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(832) Amendment: 319-359 West 49th Avenue (319 West 49th 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 Winston Chong Architect on behalf of Killarney Enterprises (49th) Ltd., the registered owner of the lands located at 319-359 West 49th Avenue (now 319 West 49th Avenue) [*PID 031-722-342; Lot A Block 999 District Lot 526 Group 1 New Westminster District Plan EPP115225*] to amend CD-1 (Comprehensive Development) District (832) By-law No. 13484, to increase the FSR to 2.50 for additional commercial and strata-titled residential units in a mixed-use development, be approved in principle;

FURTHER THAT the draft by-law to amend CD-1 (832) By-law No. 13484, 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 Winston Chong Architect, received March 7, 2022, 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 Recommendation A be adopted on the following conditions:

(i) THAT the passage of the above resolutions creates no legal rights for the applicant or any other person, or obligation on the part of the City, and any expenditure of funds or incurring of costs is at the risk of the person making the expenditure or incurring the cost;

(ii) THAT any approval that may be granted following the Public Hearing shall not obligate the City to enact a by-law rezoning the property, and any costs incurred in fulfilling requirements imposed as a condition of rezoning are at the risk of the property owner; and

(iii) THAT the City and all its officials, including the Approving Officer, shall not in any way be limited or directed in the exercise of their authority or discretion, regardless of when they are called upon to exercise such authority or discretion.

REPORT SUMMARY

This report evaluates an application to amend CD-1 (Comprehensive Development) District (832) By-law for 319-359 West 49th Avenue (319 West 49th Avenue) that was enacted by Council on July 20, 2022. The application is to increase the FSR from 2.30 to 2.50 for a four-storey mixed-use building and permit an increase in commercial units from five to seven and strata-titled residential units from 51 to 64.

The applicant has proposed this modification in order to redesign portions of the building and streetwall along 49th Avenue.

Staff have assessed the application and conclude that it meets the intent of the *Cambie Corridor 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)
- CD-1 (Comprehensive Development) District (832) By-law No. 13484 (enacted July 20, 2022)
- Cambie Corridor Plan and Cambie Corridor Public Realm Plan (2018)
- Housing Needs Report (2022)
- Family Room: Housing Mix Policy for Rezoning Projects (2016)
- High-Density Housing for Families with Children Guidelines (1992)
- Tenant Relocation and Protection Policy (2015, amended 2019)
- Community Amenity Contributions Policy for Rezonings (1999, last amended 2020)

REPORT

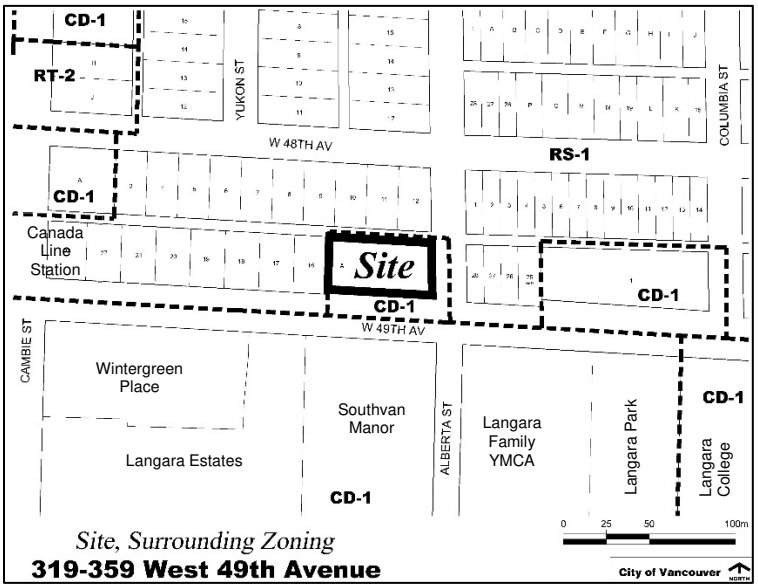
Background/Context

1. Site and Context

The subject site is located at the northwest corner of 49th Avenue and Alberta Street. The site is developed with three single-family houses on one property that was consolidated as a requirement of CD-1 (832) By-law enactment. The consolidated site has a frontage of 61.0 m (200 ft.) along 49th Avenue, a depth of 30.5 m (100 ft.) and an area of 1,826 sq. m (19,655 sq. ft.). The *Tenant Relocation and Protection Policy* applies to the site, as explained in the "Housing" section.

The site is on the same block as the Langara-49th Avenue Canada Line Station. Nearby properties on the north of 49th Avenue are zoned RS-1 or CD-1, which permit single-family homes and four-storey mixed-use buildings. On the south side of 49th Avenue, there are multi-family and seniors housing, along with the Langara Family YMCA and Langara College (Figure 1).

