floor space ratio (FSR) from 0.60 to 3.25 and the building height from 10.7 m (35 ft.) to a maximum of 28.5 m (94 ft.), to permit two residential buildings and two mixed-use buildings with a maximum height of eight storeys, be approved in principle;

FURTHER THAT the draft CD-1 By-law, prepared for the Public Hearing in accordance with Appendix A, be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by Arno Matis Architecture received June 7, 2021, with revisions received November 29, 2021 provided that the Director of Planning may allow minor alterations to this form of development when approving the detailed scheme of development;

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

B. THAT subject to approval of the CD-1 By-law, the application to amend the Sign By-law to establish regulations for the CD-1, generally as set out in Appendix C, be approved.

C. THAT subject to approval of the CD-1 By-law, the Noise Control By-law be amended to include the CD-1, generally as set out in Appendix C;

FURTHER THAT the Director of Legal Services be instructed to bring forward the amendment to the Noise Control By-law at the time of enactment of the CD-1 By-law.

D. THAT subject to approval of the CD-1 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 CD-1 By-law.

E. THAT Recommendations A to D be adopted on the following conditions:

(i) THAT the passage of the above resolution 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.

REPORT SUMMARY

This report evaluates an application to rezone 8029-8225 Oak Street and 1012 West 64th Avenue to CD-1 (Comprehensive Development) District. The proposal is to permit four buildings, with a total of 200 strata-titled residential units. Two of the buildings will also contain commercial uses at grade and on the second floor. The application is enabled through the *Marpole Community Plan* ("Plan"). Staff recommend that the application be referred to a Public Hearing, with the recommendation of the General Manager of Planning, Urban Design and Sustainability to approve it in principle, subject to the Public Hearing, and conditions contained in Appendix B.

COUNCIL AUTHORITY/PREVIOUS DECISIONS

- Vancouver Plan (2022)
- Marpole Community Plan (2014, amended 2017)
- Housing Vancouver Strategy (2017)
- Family Room: Housing Mix Policy for Rezoning Projects (2016)
- High-Density Housing for Families With Children Guidelines (1992)
- Tenant Relocation and Protection Policy (2019)
- Housing Needs Report (2022)
- Community Amenity Contributions Policy for Rezonings (1999, amended 2022)
- Latecomer Policy (2021)
- Green Buildings Policy for Rezonings (2010, amended 2022)
- Public Art Policy and Procedures for Rezoned Developments (2014)
- Urban Forest Strategy (2016)

REPORT

Background/Context

1. Site and Context

The subject site is located on the southwest corner of Oak Street and West 64th Avenue (see Figure 1), in the Oak sub-area of the *Plan*. It is comprised of 12 parcels, occupying almost an entire block face, with a frontage of 182.9 m (600 ft.) along Oak Street and a depth of 34.4 m (113 ft.). The total site area is 6,346.5 sq. m (68,313 sq. ft.).

The existing zoning is RS-1 and the properties are currently developed with 12 single-detached homes. All twelve units are currently tenanted with tenants who are aware of the application. The *Tenant Relocation and Protection Policy* (TRP Policy) applies to this application.

Directly to the south is an approved rezoning for an eight-storey mixed-use building. Lots to the east across Oak Street are zoned RS-1 with single-detached houses and CD-1s with approved rezonings for six- and eight-storey buildings.

Figure 1: Surrounding Zoning and Context

Local School Capacity – The site is within the catchment area of David Lloyd George Elementary School at 8370 Cartier Street and Sir Winston Churchill Secondary School, located at 7055 Heather Street. According to the 2021 Vancouver School Board (VSB)'s *Long Range Facilities Plan*, David Lloyd George will be operating below capacity in the coming years, with a capacity utilization at 96% by 2031. Churchill will be operating above capacity at 111% by 2031.

The City coordinates with the VSB to inform decision-making and reduce enrolment pressure, recognizing that some schools are full, but there is overall surplus capacity within their system. VSB continues to monitor development and work with the City to help plan for future growth.

Neighbourhood Amenities – The following amenities exist in the area:

- *Public Parks* – Oak Park (180 m), Eburne Park (500 m), Ebisu Park (750 m), and Ash Park (850 m).
- *Community Spaces* – Marpole Oakridge Community Centre (450 m) and Marpole Neighbourhood House (600 m).
- *Child Care Facilities* – There are nine childcare facilities within 1 km of the site.

2. Policy Context

Vancouver Plan – The *Vancouver Plan* was approved by Council on July 22, 2022 and is a land use strategy to guide long-term growth of the City over the next 30 years. *Vancouver Plan* serves as a framework with further implementation planning work to follow over the next two to four years. The site is located within the *Marpole Community Plan* which is in alignment with the *Vancouver Plan*.

Marpole Community Plan ("Plan") – The site is located within the Oak Street sub-area of the *Plan* and straddles two policy areas: subsections 6.3.1 and 6.3.2. Subsection 6.3.1 applies to the southern portion of the site, and anticipates eight-storey, mixed-use buildings with

three-storey podiums at 3.0 FSR. Additional density may be considered if office space is provided above the first floor. Subsection 6.3.2 applies to the northern portion of the site, and anticipates six-storey residential buildings and a density of 2.5 FSR. Further, the Built Form Guidelines in the *Plan* establishes directions for the form of development.

Housing Needs Report – On April 27th, 2022, Council resolved at a public meeting to receive a *Housing Needs Report* prepared by staff. Further to the BC Provincial government's requirement, Council must consider the most recent housing needs report and the housing information on which the report is based when developing a development plan, or when amending a development plan in relation to housing policies of the Council respecting affordable housing, rental housing and special needs housing.

This rezoning application implements Council-approved direction on housing contained in the *Marpole Plan*, which is well supported by the data and findings within the *Housing Needs Report*.

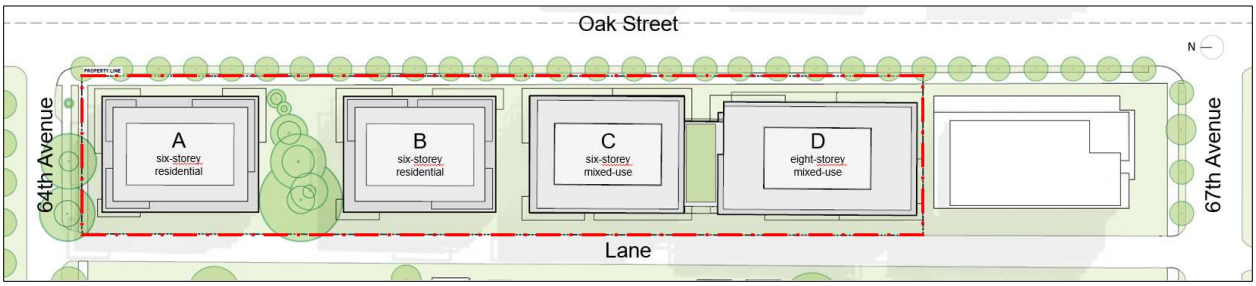
Strategic Analysis

1. Proposal

The original application was submitted on June 7, 2021, followed by a revised submission on November 29, 2021. The resubmission added office space on the second floor of the mixed-use buildings per the *Plan*, resulting in a moderate density increase from 3.10 to 3.25 FSR. This report is based on the revised submission.

The proposal is for a total of four buildings as shown in Figure 2 below. The application consists of two six-storey residential buildings (A and B) and two mixed-use buildings (C and D) at six and eight storeys.

Figure 2: Site Plan



Combined, the application proposes 200 strata-titled residential units, with commercial and office uses in the mixed-use buildings. The building height maximums are from 20.5 m (67 ft.) for the residential buildings and up to 28.5 m (94 ft.) for the mixed-use buildings. The total floor area is 20,632.0 sq. m (222,081 sq. ft.), with an FSR of 3.25. A total of 279 vehicle parking spaces and 491 bicycle spaces are accessed from the lane.

2. Land Use

The mix of commercial, office, and residential uses are consistent with the *Plan*. The ground-floor commercial and office above aligns with the expectation for a strong local

commercial node at the intersection of Oak Street and 67th Avenue, while also consistent with the uses in the approved rezoning for a building immediately south of this site.

3. Form of Development, Height and Density (refer to drawings in Appendix F)

In assessing urban design performance, staff consider the built form guidance in the *Plan*, specifically for the Oak sub-area.

Form of Development – The *Plan* anticipates concentrated density towards Oak Street and 67th Avenue, with eight-storey mixed-use buildings that taper to six-storey residential buildings towards the north (see Figure 3). Each building contains a frontage between 110 and 120 ft. with sufficient separation to allow for light and views between buildings and onto the street and public realm.

Figure 3: Perspective (looking southwest from Oak Street and 64th Avenue)

A three-storey podium connects buildings C and D, which is set back from the street, lower in height, and lighter in material expression. A small, inset commercial plaza enhances the public realm on Oak Street. Commercial units on the ground floor provide retail continuity with the mixed-use node at Oak Street and 67th Avenue. The high floor-to-ceiling heights for the commercial space and the site's sloping condition create opportunities for additional residential units facing the lane.

Each building steps back above the fourth floor to reduce the massing and to provide a transition to the lower-scaled residential neighbourhood to the west. The residential buildings include ground-oriented units with landscaped patios facing Oak Street and the lane, which further supports the transition to a more residential character.

Public Realm – The *Plan* describes the current condition of Oak Street as a busy traffic corridor with narrow sidewalks and long blocks. As such, the policy anticipates an urban mixed-use node and to focus improvements at Oak Street and 67th Avenue. The commercial node will be

strengthened and enhanced by this proposal's mixed-use buildings and local-serving retail at street level, and office space above.

Additional public realm improvements include wider sidewalks, new street trees, street furniture, and a mid-block connection between buildings B and C to improve pedestrian access to and from Oak Street. A small commercial plaza is proposed between buildings C and D to provide opportunities for gathering and outdoor seating.

Private Amenity Space – The development offers common indoor and outdoor amenity space on the ground floor for residents, including substantial outdoor amenity space with retention of mature trees between buildings A and B. Staff have included a condition to further enhance the functionality and quality of all amenity spaces.

Shadowing – The Built Form Guidelines in the *Plan* require building setbacks above the podium to minimize shadowing impacts. Setbacks above the fourth level are provided to minimize the scale of the building and reduce shadow impacts.

Height – The building heights are 20.5 m (67 ft.) for the residential buildings and up to 28.5 m (94 ft.) for the mixed-use buildings. Such heights are consistent with the built form guidelines according to their respective policy sub-sections. The podium height for the mixed-use building is 10 m (34 ft.) to accommodate higher ceilings for the retail and office uses. The CD-1 By-law contains four sub-areas to regulate heights to align with sub-sections 6.3.1 and 6.3.2 of the *Plan*.

Density – The proposed density of 3.25 FSR is consistent with the *Plan*, which allows additional density beyond 3.0 FSR for the provision of office on the second floor. The application proposes 2.77 FSR of residential and 0.48 FSR of office space on level two of the mixed-use buildings. This density is consistent with policy.

