CITY OF VANCOUVER

REFERRAL REPORT

Report Date:	January 9, 2024
Contact:	Tess Munro
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Meeting Date:	January 23, 2024

TO: Vancouver City Council

FROM: General Manager of Planning, Urban Design and Sustainability

SUBJECT: CD-1 Rezonings: (i) 5392-5472 Manson Street and (ii) 5250-5270 Ash Street and 595 West 37th 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 Peterson Group on behalf of:

(i) Manson Street Development Ltd., the registered owner of the lands at 5472-5434 Manson Street [*Lots 12 to 14 Block 876 District Lot 526 Plan 8838; PIDs 008-337-390, 009-918-647, and 009-918-655, respectively*], and 1321952[1] B.C. Ltd., the registered owners of the lands at 5408-5392 Manson Street [*Lots 15 to 16 Block 876 District Lot 526 Plan 8838; PIDs 009-918-663 and 009-918-671, respectively*], to rezone the lands from R1-1 (Residential Inclusive) District to CD-1 (Comprehensive Development) District to increase the floor space ratio (FSR) from 0.70 to 5.62 and the building height from 11.5 m (38 ft.) to 59.9 m (197 ft.), to permit the development of two 18-storey residential buildings containing 248 strata-titled residential units; and

[1] Represented by Peterson Group subsidiaries

(ii) Ash 37 Development BT Ltd., the registered owner of the lands located at 595 West 37th Avenue and 5250-5270 Ash Street [*Lots 21 to 23 Block 839 District Lot 526 Plan 8710; PIDs 009-954-759, 009-954-783, and 009-954-821 respectively*], to rezone the lands from R1-1 (Residential Inclusive) District to CD-1 (Comprehensive Development) District to increase the floor space ratio (FSR) from 0.70 to 3.10 and the building height from 11.5 m (38 ft.) to 21.5 m (71 ft.), to permit the development of a six-storey residential building containing 77 social housing units;

be approved in principle as one application together for both non-contiguous sites;

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

FURTHER THAT the proposed forms of development also be approved in principle, generally as prepared by:

(iii) IBI Architects, received September 28, 2022; and

(iv) NSDA Architects, received September 28, 2022, and revised plans received April 12, 2023;

provided that the Director of Planning may allow minor alterations to this form of development when approving the detailed scheme of development;

FURTHER THAT the above approvals be subject to the Conditions of Approval contained in Appendices B1 and B2;

AND FURTHER THAT the Director of Legal Services be instructed to bring forward the draft CD-1 By-laws together for enactment on the same day under one omnibus By-law that will enact both CD-1 By-laws at the same time.

B. THAT subject to approval in principle of the rezoning and the Housing Agreements described in Part 2 of Appendix B1 and B2, the Director of Legal Services be instructed to prepare the necessary Housing Agreement By-laws for enactment prior to enactment of both of the CD-1 By-laws, subject to such terms and conditions as may be required at the discretion of the Director of Legal Services and General Manager of Planning, Urban Design and Sustainability.

C. THAT subject to approval of both of the CD-1 By-laws, 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 both of the CD-1 By-laws.

D. THAT Recommendation A to C be adopted on the following conditions:

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

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

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

REPORT SUMMARY

This report evaluates an application to rezone two, non-contiguous sites in the Oakridge neighbourhood from R1-1 to CD-1: (a) 5392-5472 Manson Street (referred to as the "Manson Street site") and (b) 5250-5270 Ash Street and 595 West 37th Avenue (referred to as the "Ash Street site"). The proposal is as follows:

a) On the Manson Street site, the application proposes two 18-storey buildings with 248 strata-titled residential units. A building height of 59.9 m (197 ft.) with additional height to accommodate an indoor rooftop amenity and a floor space ratio (FSR) of 5.62 is proposed.

b) On the Ash Street site, the application proposes one six-storey residential building with approximately 77 social housing units. A building height of 21.5 m (71 ft.) and an FSR of 3.10 is proposed.

On the Manson Street site, the *Cambie Corridor Plan* (the "*Plan*") supports strata-titled development, provided that 30% of the residential floor area (7,397.8 sq. m (79,629 sq. ft.)) is developed as social housing units and delivered turn-key to the City in an air space parcel. As an alternative, the applicant is proposing to deliver the social housing requirement on the Ash Street site, with the building and the land to be delivered turn-key to the City following completion of construction. The social housing building forms a part of the Community Amenity Contribution (CAC) offered for both sites, in accordance with the *Plan,* and would support broader policy objectives for the delivery of social housing.

If Council approves these rezoning applications, conditions have been prepared to secure the construction of the proposed social housing building and the land transfer to the City, per Appendices B1 and B2. An occupancy permit for the social housing building on the Ash Street site is required prior to the occupancy permit for the Manson Street site being issued. Management of the social housing building would be by a housing operator selected through a separate process in line with the City's procurement policies.

The proposal is generally consistent with the *Plan* and supports the broader policy objectives for the delivery of social housing. Staff recommend the application be referred to 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 B1 and B2.

As the applicants have presented this application for separate rezonings as a combined "all-or-nothing" package, staff have prepared this report and the associated By-laws on the assumption that the rezonings will be approved in principle at the same meeting and that the By-laws will be enacted at the same Council meeting. Staff are not obligating Council to enact both rezoning By-laws, but recommend that both rezoning processes move forward together due to their inter-related nature.

COUNCIL AUTHORITY/PREVIOUS DECISIONS

- Vancouver Plan (2022)
- Cambie Corridor Plan and Cambie Corridor Public Realm Plan (2018)
- Housing Needs Report (2022)
- Housing Vancouver Strategy (2017)
- Tenant Relocation and Protection Policy and Guidelines (2015, amended 2019)
- Family Room: Housing Mix Policy for Rezoning Projects (2016)
- High-Density Housing for Families with Children Guidelines (1992)
- Green Buildings Policy for Rezonings (2009, amended 2023)
- Community Amenity Contributions Policy for Rezonings (2020, amended 2023)
- Development Cost Levy By-Law No. 9755
- Utilities Development Cost Levy By-law No. 12183
- Latecomer Policy (2021)
- Public Art Policy and Procedures for Rezoned Developments (2014)
- Urban Forest Strategy (2016)

REPORT

Background/Context

1. Site and Context

The application contains two sites:

- Manson Street site – The site is zoned R1-1 and located on the east side of Manson Street, between West 37th and 39th Avenues (Figure 1). The assembly consists of five lots, with a frontage of 93.0 m (305 ft.) along Manson Street and a lane to the east. The total site area is 3,921.1 sq. m (42,206 sq. ft.). The lots are currently developed with five single-detached dwellings. As the application involves consolidation of five lots containing secondary rental units, the *Tenant Relocation and Protection Policy* (TRPP) applies. There are six existing tenancies, with three eligible under the *TRPP*.

- Ash Street site – The site is zoned R1-1 and located on the northeast corner of Ash Street and West 37th Avenue (Figure 1). The assembly consists of three lots, with a frontage of 57.0 m (187 ft.) along Ash Street and a lane to the east. The total site area is 2,384.8 sq. m (25,670 sq. ft.). The lots are currently developed with three single-detached dwellings. As the application involves consolidation of three lots

containing secondary rental units, the *Tenant Relocation and Protection Policy* (TRPP) applies; however, the three existing tenancies are not eligible under the *TRPP*.

The surrounding area is undergoing significant change, with multiple buildings approved or under construction. Nearby properties have redevelopment potential ranging from four storeys to 57 storeys at Oakridge Centre. To the west of the Ash Street site is CD-1 (52A) and CD-1 (80), which together form the Heather Lands, for which redevelopment can be up to 20 storeys on the eastern portion of the Heather Lands site.

Figure 1: Surrounding Zoning and Context

Neighbourhood Amenities – The following amenities are within close proximity:

- *Parks:* Queen Elizabeth Park (300 m) and Oak Meadows Park (400 m). Oakridge Centre (500 m) will include a new rooftop park and the Heather Lands (200-300 m) also includes a new park.

- *Cultural/Community Space:* Hillcrest Community Centre (1.5 km), Oakridge Centre (500 m) will include a library, seniors centre, cultural performance space, and community centre. Rezonings were approved for a youth centre at 5812 Cambie Street (600 m) and an artist live-work space at 5910 Cambie Street (800 m).

- *Childcare:* Garderie L'ile Aux Enfants (400 m) and expanded childcare at the Jewish Community Centre (850 m). Rezoning was approved for a childcare facility at 5812 Cambie Street (600 m). Oakridge Centre (500 m) and Oakridge Transit Centre (650 m) have been approved for new childcare facilities. A childcare facility is anticipated at the Heather Lands (400 m).

Local School Capacity – The sites are within the catchment area of Annie B. Jamieson Elementary School and Eric Hamber Secondary School. Per the Vancouver School Board (VSB)'s *2020 Long Range Facilities Plan*, Jamieson Elementary had an operating capacity of 108% in 2021, which is expected to be 123% by 2031. Hamber Secondary has a current operating capacity at 83% and will be below capacity in the coming years, with a utilization rate at 79% by 2030.

The VSB report notes that overall enrollment trends for the wider area are changing. The VSB continues to explore options to reduce pressure on schools in this area, monitor development, and work with City staff to help plan for future growth.

2. Policy Context

Vancouver Plan (2022) – 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 plan serves as a framework, with further implementation planning work to follow over the next two to four years. The sites are located in the *Cambie Corridor Plan* boundaries, which is generally in alignment with the *Vancouver Plan*.

Cambie Corridor Plan ("*Plan*") – The properties are located within the Oakridge Municipal Town Centre (MTC) and the Queen Elizabeth neighbourhoods of the *Plan*. The *Plan* includes strategic directions to increase the supply of affordable housing and to encourage a housing mix across all neighbourhoods to enhance quality of life. Social housing is a critical source of affordable housing for low and moderate-income households in Vancouver. Delivery of social housing is challenging as it often requires municipal incentives and significant senior government funding contributions.

To address deficiencies in the supply of affordable housing in this area, the *Plan* includes policies that incentivize developer-initiated rezonings for new social and below-market rental housing. It includes inclusionary housing policies (social housing units in an air space parcel to the City, in combination with strata-titled units) that maximize opportunities in the regionally significant Oakridge MTC.

- *Manson Street Site* – Redevelopment is guided by section 4.3.6.1 which allows for residential buildings up to 18 storeys with an option of either 100% rental with a minimum of 20% below-market rental floor area, or strata housing with a minimum of 30% of the residential floor area provided as social housing. The *Plan* also permits an additional partial storey for an indoor rooftop amenity that is contiguous with an outdoor amenity. Density is based on urban design and public realm performance.

- *Ash Street Site* – Redevelopment is guided by section 4.2.8 which supports residential buildings up to four storeys for strata housing and six storeys for rental and social housing. A density of 2.50 FSR for six-storey residential buildings is permitted; however, sites delivering social housing may exceed the given FSR. The *Plan* also permits an additional partial floor for rooftop indoor amenity space that is contiguous with a common outdoor amenity space.

Housing Needs Report – On April 27, 2022, Council resolved at a public meeting to receive a *Housing Needs Report* ("HNR") by staff. Further to the BC Provincial government's requirement, Council must consider the 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 would facilitate the delivery of strata and social housing and implement Council-approved direction contained in the *Plan* and is well supported by the data and findings within the HNR.

Strategic Analysis

1. Proposal

Manson Street Site
The application proposes two 18-storey buildings with 248 units of strata-titled residential (Figure 2). Three levels of underground parking are accessed from the lane. An east-west active link provides a public right-of-way for a new pedestrian connection along the north property line of the site. See additional form of development drawings in Appendix E.

Figure 2: Project Perspective Looking Southeast

As mentioned in the Policy section of this report, strata housing proposals require 30% of the floor area to be delivered as social housing. This policy enables the supply of new social housing units without senior government funding contributions, as the developer is responsible for the fit, finish and build of the units. The social housing units would then be transferred turn-key as an air parcel to the City. There has been limited uptake to secure social housing units through inclusionary housing within the *Plan* area via site-specific rezonings.

Instead of proposing the social housing together with the strata housing in one building, the applicant is proposing to deliver this standalone, turn-key social housing building on the Ash Street site, along with the land parcel to the City, to fulfill the policy and CAC requirements.

Ash Street Site
The application proposes one six-storey social housing building with approximately 77 social housing units (Figure 3). One level of underground parking is accessed from the lane. The proposed density of 3.10 FSR with 7,397.8 sq. m (79,629 sq. ft.) reflects the social housing floor

area requirement from the Manson Street site.

The original Ash Street site application proposed a lower density of 2.97 FSR and was revised in April 2023 to 3.10 FSR to meet the 30% social housing floor area requirement for the Manson Street site.

Figure 3: Perspective from Ash Street and West 37th Avenue

There have been limited opportunities to secure social housing units through the *Plan* due to the financial constraints of these projects. This project provides an opportunity to deliver 77 social housing units towards the City's affordable housing stock, in a standalone building delivered turn-key for City ownership. Staff are supportive of delivering a standalone social housing building for ease of operational and management efficiency. Further, the transfer of the Ash Street site to the City represents an opportunity for future redevelopment of the standalone building once it has reached the end of its life and potentially achieve more social housing on-site in the future.

2. Land Use

The proposed residential uses are consistent with the *Plan* and advance the opportunity to deliver much needed housing, specifically for social housing.

3. Form of Development, Height and Density

Manson Street Site

Form of Development – This application is consistent with the *Plan* for two 18-storey residential towers. The proposal meets the *Plan's* expectations for the number of towers on the block, tower separation, floor plate size and dimensions, and provision of private amenities. A condition to reduce the separation between the two proposed towers and thereby increase the separation to the remaining adjacent properties to the south and across the lane, and to maximize privacy and tower separation to future towers is included in Appendix B1. Staff have also prepared conditions to enhance neighbourliness and contextual fit, reinforce the streetwall, and to sculpt the crown of the tower.

There is one remainder lot to the south of this site on the corner of Manson Street and West

39th Avenue. For single lots, redevelopment is still possible as the *Plan* permits residential buildings up to four storeys with a minimum 15.2 m (50 ft.) property frontage.