Figure 1: Surrounding Zoning and Context



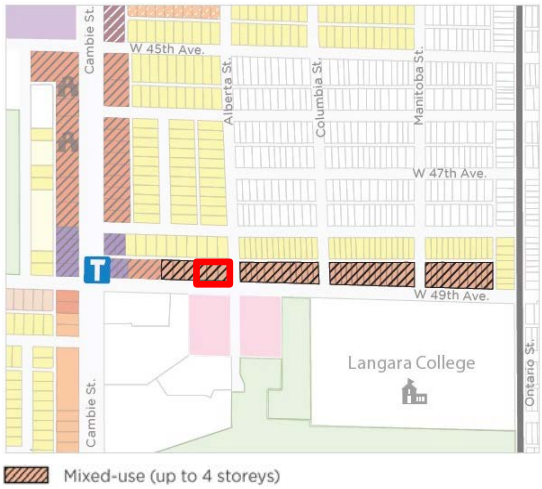
2. Policy Context

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

CD-1 (832) By-law No. 13484 – Enacted on July 20, 2022, this by-law allows a four-storey mixed-use building with commercial uses at-grade and 51 strata-titled residential units above. This application was compliant with the Cambie Corridor Plan.

Cambie Corridor Plan and Public Realm Plan ("Plan") – The subject site is located within the Langara neighbourhood of the *Plan*. Subsection 4.4.3 of the *Plan* supports mixed-use buildings up to four storeys with a density of up to 2.50 FSR (Figure 2). Supportable density is determined by site-specific urban design and public realm analysis. Active commercial uses, including service and retail at grade, with a continuous streetwall along 49th Avenue are required.

Figure 2: Subsection 4.4.3: 49th Avenue: Active link-Ontario Street (Subject Site in Red)



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

This rezoning application is supported by the data and findings within the HNR.

Strategic Analysis

1. Proposal

This application proposes to amend CD-1 (832) to increase the permitted floor space ratio (FSR) to 2.50. This would permit the total floor area to increase from 4,628.7 sq. m (49,823 sq. ft.) to 5,028.0 sq. m (54,121 sq. ft.). The application increases the commercial units from five to seven, and the strata-titled residential units from 51 to 64.

The amendment provides for a continuous streetwall along 49th Avenue. Figure 3 shows the proposed new streetwall and Figure 4 shows the previously approved building.

Figure 3: Proposed Building Looking North from 49th Avenue

Figure 4: Approved Building Looking North from 49th Avenue

2. Land Use

The proposed increase in floor area and additional commercial and residential units is consistent with the *Plan* which anticipates mixed-use developments.

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

In assessing urban design performance, staff considered the built form guidance within the *Plan* for mixed-use buildings in the Langara neighbourhood.

Form of Development – The form of development is consistent with the *Plan*'s direction for a four-storey, mixed-use building with a continuous streetwall and ground floor commercial uses along 49th Avenue. Modest changes are proposed to the building form to accommodate the additional density while maintaining general consistency with the original application and the built form guidelines. No design conditions are required for this amendment.

Density – The Plan allows for a density of up to 2.50 FSR based on urban design performance. At 2.50 FSR, the proposed FSR aligns with the maximum permitted density. Calculation of FSR

is based on a site area of 2,012 sq. m (21,662 sq. ft.), which was the area before road dedication along 49th Avenue that was required as a condition of the previous rezoning.

The proposed form of development and density align with the Plan direction for this site. Staff support the application.

4. Housing

This proposal contains 64 strata-titled residential units.

Housing Mix – For strata residential development, the *Family Room: Housing Mix Policy for Rezoning Projects* requires that at least 35% of all units be suitable for families. This includes a minimum of 25% two-bedroom units and 10% three-bedroom units. The proposed unit mix of 28% studio, 36% one-bedroom, 25% two-bedroom and 11% three-bedroom units complies with policy.

Existing Tenants – The *Tenant Relocation and Protection Policy (*TRP Policy*)* applies to projects involving the consolidation of two or more lots that contain existing secondary rental. At the time of the original rezoning application in 2018, one of the three tenancies was eligible for TRP Policy provisions. Since then, the eligible tenancy has ended and the applicant provided monetary compensation based on length of tenancy. Currently, all three houses on site are tenanted, but none of the current tenants are eligible for provisions under the TRP Policy. All current tenancies are protected under the BC Residential Tenancy Act of BC which governs how residential properties are rented and includes specific provisions around ending tenancies.

5. Transportation and Parking

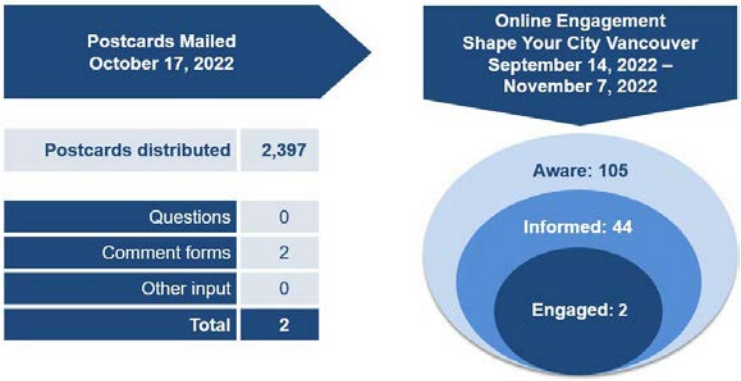
The site is well served by transit, with the Langara-49th Avenue Canada Line Station at the end of the block and the 49th Avenue regular bus service. Vehicle and bicycle parking is provided over two underground levels, accessed from the lane. The application proposes 73 vehicle parking spaces, 118 Class A and 8 Class B bicycle spaces. Two commercial loading spaces are also proposed. No engineering conditions are required for this text amendment.