Urban Design Panel – The proposal was reviewed and supported by the Urban Design Panel on December 8, 2021. Recommendations were to improve the indoor amenity location, rooftop planting, and increase the plaza size (see Appendix F). In response to Panel recommendations, Appendix B includes conditions to address the commentary of the Panel.

Staff reviewed the recommendations of the Panel and conclude that the proposal is in line with the density, height and built form of the *Plan* and is appropriate for the context. Staff support the application, subject to conditions detailed in Appendix B.

4. Housing

This application proposes 200 strata-titled residential units.

Housing Mix – For strata residential, the *Family Room: Housing Mix Policy for Rezoning Projects* requires a minimum of 35% family units of which 10% are three-bedroom units. Units are to be designed in accordance with the *High-Density Housing for Families with Children Guidelines*. This application exceeds these requirements, proposing 103 two-bedroom units (52%) and 21 three-bedroom units (11%) for a total of 63% family units.

Existing Tenants – The *Tenant Relocation and Protection Policy* ("TRP Policy") includes projects involving consolidation of two or more lots that contain existing secondary rental, including single-family homes and basement suites, where the development is proposing five or

more dwelling units. The *TRP Policy* exempts tenancies entered into after the purchase of the property that are of a length of two years or less as of the date of the rezoning application.

Since the application involves consolidation of 12 lots with 12 secondary rental units, the *TRP Policy* applies. Of the tenanted units, seven tenancies are eligible under the policy. Eligible tenants are to receive a minimum of four months' free rent or more based on length of tenancy, a flat-rate payment towards moving costs, and three alternate accommodation options that best meet the tenants' identified priorities. All tenancies are protected under the BC Residential Tenancy Act and any disputes would be resolved through the Residential Tenancy Branch.

The applicant has provided a draft Tenant Relocation Plan (TRP). TRP implementation would be secured as a condition of rezoning in Appendix B. An Interim Tenant Relocation Report would be required prior to demolition permit issuance. A Final Tenant Relocation Report would be required prior to issuance of the occupancy permit.

5. Transportation and Parking

The site is adjacent to regular bus service along Oak Street. Vehicle, bicycle parking, and loading are provided on three levels of underground parking accessed from the lane. A total of 243 residential and 47 commercial vehicle parking spaces are proposed, including visitor spaces. A total of 481 Class A and Class B bicycle spaces are included for residential use and 10 Class A bicycle spaces are for commercial use. The applicant is to meet the Parking By-law during the development permit process.

The project is required to provide a stormwater tree trench and/or bioswale along Oak Street, as well as setbacks and statutory rights-of-way to accommodate wider sidewalks and new street trees. Additional improvements include a mid-block connection from Oak Street to the lane, a small pedestrian plaza, and intersection lighting upgrades.

6. Environmental Sustainability and Natural Assets

Green Buildings – The *Green Buildings Policy for Rezonings* requires that applications satisfy either the near zero emission buildings or low emissions requirements. This application is pursuing the low emissions, which establishes energy and carbon limits to create efficient and comfortable homes and workplaces. The applicant has submitted a design strategy outlining how the project will meet targets. Conditions are in Appendix B.

Natural Assets – The *Urban Forest Strategy* was developed to preserve, protect and strengthen Vancouver's urban forest and tree canopy. The Protection of Trees By-law requires permission be sought to remove trees which meet certain conditions. The intent is to retain and 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 to achieve resilient and healthy natural systems in our urban areas.

The site includes a long hedge fronting Oak Street that covers multiple parcels, which must be removed to accommodate pedestrian realm and safety improvements. Six on-site trees are proposed for retention, located between the residential buildings A and B. Three City trees with tree protection zones extend into the site and all will be retained. Landscaping is provided at various levels, including the mid-block pedestrian connection and outdoor amenity spaces. Per the *Plan*, a double row of new trees is anticipated along Oak Street. See Appendix B for detailed landscape conditions.

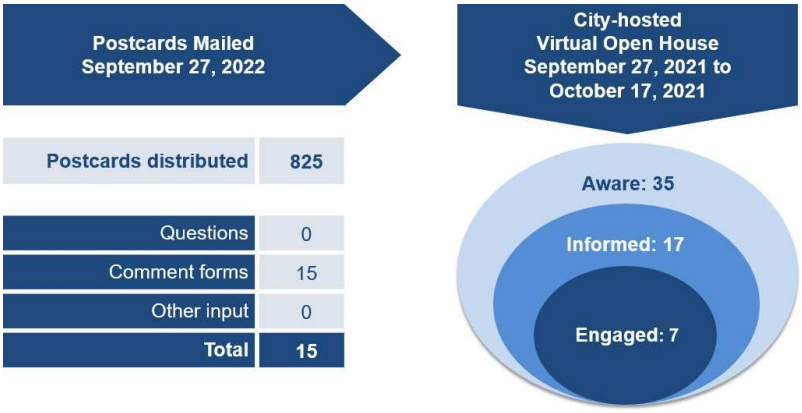
7. Public Input

Public Notification – A rezoning sign was installed on July 30, 2021. Approximately 825 notification postcards were distributed within the neighbouring area on or about September 27, 2021. Notification, application information, and an online comment form, were provided on the City's digital engagement platform, *Shape Your City*.

Virtual Open House – A virtual open house was held from September 27 to October 17, 2021. The open house consisted of an open-question online event where questions were submitted and posted with a response over a period of three weeks. Digital presentations and a digital model were posted for online viewing.

Public Response and Comments – Public input was provided via online questions, comment forms, by email and phone. A total of 35 people signed onto the website to view the proposal and 15 submissions were received (Figure 4). A summary of all public responses are in Appendix E.

Figure 4: Overview of Notification and Engagement



Below is a summary of feedback received by topic. Generally, comments of support fell within the following areas:

- *Height, density and location* – The heights, massing and density are appropriate for this location. The development is a great addition to the neighbourhood with excellent use of land that is currently single-family homes.

- *Building design* – The buildings are aesthetically pleasing and the design is distinct from the surrounding buildings. The design also responds well to the area's elevation.

- *Retail space* – Retail space is a welcome addition to the neighbourhood.

Generally, comments of concern were related to height, shadows, increase in traffic, and loss of trees along Oak Street.

Response to Public Comments – The proposal complies with the *Plan* in terms of height and location. Regarding traffic impacts, the proposal is to meet the Parking By-law to provide the necessary on-site parking. The proposal also includes retention of six trees in the outdoor

amenity area, with new street trees along Oak Street, as well as significant landscaping for the mid-block pedestrian connection, outdoor amenity area, and at the lane.

8. Public Benefits

Community Amenity Contribution (CAC) – The applicant has offered a cash CAC of $16,550,000. Real Estate Services staff have reviewed the applicant's pro forma and concluded that the total CAC value offered is appropriate and recommend that the offer be accepted.

The cash CAC from this rezoning application will be allocated to support delivery of the Marpole Public Benefits Strategy (see Appendix G for PBS implementation tracking). Approval and timing of specific projects will be brought forward as part of the Capital Plan and Budget process.

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

Based on the rates in effect as of September 30, 2022 and the proposed 17,978.0 sq. m (193,511 sq. ft.) of residential and 2,654.0 sq. m (28,570 sq. ft.) of commercial floor area (including office) $6,881,038 of DCLs would be expected from this project.

Public Art Program – The application is subject to a public art contribution is estimated at $439,720. The contribution will be calculated on the floor area at the development permit stage. Applicants may elect to provide on-site artwork or cash-in-lieu (at 80% of the public art budget).

A summary of public benefits associated with this application is included in Appendix H.

Financial Implications

As noted in the Public Benefits section this project is expected to provide a cash CAC, DCLs, and a public art contribution. See Appendix G for additional details.

CONCLUSION

Staff review of the application has concluded that the proposed land use, height, density and public benefits are consistent with the *Plan* and the cash CAC will help achieve key public benefit objectives in and around the area.

The General Manager of Planning, Urban Design and Sustainability recommends that the application be referred to public hearing together with the draft CD-1 by-law provisions generally shown in Appendix A with a recommendation that these be approved, subject to the Public Hearing along with the conditions of approval listed in Appendix B, including approval in principle of the form of development as shown in plans included as Appendix F.

* * * * *

8029-8225 Oak Street and 1012 West 64th Avenue
PROPOSED CD-1 BY-LAW PROVISIONS

Note: A By-law 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 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.*]

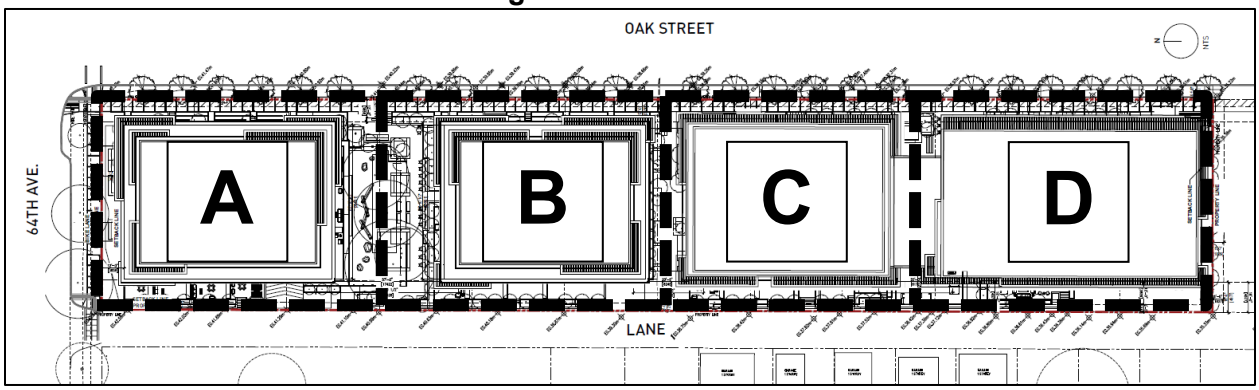
Designation of CD-1 District

2. The area shown within the heavy black outline on Schedule A is hereby designated CD-1 (___).

Sub-areas

3. The site is to consist of 4 sub-areas generally as illustrated in Figure 1, solely for the purpose of establishing the conditions of use and maximum permitted building heights for each sub-area.

Figure 1 – Sub-areas



Uses

4. Subject to Council approval of the form of development, to all conditions, guidelines and policies adopted by Council, and to the conditions set out in this by-law or in a development permit, the only uses permitted within this CD-1 and the only uses for which the Director of Planning or Development Permit Board will issue development permits are:

(a) Cultural and Recreational Uses;

(b) Dwelling Uses, limited to Multiple Dwelling and Mixed-Use Residential Building;

(c) Institutional Uses;

(d) Office Uses;

(e) Retail Uses;

(f) Services Uses; and

(g) Accessory Uses customarily ancillary to the uses permitted in this section.

Conditions of use

5.1 The design and layout of at least 35% of the total number of dwelling units must:

(a) be suitable for family housing; and

(b) have 2 or more bedrooms, of which:

(i) at least 25% of the total dwelling units must be 2-bedroom units, and

(ii) at least 10% of the total dwelling units must be 3-bedroom units.

5.2 No portion of the first storey of buildings in Sub-areas C and D, to a depth of 10.7 m from the front wall of the building and extending across its full width, may be used for residential purposes except for entrances to the residential portion.