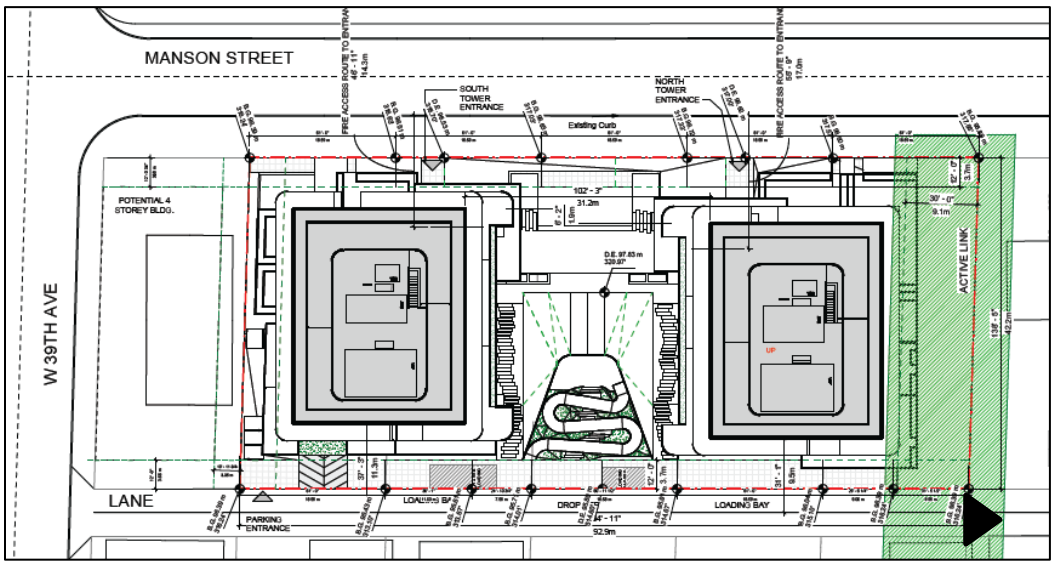
Height – The proposed 18 storeys are within the *Plan's* permitted maximum. The CD-1 By-law includes additional height to accommodate a potential partial-storey rooftop amenity as per the *Plan*. The partial storey would be set back to limit its visibility.

Density – The *Plan* anticipates a density that is site-specific and varies with urban design performance as per the *Plan*'s built form guidelines. The proposal meets these expectations with a density of 5.62 FSR and is appropriate for the site size and context.

Private Amenity Space – The development offers several on-site amenities for the residents with common indoor and outdoor amenities at and below grade. Staff have prepared a condition to further enhance the common amenities in Appendix B1, including supplemental amenities on the rooftop.

Public Realm – A mid-block Secondary Active Link, as per the *Plan*, is proposed along the site's northern edge (Figure 4). This link ensures improved pedestrian connections through the neighbourhood and reduces the length of the block. Secondary active links are expected to create an informal and engaging pedestrian experience. Staff have prepared a condition to further enhance the active link, with suggestions to increase planting, provided in Appendix B1.

Figure 4: Ground Floor Plan with Active Link (facing west)



Urban Design Panel – The Urban Design Panel reviewed the Manson Street site on February 15, 2023. The Panel supported this application with recommendations to enhance the amenities, further develop the sustainability strategy, and refine the architectural expression. These comments have been incorporated into the design conditions in Appendix B1.

Staff reviewed the recommendations of the Urban Design Panel, as well as the site-specific conditions, and have concluded that the proposal reflects the built form, height and density objectives of the *Plan* and is appropriate for the context. Staff support the application subject to the Urban Design conditions detailed in Appendix B1.

Ash Street Site

Form of Development – This application is consistent with the *Plan* for a six-storey mid-rise residential building in alphabet form with a single, L-shaped wing. The upper storeys are stepped back to create a four-storey streetwall and a transition to the lane. The sloping site has a 1.6 m (5.5 ft.) cross fall towards the southwest corner resulting in the placement of perimeter planters. Staff have included a condition to further reduce the visibility of the retaining walls and enhance the building interface, detailed in Appendix B2.

Density – The *Plan* anticipates a density of up to 2.50 FSR for six-storey residential buildings and recognizes that the development potential may fall within, below, or above that. Sites delivering social housing may exceed this FSR.

The original application proposed an FSR of 2.97 which did not meet the 30% social housing floor area required on this site. The application was revised and currently proposes a density of 3.10 FSR. As it generally complies with the built form guidelines and provides social housing, the proposed density is supported. A test fit drawing to show the potential design response, within the Built Form Guidelines, to accommodate the additional floor area, are included in Appendix E.

Height – The proposed six storeys are within the *Plan's* permitted maximum height. The CD-1 By-law in Appendix A includes additional height to accommodate a potential partial-storey rooftop common amenity space as per the *Plan*. The partial storey would be set back to limit its visibility.

The proposed form provides all required social housing floor area within a six-storey, wood-frame building. Additional height would require concrete construction under the Vancouver Building By-law. Since the cost differential between wood-frame and concrete construction is significant, financial impacts on the project may limit the opportunity to add additional social housing units on site by increasing the height. Staff are supportive of the current proposal and will continue to work with the applicant through the development permit process to further refine the building design according to the Built Form Guidelines while achieving as many social housing units as possible in a six-storey form.

Private Amenity Space – The development offers residential common outdoor and indoor amenities, as well as a children's play area.

Public Realm – The *Plan* envisions buildings to reinforce a fine-grained residential character through individually expressed ground-floor units. The proposal includes ground-oriented units and perimeter planters. Staff have provided a condition to further articulate these units and blank walls in Appendix B2.

Urban Design Panel – A review by the Urban Design Panel was not required due to the project's modest scale and consistency with the expectations of the *Plan*.

Staff reviewed the site-specific conditions and have concluded that the proposal complies with the *Plan's* form of development, height and density and is appropriate for the context. Staff support the application subject to the Urban Design conditions detailed in Appendix B2.

4. Housing and Tenants

Manson Street Site

Housing Mix – For strata residential developments, the *Family Room: Housing Mix Policy for Rezoning Projects* requires that at least 35% of all units are suitable for families. This includes a minimum 25% at two bedrooms and a minimum of 10% at three or more bedrooms. The proposed unit mix of 31% one-bedroom units, 59% two-bedroom units, and 10% three-bedroom units exceeds the family housing mix policy requirements.

Existing Tenants – The Manson Street site contains existing rental residential uses, including six units of secondary rental housing. Three out of the six existing tenancies are eligible under the City's *Tenant Relocation and Protection Policy* (TRPP). The applicant has provided a Tenant Relocation Plan (TRP) for eligible tenants, which meets the requirements of the City's *TRPP* that is summarized in Appendix D of this report. All residential tenancies are protected under the provincial Residential Tenancy Act.

Ash Street Site

The project is being reviewed as an inclusionary social housing proposal, for which the *Housing Design and Technical Guidelines* outline specifications for City-owned assets will apply. Staff are supportive of the consolidation of the social housing units into a standalone building for ease of operation and management efficiency, allowing for greater certainty and control over operating expenses.

Acquiring land and constructing social housing requires significant investment and resources from the City and senior government partners. This project is an opportunity to secure a land parcel and a fully constructed turn-key social housing building to the City, without additional funding needed. These opportunities, although very rare in site-specific rezoning situations, are important to the growth of the City's housing portfolio, and typically arise on major project sites. Unlike typical air space parcels received through inclusionary policies, this opportunity will allow for future redevelopment of the standalone building once it has reached the end of its life, in alignment with the goals of Vancouver Affordable Housing Endowment Fund (VAHEF), and City policy, potentially achieving more social housing on-site.

Housing Mix – The *Cambie Corridor Plan* and *Housing Design and Technical Guidelines* both set a target of at least 50% family units (two or more bedrooms) in social housing developments. Social housing developments should be consistent with this policy, however the applicant is providing 44% as two- and three-bedroom units and the remaining 56% as studio units and one-bedroom units. Staff are willing to consider some flexibility due to building and design constraints but will work with the applicant to explore opportunities to increase the number of family units to achieve the 50% target through the development permit stage.

Affordability Targets – The City requires that a minimum of 30% of units be occupied by households with incomes below the BC Housing Income Limits ("HILs") levels, per the British Columbia Housing Management Commission, or equivalent. This proposal meets the affordability requirement for social housing and will be secured by a Housing Agreement registered on title.

The social housing units will be managed as part of the Vancouver Affordable Housing Endowment Fund (VAHEF). Target rents for the social housing units will be reported back to

Council at the time of operator selection, taking *Housing Vancouver Strategy* objectives and VAHEF portfolio management strategies into consideration. Staff will also seek opportunities to deepen social housing affordability through partnerships with senior levels of government and housing operators.

Housing Program – Upon completion of construction, the land parcel and building containing the social housing would be transferred to the City. A housing operator will be selected through a separate process in line with the City's procurement policies. Recommendations on the housing operator, along with key terms of the agreements will be presented in a future Council report for consideration.

Achievement towards Housing Vancouver Strategy – The *Strategy* seeks to deliver a range of housing tenures across the housing continuum. If approved, this project would add 77 social housing units to the total number of non-market housing units (Figure 5).

Figure 5: Progress Towards 10 Year Housing Vancouver Targets for Social, Supportive and Co-op Housing as of June 30, 2023

Housing Type	Category	10-Year Target	Units Approved Towards Target
Social, Supportive and Co-op Housing Units	Supportive Housing	4,100	1,246 (31%)
	Social and Co-op Housing	7,900	7,258 (92%)
	Total	12,000	8,504 (71%)

*Note that tracking progress towards 10-year Housing Vancouver targets began in 2017 and is subject to change pending application withdrawals or significant unit changes throughout the development process

**Unit numbers exclude the units in this proposal, pending Council's approval of this application.

***46 temporary modular units counted as approvals closed and have been removed from progress towards targets. Some projects counted as social housing were reclassified as supportive housing

Achievement towards Cambie Corridor Plan Social Housing Target – The *Plan* sets a 30-year target of 2,800 social housing units equating to a 10-year social housing target of 933 units. Since 2013, there have been 2,051 social housing units approved primarily through major project sites (e.g. Heather Lands, Pearson, Oakridge).

There have been limited opportunities to secure social housing units through inclusionary housing with site-specific rezonings due to the financial viability of projects. This project provides an opportunity to consolidate the social housing requirement and add 77 social housing units towards the City's affordable housing stock, as well as ownership of the Ash Street site transferred to the VAHEF portfolio.

Figure 6: Progress Towards 30 Year Cambie Corridor Plan Targets for Non-Market Housing as of March 31, 2023

Housing Type	30-Year Target	Units Approved Towards Target
Social, Supportive, and Co-op Housing Units	2,800	2,051 (73% towards target)

**Unit numbers exclude the units in this proposal, pending Council's approval of this application.

Existing Tenants – The Ash Street site contains existing rental residential uses, including three units of secondary rental housing; however, there are no eligible tenants as defined under the City's *Tenant Relocation and Protection Policy* (TRPP). All residential tenancies are protected under the provincial Residential Tenancy Act. If any eligible tenants are identified through the City's regulatory approvals process, the applicant will be required to provide a Tenant Relocation Plan (TRP) that meets the City's *TRPP*.

5. Transportation and Parking

The sites are well served by transit, located within close proximity to the Oakridge-41st Avenue Canada Line Skytrain station, and frequent bus service along Cambie Street and 41st Avenue. Bicycle lanes are located along 41st Avenue, Cambie Street, Heather Street and Willow Street. A new protected bicycle lane is anticipated along 37th Avenue.

On the Manson Street site, vehicle and bicycle parking is provided over four levels of underground parking, accessed from the lane to the east. The application proposes 265 vehicle spaces, one Class B loading space and 563 bicycle spaces.

On the Ash Street site, vehicle and bicycle parking is provided within one underground level, accessed from the lane. The application proposes 31 vehicle parking spaces and 162 bicycle spaces.

Parking and loading are to meet the Parking By-law at the development permit stage.

Engineering conditions require public realm improvements, including street upgrades, intersection lighting upgrades, and new sidewalks. On the Manson Street site, laneway upgrades including speed humps and construction of a new, paved mid-block active link with new, pedestrian-scale lighting is required as set out in Appendix B1. On the Ash Street site, conditions requiring the construction of a new protected bike lane along 37th Avenue adjacent to the site are set out in Appendix B2.

6. Environmental Sustainability and Natural Assets

Green Buildings – The *Green Buildings Policy for Rezonings* requires that rezoning applications satisfy the green and resilient building conditions stated within the policy. The applicant has submitted preliminary modelling analysis to meet anticipated energy and emissions and embodied carbon targets in the Building By-law, a summary of the resilient building measures, and a commitment to fulfil energy system sub-metering and enhanced commissioning requirements.

Natural Assets – The *Urban Forest Strategy* seeks to preserve, protect and strengthen Vancouver's urban forest and tree canopy. The Protection of Trees By-law requires permission to remove trees that meet certain conditions to protect as many healthy, viable trees while still meeting the challenges of development and housing priorities.

On the Manson Street site, there are twelve trees on site. There are eight street trees on City lands adjoining the site, and protection of these street trees during construction is required. All twelve on-site trees are proposed for removal due to their location and conflict with the underground parking. Replacement of these trees is required. A total of 100 new trees are proposed on site.

On the Ash Street site, there are three trees on site. There are eight street trees on City lands adjoining the site, and protection of these street trees during construction is required. All three on-site trees are proposed for removed and replacement of these trees is required. There are 15 new trees proposed on site.

See Appendix B1 and B2 for additional landscape and tree conditions.

7. Public Input

Public Notification – Site signs were installed on December 5, 2022. Approximately 1,715 notification postcards were distributed within the neighbouring area for both sites on or about January 27, 2023. Notification and application information, and an online comment form was provided. Two virtual Question and Answer periods were held for the two sites, from January 30 to February 19, 2023 on the Shape Your City platform. Approximately 215 visitors accessed the Manson Street site webpage (Figure 7) and 129 visitors accessed the Ash Street site webpage (Figure 8).

Figure 7: Overview of Manson Street Site Notification and Engagement

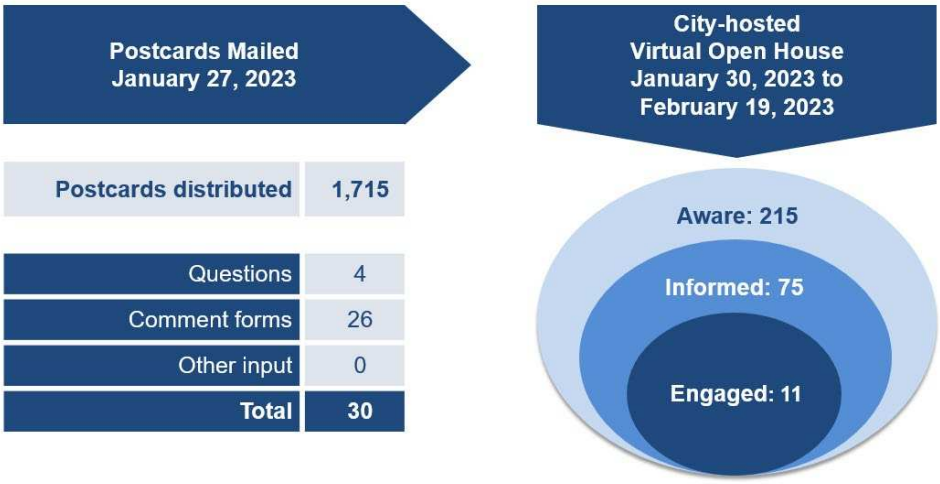
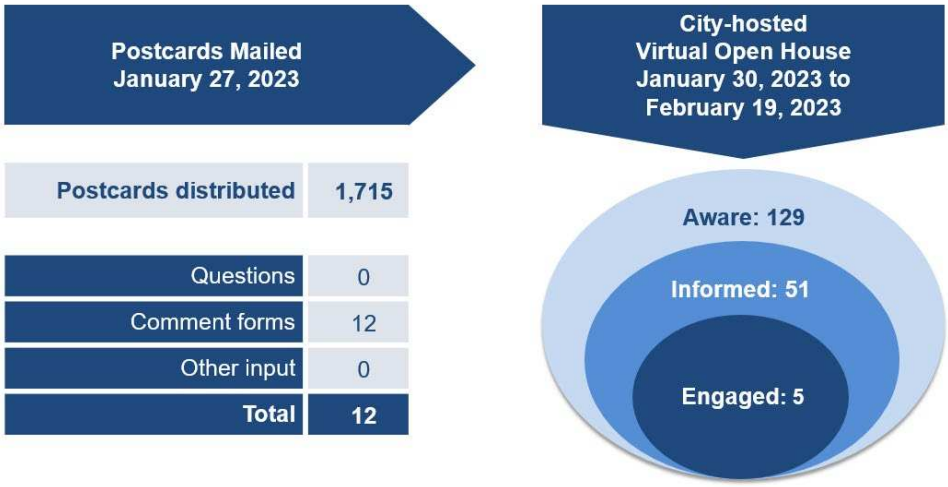


Figure 8: Overview of Ash Street Site Notification and Engagement



Public Response – Input was provided via online questions, comment forms and by email. A combined total of 42 submissions were received with a comprehensive overview provided in Appendix D.