6. Public Input

Public Notification – A rezoning information sign was installed on the site on September 15, 2022. Approximately 2,397 notification postcards were distributed within the neighbouring area on or about October 17, 2022. Notification and application information, and an online comment form, was provided on the City's *Shape Your City Vancouver* (SYC) (shapeyourcity.ca/) platform.

Public Response and Comments – Public input was via online questions, comment forms, by email and phone. 105 people signed onto the webpage to review the proposal. A total of two submissions were received. Concerns were expressed about congestion during school times and the number and liveability of studio units.

Figure 4: Overview of Notification and Engagement



Response to Public Comments – The proposed density complies with the Plan and number of studio units with the City's housing mix policy.

7. Public Benefits

Community Amenity Contributions (CACs) – The site is subject to a fixed-rate CAC applicable to the four-storey mixed-use within the Cambie Corridor. The applicant has offered a cash contribution of $86,267 based on the 399.3 sq. m (4,298 sq. ft.) net increase in allowable floor area and the target rate applicable to this application.

The cash CAC from this rezoning application will be allocated to support delivery of the Cambie Corridor Public Benefits Strategy (see Appendix F 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 DCL bylaws in effect as of September 30, 2022, and the proposed increase in floor area, approximately $137,685 of additional DCLs would be expected from the project.

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

A summary of the public benefits for this application is provided in Appendix G.

Financial Implications

As noted in the Public Benefits section this amendment is expected to generate a CAC and additional DCL contributions from the project. See Appendix G for additional details.

CONCLUSION

Staff review of the application has concluded that the proposed form of development and density are consistent with the intent of the *Cambie Corridor Plan*.

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 E.

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319 West 49th Avenue
PROPOSED BY-LAW PROVISIONS
TO AMEND CD-1 (832) BY-LAW NO. 13484

Note: A By-law to amend CD-1 (832) By-law No. 13484 will be prepared generally in accordance with the provisions listed below, subject to change and refinement prior to posting.

1. In section 5.2, Council strikes out “2.30” and substitutes “2.50”.

* * * * *

319 West 49th 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.

CONDITIONS OF BY-LAW ENACTMENT

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

Community Amenity Contribution

1. Pay to the City the cash Community Amenity Contribution of $86,267 which the applicant has offered to the City and which is to be allocated to support the delivery of the *Cambie Corridor 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.

* * * * *

319 West 49th Avenue
TRACKED CHANGES VERSION OF DRAFT BY-LAW NO. 13484

THIS DOCUMENT IS BEING PROVIDED FOR INFORMATION ONLY AS A REFERENCE TOOL TO HIGHLIGHT THE AMENDMENT IN APPENDIX A BEING PROPOSED TO COUNCIL FOR APPROVAL. SHOULD THERE BE ANY DISCREPANCY BETWEEN THIS TRACKED CHANGES VERSION AND THE DRAFT AMENDING BY-LAW, THE DRAFT AMENDING BY-LAW PREVAILS.

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 marginally numbered Z-761 (c) attached as Schedule A to this By-law, and incorporates Schedule A into Schedule D of By-law No. 3575.

Designation of CD-1 District

2. The area shown within the heavy black outline on Schedule A is hereby designated CD-1 (832).

Uses

3. 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 CD-1 (832), and the only uses for which the Director of Planning or Development Permit Board will issue development permits are:

(a) Dwelling Uses, limited to Dwelling Units in conjunction with any of the uses listed in this By-law;

(b) Cultural and Recreational Uses, limited to Arcade, Artist Studio, Arts and Culture Indoor Event, Billiard Hall, Community Centre or Neighbourhood House, Fitness Centre, Library, and Museum or Archives;

(c) Office Uses, limited to General Office and Health Care Office;

(d) Retail Uses, limited to Grocery or Drug Store, Retail Store, and Small-scale Pharmacy;

(e) Service Uses, limited to Barber Shop or Beauty Salon, Beauty and Wellness Centre, Catering Establishment, Laboratory, Laundromat or Dry Cleaning Establishment, Photofinishing or Photography Studio, Print Shop, Production or Rehearsal Studio, Repair Shop – Class B, Restaurant, School – Arts or Self-Improvement, School – Business, and School – Vocational or Trade;

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

Conditions of Use

4.1 There shall be no dwelling units above the fourth storey.

4.2 The design and layout of at least 35% of the dwelling units must:

(a) be suitable for family housing;

(b) include two or more bedrooms, of which:

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

(ii) at least 10% of the total dwelling units must be three-bedroom units; and

(c) comply with Council's "High-Density Housing for Families with Children Guidelines".

Floor Area and Density

5.1 Computation of floor area must assume that the site area is 2,012.47 m^2, being the site area at the time of the application for the rezoning application evidenced by this By-law, and before any dedications.