5.3 All commercial uses and accessory uses must be carried on wholly within a completely enclosed building, other than the following:

(a) display of flowers, plants, fruits and vegetables in combination with a permitted use;

(b) farmers' market;

(c) neighbourhood public house;

(d) public bike share; and

(e) restaurant,

except that the Director of Planning may vary this regulation to permit the outdoor display of retail goods, and the Director of Planning may impose any conditions the Director of Planning considers necessary, having regard to the types of merchandise, the area and location of the display with respect to adjoining sites, the hours of operation and the intent of this by-law.

5.4 The only uses permitted in sub-areas A and B are Dwelling Uses.

Floor area and density

6.1 Computation of floor area must assume that the site area is 6,346.5 m^2, being the site area at the time of the application for the rezoning evidenced by this by-law, prior to any dedications.

6.2 The maximum floor space ratio for all uses combined is 3.25.

6.3 The total floor area for office and retail uses must not be less than 2,654 m^2.

6.4 Computation of floor area must include all floors having a minimum ceiling height of 1.2 m, both above and below base surface, measured to the extreme outer limits of the building.

6.5 Computation of floor area must exclude:

(a) balconies and decks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, provided that:

(i) the total area of these exclusions must not exceed 12% of the permitted floor area; and

(ii) the balconies must not be enclosed for the life of the building;

(b) patios and roof decks, if the Director of Planning considers the impact on privacy and outlook;

(c) floors or portions thereof that are used for:

(i) off-street parking and loading located at or below base surface, provided that the maximum exclusion for a parking space does not exceed 7.3 m in length,

(ii) bicycle storage, and

(iii) heating and mechanical equipment, or uses that the Director of Planning considers similar to the foregoing;

(d) entries, porches and verandahs if the Director of Planning first approves the design;

(e) all residential storage area above or below base surface, except that if residential storage area above base surface exceeds 3.7 m^2 per dwelling unit, there will be no exclusion for any of the residential storage area above base surface for that unit; and

(f) all storage area below base surface for non-dwelling uses.

6.6 The Director of Planning or Development Permit Board may exclude common amenity areas from the computation of floor area, to a maximum of 10% of the total permitted floor area, if the Director of Planning or Development Permit Board considers the intent of this by-law and all applicable Council policies and guidelines.

Building height

7. Building heights in each sub-area must not exceed the permitted height for that sub-area, measured from base surface, as set out in Table 1.

Table 1: Permitted Building Height

Sub-area	Building height
A	20.5 m
B	20.5 m
C	23.0 m
D	28.5 m

Horizontal angle of daylight

8.1 Each habitable room must have at least 1 window on an exterior wall of a building.

8.2 For the purposes of section 8.1 above, habitable room means any room except a bathroom or a kitchen.

8.3 Each exterior window must be located so that a plane or planes extending from the window and formed by an angle of 50 degrees, or 2 angles with a sum of 70 degrees, to encounter no obstruction over a distance of 24.0 m.

8.4 The plane or planes referred to in section 8.3 above must be measured horizontally from the centre of the bottom of each window.

8.5 An obstruction referred to in section 8.3 above means:

(a) any part of the same building excluding permitted projections; or

(b) the largest building permitted on any adjoining site.

8.6 The Director of Planning or Development Permit Board may vary the horizontal angle of daylight requirement if:

(a) the Director of Planning or Development Permit Board considers all applicable Council policies and guidelines; and

(b) the minimum distance of unobstructed view is at least 3.7 m.

* * * * *

8029-8225 Oak Street and 1012 West 64th Avenue
CONDITIONS OF APPROVAL

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

PART 1: CONDITIONS OF APPROVAL OF FORM OF DEVELOPMENT

Note: Consideration by Council at the Public Hearing of the proposed form of development is in reference to plans prepared by Arno Matis Architecture received June 7, 2021, with revisions received November 29, 2021, and provides that the Director of Planning may allow minor alterations to this form of development when considering the detailed scheme of development submitted with the development application.

THAT, prior to approval by Council of the form of development, the applicant shall obtain approval of a development application by the Director of Planning who shall have particular regard to the following:

Urban Design

1.1 Design development to enhance the quality of public realm interface along the streets and lane;

Note to Applicant: This may be accomplished by:

(a) Providing a minimum of 12 ft. front yard setback for residential buildings (Building A and B) in addition to setbacks required for the public realm improvements. Refer to section 7.2.19 of the Plan;

(b) Enhancing the commercial plaza to add interest and promote an active and engaging public realm. This will also assist in further separating building C and D;

(c) Enhancing pedestrian comfort and interest by locating commercial retail units to generally align with sidewalk grade;

(d) Exploring a more engaging and accessible outdoor amenity; and

(e) Improving the identification of building entries from Oak Street.

1.2 Design development to improve the quality of indoor and outdoor amenity space for the residents;

Note to Applicant: Refer to the Hig*h-Density Housing for Families with Children Guidelines* for the recommended size of the common indoor and outdoor amenity space. Consideration to provide a green roof as outlined in the Roof-Mounted Energy Technology and Green Roofs administrative bulletin. Exploration of a green roof which may include additional rooftop outdoor amenity space is encouraged. Refer to Landscape condition 1.11 for required urban agriculture and a dedicated children's play area.

1.3 Design development of the ground-oriented storefront, display and weather protection systems to ensure variety and pedestrian interest along Oak Street;

Note to Applicant: Retail frontages should reinforce the scale of a walking, shopping street. As such, retail frontages, including entrances, should be between 4.6 and 12.2 m (15 to 40 ft.) wide. Commercial retail units that are located significantly below sidewalk grade are not supportable.

1.4 Design refinements to mitigate the perceived massing to support transition to the residential character;

Note to Applicant: Consideration to reduce cantilever projections. The building composition may reference the finer-grained scale of the residential neighbourhood.

1.5 Design development to ensure high quality materials and level of detailing;

Note to Applicant: While it is understood that materials and detailing may evolve during the development permit stage, the submission should demonstrate a commitment to provide durable, high-quality materials and robust detailing. This is to ensure visual interest, and maintenance and enhancement of the neighbourhood character through architectural quality, durability and longevity.

1.6 Provision of built features intended to create a bird friendly design;

Note to Applicant: Refer to the *Bird Friendly Design Guidelines* for examples of built features that may be applicable, and provide a design rationale for the features noted. For more information, see the guidelines at https://guidelines.vancouver.ca/guidelines-bird-friendly-design.pdf.

Crime Prevention through Environmental Design

1.7 Provisions for Crime Prevention through Environmental Design (CPTED) including:

(a) Particular regard for mischief in alcoves and vandalism such as graffiti; and

(b) Encouraging natural visual surveillance;

Note to Applicant: Below grade exterior spaces such as patios, exit stairs, light wells, and other similar conditions, should be considered with regard to security, access, path lighting and location of windows that encourage natural visual surveillance.

1.8 Design development to improve visibility and security in the underground parking in accordance with the Parking By-law including:

(a) Overhead lighting and step lights at exit stairs and doors;

(b) 24 hour lights and walls painted white; and

(c) Visibility at doors, lobbies, stairs and other access route.

Landscape

1.9 Design development to the Oak Street public realm interface by the addition of more substantial planting buffer at the outdoor amenity.

1.10 Design development to further enhance the outdoor amenity space by improving and softening the ground plane with additional planting;

1.11 Design development to improve the sustainability strategy, by the following:

(a) Consider providing intensive and/or extensive green roofs on all available flat roofs;

(b) Add substantially more landscape around all entry areas, to accent and soften them;

(c) Add vines to any blank wall facades, ensuring the vine support is sturdy and low maintenance (avoid high maintenance modular “green wall” systems);

(d) Add planters with overarching shrubs to common upper level decks, to be visually accessible from below, softening the edges and consisting of woody evergreen plant material for year-round presence;

(e) Add edible plants, which can be used as ornamentals as part of the landscape design, in addition to urban agriculture plots;

1.12 Design development to ensure the intended landscape design is carried into the future by adequate maintenance, as follows:

(a) Provide common maintenance access to all planted common areas;
(b) Provide a high efficiency irrigation system for all planted areas.

1.13 Design development to locate, integrate and fully screen parking garage vents in a manner which minimizes their impact on the architectural expression and the project’s open space and public realm.

1.14 Design development to the Integrated Rainwater Management Strategy to explore opportunities for onsite rain water infiltration and soil absorption, as follows:

(a) maximize natural landscape best management practises;
(b) minimize the necessity for hidden mechanical water storage;
(c) increase the amount of planting to the rooftop areas, where possible;
(d) consider linear infiltration bio-swales along property lines, at lower site areas;
(e) use permeable paving;
(f) employ treatment chain systems (gravity fed, wherever possible);
(g) use grading methods to direct water to soil and storage areas;

Note to Applicant: Refer to the City of Vancouver Integrated Rainwater Management Plan (I.R.M.P), Vol.1 and 2 for further information. A consulting engineer (subject matter expert) will need to be engaged and early phase soil analysis will be needed. Further comments may be outstanding at the development permit stage.

1.15 Provision of plans, plan details and documentation/calculations that support integrated rainwater management, including absorbent landscapes, soil volumes and detention systems, as follows:

(a) Detailed storm water report with calculations describing how the various best management practices contribute to the quality and quantity targets;

(b) A separate soil volume overlay plan with schematic grading indicating intent to direct rainwater to infiltration zones;

(c) An overlay plan that shows amount and ratio of vegetative cover (green roof), permeable/impermeable hardscaping and notations describing the storage location of rainwater falling on each surface, including roofs;

Note to Applicant: the sustainable summary water balance calculations assume soil volumes are capable of receiving rainwater are only valid if water is directed from hard surfaces to infiltration zones.

1.16 Provision of coordination between Landscape Plan and architectural Site Plan, for most updated information.

1.17 Provision of complete information, such as references on the Roof Deck Plan, confirming all landscape elements.

1.18 Provision of confirmation of safe retention/protection of all five City street trees, by coordinating the landscape plans with the arborist report and Tree Management Plan;

Note to Applicant: Currently only one street tree is shown as retained on the plans.

<u>Additional Standard Landscape Conditions at the time of DP Application:</u>

1.19 Provision of a detailed Landscape Plan illustrating soft and hard landscaping;

Note to Applicant: The plans should be at 1/8 in.: 1 ft. scale minimum. The Plant list should include the common and botanical name, size and quantity of all existing/ proposed plant material. Plant material should be clearly illustrated on the Plan and keyed to the Plant List. The landscape plan should include the public realm treatment (to the curb) and all existing or proposed street trees, adjoining walkways, surface materials, PMT/Vista transformers and public utilities such as lamp posts, hydro poles, fire hydrants.

1.20 Provision of detailed architectural and landscape cross sections (minimum 1/4 in. scale) through common open spaces, semi-private patio areas and the public realm;

Note to Applicant: the sections should illustrate, the slab design and location, the soil profile, tree root ball, tree canopy and any associated landscaping. For private patios and amenity areas, illustrate and dimension planters on slab, planter sizes (inside dimension), soil, root ball, retaining walls, steps, patios and portions of the adjacent building, such as residential units or amenity rooms.