Generally, comments of support for both sites included support for increased housing stock near transit and support for the design of the buildings. Comments included both support and concern regarding additional social housing in this area and the design of the Ash Street building.

There were concerns about building height and shadowing of the Manson Street proposal on the surrounding area, as well as insufficient tower separation causing privacy issues. There were also concerns that the proposal limits future opportunity for towers in the surrounding area to develop.

Concerns were also raised about relocating the social housing from the Manson Street site to a stand-alone building, in that separating the social housing requirement from the strata-titled building could be perceived as a form of class segregation. Since the buildings would be developed separately, there was concern that the social housing is at risk of not being constructed because there is no financial incentive for the developer to do so. As well, this was perceived as unfair to the community where the social housing will be placed as they were not expecting this type of housing in the neighbourhood.

Response to Public Comments:

Height, tower placement and shadowing – The proposed 18-storey building on the Manson Street site are within the *Plan's* permitted maximum and do not create shadow impacts onto any public parks or spaces. A condition to reduce the separation between the two proposed towers to increase the separation to the remaining adjacent properties to the south and across the lane and to maximize privacy and tower separation to future towers is included in Appendix B1.

Opportunities for development – In this area of the *Plan*, a variety of building forms and heights is anticipated and desired. For single lots, redevelopment is still possible as the *Plan* permits residential buildings up to four storeys with a minimum 15.2 m (50 ft.) property frontage. The current proposal does not limit redevelopment of single lots. The intent of the tower limit of two

per block will allow for sunlight and open space on the block, while still providing opportunities for remaining sites to redevelop.

Transfer of the social housing requirement – Staff are supportive of the delivery of the social housing units into a standalone building for ease of operational and management efficiency. Further, the transfer of ownership of the Ash Street site to the City presents an opportunity to redevelop upon the building's end of life cycle and potentially achieve more social housing on-site in the future. Conditions to ensure the social housing is constructed are included in Appendix B1 and B2.

8. Public Benefits

Community Amenity Contributions (CAC) – As part of this rezoning application for the Manson Street site, the property owner has offered a CAC package of $46,211,722 million composed of:

- An in-kind CAC including:
  - Transfer of 5250-5270 Ash Street and 595 West 37th Avenue to the City as a fee simple parcel; and
  - Construction and delivery of a six-storey social housing building with 7,397.8 sq. m (79,629 sq. ft.), (approximately 77 units) of turnkey social housing ($43,800,000) on the Ash Street site.

- A cash CAC of $2,411,722 allocated to support delivery of the *Cambie Corridor Public Benefits Strategy*.

The proposed in-kind CAC, if accepted, would result in the social housing building being constructed by the owner and, upon completion, the ownership of the land at the Ash Street site, as well as the constructed building, being transferred in "turn-key" condition to the City. The operator for the social housing would be selected through a separate process in line with the City's procurement policies.

Conditions of enactment secure the obligations to construct the new building at the Ash Street site and commit the applicant to proceed with construction of it at a pace that parallels that of the Manson Street site development. Should Council approve in principle the rezoning application for the Manson Street site, and following that, the property owner not proceed with securing a building permit for the Ash Street site in accordance with all of the agreed upon terms within four years from the date of enactment, the City will have the option to receive the value of the social housing on the Ash Street site as a cash contribution.

The City will secure a letter of credit in the amount of $43,800,000 to ensure performance of the in-kind CAC, to be retained in full by the City under any of the following circumstances:

- If, after Council approves in principle the rezoning of the Ash Street Site, the owner does not proceed to satisfy the conditions for enactment of the rezoning by-law for the Ash Street Site within five years of the anniversary of the date of approval in-principle by Council of the rezoning of the Manson Street site, or
- If no building permit has been issued for the Ash Street Site by the date that is four years from the date of enactment of the rezoning By-law for the Manson Street site, or
- If, the Owner of the Ash Street Site has not provided the social housing and transferred

the Ash Street Site to the City by the date that is eight years from the date of enactment of the rezoning by-law for the Manson Street site.

If this letter of credit is cashed under the first two scenarios above, the cash will be set aside for the provision of affordable housing within the *Cambie Corridor Plan Public Benefit Strategy*. In the event the social housing building has been commenced but not completed by the eighth anniversary, the City may cash the letter of credit to complete the social housing building and ensure its ultimate delivery to the City.

Real Estate Services and Housing staff have reviewed the applicant's development proforma for the Manson Street site, for which the land lift is to fund the delivery of a turn-key social housing building at the Ash Street site. After factoring in the costs associated with the delivery of the land and social housing units, Staff have concluded that a cash CAC and an off-site CAC delivery in the form of a turn-key constructed social housing building along with ownership of the land transferred to the City, as offered by the applicants, is appropriate and aligns with the expected financial performance of this application, and recommend that the offer be accepted.

The public benefit accruing from the social housing units is their contribution to the City's social housing stock secured for the longer of 60 years and/or the life of the building. The units will be secured by a Housing Agreement and Section 219 covenant to be registered on title and requires that a minimum of 30% of the social housing units shall be rented to households with an income below the BC Housing Income Limits at a rent that is no higher than 30% of their aggregate household income.

Cambie Corridor Public Benefits Strategy (PBS) – The PBS identifies public benefits and infrastructure to support growth, including short- and long-term priorities in and around the area. See Appendix F for the Cambie Corridor Plan Public Benefits Implementation and Tracking.

See Appendix G for a summary of all the public benefits expected from this application.

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

Based on rates in effect as of September 30, 2023, and the 22,031.3 sq. m (237,143 sq. ft.) of strata-titled residential floor area, it is estimated that the project will pay $8,409,127 of DCLs.

Under the City-wide DCL and Utilities DCL By-laws, social housing is exempt from DCLs where a minimum of 30% of the dwelling units are occupied by households with incomes below BC Housing Income Limits. A Section 219 covenant, Housing Agreement, or other security that restricts the use of such units is registered against title and where the housing is owned by the City or a non-profit organization. The social housing component of the project is expected to meet these criteria. Based on the rates in effect as of September 30, 2023, the estimated value of the exemption is $2,823,667.

Public Art Program – The application is subject to the *Public Art Policy and Procedures for Rezoned Developments*. The public art budget will be calculated on the floor area proposed at the development permit stage and is subject to Council approved period adjustments to address inflation. The Manson Street site is subject to a public art contribution that is estimated to be $469,547.

As the floor area on the Ash Street site is dedicated to social housing it is exempt and not subject to the *Public Art Policy and Procedures for Rezoned Developments*.

Financial Implications

As noted in the Public Benefits section, the applicant has offered an overall CAC package of $46,211,722, which includes the following:

In-kind CAC:

- Transfer of 5250-5270 Ash Street and 595 West 37th Avenue to the City as a fee simple parcel; and
- Construction and delivery of a six-storey social housing building with 7,397.8 sq. m (79,629 sq. ft.), (approximately 77 units) of turnkey social housing ($43,800,000).

Cash CAC:

- $2,411,722 allocated to support delivery of the *Cambie Corridor Public Benefits Strategy*.

This application will pay $8,409,127 in DCLs and make a public art contribution (cash or in-kind) of $469,547. The value of the DCL exemption for social housing is $2,823,667.

The affordability requirements for social housing on the Ash Street site will be secured through a Housing Agreement and Section 219 Covenant as set out in Appendix B2. A housing operator would be selected through a separate process in line with the City's Procurement Policies. See Housing section above for additional details. Consistent with Council policy on social housing projects, the project is expected to be self-sustaining over the long-term and does not require further operating subsidies and property tax exemptions from the City.

CONCLUSION

Staff conclude that the proposed land use, density, form of development and public benefits are consistent with the intent of the *Cambie Corridor Plan*. The form of development represents an appropriate urban design response to both of the sites and context.

This report recommends that the CAC resulting from this application, if approved, be a cash CAC allocated to support delivery of the *Cambie Corridor Public Benefits Strategy* and an in-kind off-site contribution through the construction of social housing at the Ash Street site. The building would advance key housing objectives by delivering social housing per the Cambie Corridor Public Benefits Strategy and add 77 social housing units towards the City's housing needs.

The General Manager of Planning, Urban Design and Sustainability recommends that the application be referred to Public Hearing together with both 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 B1 and B2, including approval in principle of the forms of development as shown in plans included as Appendix E.

* * * * *

DRAFT BY-LAW TO ENACT TWO CD-1 BY-LAWS

Note: The by-laws attached to this by-law to rezone two areas to CD-1s will be prepared generally in accordance with the provisions listed in those by-laws, subject to change and refinement prior to posting.

THE COUNCIL OF THE CITY OF VANCOUVER, in public meeting, enacts as follows:

1. This by-law enacts the two by-laws attached to this by-law as Schedule A and Schedule B.

2. 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.

3. This by-law is to come into force and take effect upon enactment.

SCHEDULE A
5392-5472 Manson Street

Note: A by-law to rezone an area to CD-1 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 (___).

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 this CD-1 and the only uses for which the Director of Planning or Development Permit Board will issue development permits are:

   (a) Dwelling Uses, limited to Apartment; and

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

Conditions of Use

4.1 The design and layout of at least 35% of the total 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.

Floor Area and Density

5.1 Computation of floor area must assume that the site area is 3,921.1 m^2, being the site area at the time of the application for the rezoning evidenced by this by-law, prior to any dedications.

5.2 The maximum floor space ratio for all uses combined is 5.62.

5.3 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.

5.4 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.

5.5 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

6.1 Building height must not exceed 59.9 m.

6.2 Despite section 6.1 of this by-law and the building height regulations in section 10 of the Zoning and Development By-law, if the Director of Planning permits common rooftop amenity space or mechanical appurtenances including elevator overrun and rooftop access structures, the height of the portions of the building with the permitted common rooftop amenity space or mechanical appurtenances must not exceed 64.2 m.

Horizontal Angle of Daylight

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

7.2 For the purposes of section 7.1 above, habitable room means any room except a bathroom or a kitchen.

7.3 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.

7.4 The plane or planes referred to in section 7.3 above must be measured horizontally from the centre of the bottom of each window.

7.5 An obstruction referred to in section 7.3 above means:

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

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

7.6 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.

SCHEDULE B
5250-5270 Ash Street and 595 West 37th Avenue

Note: A By-law to rezone an area to CD-1 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 ( ).

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 this CD-1 and the only uses for which the Director of Planning or Development Permit Board will issue development permits are:

   (a) Dwelling Uses, limited to Apartment; and

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

Conditions of Use

4.1 All residential floor area must be used for social housing.

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

   (a) be suitable for family housing; and

   (b) have 2 or more bedrooms.

Floor Area and Density

5.1 Computation of floor area must assume that the site area is 2,384.8 m^2, being the site area at the time of the application for the rezoning evidenced by this by-law, prior to any dedications.

5.2 The maximum floor space ratio for all uses combined is 3.10.

5.3 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.

5.4 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;

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

5.5 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

6.1 Building height must not exceed 21.5 m.

6.2 Despite section 6.1 of this by-law and the building height regulations in section 10 of the Zoning and Development By-law, if the Director of Planning permits common rooftop amenity space or mechanical appurtenances including elevator overrun and rooftop access structures, the height of the portions of the building with the permitted common rooftop amenity space or mechanical appurtenances must not exceed 24.6 m.

Horizontal Angle of Daylight

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

7.2 For the purposes of section 7.1 above, habitable room means any room except a bathroom or a kitchen.

7.3 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.

7.4 The plane or planes referred to in section 7.3 above must be measured horizontally from the centre of the bottom of each window.

7.5 An obstruction referred to in section 7.3 above means:

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

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

7.6 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.

* * * * *

5392-5472 Manson Street
CONDITIONS OF APPROVAL

Note: If the application is referred to a Public Hearing, these Conditions of Approval will be referenced in the Summary and Recommendations included in the hearing agenda package. Any changes to the conditions approved by Council will be contained in its decision. Applicants are advised to consult the 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 IBI Architects, received September 28, 2022, 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 build upon the contextual fit and neighbourliness as follows:

(a) Shift the south tower as north as possible; reduce the towers' front setbacks.

Note to Applicant: Reduce the towers' front setbacks to 3.7 m (12 ft.) and the separation between the two proposed towers to 27.4 m (90 ft.). These modifications will reduce the impact on adjacent properties to the south and across the lane and maximize tower separation to future towers.

(b) Reinforce the four-storey streetwall.

Note to Applicant: The first four storeys of the towers should be differentiated to highlight the future streetwall and ensure compatibility with future developments. Suggested strategies include material differentiation; locating the tower bump-outs to Manson Street.

(c) Differentiate and sculpt the tower tops.

Note to Applicant: Upper levels of the towers should provide a visual terminus from street level and when viewed from a distance, as a transition to the sky.

(d) Fully integrate loading into the building footprint.

Note to Applicant: The 15% increase in floor plate size for the first four levels is intended to accommodate services, loading, parking access, and at-grade amenities.

1.2 Design development to enhance the public realm and project interface as follows:

(a) Provide landscaping in the rear yard; an inside boulevard in the front yard of 1.5 m (5 ft.) including trees.

Note to Applicant: Setbacks should include planting and low shrubs to create privacy without creating a visual wall.

(b) Refine the secondary active link as per the requirements of the *Plan*.

Note to Applicant: Provide the entire 9.1 m (30 ft.) link on site including the pedestrian right-of-way (pathway) and edge planting including boulevard-like trees and patios. Access to and from the link should be provided from a shared open space.