5.2 The floor space ratio for all uses must not exceed ~~2.30~~ **2.50**.

5.3 Computation of floor area must include all floors of all buildings, having a minimum ceiling height of 1.2 m, including earthen floors and accessory buildings, both above and below ground level, measured to the extreme outer limits of the buildings.

5.4 Computation of floor area must exclude:

(a) open residential balconies or sundecks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, except that:

(i) the total floor area of all such exclusions must not exceed 12% of the residential floor area, and

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

(b) patios and roof gardens, provided that the Director of Planning first approves the design of sunroofs and walls;

(c) where floors are used for off-street parking and loading, the taking on or discharging of passengers, bicycle storage, heating and mechanical equipment, or uses, which in the opinion of the Director of Planning are similar to the foregoing, those floors or portions thereof so used, which are at or below base surface, except that the maximum exclusion for a parking space must not exceed 7.3 m in length; and

(d) all residential storage area above or below base surface, except that if the 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.

5.5 Computation of floor area may exclude amenity areas, including common indoor amenity space on the fifth floor, which must not exceed 83.6 m^2 (900 sq. ft.), except that the total exclusions for amenity areas must not exceed 10% of permitted floor area.

5.6 The use of floor area excluded under sections 5.4 and 5.5 must not include any use other than that which justified the exclusion.

Building Height

6. Building height, measured from base surface to top of parapet, must not exceed 18.1 m.

Horizontal Angle of Daylight

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

7.2 The location of each such exterior window must allow a plane or planes extending from the window and formed by an angle of 50 degrees, or two angles with a sum of 70 degrees, to encounter no obstruction over a distance of 24.0 m.

7.3 Measurement of the plane or planes referred to in section 7.2 must be horizontally from the centre of the bottom of each window.

7.4 The Director of Planning or Development Permit Board may relax the horizontal angle of daylight requirement, if:

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

(b) the minimum distance of unobstructed view is not less than 3.7 m.

7.5 An obstruction referred to in section 7.2 means:

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

(b) the largest building permitted under the zoning on any site adjoining CD-1 (832).

7.6 A habitable room referred to in section 7.1 does not include:

(a) a bathroom; or

(b) a kitchen whose floor area is the lesser of:

(i) 10% or less of the total floor area of the dwelling unit, or

(ii) 9.3 m^2.

Acoustics

8. A development permit application for dwelling uses must include an acoustical report prepared by a registered professional acoustic engineer demonstrating that the noise levels in those portions of the dwelling units listed below will not exceed the noise levels expressed in decibels set opposite such portions of the dwelling units. For the purposes of this section, the noise level is the A-weighted 24-hour equivalent (Leq24) sound level and will be defined simply as noise level in decibels.

Portions of dwelling units	Noise levels (Decibels)
Bedrooms	35
Living, dining, recreation rooms	40
Kitchen, bathrooms, hallways	45

Zoning and Development By-law

9. Sections 2 through 14 of the Zoning and Development By-law apply to this CD-1 (832).

Severability

10. A decision by a court that any part of this By-law is illegal, void, or unenforceable severs that part from this By-law, and is not to affect the balance of this By-law.

Force and effect

11. This By-law is to come into force and take effect on the date of its enactment.

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319 West 49th Avenue
PUBLIC CONSULTATION SUMMARY

1. List of Engagement Events, Notification, and Responses

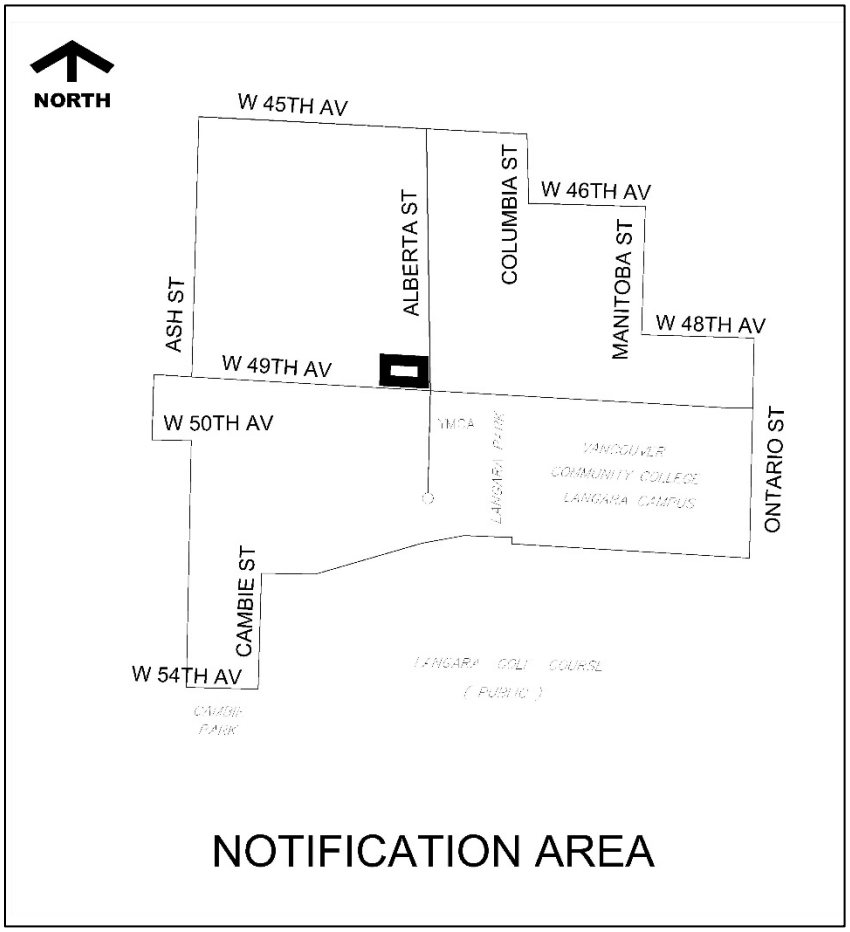
	Date	Results
Public Notification		
Postcard distribution – Notice of rezoning application	October 17, 2022	2,397 notices mailed
Public Responses		
Online comment forms • Shape Your City platform	September 14, 2022 – November 7, 2022	2 submittals
Overall position • support • opposed • mixed	September 14, 2022 – November 7, 2022	2 submittals • 0 responses • 1 responses • 1 responses
Other input	September 14, 2022 – November 7, 2022	no submittals
Online Engagement – Shape Your City Vancouver		
Total participants during online engagement period	September 14, 2022 – November 7, 2022	105 participants (aware)* • 44 informed • 2 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