1.21 Provision of a Tree Management Plan as part of the arborist report, in coordination with Landscape Tree Management Plan;

Note to Applicant: It is preferred that the arborist tree management plan become the primary document for tree removal/ protection related matters.

1.22 Provision of an arborist "letter of undertaking" to include signatures by the owner, contractor and arborist;

Note to Applicant: the signatures confirm that all parties are aware of the roles and responsibilities and that the project is on track to satisfy the steps and recommendations outlined by the arborist. For example, advanced planning will be needed to ensure that certain works, such as site supervision checkpoints, are coordinated.

1.23 Coordination for the provision of any new street trees or any proposed City owned tree removals adjacent to the development site, where applicable;

Note to Applicant: New street trees to be shown and confirmed on the development permit plans. Contact Engineering (604-871-6131) to confirm tree planting locations and Park Board (604-257-8587) for tree species selection and planting requirements. Provide a notation on the plan as follows, "Final spacing, quantity and tree species to the satisfaction of the General Manager of Engineering Services. New trees must be of good standard, minimum 6cm caliper, and installed with approved root barriers, tree guards and appropriate soil. Root barriers shall be 8 ft. long and 18 in. deep. Planting depth of root ball must be below sidewalk grade. Call Park Board for inspection after tree planting completion".

1.24 Provision of an outdoor Lighting Plan.

Sustainability

1.25 All new buildings in the development will meet the requirements of the *Green Buildings Policy for Rezonings* (amended May 2, 2018), including all requirements for Near Zero Emissions Buildings (i.e. Passive House certified or alternate near zero emissions standard approved by the Director of Sustainability), or Low Emissions Green Buildings. The requirements for Low Emissions Green Buildings are summarized at http://guidelines.vancouver.ca/G015.pdf;

Note to Applicant: The applicant will be required to demonstrate that the development is on track to achieve the above requirements at each stage of permit. For more detail on the above requirements and what must be submitted at each stage, refer to the most recent bulletin *Green Buildings Policy for Rezonings – Process and Requirements* (amended April 28, 2017 or later).

Engineering

1.26 The owner or representative is advised to contact Engineering to acquire the project's permissible street use. 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 days lead

time for any major crane erection / removal or slab pour that requires additional street use beyond the already identified project street use permissions.

1.27 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.

1.28 Provision of construction details to determine ability to meet municipal design standards for shotcrete removal and access around existing and future utilities adjacent your site. 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 building occupancy. Provision of written acknowledgement of this condition is required. Please contact Engineering Services for details.

1.29 Confirmation that gates/doors are not to swing more than 0.3 m (1.0 ft.) over the property lines or into the statutory right-of-way (SRW) area.

1.30 Provision of a landscape and site plan that reflect the improvements to be provided as part of the Services Agreement;

Note to Applicant: Drawings must indicate that the off-site designs submitted as part of the development permit application are preliminary, and that a final off-site geometric design will be provided by the City through the development permit process.

1.31 Design development to improve access and design of bicycle parking and demonstrate compliance with the Bicycle Parking Design Supplement by performing the following:

(a) Provision of an alcove for the bike room access off the vehicle parking ramp and maneuvering aisle.

1.32 Design development to improve access and design of loading spaces and demonstrate compliance with the Parking and Loading Design Supplement by performing the following:

(a) Provision of convenient, internal, stair-free loading access to/from all site uses;

Note to Applicant: 2 Class B loading spaces are required for building C and D and the third Class B loading space to be located in close proximity to building A and B for convenient access. Loading routes to be fully on private property.

(b) Provision of Class A Passenger Loading spaces to be located at grade;

Note to Applicant: Engineering supports the proposed designation of the Class A Passenger loading spaces for each building but the Class A Passenger loading spaces are to be located at grade.

1.33 Design development to improve the parkade layout and access design and demonstrate compliance with the Parking and Loading Design Supplement to the satisfaction of the General Manager of Engineering Services:

(a) modification of grades on the ramp and in parking areas to ensure the following:

(i) ramps which have a 15% slope and are exposed to the weather must be heated.

1.34 Provision of the following information as part of the drawing submission at the development permit stage to facilitate a complete Transportation review:

(a) a complete tech table is required showing the calculations for the minimum required parking, loading, bicycle spaces and the number of spaces being provided;

(b) all types of parking and loading spaces individually numbered and labelled;

(c) dimension of any/all column encroachments into parking stalls;

(d) identification of all columns in the parking layouts;

(e) dimensions for typical parking spaces;

(f) dimensions of additional setbacks for parking spaces due to columns and walls;

(g) dimensions of maneuvering aisles and the drive aisles at the parkade entrance and all gates;

(h) section drawings showing elevations and minimum vertical clearances for parking levels, loading bays, ramps, and security gates;

Note to Applicant: These clearances must consider mechanical projections and built obstructions.

(i) details on the ramp/parkade warning and/or signal systems and locations of lights, signs and detection devices to be shown on the plans;

(j) areas of minimum vertical clearances labelled on parking levels;

(k) design elevations on both sides of the ramps and drive aisles at all breakpoints, loading bays, disability spaces, and at all entrances;

Note to Applicant: The slope and length of the ramped sections at all breakpoints to be shown on the submitted drawings.

(l) indication of the stair-free access route from the Class A bicycle spaces to reach the outside;

Note to Applicant: Stair ramps are not generally acceptable.

(m) existing street furniture including bus stops, benches etc. to be shown on plans; and

(n) the location of all poles and guy wires to be shown on the site plan.

1.35 Provision of a draft final Rainwater Management Plan (RWMP) to be submitted to clearly indicate how the onsite system achieves the following:

(a) Volume Reduction

(i) Provide calculation sizing summary for all rainwater infrastructure practices proposed.

(ii) Calculation of any detention system volume to equal the greater of either the pre-development peak flow storage volume or the amount of the 24 mm rainfall not captured in Tier 1 and Tier 2 practices;

Note to Applicant: Correct the detention tank's release rate to utilize the full required detention system volume since the required volume is greater than the amount necessary to meet pre development peak flow.

(iii) Provision of a grading plan to support the proposal of grading hardscapes into adjacent landscaping. Coordination with the landscape architect, soil storage capacities and a grading plan will be required to support this proposal.

(b) Water Quality

(i) Provide information on how the water quality requirement will be achieved on this site, as water quality treatment is required for the first 24 mm (~70% annual average rainfall) of all rainfall from the site that is not captured in Tier 1 or Tier 2 practices and 48 mm (~90% annual average rainfall) of treatment is required for high traffic areas. For the DP submission, the following should be included for review for all proprietary devices:

- Product Name and Manufacturer/Supplier
- Total area and % Impervious being treated
- Treatment flow rate
- Supporting calculations to demonstrate adequate sizing system based on the contributing drainage area.
- Include discussion of the specified treatment device's % TSS removal efficiency certification by TAPE or ETV.
- Location of device in drawing or figure in the report.

(c) Release Rate

(i) Peak flow calculations to use 1:10 year return period.
Inlet time = 5 minutes. Travel time to be estimated by applicant. Ensure

that the pre-development calculation uses the 2014 IDF curve values and the post-development calculation uses the 2100 IDF curve values;

Note to Applicant: Include peak flow estimate in post development conditions for both with and without release rate controls.

(ii) Use appropriate runoff coefficients for different surface types in pre and post development conditions;

Note to Applicant: Runoff coefficients for landscaping on slab should be increased to reflect the increased runoff potential for these areas compared to landscaping over native soil. Currently the runoff coefficient for post-development landscaped areas on slab is assumed to be equal to landscaping over native soil.

Note to Applicant: As it is acknowledged that not all design components are advanced fully at this stage, placeholders will be accepted in this resubmission with the expectation the final RWMP will include all relevant details.

Note to Applicant: As of August 17, 2022, the Rainwater Management Bulletin has been updated to clarify the City's review process and detail submission requirements for applicants. In preparing for resubmission at development permit, please review the document and its associated appendix. Additional information can be found at the following link: https://vancouver.ca/home-property-development/private-realm-rainwater-management.aspx.

Please contact the City's Rainwater Management Review group for any questions or concerns related to the conditions or comments prior to resubmission with the development permit application. A meeting may be scheduled upon request by contacting rainwater@vancouver.ca.

1.36 Provision of a Rainwater Management Agreement to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services registered prior to issuance of a development permit.

1.37 Provision of a final signed and sealed RWMP, which includes a written report, supporting calculations, computer models and drawings to the satisfaction of the General Manager of Engineering Services prior to the issuance of any building permit.

1.38 Provision of a final standalone signed and sealed Operations and Maintenance (O&M) Manual for the rainwater management system to the satisfaction of the General Manager of Engineering Services prior to the issuance of any building permit;

Note to Applicant: The City appreciates the advance preparation of the included Operations and Maintenance Manual dated April 9th, 2021 but it was not reviewed at this time as it is not necessary to include a draft O&M Manual prior to rezoning or development permit issuance. Comments may be provided for the O&M in advance if requested and included in a subsequent submission.

1.39 Provision of a Final Hydrogeological Study which addresses the requirements outlined in the Groundwater Management Bulletin and includes:

(a) Provisions of an updated Groundwater Management Plan which includes:

(i) Anticipated groundwater discharge rates for City approval.

Note to Applicant: Every effort should be made to limit permanent groundwater from discharge to the City drainage system.

(b) Provisions of an updated Impact Assessment which includes:

(i) Analysis to confirm that there are no significant risks from groundwater extraction/diversion.

Note to Applicant: The City does not accept the dewatering of peat due to associated risk of offsite settlement.

1.40 Construction-related discharge to the sewer must be measured and reported to the City. This monitoring must include daily average flow rates, and be submitted monthly to groundwater@vancouver.ca. A hold will be placed on the issuance of a building permit for excavation. To remove the hold, provide an anticipated start date for excavation, and the contact details for the professional services that have been retained to conduct this monitoring, to groundwater@vancouver.ca.

1.41 Submission of a Key Plan to the City for review and approval prior to submission of any third party utility drawings is required. The review of third party utility service drawings will not be initiated until the Key Plan is defined and achieves the following objectives:

(a) The Key Plan shall meet the specifications in the City's Engineering Design Manual Section 2.4.4 Key Plan https://vancouver.ca/files/cov/engineering-design-manual.pdf;

(b) All third party service lines to the development is to be shown on the plan (e.g., BC Hydro, Telus, Shaw, etc.) and the applicant is to provide documented acceptance from the third party utilities prior to submitting to the City.

Note to Applicant: 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.

1.42 When submitting Landscape plans, please place the following statement on the landscape plan; this plan is "NOT FOR CONSTRUCTION" and is to be submitted for review to Engineering Services a minimum of 8 weeks prior to the start of any construction proposed for public property. No work on public property may begin until such plans receive "For Construction" approval and related permits are issued. Please

contact Engineering, Development Services and/or your Engineering, Building Site Inspector for details."

1.43 Landscape drawings to follow Marpole streetscape guidelines and include:

(a) Proposed house walks on the front boulevard to be standard concrete. Ensure all hardscape treatment on City property is standard concrete.