(c) Reduce the visibility of blank walls, especially lane-facing.

Note to Applicant: Use of singular landscape retaining walls should be avoided. Suggested strategies include terracing; natural grading.

1.3 Design development to provide supplemental above-grade co-located indoor and outdoor amenities.

Note to Applicant: Given the sunken nature of the proposed amenities and potential of limited daylight access and the size of co-located outdoor amenities for the scale of the project, provide supplemental amenities at grade and the towers' rooftops as per the *Plan*. The 15% increase in floor plate size for the first four levels is intended to accommodate at-grade amenities. Refer to the High-Density Housing for Families with Children Guidelines: https://guidelines.vancouver.ca/guidelines-high-density-housing-for-families-with-children.pdf

1.4 Design development to maintain and build upon the proposed overall architectural expression, character and materiality.

Note to Applicant: While it is understood that the architectural expression and materials may evolve during the development permit stage, the evolution should preserve and build upon the proposed architectural expression and the character-defining elements such as the curved balconies; wood tone; balcony planters; staggering of balconies.

1.5 Design development to provide green roofs as per the requirements of the Roof-Mounted Energy Technology and Green Roofs Bulletin.

Note to Applicant: It should be noted on the architectural and landscape plans the type of green roof proposed including the percentage. Refer to: https://bylaws.vancouver.

1.6 Identification on the architectural and landscape drawings of any 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 http://former.vancouver.ca/commsvcs/guidelines/B021.pdf.

Crime Prevention through Environmental Design (CPTED)

1.7 Design development to respond to CPTED principles, having particular regards for:

(a) theft in the underground parking;
(b) break and enter;
(c) mail theft; and
(d) mischief in alcove and vandalism, such as graffiti.

Note to Applicant: Building features proposed in response to this condition should be noted on the plans and elevations. Consider use of a legend or key to features on the drawings. Consultation with the social housing operators and Park Board staff with experience of specific CPTED risks in this area is recommended and should be included in the response to this condition.

Landscape Design

1.8 Resolution of conflict between the development and retention of offsite tree #OS7598.

Note to Applicant: This can be achieved by:

(a) Submitting a written neighbor consent letter;

(b) Ensuring a tree permit application is in place to remove and replace the tree(s) prior to building permit issuance; or,

(c) Adjusting the form of development to retain trees. In the event that tree removal consent cannot be obtained, further analysis and coordination with the arborist and the design team will be required to quantify scope of work and its impact on adjacent retained trees.

1.9 Design development to lower the slab sufficiently below the park area to ensure that soil depths meet or exceed CSLA (Canadian Landscape Standard) for shrubs and trees.

Note to Applicant: Soil depths for trees should be contiguous and clear of voiding, insulation and other built elements.

1.10 Provision of a written landscape maintenance strategy for the upper level balcony planters.

Note to Applicant: landscape maintenance should not rely on access through private units.

1.11 Provision of an updated arborist report that responds more specifically to the form of development with special attention to trees #OS7598 and city owned trees.

Note to Applicant: the arborist report should discuss impacts, best practises and supervision requirements for the existing street trees and public realm work (sidewalks, utilities, demolition phase work).

1.12 Provision of a dimensioned, large scale tree management plan (by arborist) to be included in the landscape plan submission.

1.13 Provision of a detailed Landscape Plan illustrating soft and hard landscaping for the complete site, including rooftops where applicable.

Note to Applicant: The plans should be at 1/8 inch: 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 Landscape 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.

1.14 Provision of detailed architectural and landscape cross sections (minimum 1/4 inch scale) through common open spaces, semi-private patio areas and planters.

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.

1.15 Provision of a vegetative cover calculation sheet, included with the landscape plans.

Note to Applicant: Include a comparison of the percentage vegetative cover as a ratio of the overall site and a separate calculation of the ratio of vegetative coverage to total building roof area.

1.16 Provision of a soil depth overlay sheet, included with the landscape plans.

1.17 Provision of an outdoor lighting plan.

Note to Applicant: Refer to Dark Night Design Principles: https://vancouver.ca/files/cov/outdoor-lighting-design-tips.pdf. Provide dimmers and timers for lights where feasible.

1.18 Provision of a high-efficiency automatic irrigation system for all planted areas.

Note to Applicant: Provide a final partial irrigation plan demonstrating intent, including notations, legend and symbols to confirm stub out and hose bib locations. Hose bibs to be provided for large private patios (sized 100 sq. ft. or larger). Any limitations to the installation of hose bibs on private decks to be brought to the attention of staff in the written response.

1.19 Provision of landscape features intended to create bird friendly design.

Note to Applicant: Bird friendly plants should be included on the plant palette, enabling bird habitat conservation and bird habitat promotion. Refer to the Bird Friendly Design Guidelines for examples of landscape features that may be applicable, and provide a design rationale for the features noted. Refer to:
http://council.vancouver.ca/20150120/documents/rr1attachmentB.pdf
http://council.vancouver.ca/20150120/documents/rr1attachmentC.pdf

1.20 Coordination of new proposed street trees with Engineering and the Park Board, confirming quantities, species, sizes and locations, and addition of the following note on the plans:

"Final location, quantity, tree species to the satisfaction of the General Manager of Engineering. Contact Engineering Services (Streets Design Branch) at 604-871-6131 to confirm planting location. New tree must be of good standard, minimum 6 cm calliper and installed with approved root barriers, tree guards and appropriate soil. Root barriers shall be 8 feet long and 18 inches deep. Planting depth of root ball must be below sidewalk grade. New street trees to be confirmed prior to issuance of the building permit. Call Park Board at 311 for tree species selection and planting requirements. Park Board to inspect and approve after tree planting completion."

Sustainability

1.21 All new buildings in the development will meet the requirements of the *Green Buildings Policy for Rezonings* (amended July 25, 2023): https://guidelines.vancouver.ca/policy-green-buildings-for-rezonings.pdf

Note to Applicant: Refer to the most recent bulletin *Green Buildings Policy for Rezonings – Process and Requirements*

Engineering

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

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

Design guidelines and construction standard: https://vancouver.ca/streets-transportation/street-design-construction-resources.aspx

Steps to getting a shoring and excavation street use permit: https://vancouver.ca/home-property-development/construction-street-use-permits.aspx#shoring-and-excavation

1.23 The owner or representative is advised to contact Engineering Services at StreetUseReview@vancouver.ca to acquire the project's permissible street use after building permit issuance.

Note to Applicant: Prepare a mitigation plan to minimize street use during excavation & 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. More information: https://vancouver.ca/home-property-development/construction-street-use-permits.aspx

1.24 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.

1.25 Design development to improve access and design of bicycle parking by:

(a) Provision of automatic door openers for all doors providing access to Class A bicycle storage; and

(b) 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.

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

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

(b) Confirmation that the slope of the loading bay does not exceed 5%;

(c) Provision of a minimum 10.7 m (35 ft.) of stall length for the parallel Class B loading space; and

(d) Provision of minimum 4.0 m (13 ft.1.5 inch) width for the first Class A passenger loading space as per by-law.

Note to Applicant: Amendments to the Parking Bylaw for vehicle and loading spaces approved by Council on November 15, 2023, will come into effect on January 1, 2024 and apply to all development permits received after this date.

1.27 Design development to improve the parkade layout and access design and demonstrate compliance with the Parking and Loading Design Supplement by:

(a) Provision of 6.4 m (21 ft.) stall lengths for parallel stalls;

(b) Confirmation that the drive aisle gate is a minimum 6.1 m (20 ft.) wide; and

(c) Confirmation that column encroachments, setbacks and parking space widths comply with the Parking and Loading Design Supplement.

Note to Applicant: Column encroachments are not permitted in single module stalls. 2.3 m (7.5 ft.) of vertical clearance is required for access and manoeuvring to all accessible spaces.

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

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

(b) Identify all types of parking and loading spaces by number and labelling individually.

(c) Dimension any/all column encroachments into parking stalls.

(d) Identify all columns in the parking layouts.

(e) Dimension all typical parking spaces.

(f) Dimension additional setbacks for parking spaces due to columns and walls.

(g) Dimension manoeuvring aisles and the drive aisles at the parkade entrance and all gates.

(h) Provide 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) Identify details of the ramp/parkade warning and/or signal systems including location of lights, signs and detection.

(j) Identify areas of minimum vertical clearances on parking levels.

(k) Provide design elevations on both sides of the ramps and drive aisles at all breakpoints, loading bays, accessible 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.

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

1.30 This development will be required to provide on-site rainwater management in accordance with Building By-law requirements (Book II, Division B, Article 2.4.2.5) in effect in January 2024.

Note to Applicant: The development will be required to demonstrate compliance with these requirements at the building permit application stage. See vancouver.ca/rainwater for more information.

1.31 Provision of an updated Final Hydrogeological Study, to the General Manager of Engineering Services' and the Director of Planning's satisfaction, which addresses the requirements outlined in the Groundwater Management Bulletin, including but not limited to:

(a) An updated Groundwater Management Plan which includes:

(i) Results from additional groundwater monitoring during the winter months.

(ii) Following additional monitoring, a quantitative estimate (in litres per minute) of both the anticipated construction dewatering/drainage rate and the permanent (post-construction) dewatering/drainage rate for City approval. The estimate should use new site-specific field data in the calculations, include assumptions and the methodology used to determine the rates.

(iii) Proposed groundwater management methods for the construction and post-construction stages for the development.

(iv) Provide cross-section schematic(s) showing features such as: site stratigraphy; current site grade; location(s) and elevation(s)/depth(s) of planned excavation(s), foundation slab(s), test pits, boreholes, monitoring wells including screen intervals, static and perched water level(s), seasonal range of water levels (estimated or measured, with dates shown if available); groundwater flow direction; and any proposed groundwater management solutions (see Groundwater Management Bulletin for example).

Note to Applicant: The City does not support the long-term discharge of groundwater to our drainage system. Every effort should be made to prevent or limit this discharge.

Groundwater has been extracted from the site of Oakridge Mall (41st Avenue and Cambie Street) since 1958. During this time, groundwater levels are estimated to have been lowered by up to 6 metres at Oakridge, with a generally reduced impact the further you are from the site. This artificially low water level is to be roughly maintained by Oakridge, in accordance with their Groundwater Management Strategy, but that may change over time. For additional information, the Groundwater Management Strategy is available through the Land Title Office (https://ltsa.ca/). The City of Vancouver is providing this information for general purposes only, and makes no warranties or representations as to the completeness, accuracy or reliability of this information. Development applicants should retain their own geotechnical and/or hydrogeological expertise in order to determine their best course of conduct, and should not simply rely on this information.

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.

1.32 Developer's Engineer is to submit a sewer abandonment plan to the City that details the abandonment or removal of all existing storm, sanitary, and combined connections to the development site;

Note to Applicant: The abandonment plan is required to be reviewed and accepted by the City Engineer prior to the issuance of the sewer permit.

1.33 Provision of a Key Plan, submitted by the applicant and approved by the City prior to any third party utility drawing submissions and third party utility service drawings will not be reviewed by the City until the Key Plan is defined and achieves the following objectives:

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

(b) All third party service lines to the development 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: It is highly recommended that the applicant submit a Key Plan to the City for review as part of the building permit application. Use of street for temporary power (e.g., temporary pole, pole mounted transformer or ducting) is to be coordinated with the city well in advanced of construction. Requests will be reviewed on a case by case basis with justification provided substantiating need of street space against other alternatives. If street use for temporary power is not approved, alternate means of providing power will need to be proposed. An electrical permit will be required.

1.34 Provision of waste room(s) designed in compliance with City's Guidelines in the Garbage and Recycling Storage Amenity Design Supplement, with particular attention to the following:

(a) The total area of each waste room should equate to 2-2.5 times the physical footprint of the containers.

(b) Number of containers for each stream to meet the capacity of each use type.

(c) If container staging is required during collection days, a staging area should be provided on site, not on City property, and should be identified on the design drawings.

1.35 Provision of a Waste Management Plan at the development permit application stage to the satisfaction of the General Manager of Engineering Services.

Note to Applicant: Staff has completed the review of the architectural drawings and identified the following gaps:

(a) Provide the waste collection frequency for each stream.

(b) Provide a letter from waste hauler confirming the serviceability of all waste rooms.

(c) Confirm the accessibility of compactors for hauling vehicles.

1.36 Provision of waste receptacles in public outdoor space on site, incorporating the following zero waste best practices:

(a) Provision of multi-stream waste receptacles (i.e. garbage bins placed adjacent to recycling options).

(b) Incorporation of colours into the bin design to reflect the material being collected in each stream (i.e. blue for mixed containers, yellow for paper, green for organics, black for garbage).

Note to Applicant: See Recycling Signage and Resources (metrovancouver.org) for more information on colours.

(c) Usage of icons on bin signage to communicate accepted items and overcome language barriers.

(d) Reduction of opening sizes or use of appropriate opening shapes in the recycling streams to signal accepted materials.

1.37 Provision of design of the streetscape to comply with the Cambie Corridor Streetscape Design Guidelines.

Note to Applicant: The Street Design Guidelines are viewable online at https://vancouver.ca/streets-transportation/streetscape-design-guidelines.aspx and are to be used alongside the City construction and design manuals.

1.38 Provision of an updated landscape plan reflecting all of the public realm changes, including demonstration of:

(a) Display of the following note(s):

(i) "This plan is NOT FOR CONSTRUCTION and is to be submitted for review to Engineering Services a minimum of 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 and Major Projects and/or your Engineering, Building Site Inspector for details.”

(b) Existing locations of:

(i) Street furniture; and

(ii) Poles and guy wires.

(c) Deletion of:

(i) Encroachments from the City boulevard along Manson Street; and

Note to Applicant: Existing stairs, concrete entrance walkways, fences, hedges, retaining walls and other encroachments are to be removed from the City boulevard along Manson Street.

(ii) Specialty hardscape (pavers) from City boulevard and proposed statutory right of way (SRW) mid-block connection.

Note to Applicant: Hardscape finish on City property and SRW to be standard concrete or standard asphalt only.

Note to Applicant: Where a design detail is not available, make note of the improvement on the plan. Public realm changes include all of the off-site improvements sought for this rezoning. The Streets Design Guidelines are viewable online at https://vancouver.ca/streets-transportation/streetscape-design-guidelines.aspx and are to be used alongside the City construction and design manuals.

1.39 Revise property line elevations to ensure they match City supplied building grades.

Note to Applicant: Property line (PL) elevations shown on the architectural drawings do not match City supplied building grades. To minimize grade differences, interpolate a continuous grade between the elevations provided on the City supplied building grade plan.

PART 2: CONDITIONS OF BY-LAW ENACTMENT

THAT, prior to enactment of the CD-1 By-law for 5392-5472 Manson Street, the registered owner(s) 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:

Engineering

2.1 Consolidation of Lots 12 to 16, all of Block 876, District Lot 526, Plan 8838 to create a single parcel.

2.2 Provision of a surface Statutory Right-of-Way (SRW) for public pedestrian and cyclist use of a mid-block connection through the site connecting Manson Street to the lane.