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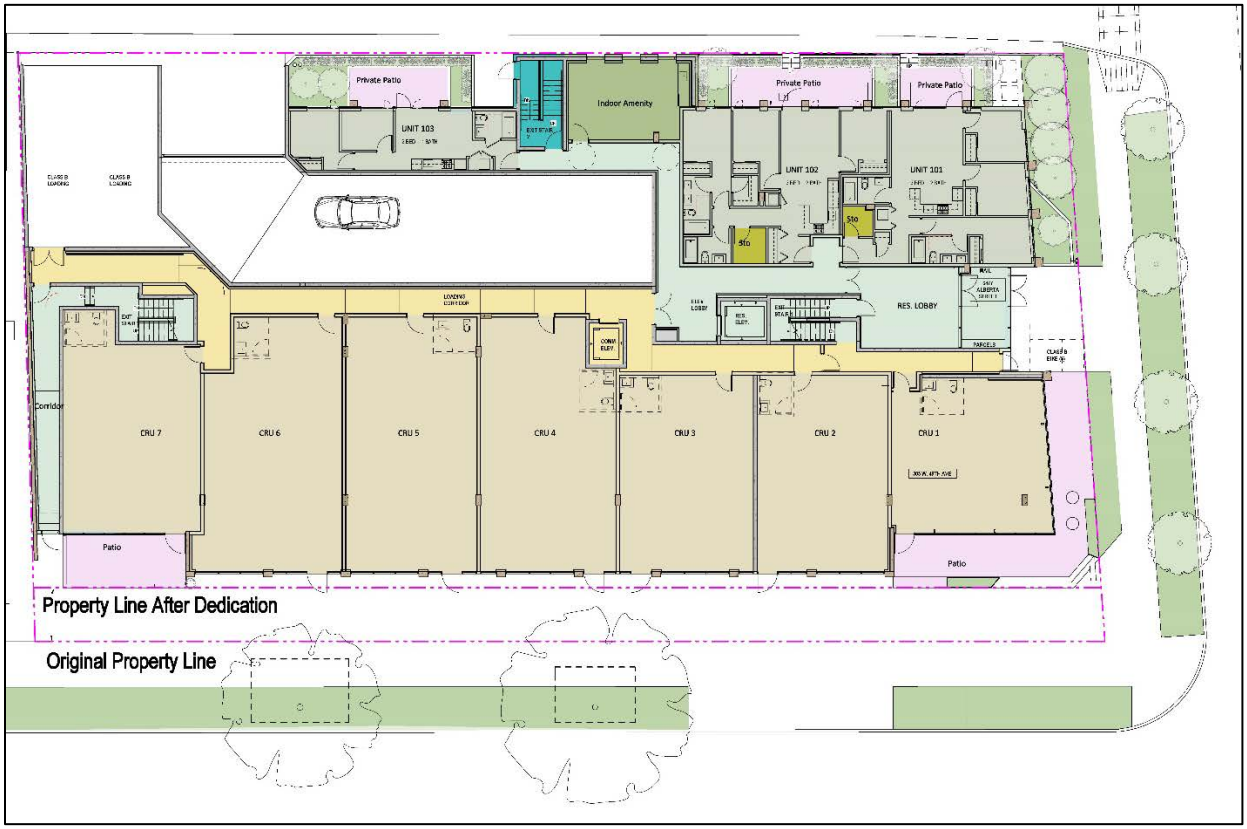
319 West 49th Avenue
FORM OF DEVELOPMENT DRAWINGS