1.44 City supplied building grades are preliminary and final building grades are required to be issued by City prior to development permit application. Show all City supplied building grades on architectural and landscape drawings. To minimize grade differences, interpolate a continuous building grade between the points provided on the City supplied building grade plan.

Housing

1.45 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, ranging in size from 130 sq. m (1,399 sq. ft.) to 280 sq. m (3,014 sq. ft.) and situated to maximize sunlight access (S. 3.3.2, 3.4.3);

(b) A minimum of 2.3 sq. m (24.7 sq. ft.) of bulk storage for each dwelling unit (S. 4.4.2);

(c) A multi-purpose indoor amenity space at least 37 sq. m (398 sq. ft.) with a wheelchair accessible washroom and kitchenette. Consider positioning this adjacent to the children's play area to enable parental supervision from the amenity room (S. 3.7.3); and

(d) A balcony for each unit with 1.8 m by 2.7 m minimum dimensions (S. 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 and to the General Manager of Planning, Urban Design and Sustainability, the General Manager of Engineering Services, and the General Manager of Arts, Culture and Community 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 Arrangements are to be made to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for the consolidation of Lots 1-12 except the East 7 ft. and the West 10 ft. now highways, of Lot 14, Block B, District Lots 319, 323, and 324, Plan 1685 to create a single parcel and subdivision of that site to result in the dedication of the East 1.3 metres of the site for road purposes;

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 Arrangements are to be made to the satisfaction of the GMES and the DLS for release of Easement and Indemnity Agreements 98598H (Crossing) and 29700M (Crossing) 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.

2.3 Provision of a building setback and statutory right-of-way (SRW) for public pedestrian use over a portion of the site to achieve a clear offset distance from the back of the existing City curb to the building face of 5.5 m on Oak Street adjacent to any commercial frontages and 4.5 m adjacent to any residential frontages. The SRW will be free of any permanent encumbrance such as structure, mechanical vents, stairs, and planter walls at grade, but will accommodate the underground parking structure within the SRW agreement

2.4 Provision of a statutory right-of-way (SRW) for public pedestrian and cyclist use of the pathway proposed in the mid-block connection.

2.5 Provision of a Services Agreement to detail the on- and off-site works and services necessary or incidental to the servicing of the Rezoning 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 all to the satisfaction of the General Manager of Engineering Services. No development permit for the Rezoning Site, or any portion thereof, or for any building or improvements thereon will be issued until the letter of credit, 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. Except as explicitly provided for in Condition 2.6(a) and (b), 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 fire flow demands of the project.

(i) Based on the confirmed Fire Underwriter's Survey Required Fire Flows and domestic flows submitted by Creus Engineering Ltd. dated April 13, 2021, no water main upgrades are required to service the development;

Note to Applicant: The main servicing the proposed development is 300 mm along Oak Street or 200 mm along West 64th Avenue. Should the development require water service connections larger than the existing 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.

Note to Applicant: 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.

Implementation of development(s) at 8029-8225 Oak Street and 1012 West 64th Avenue require the following in order to improve combined sewer flow conditions.

Local Servicing Upgrade:

(i) Separate 167 m of existing 200 mm COMB main to 250 mm SAN and 750 mm STM on Oak Street from MH_424594 fronting 8109 Oak Street to MH_424613 at the intersection of Oak Street and West 67th Avenue.

Note to Applicant: The City of Vancouver will deliver the sewer upgrades on Oak Street on the applicant's behalf and will request payment in lieu from the developer and deliver the works as per their service agreement. The applicant is to regularly inform the Development Water Resource Management (DWRM) Branch at Utilities.Servicing@Vancouver.ca of their updated construction and occupancy schedule as the development progresses. This will assist the DWRM Branch in scheduling the sewer delivery.

Development to be serviced to the future 250 mm SAN and 750 mm STM on Oak Street. (The City of Vancouver is in the process of delivering this project and has targeted construction for 2024. The applicant is to contact the Development Water Resources Management (DWRM) Branch (Utilities.Servicing@vancouver.ca) for further information.)

The post-development 10-year flow rate discharged to the storm sewer shall be no greater than the 10-year pre-development flow rate. The pre-development estimate shall utilize the 2014 IDF curves, whereas the post-development estimate shall utilize the 2100 IDF curves to account for climate change.

This property is under the Provincial Well-Drilling Advisory Area, and subsurface flowing artesian conditions may exist.

(c) Provision of intersection improvements at Oak Street and West 64th Avenue including:

(i) design and installation of a full signal;

(ii) entire intersection lighting upgrade to current City standards and IESNA recommendations; and

(iii) associated enabling works and adjustments to all existing infrastructure to accommodate the proposed street improvements (including any transition from protected bike lanes to adjacent street network and replacement or modification of related traffic signal equipment).

(d) Provision of intersection improvements at Oak Street and West 67th Avenue including:

(i) upgrades to the existing pedestrian signal to a full signal;

(ii) entire intersection lighting upgrade to current City standards and IESNA recommendations; and

(iii) associated enabling works and adjustments to all existing infrastructure to accommodate the proposed street improvements (including any replacement or modification of related traffic signal equipment).

(e) Provision of street improvements along Oak Street adjacent to the site and appropriate transitions including the following:

(i) 1.8 m (6.0 ft.) wide front boulevard with street trees where space permits;

(ii) minimum 2.4 m (8.0 ft.) wide broom finish saw-cut concrete sidewalk adjacent to residential frontages and 3.0 m (10.0 ft.) wide broom finish saw-cut concrete sidewalk adjacent to commercial frontages;

(iii) curb ramps;

(iv) relocation of the existing fire hydrants to outside of the new sidewalk;

(f) Provision for the installation of a bioswale in front boulevard and/or stormwater tree trench.

(i) from the West 64th Avenue intersection to south end of the development install a bioswale in the frontage boulevard to treat and retain 90% of average annual rainfall or a 48 mm – 24 hr event from the right-of-way to the greatest extent practical.

(ii) and/or a stormwater tree trench under proposed bus-stop and sidewalk to provide the minimum soil volume, if needed, to meet soil volume requirement for street trees as per the Engineering Design Manual (section 9.3.3.2).

(iii) provision of 1.5 m setback from the east edge of the underground parking garage to the new property line to minimize the impact of infiltration to the building foundation.

(g) Provision of street improvements along West 64th Avenue adjacent to the site and appropriate transitions including the following:

(i) minimum 2.1 m (7.0 ft.) wide broom finish saw-cut concrete sidewalk;

(ii) curb and gutter, including relocation or replacement of the existing catch basin and any road reconstruction as required;

(iii) raised protected bike lane;

(iv) curb ramps; and

Note to Applicant: the City will provide a geometric design for these street improvements through the development permit process.

(h) Provision of a curb bulge bioretention cell in the front boulevard on West 64th Avenue at Oak Street;

Note to Applicant:

(i) reconfigure the existing curb bulge into a bioretention cell to treat and retain 90% of average annual rainfall or a 48 mm – 24 hr event from the 64th Avenue right-of-way to the greatest extent practical.

(ii) Relocation or replacement of the existing catch basin as required

(i) Provision of upgraded street lighting (roadway and sidewalk) adjacent to the site to current City standards and IESNA recommendations.

(j) Provision of new pad mounted service kiosk/cabinet on West 64th Avenue or extend ducts from the existing service kiosk on West 67th Avenue;

Note to Applicant: the option to extend ducts from West 67th Avenue should be coordinated with the development at 8257 Oak Street.

(k) Provision for the construction of a mid-block connection for both walking and cycling from Oak Street to the lane that follows the guidelines specified in the *Marpole Community Plan* and including a minimum 3.0 m (10.0 ft.) wide hardscaped pathway.

(l) Provision of new or replacement duct banks adjacent the development site that meet current City standards. Duct banks are to consist of electrical and communication ducts sized to meet City needs in a configuration acceptable by the General Manager of Engineering Services and in conformance with applicable electrical codes and regulations. A detailed design will be required prior to the start of any associated street work;

Note to Applicant: As-constructed documentation will be required that includes photographic and measured evidence of the installed number of conduits, their final locations and depths.

(m) Provision of a new standard concrete lane crossing, new curb returns and curb ramps at the existing lane crossing on West 64th Avenue adjacent to the site.

(n) Provision to reconstruct full width of laneway using permeable pavement along the development site's frontage per City "Higher-zoned Laneway" pavement structure with a centre valley;

Note to Applicant:

(i) The north-south laneway south of West 64th Avenue shall be rebuilt using permeable pavement structure to capture and retain 48 mm of rainfall. Permeable pavement structure will be applied from edge to edge for the entire length of the laneway fronting the property. A pair of new catch basins will be installed at the downstream end of the laneway to remove access runoff to the drainage system.

(ii) Permeable pavement structure may include permeable pavement material, rock reservoir/subbase, storage and underdrain, etc.

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

(o) Provision of lane lighting on standalone poles with underground ducts. The ducts must be connected to the existing City street lighting infrastructure. BC Hydro poles, where they exist, may be used to mount lane lights with overhead supply provided the applicant/applicant's consultant obtains written approval from BC Hydro.

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

2.6 Provision of one or more Latecomer Agreements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for the following works, which constitute excess and/or extended services:

(a) intersection improvements at Oak Street and West 64th Avenue per condition 2.5(c)(i) and (ii);

Note to Applicant: The benefiting area for these works is under review

(b) intersection improvements at Oak Street and West 67th Avenue per condition 2.5(d)(i) and (ii);

Note to Applicant: The benefiting area for these works is under review.

Note to Applicant: An administrative recovery charge will be required from the applicant in order to settle the latecomer agreement. The amount, which will be commensurate with the costs incurred by the City to administer the latecomer scheme, will be provided by the City and specified in the latecomer agreement.

2.7 Provision of all third party utility services (e.g., BC Hydro, Telus and Shaw) to be underground. BC Hydro service to the site shall be primary.

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. Submission of a written confirmation from BC Hydro that all these items will be located on the development property.

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

Housing

2.8 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 tenant summarizing the Tenant Relocation Plan offer and signed as received by each 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 outline 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); 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 outline the names of tenants; indicate 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.

Sustainability

2.9 The applicant will enter into an agreement with the City, on terms and conditions acceptable to the Director of Sustainability and the Director of Legal Services, that requires the future owner of the building to report energy use data, on an aggregated basis, for the building as a whole and certain common areas and building systems. Such an agreement will further provide for the hiring of a qualified service provider to assist the building owner for a minimum of three years in collecting and submitting energy use data to the City.

Public Art

2.10 Execute an agreement satisfactory to the Directors of Legal Services and Cultural Services for the provision of public art in accordance with the City's Public Art Policy, such agreement to provide for security in a form and amount satisfactory to the aforesaid officials; and provide development details to the satisfaction of the Public Art Program Manager;

Note to Applicant: Please call Eric Fredericksen, Public Art Program Manager, 604-871-6002, to discuss your application.

Community Amenity Contribution (CAC) – Cash Payments

2.11 Pay to the City the cash Community Amenity Contribution of $16,550,000 (cash CAC offering) which the applicant has offered to the City to support delivery of the Marpole Public Benefits Strategy. Payment is to be made prior to enactment of the CD-1 By-law, at no cost to the City and on terms and conditions satisfactory to the Director of Legal Services.