Note to Applicant: Width to be provided as per Urban Design Condition 1.2(b).

2.3 Provision of a Services Agreement to detail the on- and off-site works and services necessary or incidental to the servicing of 5392-5472 Manson Street (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 5392-5472 Manson Street, 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 2.4(a), 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. Based on the confirmed Fire Underwriter's Survey Required Fire Flows and domestic flows submitted R.F. Binnie & Associates Ltd. dated September 9, 2022, no water main upgrades are required to service the development.

Note to Applicant: The main servicing the proposed development is 150mm along Manson Street. Should the development require water service connections larger than 150mm, the developer shall upsize the existing main to the satisfaction of the General Manager of Engineering Services. The developer is responsible for 100% of the cost of the upgrading. The maximum water service connection size is 300mm.

Should the development's Fire Underwriter's Survey Required Fire Flow calculation change as the building design progresses, a resubmission to the City of Vancouver Waterworks Engineer is required for re-evaluation of the Water System.

As per the City of Vancouver Building Bylaw, the principal entrance must be within 90 m of a fire hydrant. Should the final design of the building change such that this requirement is no longer satisfied, provision of a new hydrant to be installed in accordance with the aforementioned bylaw will be required. The developer is responsible for 100% of the cost of this upgrade.

(b) Provision of adequate sewer (storm and sanitary) service to meet the demands of the project and in order to maintain acceptable sewer flow conditions, implementation of development(s) at 5392-5472 Manson Street require the:

(i) Development to be serviced to the existing 450 mm COMB sewers on Manson Street.

Note to Applicant: Implementation of development(s) at 5392-5472 Manson Street does not require any upgrades in order to maintain sewer flow conditions.

(c) Street improvements along Manson Street adjacent to the site and appropriate transitions including:

(i) 2.44 m (8 ft.) wide broom finish saw-cut concrete sidewalk.

(d) Street improvements along Manson Street adjacent to 5308, 5338, 5348, and 5368 Manson Street and 627 West 39th Avenue and appropriate transitions including:

(i) 2.44 m (8 ft.) wide broom finish saw-cut concrete sidewalk.

Note to Applicant: These works constitute excess and/or extended services and will be subject to a latecomer agreement, to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services.

(e) Construction of a paved pathway through the site connecting Manson Street to the lane that generally follows the guidelines for “secondary active links” described in the *Cambie Corridor Public Realm Plan*.

(f) Provision of speed humps in the lane east of Manson Street between West 37th Avenue and West 39th Avenue.

(g) Provision of laneway reconstruction along the development site’s frontage up to the intersection of West 39th Avenue per City “Higher-zoned Laneway” pavement structure specifications with a center valley cross section and relocation of the three existing catch basins to the lane’s centerline.

(h) Provision of upgraded street lighting (roadway, sidewalk) and existing lane lighting adjacent to the site to current City standard and IESNA recommendations.

(i) Provision of Manson Street and West 37th Avenue and Manson Street and West 39th Avenue entire intersection lighting upgrade to current City standard and IESNA recommendations.

(j) Provision of new or replacement duct bank adjacent to the site that meets current City standard.

Note to Applicant: Duct banks are to consist of electrical and communication ducts and cables, and connect to existing electrical and communication infrastructure.

Note to Applicant: The detailed Electrical Design will be required prior to the start of any associated electrical work to the satisfaction of the General Manager of Engineering Services, and, in conformance with current City Engineering Design Manual, Construction Specifications, Standard Detail Drawing, Canadian Electrical Code and the Master Municipal Construction Documents.

(k) Provision of the following Green Infrastructure improvements to the satisfaction of the General Manager of Engineering Services:

(i) At the existing mid block catch basin, install a rainwater tree trench under proposed sidewalk and boulevard to provide the minimum soil volume storage for street trees as per the Engineering Design Manual and to capture and retain 90% of average annual rainfall or a 48 mm – 24 hr event from the right-of-way frontage to the crown of the road to the greatest extent practical.

Note to Applicant: These improvements will generally include placement of structural soil or soil cells, and perforated pipe under the Future Boulevard and sidewalk. The end of perforated pipe will be connected to existing catch basin to manage excess runoff. Ensure minimal disturbance to existing tree roots as per the arborist plan provided in the application. Tree species to the approval of the City Arborist.

Refer to the published 5.0 Rainwater Tree Trench GI details for the landscape or civil drawings PDF's on the City website. DWG files can also be found on the City website.

For further information, contact Green Infrastructure Implementation Branch, ESRGGIIDL@vancouver.ca

Note to Applicant: Green Infrastructure (GI) should be used to manage rainwater from the street right-of-way as required in the Rain City Strategy. The retention standard for the right-of-way is to treat and retrain the fist 48 mm of rainfall (i.e. 90% of annual rainfall) where possible. These design standards are applied to the prescribed GI measures listed above.

(l) Provision of street trees where space permits.

Note to Applicant: Final spacing, quantity and location to the satisfaction of the General Manager of Engineering Services. Tree species to the approval of the City Arborist. Street tree planting to include appropriate soil volumes and approved root barriers of rigid construction, 2.4 m (8 ft.) long and 18 inch deep, centre on each street tree adjacent to the sidewalk and any off street bike facility.

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

2.4 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) Street improvements along Manson Street adjacent to 5308, 5338, 5348, and 5368 Manson Street and 627 West 39th Avenue including 2.44 m (8 ft.) wide broom finish saw-cut concrete sidewalk and appropriate transitions per condition 2.3(d).

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

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.

Note to Applicant: For general Latecomer Policy information refer to the website at https://vancouver.ca/home-property-development/latecomer-policy.aspx#redirect

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

2.6 Provision of written confirmation that all required electrical plants will be provided within private property.

Note to Applicant: BC Hydro System Vista, Vista switchgear, pad mounted transformers, low profile transformers and kiosks as well as telecommunications kiosks are to be located on private property with no reliance on public property for placement of these features.

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

Housing

2.7 Make arrangements to the satisfaction of the Director of Legal Services in consultation with the General Manager of Arts, Culture and Community Services, the General Manager of Planning, Urban Design and Sustainability, and the Director of Facilities Planning and Development, to secure the applicant's obligation to design, build and deliver to the City a six-storey building containing approximately 77 social housing units and associated parking and bike storage for such social housing at 5250-5270 Ash Street and 595 West 37th Avenue (collectively, the "Ash Street Site") at no cost to the City. The agreement or agreements will include, but not be limited, to the following:

(a) Total net floor area for the social housing (excluding all associated storage lockers, vehicle and bicycle parking) must be at least 7,397.8 sq. m (79,629 sq. ft.);

(b) Breakdown of unit types (i.e. studios, one-bedroom units, two-bedroom units, accessible units, etc.), sizes, parking, numbers and finish specifications must be as per the Housing Design and Technical Guidelines and High Density Housing for Families with Children Guidelines;

(c) Unit design and associated storage and amenity space must be as per the Housing Design and Technical Guidelines and High Density Housing for Families with Children Guidelines;

(d) Transfer of the Ash Street Site to City ownership (free and clear of any financial charges, liens or other encumbrances); and

(e) Such other terms and conditions as the Director of Legal Services, in consultation with the General Manager of Arts, Culture and Community Services, the General Manager of Planning, Urban Design and Sustainability, and the Director of Facilities Planning and Development may in their sole discretion require.

2.8 Having regard to the fact that the rezoning of 5392-5472 Manson Street is connected to the rezoning of the Ash Street Site, ensure the registration of the Housing Agreement described in 2.8 of Appendix B2 of this report, and the Option to Purchase described in 2.7 of Appendix B2 of this report, on title to the Ash Street Site.

2.9 Having regard to the fact that the rezoning and development of 5392-5472 Manson Street is connected to the rezoning and development of the Ash Street Site, registration of 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:

(a) Delay development permit issuance on 5392-5472 Manson Street until the development permit on the Ash Street Site is issued;

(b) Delay building permit issuance on 5392-5472 Manson Street until the corresponding building permit on the Ash Street Site is issued; and

(c) Delay occupancy permit issuance on 5392-5472 Manson Street until the occupancy permit on the Ash Street Site is issued.

Community Amenity Contribution

2.10 Pay to the City the cash Community Amenity Contribution of $ 2,411,722 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 for 5392-5472 Manson Street, at no cost to the City and on terms and conditions satisfactory to the Director of Legal Services.

2.11 Provide to the City a Letter of Credit or other form of security to the satisfaction of the Director of Legal Services (which other form of security may be pursuant to agreements drafted to the satisfaction of the Director of Legal Services), to secure the value of the in-kind Community Amenity Contribution in the amount of $43,800,000 which the applicant has offered to the City, due prior to the enactment of the CD-1 By-law for 5392-5472 Manson Street. The Letter of Credit shall be held by the City of Vancouver until such time as the in-kind building with 77 social housing units is complete and the Ash Street Site is delivered, free and clear of all deficiencies and legal encumbrances in accordance with the terms of the Option to Purchase described in 2.7 of Appendix B2 of this report, provided that:

(a) The Community Amenity Contribution and therefore the value of the Letter of Credit will be adjusted according to inflation as per the Statistics Canada residential construction price index for Vancouver at two points:

(i) Once prior to enactment of the CD-1 by-law for 5392-5472 Manson Street (if one year or more has elapsed since the approval in principle for 5392-5472 Manson Street); and

(ii) Once prior to the issuance of the first building permit for the Ash Street Site.

(b) The City may forthwith cash the Letter of Credit or such other form of security in the event of the following:

(i) If, after Council approves in principle the rezoning of the Ash Street Site, the applicant does not proceed to satisfy the conditions for enactment of the rezoning by-law for the Ash Street Site within five years of the anniversary of the date of approval in principle by Council of the rezoning of the Manson Street Site; or

(ii) If no building permit has been issued for the Ash Street Site by the date that is four years from the date of enactment of the rezoning By-law for 5392-5472 Manson Street; or

(iii) If the applicant has not provided the social housing and transferred the Ash Street Site to the City in accordance with the Option to Purchase by the date that is the eight years from the date of enactment of the rezoning By-law for 5392-5472 Manson Street.

(c) On the completion by the parties of the purchase and sale of the land and turn-key social housing improvements at the Ash Street Site as provided for in condition 2.7 of Appendix B2, the City will return such Letter of Credit to the applicant and no further amount will be owed by the applicant towards such Community Amenity Contribution.

Tenant Relocation Plan

2.12 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 include, but may not be limited to whether each tenant has indicated interest in the Right of First Refusal to return to the new building (if applicable); the names of any tenants who have ended their tenancy; the reason for its end (e.g. tenant decision or mutual agreement to end tenancy); the outcomes of their search for alternate accommodation (if assistance was requested by the tenant) and their total compensation amount(s); the names of tenants still remaining in the building; the status of the applicant's search for relocation options (if assistance was requested by the tenant) and/or additional assistance rendered, as required through their Tenant Relocation Plan.

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

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

Public Art

2.13 Execute an agreement satisfactory to the Director of Legal Services and the Managing Director of 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.

2.14 Provide development details to the satisfaction of the Public Art Program Manager confirming the selection of Option A, Art on Site, or Option B, 80% cash-in-lieu of art, estimated to be $469,543.

Note to Applicant: Please contact Public Art staff at publicart@vancouver.ca to discuss your application.

Environmental Contamination

2.15 If applicable:

(a) Submit a site disclosure statement to Environmental Services;

(b) As required by the Manager of Environmental Services and the Director of Legal Services in their discretion, do all things and/or enter into such agreements deemed necessary to fulfill the requirements of Section 571(B) of the Vancouver

Charter; and

(c) If required by the Manager of Environmental Services and the Director of Legal Services in their discretion, enter into a remediation agreement for the remediation of the site and any contaminants which have migrated from the site on terms and conditions satisfactory to the Manager of Environmental Services, the General Manager of Engineering Services and Director of Legal Services, including a Section 219 Covenant that there will be no occupancy of any buildings or improvements on the site constructed pursuant to this rezoning until separate Certificates of Compliance satisfactory to the City for the on-site and off-site contamination, issued by the BC Ministry of Environment and Climate Chance Strategy, have been provided to the City.

Agreements

Note to Applicant: Where the Director of Legal Services deems appropriate, the preceding agreements are to be drawn, not only as personal covenants of the property owners, but also as 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 at no cost to the City.

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

* * * * *

5250-5270 Ash Street and 595 West 37th 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 NSDA Architects, received September 28, 2022 and revised plans received April 12, 2023, 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 build upon the building's interface by:

(a) Reinforcing the character of the ground-oriented units.

Note to Applicant: Suggested strategies include highlighting front doors leading to the principal living space (e.g. materials and tone; swing doors); entry canopies; individual patios with steps and entry gates; landscaping.

(b) Reducing the visibility of retaining walls.

Note to Applicant: Use of singular landscape retaining walls should be avoided. Consider natural grading and landscaping; terracing; fine-grain material; segmenting.

1.2 Design consideration for green roof as per the requirements of the *Roof-Mounted Energy Technology and Green Roofs* administrative bulletin.

Note to Applicant: It should be noted on the architectural and landscape plans the type of green roof proposed including the percentage. Refer to: https://bylaws.vancouver.ca/bulletin/bulletin-roof-mounted-energy-technologies-and-green-roofs.pdf.

1.3 Identification on the architectural and landscape drawings of any 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 http://former.vancouver.ca/commsvcs/guidelines/B021.pdf.

Crime Prevention through Environmental Design (CPTED)

1.4 Design development to respond to CPTED principles, having particular regards for:

(e) theft in the underground parking;
(f) break and enter;
(g) mail theft; and
(h) mischief in alcove and vandalism, such as graffiti.

Note to Applicant: Building features proposed in response to this condition should be noted on the plans and elevations. Consider use of a legend or key to features on the drawings. Consultation with the social housing operators and Park Board staff with experience of specific CPTED risks in this area is recommended and should be included in the response to this condition.

Landscape Design

1.5 Design development to ensure the safe retention of City tree # C3.

Note to Applicant: Further arborist reporting is required to ensure certainty and to comment on the specific conditions of safe tree retention. Design development may be needed, in coordination with the design team, Park Board, Engineering and Urban Design group. Detailed design response is required at the development permit stage.

1.6 Design development to resolve the conflict between the proposed development and an offsite neighbor tree # OS1.

Note to Applicant: This can be done by (i) submitting a written neighbor consent letter and ensuring a tree permit application is in place to remove/replace the tree(s); or (ii) design development to ensure that all impactful work is setback sufficiently to ensure safe and responsible tree retention. Further detailed analysis and coordination with the arborist will be necessary to better understand the scope of work and impacts to adjacent trees.

1.7 Design development to further lower the slab to the site perimeter to ensure a minimum of 24 inches (0.6 m) of clear growing medium depth for trees and 18 inches (0.45 m) for shrub and hedge species.