South Elevation – View Looking North from 49th Avenue

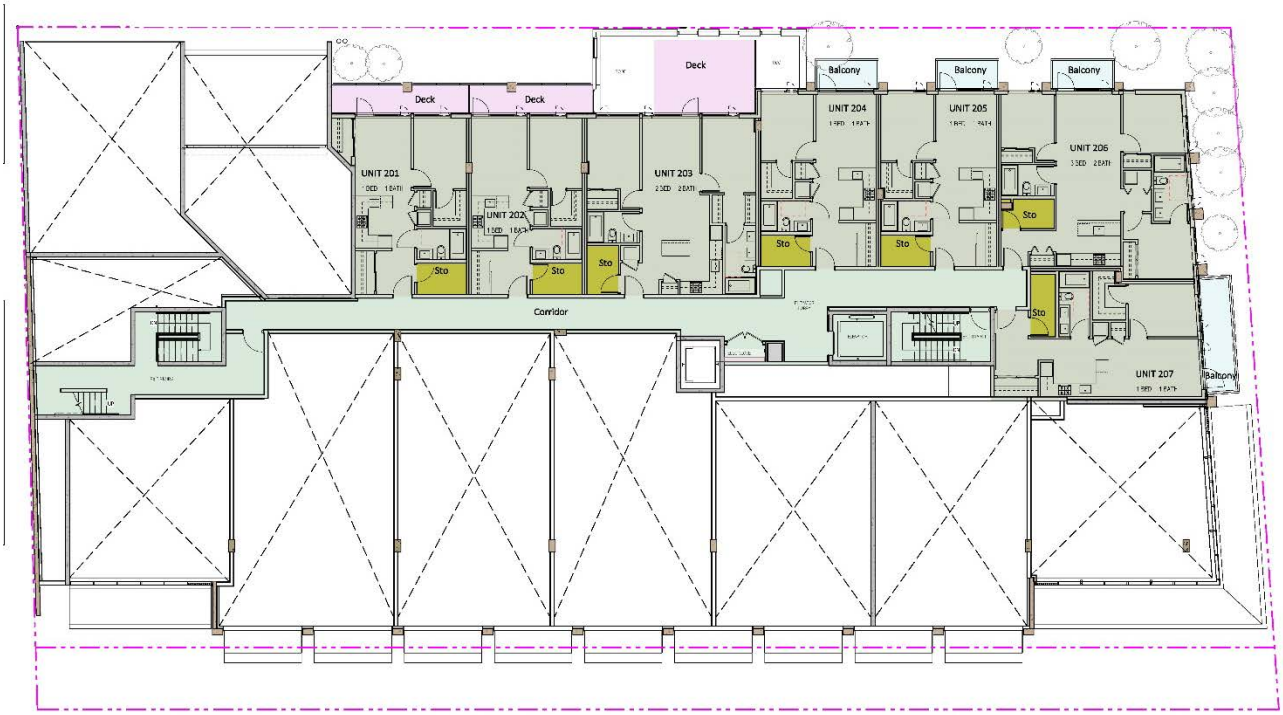
East Elevation – View Looking West from Alberta Street