Environmental Contamination

2.12 If applicable:

(a) Submit a site disclosure statement to the Environmental Protection Branch (EPB);

(b) As required by the Manager of Environmental Protection 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 Protection 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 Protection, City Engineer and Director of Legal Services, including a Section 219 Covenant that there will be no occupancy of any buildings or improvements on the site constructed pursuant to this rezoning until a Certificate of Compliance satisfactory to the City for the on-site and off-site contamination, issued by the Ministry of Environment, has 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 Covenants pursuant to Section 219 of the Land Title Act.

The preceding agreements are to be registered in the appropriate Land Title Office, with priority over such other liens, charges and encumbrances affecting the subject site as is considered advisable by the Director of Legal Services, and otherwise to the satisfaction of the Director of Legal Services prior to enactment of the By-laws.

The preceding agreements shall provide security to the City including indemnities, warranties, equitable charges, letters of credit and withholding of permits, as deemed necessary by and in a form satisfactory to the Director of Legal Services. The timing of all required payments, if any, shall be determined by the appropriate City official having responsibility for each particular agreement, who may consult other City officials and City Council.

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8029-8225 Oak Street and 1012 West 64th Avenue
PROPOSED CONSEQUENTIAL BY-LAW AMENDMENTS

SIGN BY-LAW NO. 11879

In Schedule A (CD-1 Zoning Districts regulated by Part 9) of the Sign By-law add:

"8029-8225 Oak Street and 1012 West 64th Avenue	[CD-1 #]	[By-law #]	C-2"

NOISE CONTROL BY-LAW NO. 6555

Amend Schedule B (Intermediate Zone) by adding the following:

"[CD-1 #]	[By-law #]	8029-8225 Oak Street and 1012 West 64th Avenue"

SUBDIVISION BY-LAW NO. 5208

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

(a) PID: 014-446-006, LOT 1, EXCEPT THE EAST 7 FEET AND THE WEST 10 FEET NOW HIGHWAYS, OF LOT 14 BLOCK B DISTRICT LOTS 319, 323 AND 324 PLAN 1685

(b) PID: 014 446 022, LOT 2, EXCEPT THE EAST 7 FEET AND THE WEST 10 FEET NOW HIGHWAYS, OF LOT 14 BLOCK B DISTRICT LOTS 319, 323 AND 324 PLAN 1685

(c) PID: 014-446-049, LOT 3, EXCEPT THE EAST 7 FEET AND THE WEST 10 FEET NOW HIGHWAYS, OF LOT 14 BLOCK B DISTRICT LOTS 319, 323 AND 324 PLAN 1685

(d) PID: 014-446-065, LOT 4, EXCEPT THE EAST 7 FEET AND THE WEST 10 FEET NOW HIGHWAYS, OF LOT 14 BLOCK B DISTRICT LOTS 319, 323 AND 324 PLAN 1685

(e) PID: 013-152-041, LOT 5, EXCEPT THE EAST 7 FEET AND THE WEST 10 FEET NOW HIGHWAYS, OF LOT 14 BLOCK B DISTRICT LOTS 319, 323 AND 324 PLAN 1685

(f) PID: 014 446 090, LOT 6, EXCEPT THE EAST 7 FEET AND THE WEST 10 FEET NOW HIGHWAYS, OF LOT 14 BLOCK B DISTRICT LOTS 319, 323 AND 324 PLAN 1685

(g) PID: 008-629-927, LOT 7 EXCEPT THE EAST 7 FEET AND THE WEST 10 FEET NOW HIGHWAYS OF LOT 14 BLOCK B DISTRICT LOTS 319, 323 AND 324 PLAN 1685

(h) PID: 008-354-448, LOT 8 EXCEPT THE EAST 7 FEET AND THE WEST 10 FEET NOW HIGHWAYS, OF LOT 14 BLOCK B DISTRICT LOTS 319, 323 AND 324 PLAN 1685

(i) PID: 014-446-111, LOT 9 EXCEPT THE EAST 7 FEET AND THE WEST 10 FEET NOW HIGHWAYS OF LOT 14 BLOCK B DISTRICT LOTS 319, 323 AND 324 PLAN 1685

(j) PID: 014-446-162, LOT 10 EXCEPT THE EAST 7 FEET AND THE WEST 10 FEET NOW HIGHWAYS OF LOT 14 BLOCK B DISTRICT LOTS 319, 323 AND 324 PLAN 1685

(k) PID: 011 435-224, LOT 11 EXCEPT THE WEST 10 FEET AND THE EAST 7 FEET NOW HIGHWAYS BLOCK 14 OF BLOCK B DISTRICT LOTS 319, 323 AND 324 PLAN 1685; and

(l) PID: 007-972-288 LOT 12 EXCEPT THE WEST 10 FEET AND THE EAST 7 FEET NOW HIGHWAYS OF LOT 14 BLOCK B DISTRICT LOTS 319, 323 AND 324 PLAN 1685

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8029-8225 Oak Street and 1012 West 64th Avenue
SUMMARY OF TENANT RELOCATION PLAN TERMS

Tenant Relocation and Protection Requirements	**Tenant Relocation Plan Offer**
Financial Compensation	• Compensation in the form of free rent, a lump sum payment, or a combination of both, will be available for each unit eligible for Tenant Relocation Plan according to the following schedule: o 4 months' rent for tenancies up to 5 years; o 5 months' rent for tenancies over 5 years and up to 10 years; o 6 months' rent for tenancies over 10 years and up to 20 years; o 12 months' rent for tenancies over 20 years and up to 30 years; o 18 months' rent for tenancies over 30 years and up to 40 years; and o 24 months' rent for tenancies over 40 years
Notice to End Tenancies	• Landlord to provide regular project updates to tenants throughout the development approvals process. • A minimum of four months' notice to end tenancy after all permits are issued is required (e.g. all development, building, and demolition permits in place).
Moving Expenses	• A flat rate of $750 or $1000 will be provided to all eligible tenants depending on the type of unit.
Assistance in Finding Alternate Accommodation	• City staff have distributed tenant needs assessment surveys. These surveys will be used in relocation efforts and to identify tenants' needs and preferences. • Applicant has committed to monitor rental market and provide tenants requesting assistance with three options in Vancouver that best meet the tenants' identified priorities.
Additional Support for Low Income Tenants or Tenants Facing Other Barriers to Appropriate Housing	• For low income tenants and tenants facing other barriers to housing, as defined in the TRP Policy, the applicant is committed to assisting in securing a permanent, suitable affordable housing option.
Right of First Refusal	• Not applicable. Strata proposed.

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8029-8225 Oak Street and 1012 West 64th Avenue
ADDITIONAL INFORMATION

1. Urban Design Panel

The Urban Design Panel (UDP) reviewed the application on December 8, 2021. A summary is below with meeting minutes online at https://vancouver.ca/files/cov/udp-minutes-12082021.pdf.

EVALUATION: Support with Recommendations (5-0)

Introduction:
Rezoning Planner, Robert White, introduced the project and provided an overview of the policy for this site. Development Planner, Ryan Dinh, provided additional information about the site and its immediate context. He noted the proposed buildings generally meet the expectations of the Plan. He concluded by asking for the Panel's comment on four aspects of the proposal related to the policies and guidance for the area.

Advice from the Panel was sought on the following:

1. Does the Panel support the proposed height, form and massing in relation to the intent of the Marpole Community Plan, including the bridging connection between building C and D?
2. Comment on the quality of public realm along the streets and lane, including the mini plaza between building C and D.
3. Comment on the success of the indoor/outdoor amenity space with regards to the location, size, solar exposure.
4. Additional advice that could further inform the design through the Development Permit process.

Applicant's Introductory Comments:

The applicant presented the main public benefits of the site:
- The midblock connections allow for the retentions and replacement for 9 trees of this site.
- The CRU was extended to allow for the revitalization of Oak Street.
- There will be no parking going under the outdoor amenity area, which allows for rain water and storm water retention of the site. Additionally, it allows the area to provide for best soil composition for tree retention and new planting.

Applicant and staff took questions from Panel

Panel's Consensus on Key Aspects Needing Improvement:

Having reviewed the project it was moved by MS. COUGHLING and MS. LONG and was the decision of the Urban Design Panel:

THAT the Panel **SUPPORT** the project with the following recommendations to be reviewed by City Staff:
- Consider the indoor amenity location;
- Consider rooftop planting;
- Consider plaza size.

2. Public Consultation Summary

1. List of Engagement Events, Notification, and Responses

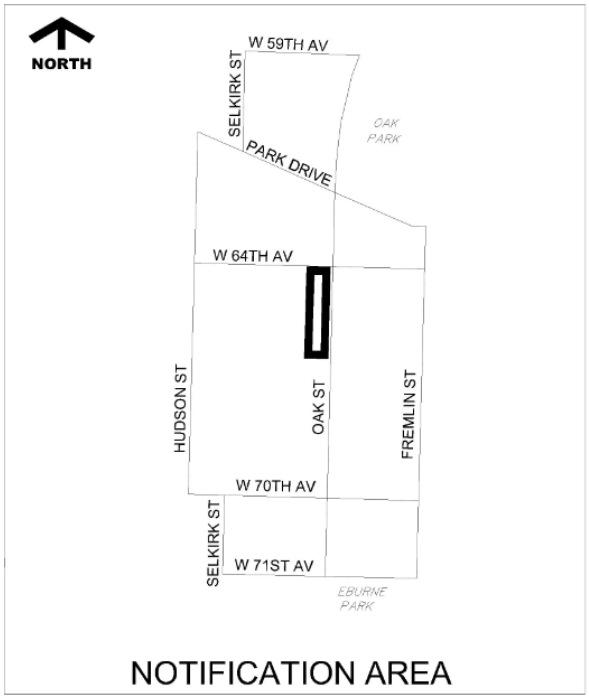
	Date	Results
Event		
Virtual open house (City-led)	September 27, 2021 - October 17, 2021	35 participants (aware)* • 17 informed • 7 engaged
Public Notification		
Postcard distribution – Notice of rezoning application and virtual open house	September 27, 2021	825 notices mailed
Public Responses		
Online questions	September 27, 2021 - October 17, 2021	0 submittals
Online comment forms • Shape Your City platform	July, 2021 - April, 2022	15 submittals
Overall position • support • opposed • mixed	July, 2021 - April, 2022	15 submittals • 8 responses • 4 responses • 3 responses
Other input	July, 2021 - April, 2022	0 submittals
Online Engagement – Shape Your City Vancouver		
Total participants during online engagement period	July, 2021 - April, 2022	248 participants (aware)* • 104 informed • 15 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.

2. Map of Notification Area



3. Analysis of All Comments Received

Below is an analysis of all public feedback by topic.

Generally, comments of support fell within the following areas:

- **Height, density and location:** The heights, massing and density are appropriate for this location. Great addition to the neighbourhood, excellent usage of land that is currently single family homes.

- **Building design:** The design of the buildings is aesthetically pleasing and helps them stand out from other buildings around them. The design also responds well to the area's elevation.