Note to Applicant: Minimum soil depths should not rely on soil mounding. Structural slabs need to be designed to handle loads and ensure adequate depth and continuous soil volumes. Growing mediums and planting depths should exceed CSLNA standards. Provide detailed sections at time of development permit stage.

1.8 Design development to mitigate blank walls that are visually exposed to the public realm, with special attention to walls exceeding 24 inches (0.6 m) in height.

Note to Applicant: this can be done through additional landscape terracing and screening.

1.9 Design development to further refine and enhance the sustainability strategy, by the following:

(a) consider providing extensive type green roofs on all available flat rooftops;
(b) minimize the necessity for hidden grey mechanical water storage;
(c) add vines to any blank wall facades, ensuring the vine support is sturdy and low maintenance (avoid high maintenance modular "green wall" systems); and
(d) add edible plants, which can be used as ornamentals as part of the landscape design (Note: refer to Standard landscape conditions).

1.10 Provision of a detailed Landscape Plan illustrating soft and hard landscaping for the complete site, including rooftops (where applicable).

Note to Applicant: The plans should be at 1/8 inch: 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.

1.11 Provision of detailed architectural and landscape cross sections (minimum 1/4 inch scale) through common open spaces, semi-private patio areas and planters.

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.

1.12 Provision and illustration on the plans of the necessary functional elements needed to support urban agriculture.

Note to Applicant: this includes benching, hose bibs, tool/material storage area, work bench and composting bin(s);

1.13 Provision of a vegetative cover calculation sheet, included with the landscape plans.

Note to Applicant: include a comparison of the percentage vegetative cover as a ratio of the overall site and a separate calculation of the ratio of vegetative coverage to total building roof area.

1.14 Provision of a soil depth overlay sheet, included with the landscape plans.

1.15 Provision of an outdoor lighting plan.

Note to Applicant: refer to Dark Night Design Principles. https://vancouver.ca/files/cov/outdoor-lighting-design-tips.pdf. Provide dimmers and timers for lights where feasible.

1.16 Provision of a high-efficiency automatic irrigation system for all planted areas.

Note to Applicant: Provide a partial irrigation plan demonstrating intent, including notations, legend and symbols to confirm stub out and hose bib locations. Hose bibs to be provided for large private patios (sized 100 sq. ft. or larger). Any limitations to the installation of hose bibs on private decks to be brought to the attention of staff in the written response.

1.17 Provision of landscape features intended to create bird friendly design.

Note to Applicant: Bird friendly plants should be included on the plant palette, enabling bird habitat conservation and bird habitat promotion. Refer to the Bird Friendly Design Guidelines for examples of landscape features that may be applicable, and provide a design rationale for the features noted. Refer to:
http://council.vancouver.ca/20150120/documents/rr1attachmentB.pdf
http://council.vancouver.ca/20150120/documents/rr1attachmentC.pdf

1.18 Coordination of new proposed street trees with Engineering and the Park Board, confirming quantities, species, sizes and locations, and addition of the following note on the plans:

Final location, quantity, tree species to the satisfaction of the General Manager of Engineering. Contact Engineering Services (Streets Design Branch) at 604-871-6131 to confirm planting location. New tree must be of good standard, minimum 6 cm calliper and installed with approved root barriers, tree guards and appropriate soil. Root barriers shall be 8 feet long and 18 inches deep. Planting depth of root ball must be below sidewalk grade. New street trees to be confirmed prior to issuance of the building permit. Call Park Board at 311 for tree species selection and planting requirements. Park Board to inspect and approve after tree planting completion.

Housing

1.19 Design development to reduce length of outdoor entrance ramp to allow for more direct access into the building.

1.20 Ensure accessible unit layouts and common areas are fully accessible, including circulation areas and access points to outdoor spaces.

1.21 Design and construct the social housing in line with the City's *Housing Design and Technical Guidelines*.

1.22 Design development to maintain the 44% family unit mix and explore opportunities to increase to 50% family units in the development permit stage to align with *Cambie Corridor Plan* and *Housing Design and Technical Guidelines* targets.

1.23 Ensure clear ceiling heights of 2,438 mm (8 ft.) minimum for amenity and program areas, corridors, and within units, etc.

Sustainability

1.24 All new buildings in the development will meet the requirements of the Green Buildings Policy for Rezonings (amended July 25, 2023) located here: https://guidelines.vancouver.ca/policy-green-buildings-for-rezonings.pdf

Note to Applicant: Refer to the most recent bulletin *Green Buildings Policy for Rezonings – Process and Requirements*

Engineering

1.25 The owner or representative is advised to contact Engineering Services at StreetUseReview@vancouver.ca to acquire the project's permissible street use after building permit issuance.

Note to Applicant: Prepare a mitigation plan to minimize street use during excavation & 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. More information: https://vancouver.ca/home-property-development/construction-street-use-permits.aspx

1.26 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.

1.27 Design development to improve access and design of bicycle parking by provision of:

(a) Automatic door openers to all Class A bicycle rooms and spaces; and

(b) Drawn and labelled stair-free access route from the Class A bicycle spaces to reach the outside.

Note to Applicant: Stair ramps are not generally acceptable.

1.28 Design development to improve access and design of loading spaces and demonstrate compliance with the Parking and Loading Design Supplement by provision of:

(a) A minimum 4.0 m (13 ft.) width for the first required Class A Passenger Loading space.

1.29 Design development to improve the parkade layout and access design and demonstrate compliance with the Parking and Loading Design Supplement by provision of:

(a) Confirmation that column encroachments, setbacks and parking space widths comply with the Parking and Loading Design Supplement.

Note to Applicant: Column encroachments are not permitted in single module stalls. 2.3 m (7.5 ft.) of vertical clearance is required for access and maneuvering to all accessible spaces.

1.30 Provision of the following information as part of the architectural 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 manoeuvring 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; and

(k) Design elevations on both sides of the ramps and drive aisles at all breakpoints, loading bays, accessible 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.

1.31 Submission of a lighting simulation to support all offsite lighting upgrades to City standards and IESNA recommendations.

1.32 This development will be required to provide on-site rainwater management in accordance with Building By-law requirements (Book II, Division B, Article 2.4.2.5) in effect in January 2024.

Note to Applicant: The development will be required to demonstrate compliance with these requirements at the building permit application stage. See vancouver.ca/rainwater for more information.

1.33 Provision of an updated Final Hydrogeological Study, to the satisfaction of the General Manager of Engineering Services and the Director of Planning, which addresses the requirements outlined in the Groundwater Management Bulletin, including but not limited to:

(a) An updated Groundwater Management Plan which includes:

(i) Adequate characterization and if required, monitoring of hydrostratigraphic units above the proposed slab depth. This may include any discrete high permeable zones which would contribute to groundwater discharge from the site.

Note to Applicant: The borehole logs provided in the Geotechnical Investigation Report (dated July 13, 2022) indicate the well screens for the monitoring wells are notably deeper than the parkade slab. The updated hydrogeological study should report on the potential presence of groundwater within the immediate vicinity of the underground portion of the building.

(ii) A quantitative estimate (in litres per minute) of both the anticipated construction dewatering/drainage rate and the permanent (post-construction) dewatering/drainage rate for City approval. The estimate should use new site-specific field data in the calculations, include assumptions and the methodology used to determine the rates.

(iii) Proposed groundwater management methods for the construction and post-construction stages for the development.

(iv) Provide cross-section schematic(s) showing features such as: site stratigraphy; current site grade; location(s) and elevation(s)/depth(s) of planned excavation(s), foundation slab(s), test pits, boreholes, monitoring wells including screen intervals, static and perched water level(s), seasonal range of water levels (estimated or measured, with dates shown if available); groundwater flow direction; and any proposed groundwater management solutions (see Groundwater Management Bulletin for example).

Note to Applicant: The City does not support the long-term discharge of groundwater to our drainage system. Every effort should be made to prevent or limit this discharge.

Note to Applicant: 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.

1.34 Developer's Engineer is to submit a sewer abandonment plan to the City that details:

(a) The abandonment or removal of all existing storm, sanitary, and combined connections to the development site; and

(b) The abandonment or removal of all existing storm, sanitary, and combined sewer mains that are no longer in use due to the development of the site.

Note to Applicant: The abandonment plan is required to be reviewed and accepted by the City Engineer prior to the issuance of the sewer permit.

1.35 Provision of a Key Plan, submitted by the applicant and approved by the City prior to any third party utility drawing submissions and third party utility service drawings will not be reviewed by the City until the Key Plan is defined and achieves the following objectives:

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

(b) All third party service lines to the development 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: It is highly recommended that the applicant submit a Key Plan to the City for review as part of the building permit application. Use of street for temporary power (e.g., temporary pole, pole mounted transformer or ducting) is to be coordinated with the city well in advanced of construction. Requests will be reviewed on a case by case basis with justification provided substantiating need of street space against other alternatives. If street use for temporary power is not approved, alternate means of providing power will need to be proposed. An electrical permit will be required.

1.36 Provision of design of the streetscape to comply with the Cambie Corridor Streetscape Design Guidelines.

Note to Applicant: The Street Design Guidelines are viewable online at https://vancouver.ca/streets-transportation/streetscape-design-guidelines.aspx and are to be used alongside the City construction and design manuals.

1.37 Submission of an updated landscape plan reflecting all of the public realm changes, including demonstration of:

(a) Display of the following notes:

(i) "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 and Major Projects and/or your Engineering, Building Site Inspector for details."

(ii) "The required off-site assets are to be constructed to the satisfaction of the General Manager of Engineering Services and as per the approved City geometric design, with the final design and location to be determined once the City geometric is received."

Note to Applicant: Drawings submitted as part of the development permit application will be preliminary, with appropriate placeholders and the final off-site geometric design will be provided by the City of Vancouver through the development process.

(b) Existing locations of:

(i) Street furniture; and

(ii) Poles and guy wires.

(c) Deletion of encroachments from the City boulevard along Ash Street and West 37th Avenue including the future property dedication area.

Note to Applicant: Existing stairs, concrete entrance walkways, fences, hedges, retaining walls and other encroachments are to be removed from the City boulevard along Ash Street and West 37th Avenue including the future property dedication area.

Note to Applicant: Where a design detail is not available, make note of the improvement on the plan. Public realm changes include all of the off-site improvements sought for this rezoning.

1.38 Revise property line elevations on the landscape and architectural plans to ensure they match the revised City supplied building grade plan.

Note to Applicant: The City supplied building grades plan will require a revision to include the future property dedication on the south side of the site and plans will need to reflect the changes. Interpolated design elevations will be required for all entrances to the site.

Additional information: https://vancouver.ca/home-property-development/building-grades-for-sidewalk-and-street-elevation.aspx

PART 2: CONDITIONS OF BY-LAW ENACTMENT

THAT, prior to enactment of the CD-1 By-law for 5250-5270 Ash Street and 595 West 37th Avenue, 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:

Engineering

2.1 Make arrangements to the satisfaction of the General Manager of Engineering Services, the Director of Legal Services and the Approving Officer for the consolidation of Lots 21 to 23, all of Block 839, District Lot 526, Plan 8710, to create a single parcel and dedication of the south 3.0 m (9.8 ft.) for road purposes.

Note to Applicant: A Subdivision Plan is required to effect the dedication. A subdivision plan and application to the Subdivision and Strata Group is required. For general information, see the subdivision website at: http://vancouver.ca/home-property-development/apply-to-subdivide-or-join-properties.aspx.

2.2 Provision of a Services Agreement to detail the on- and off-site works and services necessary or incidental to the servicing of 5250-5270 Ash Street and 595 West 37th Avenue (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 5250-5270 Ash Street and 595 West 37th Avenue, 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 2.3(a), 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. Based on the confirmed Fire Underwriter's Survey Required Fire Flows and domestic flows submitted by R.F. Binnie & Associates Ltd. dated September 13, 2022, no water main upgrades are required to service the development.

Note to Applicant: The main servicing the proposed development is 300 mm along Ash Street or 150 mm along West 37th 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. The maximum water service connection size is 300 mm.

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 and in order to maintain acceptable sewer flow conditions, implementation of development(s) at 5250 Ash Street require:

(i) Local servicing upgrade:

a. Separate 86 m of COMB main on Ash Street from manhole (MH) fronting 5187 Ash Street (MH__FJCQ5M) to MH fronting 5299 Ash Street (MH__FJCQ5L) to 375 mm STM and 250 mm SAN.

Note to Applicant: The lengths and diameters of these improvements are approximate and subject to detailed design by Developer's Engineer.

(ii) Developer's Engineer to submit design brief, calculations and/or model, and design drawings to the City; and

Note to Applicant: All submittals including Issued for Construction (IFC) drawings are required to be reviewed and accepted by the City Engineer prior to building permit issuance.

Note to Applicant: The Sewer servicing plan for this area is under development. Developer to contact City Engineer prior to commencing design or analysis of sewer system as the upgrade requirement may be modified based on servicing plan (requirement will be approximately equivalent to the above condition).

Development to be serviced to the proposed 375 mm STM and 250 mm SAN sewers on Ash Street.

These works constitute excess and/or extended services and will be subject to a latecomer agreement, to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services.

(c) Street improvements along Ash Street adjacent to the site and appropriate transitions including:

(i) 2.1 m (7 ft.) wide broom finish saw-cut concrete sidewalk;

(ii) Curb ramps; and

(iii) Relocation and/or replacement of the existing street light and catch basin as required to accommodate the new sidewalk alignment along West 37th Avenue.

(d) Street improvements along West 37th Avenue adjacent to the site and appropriate transitions including the following:

(i) 2.4 m (8.0 ft.) wide broom finish saw-cut concrete sidewalk;

(ii) Raised asphalt protected bike lane;

(iii) Type E curb between the sidewalk and the bike lane;

(iv) Curb ramps;

(v) Curb and gutter, including any required road reconstruction to accommodate the new curb and gutter; and

(vi) Relocation and/or replacement of the existing catch basin as required to accommodate the new protected bike lane and curb and gutter.

Note to Applicant: The City will provide a geometric design for these street improvements.

(e) Provision of a new standard concrete lane crossing, new lane returns and ramps on both sides of the crossing at the lane crossing on West 37th Avenue.

(f) Provision of laneway reconstruction along the development site's frontage per City "Higher-zoned Laneway" pavement structure specifications with a center valley cross section and relocation of the two existing catch basins to the lane's centerline.

(g) Provision of the following Green Infrastructure improvements to the satisfaction of the General Manager of Engineering Services:

(i) West 37th Avenue: Install a rainwater tree trench under the proposed bike lane and boulevard to provide the minimum soil volume storage for street trees as per the Engineering Design Manual and to capture and retain 90% of average annual rainfall or a 48 mm - 24 hr event from the right-of-way frontage to the crown of the road to the greatest extent practical.