North Elevation – View Looking South from Lane

Ground Floor Plan



Level 1A – Floor Plan

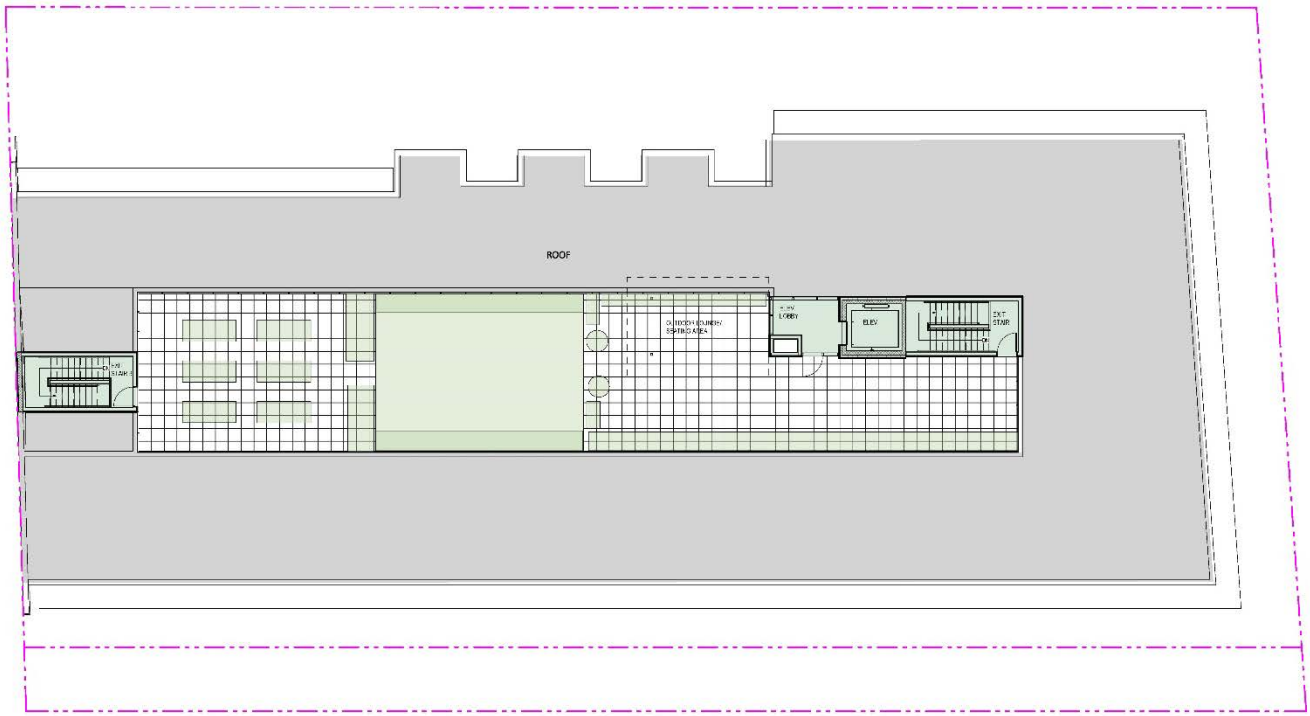


Level 2 – Floor Plan

Level 3 – Floor Plan

Level 4 – Floor Plan

Roof



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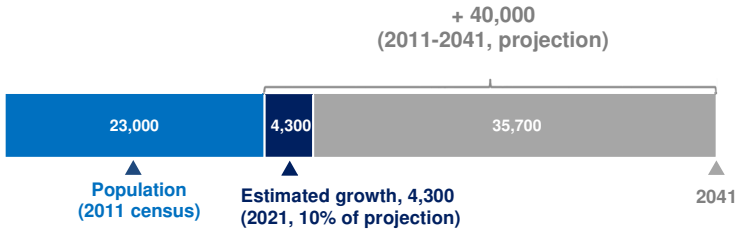
PUBLIC BENEFITS IMPLEMENTATION DASHBOARD
CAMBIE CORRIDOR PLAN (2018) – North of 57th Avenue

Updated 2021 year-end

The PBS identifies public benefits and infrastructure to support growth in the area, including both short-term and long-term priorities in and around the plan area.

POPULATION GROWTH[a]

The Cambie Corridor has grown by approximately **4,300** people since the 2011 census. The plan projects an additional growth of approximately **35,700** people by 2041.

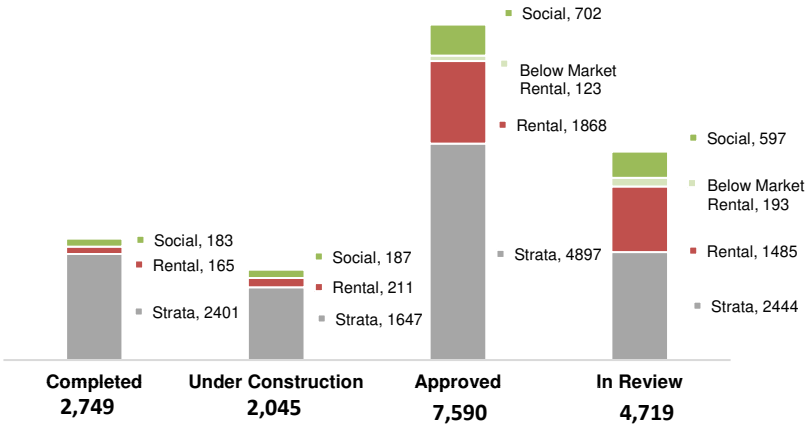


DEVELOPMENT ACTIVITY (UNITS)[b]

Recent rezoning approvals:

- 277-291 West 42nd Avenue
- 7969-7989 Cambie Street
- 3353 Cambie Street
- 5412 Cambie Street
- 485 W 28th Avenue
- 325-341 West 42nd Avenue

**This list does not include any townhouse developments under the RM-8A/AN Districts Schedule*



PUBLIC BENEFITS ACHIEVED AND IN PROGRESS (North of 57th Avenue)[c]

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

TARGETS See Chapter 13 of the Cambie Corridor Plan for more details	COMPLETED	UNDER CONSTRUCTION	PLANNING/ DESIGN	PROGRESS
HOUSING[d] • ~ 4,700 additional secured market rental units • ~ 2,250 social housing units • ~ 400 additional below-market units (gross numbers of units reported)	• 165 secured market rental units • 85 social housing units • 98 TMH[e]	• 221 secured market rental units • 187 social housing units		**8%** of secured rental target achieved **12%** of social housing target achieved ○
CHILDCARE • ~ 1,080 spaces for all age groups	• Restoration of 8 Oaks Acorn childcare outdoor area	• 138 spaces for 0-4 yrs children (Oakridge Civic Centre, Eric Hamber Secondary School) • 60 spaces for 5-12 yrs children (Oakridge Civic Centre)		**18%** of childcare spaces target achieved ➡
TRANSPORTATION / PUBLIC REALM • Upgrade/expand walking and cycling networks	• 45th Avenue Bikeway improvements • Interim Plazas (Cambie Street & 17th Avenue, Cambie Street & 18th Avenue) • 29th Avenue & Cambie Street Plaza and Public Art • R4 Rapid Bus on 41st Avenue	• King Edward Avenue Complete Street (Yukon to Columbia streets)	• 54th Avenue Curb Bulge bio-retention upgrade • Cambie Street and 31st Avenue closure	✓