- **Retail space:** Retail space is a welcome addition to the neighbourhood.

- **Public realm:** Provisions for a publicly accessible green space in this proposal is greatly supported. The proposal will help improve the public realm and be more pedestrian friendly.

- **Tree retention:** The high number of trees being retained on site is a commendable action by the developer.

Generally, comments of concern fell within the following areas:

- **Height and shadow:** The buildings are too tall, will block sunlight, and shadow neighbouring residences.

- **Traffic:** Congestion remains an issue along Oak Street and additional density will exacerbate this problem.

- **Tree canopy:** Concern about tree loss along Oak Street.

- **Parking:** A large amount of parking proposed especially with immediate availability of transit options available nearby.

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

Neutral comments/suggestions/recommendations:

- A rooftop amenity space should be considered.
- More rental and affordable housing should be considered in this area.
- There should be 2 parkade entrances in the laneway instead of 3 as one of the buildings should share one entrance which can help make the public realm in the laneway more pedestrian friendly.
- Provisions for a separated bike lane on Oak Street should be considered.
- Work needs to be done in order for the proposed public space to feel like a public space as opposed to a private amenity.

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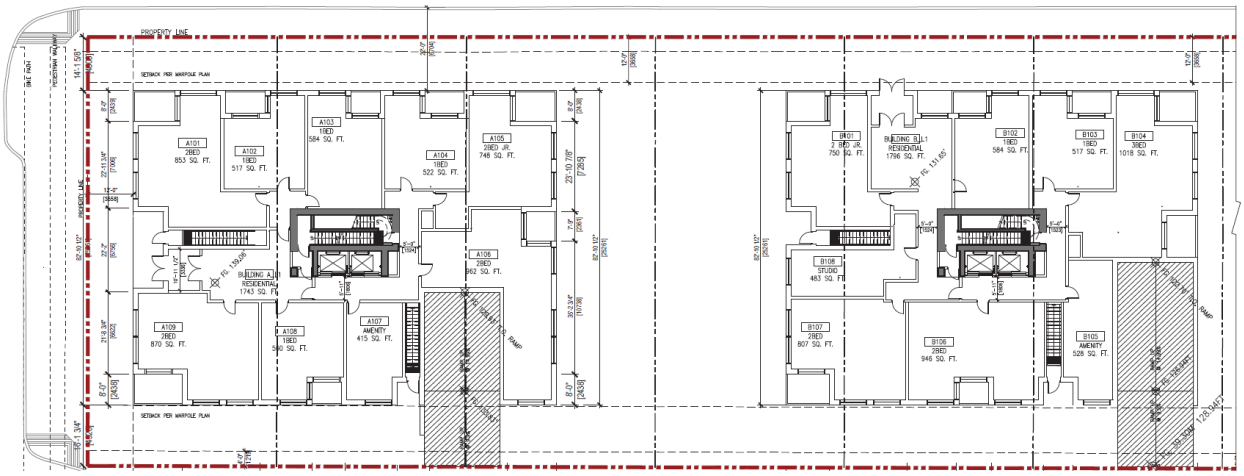
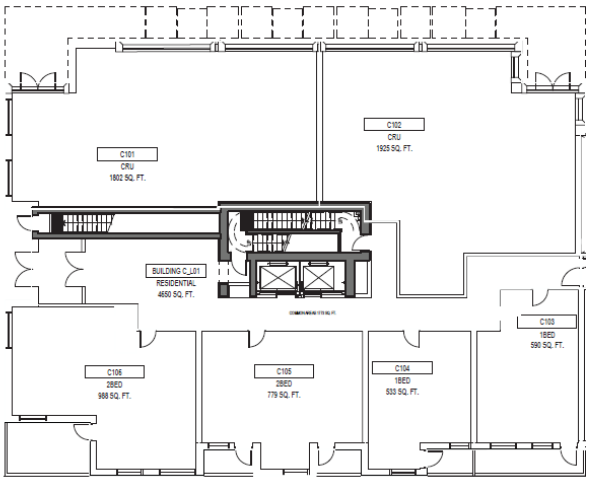
8029-8225 Oak Street and 1012 West 64th Avenue
FORM OF DEVELOPMENT DRAWINGS

Site Plan

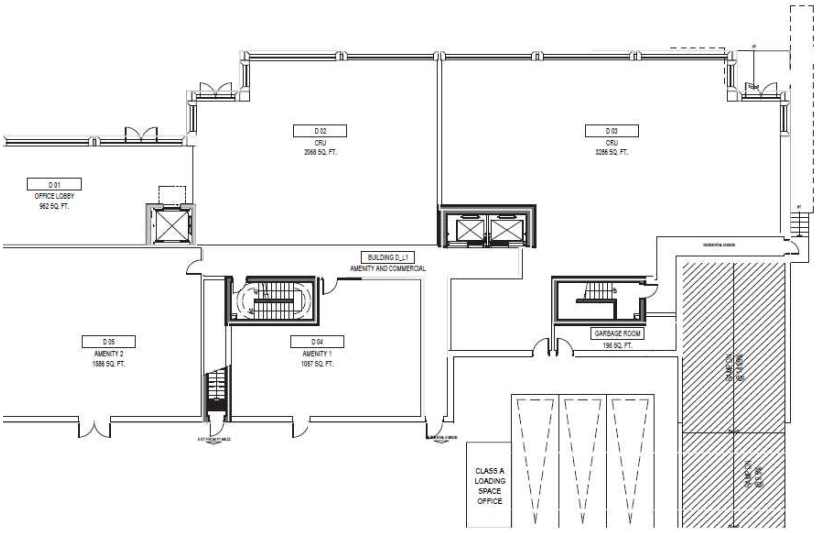
Ground Floor – Buildings A and B



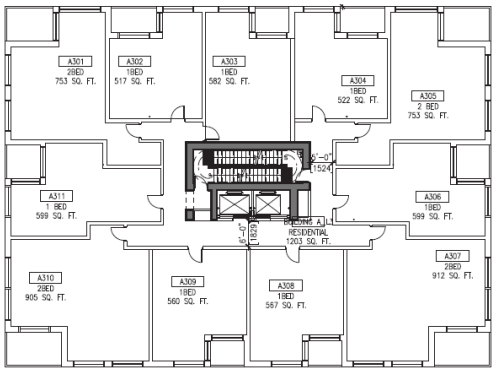
Ground Floor – Building C

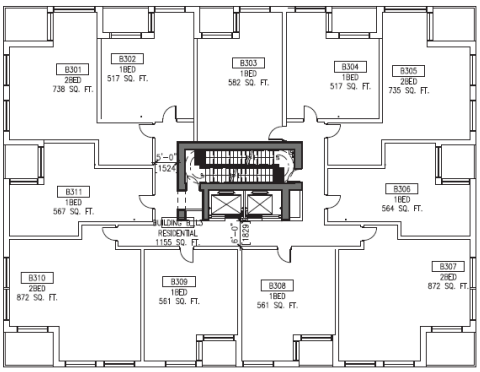


Ground Floor – Building D

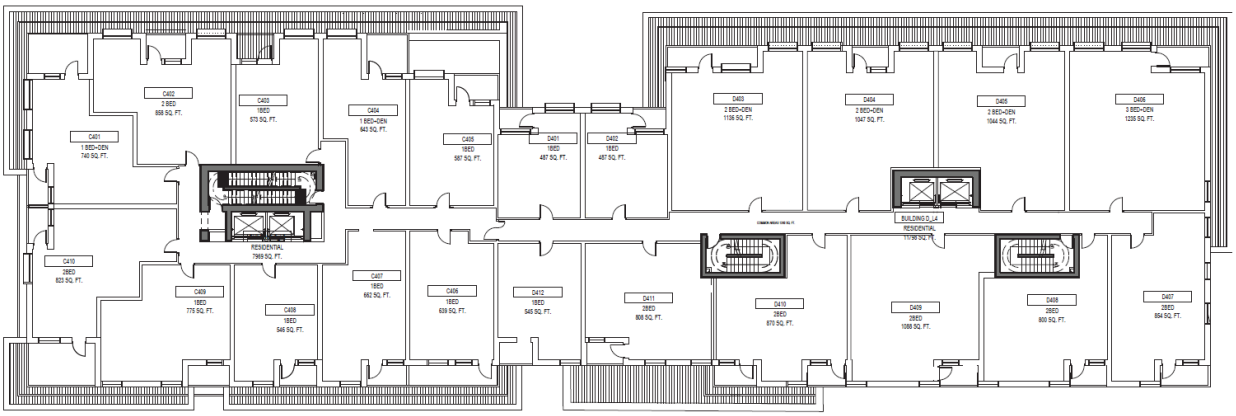


Typical Floor Plan – Buildings A and B





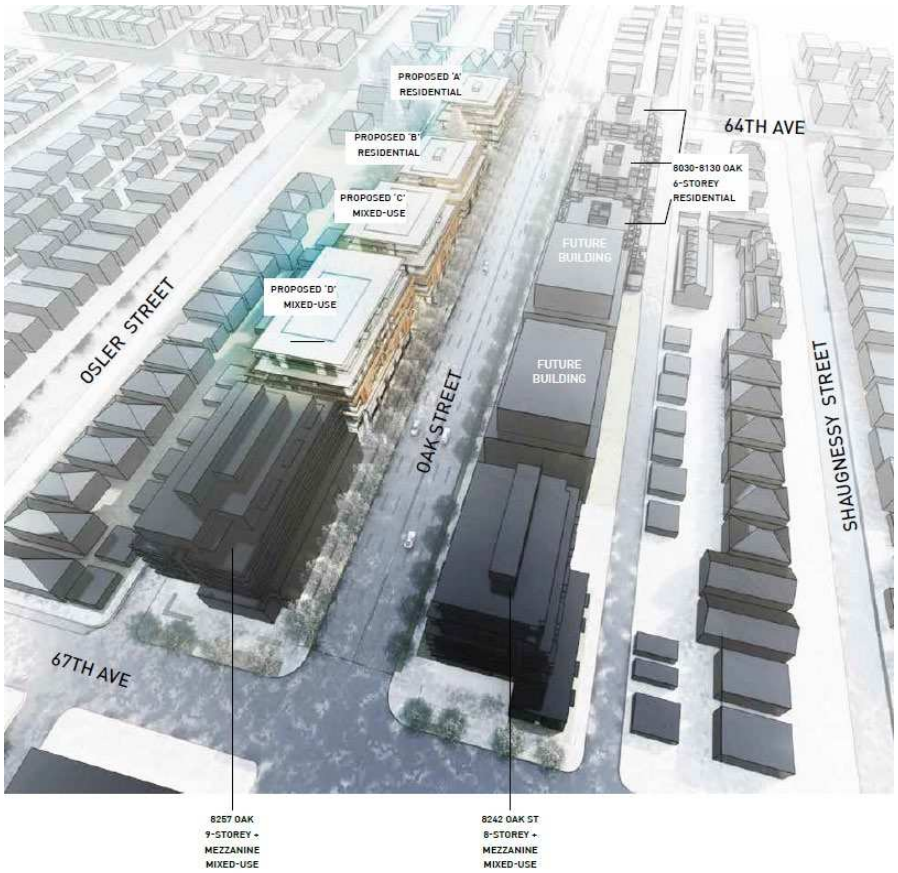
Typical Floor Plan – Buildings C and D



East Elevation (Oak Street)