Note to Applicant: Rainwater tree trench improvements will generally include placement of structural soil or soil cells, and perforated pipe under the Future Boulevard and sidewalk.

a. The end of perforated pipe will be connected to existing catch basin to manage excess runoff.

b. Ensure minimal disturbance to existing tree roots as per the arborist plan provided in the application.

c. Tree species to the approval of the City Arborist.

d. Refer to the published 5.0 Rainwater Tree Trench GI details for the landscape or civil drawings PDF's on the City website. DWG files can also be found on the City website.

(ii) Ash Street: In the boulevard between the proposed sidewalk, the existing curb, and the existing tree root protection area, install a bioswale feature 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.

Note to Applicant: Bioswale and bioretention improvement generally include placement of plants, growing medium, catch basin, curb cut inlet, sediment pad and perforated pipe sub-drain connected to the sewer

system. Refer to the published 4.0 Bioretention GI details for the landscape or civil drawings PDF's on the City website. DWG files can also be found on the City website.

Note to Applicant: Green Infrastructure (GI) should be used to manage rainwater from the street right-of-way as required in the Rain City Strategy. The retention standard for the right-of-way is to treat and retrain the fist 48 mm of rainfall (i.e. 90% of annual rainfall) where possible. These design standards are applied to the prescribed GI measures listed above. For further information, contact Green Infrastructure Implementation Branch, ESRGGIIDL@vancouver.ca

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

(i) Provision of Ash Street and West 37th Avenue entire intersection street lighting upgrade to current City standards and IESNA recommendations;

(j) Provision of lane lighting on standalone poles with underground ducts if BC Hydro poles with attached City lane lights are planned to be removed.

Note to Applicant: The ducts must be connected to the existing City street lighting grid.

(k) Provision of new or replacement duct bank that meets current City standard.

Note to Applicant: Duct banks are to consist of electrical and communication ducts and cables, and connect to existing electrical and communication infrastructure.

Note to Applicant: The detailed Electrical Design will be required prior to the start of any associated electrical work to the satisfaction of the General Manager of Engineering Services, and, in conformance with current City Engineering Design Manual, Construction Specifications, Standard Detail Drawing, Canadian Electrical Code and the Master Municipal Construction Documents.

(l) Provision of street trees where space permits.

Note to Applicant: Final spacing, quantity and location to the satisfaction of the General Manager of Engineering Services. Tree species to the approval of the City Arborist. Street tree planting to include appropriate soil volumes and approved root barriers of rigid construction, 2.4 m (8 ft.) long and 18 inch deep, centre on each street tree adjacent to the sidewalk and any off street bike facility.

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

2.3 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) Provision of adequate sewer (storm and sanitary) service to meet the demands of the project per condition 2.2(b).

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

Note to Applicant: For general Latecomer Policy information refer to the website at https://vancouver.ca/home-property-development/latecomer-policy.aspx#redirect

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

2.5 Provision of written confirmation that all required electrical plants will be provided within private property.

Note to Applicant: BC Hydro System Vista, Vista switchgear, pad mounted transformers, low profile transformers and kiosks as well as telecommunications kiosks are to be located on private property with no reliance on public property for placement of these features.

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

Housing

2.6 Make arrangements to the satisfaction of the Director of Legal Services in consultation with the General Manager of Arts, Culture and Community Services, the General Manager of Planning, Urban Design and Sustainability, and the Director of Facilities Planning and Development, to secure the applicant's obligation to design, build and deliver to the City a six-storey building containing approximately 77 social housing units and associated parking and bike storage at 5250-5270 Ash Street and 595 West 37th Avenue (collectively, the "Ash Street Site") at no cost to the City. The agreement or agreements will include, but not be limited, to the following:

(a) Total net floor area for the social housing (excluding all associated storage lockers, vehicle and bicycle parking) must be at least 7,397.8 sq. m (79,629 sq. ft.);

(b) Breakdown of unit types (i.e. studios, one-bedroom units, two-bedroom units, accessible units, etc.), sizes, parking, numbers and finish specifications must be as per the Housing Design and Technical Guidelines and High Density Housing for Families with Children Guidelines;

(c) Unit design and associated storage and amenity space must be as per the Housing Design and Technical Guidelines and High Density Housing for Families with Children Guidelines;

(d) Transfer of the Ash Street Site to City ownership (free and clear of any financial charges, liens or other encumbrances); and

(e) Such other terms and conditions as the Director of Legal Services, in consultation with the General Manager of Arts, Culture and Community Services, the General Manager of Planning, Urban Design and Sustainability, and the Director of Facilities Planning and Development may in their sole discretion require.

2.7 Registration of an Option to Purchase in favour of the City for 5250-5270 Ash Street and 595 West 37th Avenue (the "Ash Street Site") after construction of and occupancy permit issuance for a stand-alone building comprised of six storeys containing approximately 77 units of social housing, for a total floor area of 7,397.8 sq. m (79,629 sq. ft.) and one level of below grade parking, all to be designed, constructed and finished by the applicant in turn key condition, which Option to Purchase will provide for, among other things, the following:

(a) Payment by the City of a nominal purchase price for the Ash Street Site;

(b) If required, require that the Ash Street Site be transferred to the City in a condition that meets numeric standards applicable to residential land use, and will require the applicant to deliver a Certificate of Compliance for the Ash Street Site which confirms that such residential numeric standards have been met, a separate certificate of compliance for any off site contamination which may have migrated from the Ash Street Site onto any other property, including onto any lands dedicated to the City and any City roads or other City property, and an Indemnity Agreement signed by the applicant and its parent company which indemnifies the City of Vancouver from all future on and off-site environmental liability and costs in relation to the Ash Street Site. The Indemnity applies to all contaminants on the Ash Street Site at the time the Ash Street Site is transferred to the City and to those contaminants which have migrated prior to the date of transfer of the Ash Street Site to the City and any contaminants existing on the Ash Street Site as at the date of transfer to the City which thereafter migrate onto any other lands. The applicant will not be responsible for any contaminants which are brought onto the Ash Street Site by any party other than the applicant (or someone for whom the applicant is responsible) following the date of transfer of the Ash Street Site to the City.

(c) If the City should in either of the circumstances in section 2.11 (i) or (ii) of Appendix B1 of this report, cash the $43,800,000 Letter of Credit or other form of security, the provisions of this section 2.7 shall terminate and the applicant may develop the Manson Street Site and the Ash Street Site without these restrictions and the City's option to purchase the Ash Street Site shall expire.

2.8 Make arrangements to the satisfaction of the Director of Legal Services and the General Manager, Planning, Development and Sustainability to enter into a Housing Agreement applicable to the social housing for 60 years or the life of the building, whichever is greater, which will contain the following terms and conditions:

(a) A no separate sales covenant;

(b) A no stratification covenant;

(c) A provision that none of such units will be rented for less than one month at a time;

(d) A requirement that all units comply with the definition of "social housing" in the applicable DCL By-law; and

(e) Such other terms and conditions as the Director of Legal Services and the General Manager, Planning, Development and Sustainability may in their sole discretion require.

Note to Applicant: This condition will be secured by a Housing Agreement to be entered into by the City by by-law enacted pursuant to section 565.2 of the *Vancouver Charter*.

Tenant Relocation Plan

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

(a) Provide a Tenant Relocation Plan to the satisfaction of the General Manager of Planning, Urban Design and Sustainability as per the *Tenant Relocation and Protection Policy* that is effective at the time of submission of the Development Permit Application.

(b) Provide a notarized declaration prior to issuance of the Development Permit that demonstrates that each tenant has been given written notice of the intent to redevelop the property; that indicates the number of units occupied on the date of the notice; and includes copies of a letter addressed to each 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 include, but may not be limited to whether each tenant has indicated interest in the Right of First Refusal to return to the new building (if applicable); the names of any tenants who have ended their tenancy; the reason for its end (e.g. tenant decision or mutual agreement to end tenancy); the outcomes of their search for alternate accommodation (if assistance was requested by the tenant) and their total compensation amount(s); the names of tenants still remaining in the building; the status of the applicant's search for relocation options (if assistance was requested by the tenant) and/or additional assistance rendered, as required through their Tenant Relocation Plan.

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

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

Environmental Contamination

2.10 If applicable:

(d) Submit a site disclosure statement to Environmental Services;

(e) As required by the Manager of Environmental Services and the Director of Legal Services in their discretion, do all things and/or enter into such agreements deemed necessary to fulfill the requirements of Section 571(B) of the Vancouver Charter; and

(f) If required by the Manager of Environmental Services and the Director of Legal Services in their discretion, enter into a remediation agreement for the remediation of the site and any contaminants which have migrated from the site on terms and conditions satisfactory to the Manager of Environmental Services, the General Manager of Engineering Services and Director of Legal Services, including a Section 219 Covenant that there will be no occupancy of any buildings or improvements on the site constructed pursuant to this rezoning until separate Certificates of Compliance satisfactory to the City for the on-site and off-site contamination, issued by the BC Ministry of Environment and Climate Chance Strategy, have been provided to the City.

Agreements

Note to Applicant: Where the Director of Legal Services deems appropriate, the preceding agreements are to be drawn, not only as personal covenants of the property owners, but also as 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 at no cost to the City.

The preceding agreements shall provide security to the City including indemnities, warranties, equitable charges, letters of credit and withholding of permits, as deemed necessary by and in a form satisfactory to the Director of Legal Services. The timing of all required payments, if any,

shall be determined by the appropriate City official having responsibility for each particular agreement, who may consult other City officials and City Council.

* * * * *

5392-5472 Manson Street and
DRAFT CONSEQUENTIAL AMENDMENTS

DRAFT AMENDMENT TO THE SUBDIVISION BY-LAW NO. 5208

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

(a) PID: 008-337-390; Lot 12 Block 876 District Lot 526 Plan 8838;
(b) PID: 009-918-647; Lot 13 Block 876 District Lot 526 Plan 8838;
(c) PID: 009-918-655; Lot 14 Block 876 District Lot 526 Plan 8838;
(d) PID: 009-918-663; Lot 15 Block 876 District Lot 526 Plan 8838; and
(e) PID: 009-918-671; Lot 16 Block 876 District Lot 526 Plan 8838.

5250-5270 Ash Street and 595 West 37th Avenue
DRAFT CONSEQUENTIAL AMENDMENTS

DRAFT AMENDMENT TO THE SUBDIVISION BY-LAW NO. 5208

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

(a) PID: 009-954-759; Lot 21 Block 839 District Lot 526 Plan 8710;
(b) PID: 009-954-783; Lot 22 Block 839 District Lot 526 Plan 8710; and
(c) PID: 009-954-821; Lot 23 Block 839 District Lot 526 Plan 8710.

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5392-5472 Manson Street and
5250-5270 Ash Street and 595 West 37th Avenue
ADDITIONAL INFORMATION

1. URBAN DESIGN PANEL MINUTES

The Urban Design Panel (UDP) reviewed this application on February 15, 2023. A summary of the decision is provided below. The full meeting minutes can be found online:

EVALUATION: Support with Recommendations (5/1)

Introduction: Rezoning Planner Tess Munro provided an overview of the policy for this site. Development Planner, Omar Aljebouri gave an overview of the urban design considerations.

Advice from the Panel on this application is sought on the following:

Staff acknowledge that the *Cambie Corridor Plan* is prescriptive in terms of built form.

1. Please comment on height, density and overall massing.
2. The response to the public realm and active link strategy.
3. The quality of the amenities, in particular, the below-grade indoor amenities given their atypical sunken nature (i.e. daylight access; co-located outdoors).
4. Any preliminary advice for consideration at the Development Permit Stage.

The Applicant then gave an overview of their rezoning rational for the proposal. Staff and Applicant team then took questions from the panel.

Panel's Consensus:

THAT the Panel Recommend Support with recommendations to the project with the following recommendations to be reviewed by City Staff:

1. Enhance the accessibility and access to outdoor amenities from the sunken amenity space and all aspects at the ground plane;
2. Review the sustainability of the project; and
3. Refine the architectural elements and expression of the balconies.

2. PUBLIC CONSULTATION SUMMARY – Manson Street Site

2.1 List of Engagement Events, Notification, and Responses

	Date	Results
Event		
Virtual open house (City-led)	January 30, 2023 – February 19, 2023	215 participants (aware)* • 75 informed • 11 engaged
Public Notification		

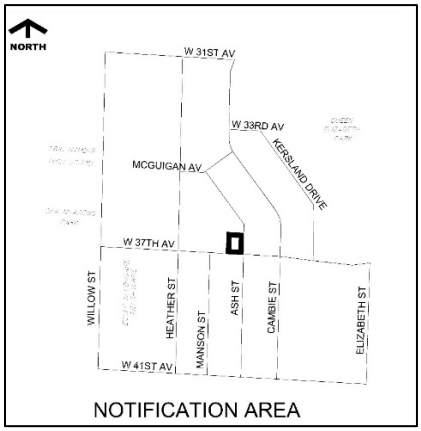
Postcard distribution – Notice of rezoning application and virtual open house	January 27, 2023	1,715 notices mailed
Public Responses		
Online questions	January 30, 2023 – February 19, 2023	4 submittal
Online comment forms • Shape Your City platform	December 2022 – April 2023	26 submittals
Overall position • support • opposed • mixed	December 2022 – April 2023	26 submittals • 10 responses • 14 responses • 2 responses
Other input	December 2022 – April 2023	0 submittal
Online Engagement – Shape Your City Vancouver		
Total participants during online engagement period	December 2022 – April 2023	727 participants (aware)* • 246 informed • 27 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.

1.2 Map of Notification Area



NOTIFICATION AREA

2.3 Analysis of All Comments Received

Below is an analysis of all public feedback by topic.

Generally, comments of support fell within the following areas:

- **Housing stock, density and location:** Increasing housing stock and in particular, social housing in the building on Ash Street, through increased density is welcomed and needed. Increasing density by major transit routes makes sense as it encourages transit use.

- **Building design:** The design of the building is supported, in particular, the balcony design and the landscaping.

Generally, comments of concern fell within the following areas:

- **Height, shadows and tower separation:** The proposed development is too tall and will create unwanted shadows on the surrounding area. There is not enough tower separation between the two towers and there will be privacy issues for the surrounding neighbourhood.

- **Equity and neighbourhood context:** Separating the social housing requirement of the project from the strata-titled units and placing the social housing on a different site is a form of class segregation. Because the buildings will be developed separately, the social housing is at risk of not being developed because there is no financial incentive for the developer to do so. As well, this is perceived as unfair to the community where the social housing will be placed as they were not expecting this type of housing in the neighbourhood.

- **Development staging:** The Cambie Corridor Plan permits a maximum of two towers per block and future tower placement is determined by the first tower in the block or within the adjacent blocks. Given this, this proposal takes away/limits the opportunity for folks in the surrounding area to develop towers on their property.

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

General comments of support:

- The proposed height, massing, use and density is appropriate and fits in with the neighbourhood.
- The active link is good as the 5300-5400 Manson Street block is very long.