• Complete Street design on Cambie St and major streets • "Car-light" Heather St Greenway	• Cambie Complete Streets (35th Avenue to McGuigan Avenue) • Ontario and 16th curb bulge bio-retention • Oak Street and 27th Avenue pedestrian and bike signal • Eastbound Complete Street on W King Edward (Yukon to Columbia) & improved crossing at W King Edward Avenue / Yukon Street		• Alberta St transportation and green rainwater infrastructure upgrades • 49th Avenue transportation upgrades	
TARGETS See Chapter 13 of the Cambie Corridor Plan for more details	**COMPLETED**	**UNDER CONSTRUCTION**	**PLANNING/ DESIGN**	**PROGRESS**
CULTURE • 5 new artist studios	• Five public art installations	• Cultural space, performance theatre, outdoor performance space at Oakridge Civic Centre	• 12 public art installations	✓
CIVIC / COMMUNITY • Oakridge Civic Centre • Oakridge Library renewal and expansion • Additional library branch • Hillcrest Community Centre (fitness centre expansion) • Firehall #23 • Community Policing Centre		• Oakridge Civic Centre (seniors centre, youth centre, childcare, library, community centre)	• VanDusen & Bloedel Strategic Plan	✓
HERITAGE • 5% allocation from cash community amenity contributions in Cambie Corridor	• James Residence • Milton Wong Residence • 5% allocation from cash community amenity contributions	• Turner Dairy retention		✓
SOCIAL FACILITIES • Renewal and expansion of Oakridge Seniors Centre • Youth Hub • Non-profit organization centre • Additional Seniors' Centre		• Oakridge Seniors Centre and Youth Centre		✓
PARKS AND OPEN SPACES • New parks on large sites • Queen Elizabeth Master Plan and Phase 1 upgrades • 6 plazas and enhanced open spaces • Neighbourhood park improvements	• Upgrades to Riley Park and Hillcrest Park • Lillian To Park (17th Avenue and Yukon Street) • Playground renewal at Douglas Park • Queen Elizabeth Park tennis court resurfacing	• Oakridge Centre Park	• Alberta Street Blue-Green System and Columbia Park Renewal • Queen Elizabeth Master Plan • Heather Park off-leash dog area • Little Mountain Plaza and Wedge Park	✓

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 present quarter.

[b] **Development Activity:** 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 large City- or partner-led projects or master plans that have begun a public process or have made significant progress in planning or design stages, but have not yet moved to construction. 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] **Housing - Planning/Design:** Housing units in 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.

[e] **Temporary Modular Housing (TMH):** are 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**.** These 98 social housing units are temporary modular housing that were not anticipated in the Cambie Corridor Plan; therefore, they do not count towards the Plan's housing goal.

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319 West 49th Avenue
PUBLIC BENEFITS SUMMARY

Project Summary

Four storey, mixed-use building containing 64 strata-titled residential units and commercial on the ground floor.

Public Benefit Summary:

This CD-1 text amendment would generate cash CAC to be allocated toward the Cambie Corridor Public Benefits Strategy. The additional floor area would also generate additional DCLs from the project.

	Current Zoning	Proposed Zoning
Zoning District	CD-1 (832)	CD-1 (832)
Floor Space Ratio (Site area = 2,012.47 sq. m / 21,662 sq. ft.)	2.30	2.50
Floor Area	4,628.7 sq. m (49,823 sq. ft.)	5,028.0 sq. m (54,121 sq. ft.)
Land Use	Multi-Family Residential	Multi-Family Residential

Summary of Additional Development Contributions Expected under Proposed Zoning

City-wide DCL[1]	$86,143
Utilities DCL[1]	$51,542
Community Amenity Contribution – cash	$86,267
TOTAL	**$223,952**

[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.

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319 West 49th Avenue
APPLICANT, PROPERTY, AND DEVELOPMENT PROPOSAL INFORMATION

Property Information

Address	Property Identifier (PID)	Legal Description
319 West 49th Avenue	031-722-342	Lot A Block 999 District Lot 526 Group 1 New Westminster District Plan EPP115225

Applicant Information

Architect	Winston Chong Architect
Registered Owner	Killarney Enterprises (49th) Ltd.

Development Statistics

	Permitted Under Existing Zoning	Proposed
Zoning	CD-1 (832)	CD-1 (832)
By-Law Site Area	2,012.47 sq. m (21,662 sq. ft.)	2,012.47 sq. m (21,662 sq. ft.)
Land Use	Residential and Commercial	Residential and Commercial
Maximum FSR	2.30	2.50
Maximum Height	18.1 m (59.4 ft.)	18.1 m (59.4 ft.)
Floor Area	4,628.7 sq. m (49,823 sq. ft.)	5,028.0 sq. m (54,121 sq. ft.)
Residential Units	Total: 51 strata-titled residential units 10 studio units 25 one-bedroom units 11 two-bedroom units 5 three-bedroom units	Total: 64 strata-titled residential units 18 studio units 23 one-bedroom units 16 two-bedroom units 7 three-bedroom units
Parking and Bicycle Spaces	As per Parking By-law	73 vehicle parking spaces 118 Class A bicycle spaces 8 Class B bicycle spaces 2 Class B loading spaces Two passenger loading spaces

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