West Elevation (lane)

Context Render



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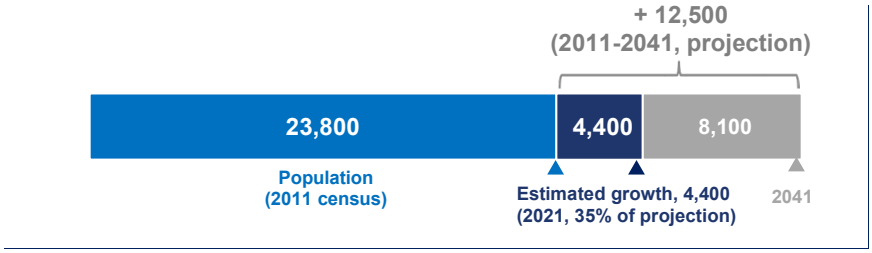
PUBLIC BENEFITS IMPLEMENTATION DASHBOARD
MARPOLE COMMUNITY PLAN (2014)
Updated 2021 year-end

POPULATION GROWTH[a]

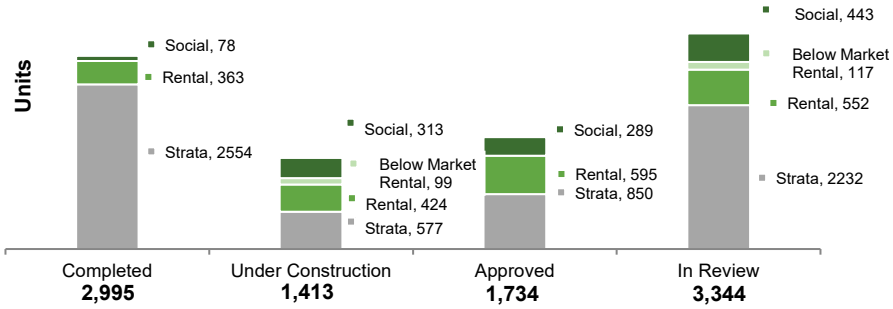
Marpole has grown by approximately **4,400** people since the 2011 census. The plan projects a total population of approximately **36,300** people by 2041.



DEVELOPMENT ACTIVITY (UNITS)[b]

Recent rezoning approvals:

- 750 SW Marine Dr
- 8804 Osler Street
- 8460 Ash St and 8495 Cambie St (Ashley Mar Co-op Site)
- 7730-7772 Cambie Street
- 8725 French Street



PUBLIC BENEFITS ACHIEVED AND IN PROGRESS SINCE 2014[c]

✓ On track to achieving targets → Some progress toward targets, more work required ○ Targets require attention

TARGETS See Chapter 17 of the Marpole Community Plan for more details	COMPLETED	UNDER CONSTRUCTION	PLANNING/ DESIGN	PROGRESS
HOUSING • ~ 1,100 units of social housing (approx. 285 units at Pearson Dogwood) • ~ 835 secured market rental units (gross numbers of units reported)	• 363 secured market rental units • 78 TMH social housing units[d]	• 424 secured market rental units • 99 below market rental units • 313 social housing units		**104%** of secured rental target achieved (with BMR) ✓ **28%** of social housing target achieved →
CHILDCARE • ~ 234 spaces for children 0-4 • ~ 244 spaces for children 5-12	• 74 spaces for 0-4 yrs children (Marpole Family Place, Kids at Marine Drive) • 24 spaces for 5-12 yrs children (Sexsmith Elementary School)	• 69 spaces for 0-4 yrs children (David Lloyd George Elementary)		**42%** of childcare spaces (0-4) target achieved ✓ **10%** of childcare spaces (5-12) target achieved →
TRANSPORTATION / PUBLIC REALM Pursue improvements to the public realm and secure walking/cycling connections through sites as development occurs Renew sidewalks as required and improve accessibility Provide more and better walking/cycling access to the Fraser River Work with TransLink and Coast Mountain Bus Company to maintain and enhance the existing transit network in Marpole Pursue the construction of a new Canada Line station at West 57th Avenue	• SW Marine Drive bikeway improvements (Granville to Camosun streets) • North Arm Trail/Greenway: SW Marine Drive to Vivian Street along 59th Avenue • Arbutus Corridor temporary pathway and removable bollards • Plaza at 67th Avenue and Yukon Street		• Four bio-retention/rain gardens curb bulges (54th Avenue from Neal to Cambie streets) and bike lane improvements • Walking and cycling infrastructure improvements (sidewalks/bike lanes/curb bulges) in Langara neighbourhood	✓

TARGETS See Chapter 17 of the Marpole Community Plan for more details	**COMPLETED**	**UNDER CONSTRUCTION**	**PLANNING/ DESIGN**	**PROGRESS**
CULTURE • Preserve and stabilize cultural assets • Retain/create multi-use neighbourhood creative spaces • Reflect significant heritage themes (e.g. Musqueam presence) in public realm, public art and other opportunities as they arise	• Joy Kogawa House acquired and renovated • Six completed artwork • MC2 artist studios (2 units)			✓
CIVIC / COMMUNITY • Renew the Marpole Library • Replace or renew the existing Marpole-Oakridge Community Centre • Work with YMCA as potential partner to deliver aquatic services	• Land acquired for Marpole Civic Centre		• Marpole Oakridge Community Centre renewal (youth centre, seniors centre, childcare, park fieldhouse)	✓
HERITAGE • Explore opportunities with Musqueam and other partners for funding to recognize historical and cultural importance of the Marpole Midden and c̓əsnaʔəm sites • 5% allocation from cash community amenity contributions in Marpole	• 5% allocation from cash community amenity contributions in Marpole		• Ongoing efforts for Fraser Arms Hotel and protection of c̓əsnaʔəm site	✓
SOCIAL FACILITIES • Marpole Oakridge Family Place relocation and expansion • Neighbourhood House renewal and expansion • Explore opportunities for affordable office space for community-based non-profit organizations	• Marpole Oakridge Family Place • Marpole Neighbourhood House restoration		• Non-profit space at Marpole Civic Centre • Youth and Seniors Centre at Marpole Oakridge Community Centre	✓
PARKS AND OPEN SPACES • New Park Space/Access to Fraser River • Pearson Dogwood park • 1-2 plazas through redevelopment • Upgrade 2 parks	• 63rd Avenue and Yukon Street green rainwater infrastructure plaza • Ash Park Playground replacement • Winona Park Playground replacement		• William Mackie Park renewal • Oak Park playground upgrades	→

EXPLANATORY NOTES

The Public Benefits Implementation Dashboard assists in monitoring progress toward the delivery of public benefits anticipated from the community plans. Data in this tracker reflects activity within the plan boundaries (and significant public benefits adjacent to the plan area) since Plan approval.

[a] **Population Growth:** Growth is calculated by taking the difference between the latest census year and the base population and adding an estimate based on floor area completed between the latest census and the end of the most recent reporting period.

[b] **Development Activity:** Development Activity reports on gross new units. The Development Activity Chart includes Building Permits, Development Permits, and rezoning applications:

- Completed: Occupancy Permit issuance
- Under Construction: Building Permit issuance
- Approved: Approved Rezoning Applications and Development Permits submitted without a rezoning
- In review: In Review Rezoning Applications and Development Permits submitted without a rezoning

[c] **Public Benefits Achieved:** Public benefits in planning/design typically include City-or partner-led projects that have begun a public process or have made significant progress in planning or design stages, but have not yet moved to construction. Housing units and public benefits secured through developer-initiated applications are not included in the planning/design column and not counted towards public benefits achieved prior to construction as numbers and status may change throughout the permitting process.

[d] **Temporary Modular Housing (TMH):** Modular homes that provide supportive housing services to residents with low and moderate incomes who have a need for transitional housing. See the Housing Vancouver webpage for more information**.** Note that TMH units do not count towards the affordable housing targets in the *Marpole Community Plan*.

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8029-8225 Oak Street and 1012 West 64th Avenue
PUBLIC BENEFITS SUMMARY

Project Summary:

Proposal for two residential buildings and two mixed-use buildings, ranging from six to eight storeys, containing a total of 200 strata-titled residential units, commercial, and office space.

Public Benefit Summary:

The project would deliver a cash CAC, a DCL payment, and a public art contribution.

	Current Zoning	Proposed Zoning
Zoning District	RS-1	CD-1
FSR (site area = 6,346.5 sq. m / 68,313 sq. ft.)	0.60	3.25
Floor Area (sq. ft.)	40,988	222,081
Land Use	Residential	Residential, Office, Retail

Summary of Development Contributions Expected Under Proposed Zoning

City-wide DCL[1]	$4,405,357
Utilities DCL[1]	$2,475,681
Public Art[2]	$439,720
Community Amenity Contribution – Cash	$16,550,000
TOTAL	**$23,870,758**

[1] Based on by-laws in effect as of September 30, 2022. 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] Based on rates in effect as of 2016. Rates are subject to adjustments. See Public Art Policy and Procedures for Rezoned Developments for details.

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8029-8225 Oak Street and 1012 West 64th Avenue
APPLICANT, PROPERTY, AND DEVELOPMENT PROPOSAL INFORMATION

Applicant and Property Information

Applicant/Architect	Arno Matis Architecture
Owners	1123197 B.C. Ltd. (Enrich Oak North LP) and 1119903 B.C. Ltd. (Enrich Oak South LP)
Developer	Enrich Developments
Address	8029-8225 Oak Street and 1012 West 64th Avenue
Property Identifiers (PIDs)	014-446-006, 014-446-022, 014-446-049, 014-446-065, 013-152-041, 014-446-090, 008-629-927, 008-354-448, 014-446-111, 014-446-162, 011-435-224, and 007-972-288
Legal Description	Lots 1 to 12 except the east 7 feet and the west 10 feet now highways, all of Lot 14 Block B District Lots 319, 323 and 324, Plan 1685
Site Area	6,346.5 sq. m (68,313 sq. ft.)

Development Statistics

	Permitted Under Existing Zoning	**Proposed**
Zoning	RS-1	CD-1
Uses	Single-Family Dwelling	Residential, Institutional, Office, Retail, Service, Cultural and Recreational
Floor Area	3,807.9 sq. m (40,988 sq. ft.)	20,632.0 sq. m (222,081 sq. ft.)
Maximum Density	0.60 FSR	3.25 FSR
Maximum Height	10.7 m (35.1 ft.)	28.5 m (94 ft.)
Unit Mix	--	Studio 1 One-bedroom 75 Two-bedroom 103 Three-bedroom 21 Total 200
Parking, Loading, and Bicycle Spaces	As per Parking By-law	Vehicle Parking 290 Bicycle Parking 481 Loading Spaces 4 To be confirmed at the development permit stage
Natural Assets	101 on-site trees, of which 67 comprise a cedar hedge along Oak Street	Retain 6 on-site trees and 3 City trees. Additional trees to be confirmed at the development permit stage

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