General comments of concern:

- Comments expressing that there are both enough and not enough social housing planned in the City.
- The proposal does not comply with the Cambie Corridor Plan in terms of floor area allocated to strata-titled housing, social housing, and secured rental housing.

- Application documents such as the Arborist Report and Traffic Study should be made available to the public for review.
- The information about the height of the towers is misleading. The towers will be higher than what is reported.
- The proposal will not fit in with the neighbourhood.
- The proposal interferes with the mid-block active link planned for the 5300-5400 Manson Street block.
- The units will not be affordable and the proposal is biased in favour of benefiting the developer as the units are all strata-titled (versus rental units which would be more beneficial to the City).
- Displacement of current residents.

General neutral comments/recommendations:

- Given the proposal's proximity to transit, there should be less vehicle parking spots to promote sustainable transportation methods and to reduce the cost to owners.
- There should be units with three bedrooms.

Social housing should be placed closer to public transit for ease of access.

3. PUBLIC CONSULTATION SUMMARY – Ash Street Site

3.1 List of Engagement Events, Notification, and Responses

	Date	**Results**
Event		
Virtual open house (City-led)	January 30, 2023 – February 19, 2023	129 participants (aware)* • 51 informed • 5 engaged
Public Notification		
Postcard distribution – Notice of rezoning application and virtual open house	January 27, 2023	1,715 notices mailed
Public Responses		
Online questions	January 30, 2023 – February 19, 2023	0 submittal
Online comment forms • Shape Your City platform	December 2022 – April 2023	12 submittals
Overall position • support • opposed • mixed	May 2022 – September 2022	12 submittals • 5 responses • 7 responses • 0 responses

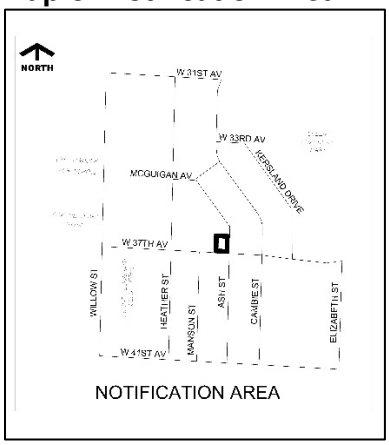
Other input	December 2022 – April 2023	0 submittal
Online Engagement – Shape Your City Vancouver		
Total participants during online engagement period	December 2022 – April 2023	376 participants (aware)* • 143 informed • 12 engaged

Note: All reported numbers above are approximate.

* The Shape Your City platform allows staff to capture more nuanced levels of engagement associated with the rezoning application, categorized as:

- **Aware**: Number of unique visitors to the application webpage that viewed only the main page.
- **Informed**: Visitors who viewed documents or the video/photo gallery associated with the application; *informed* participants are a subset of *aware* participants.
- **Engaged**: Visitors that submitted a comment form or asked a question; *engaged* participants are a subset of *informed* and *aware* participants.

3.2 Map of Notification Area



3.3 Analysis of All Comments Received

Below is an analysis of all public feedback by topic.

Generally, comments of support fell within the following areas:

- **Housing stock:** An increase in the City's social housing stock is welcomed.
- **Design:** The design of the building is appealing.

Generally, comments of concern fell within the following areas:

- **Design and neighbourhood context:** The design of the building is bland, boring and does not compliment the existing neighbourhood.

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

General comments of support:

- The height, massing, use and density proposed is appropriate.
- Support for housing that is close to public transit and has green space.

General comments of concern:

- Concern about the displacement of current tenants and the lack of notice provided to tenants about the proposal.
- Consolidating the social housing requirement of the 5392-5472 Manson Street application and delivering it at 5250-5270 Ash Street and 595 West 37th Avenue is not an option outlined in the Cambie Corridor Plan. This choice is unfair to the community of the latter site as they were not expecting social housing in the neighbourhood.
- The proposed application is too high and too dense.
- Not enough schools in the area to support the extra residents.

General neutral comments/recommendations:

- Should reduce the number of parking given the proximity to transit and amenities in the community.
- The social housing component should be kept on site at 5392-5472 Manson Street.
- The building should be taller given the future context of the tall buildings to be developed on Heatherlands.

4. DRAFT TENANT RELOCATION PLAN (TRP) – Manson Street Site

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 (flat rate or arrangement of an insured moving company)	• 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 (3 options)	• Applicant will distribute 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 has committed to assisting in securing a permanent, suitable affordable housing option.

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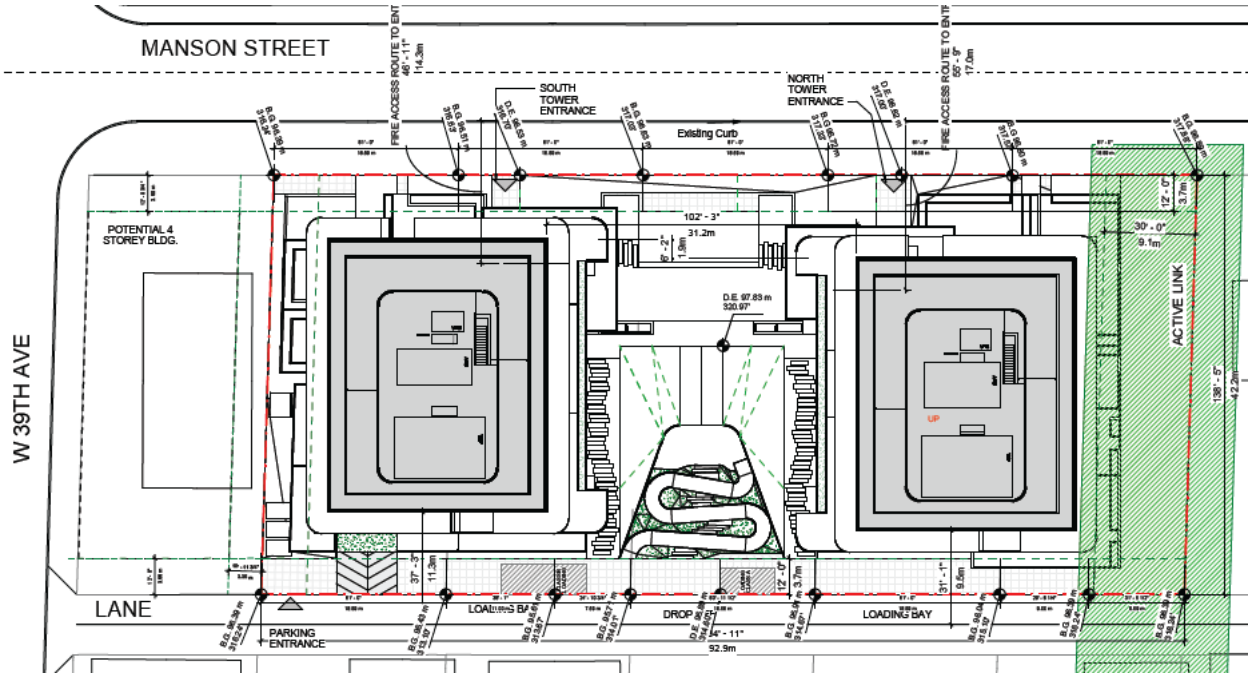
5392-5472 Manson Street
FORM OF DEVELOPMENT

Site Plan



Perspective – View from Manson Street

Perspective – Outdoor Amenity Space

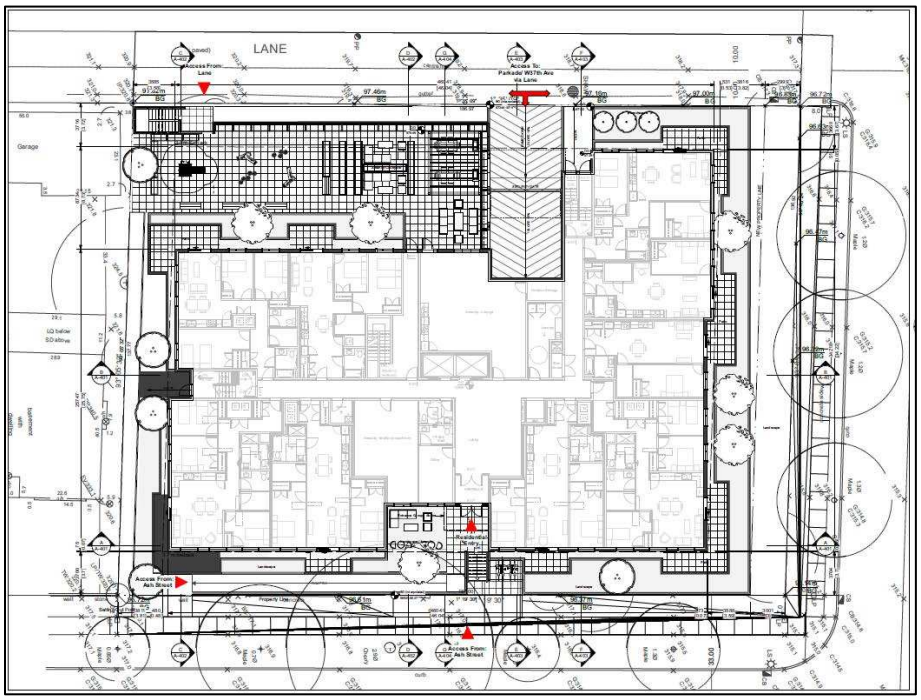
Perspective – View from Lane

West Elevation

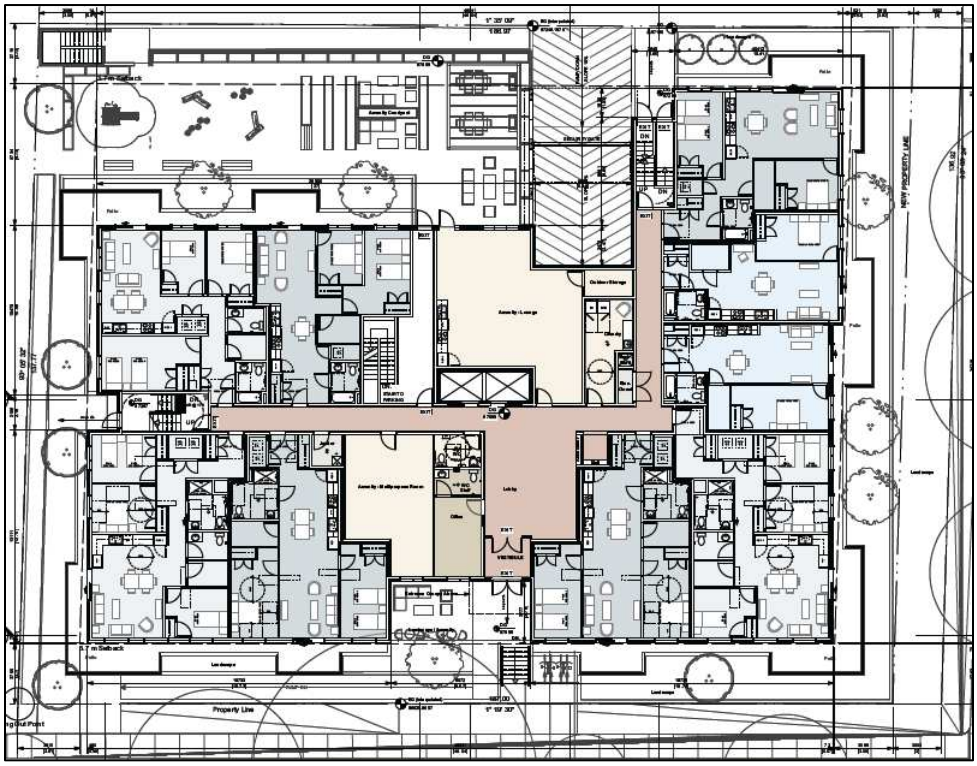
East Elevation

5250-5270 Ash Street and 595 West 37th Avenue
FORM OF DEVELOPMENT

Site Plan



Ground Floor Plan



West Elevation

South Elevation

Perspective – Corner of Ash Street and 37th Avenue

Increased Floor Area Test Fit – Potential Building Design

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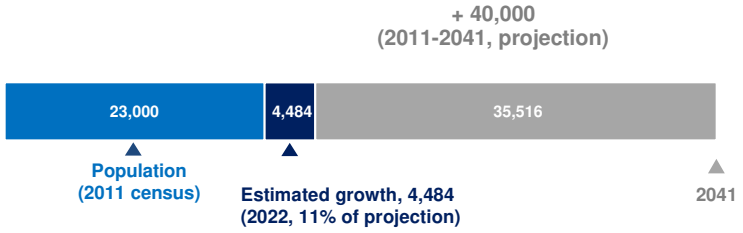
PUBLIC BENEFITS IMPLEMENTATION TRACKING
CAMBIE CORRIDOR PLAN (2018) – North of 57th Avenue
Updated 2022 year-end

POPULATION GROWTH[a]

The Cambie Corridor has grown by approximately **4,484** people since the 2011 census. The plan projects an additional growth of approximately **35,700** people by 2041.

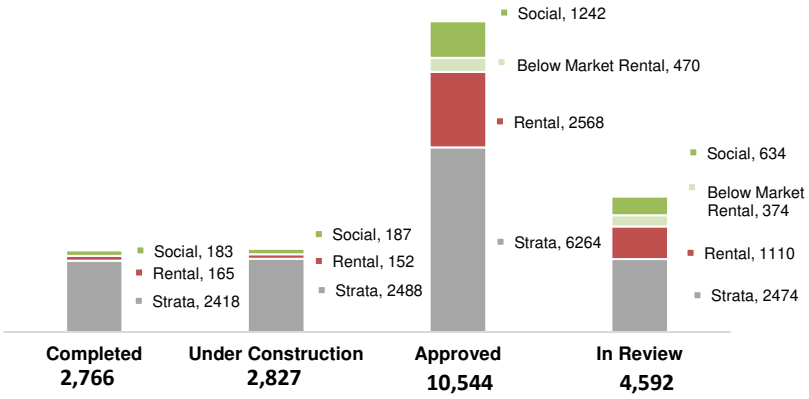


DEVELOPMENT ACTIVITY (UNITS)[b]

Recent rezoning approvals:

- 4992 Ash Street
- 277-291 West 42nd Avenue
- 7969-7989 Cambie Street
- 3353 Cambie Street
- 5412 Cambie Street

**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]	• 152 secured market rental units • 187 social housing units		**7%** 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 Ave bikeway improvements • Interim Plazas (17th Avenue and Cambie Street; 18th Avenue and Cambie Street) • 29th Avenue & Cambie Street Plaza and Public Art	• King Edward Avenue Complete Street (Yukon to Columbia streets) • 49th Avenue transportation upgrades • Slow Streets Installation (Ontario and 33rd Ave)	• 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	• R4 Rapid Bus on 41st Avenue • 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		• Cambie Street Complete Streets (30th Ave to 41st Ave) • Alberta St transportation and green rainwater infrastructure upgrades	
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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5392-5472 Manson Street and 5250-5270 Ash Street and 595 West 37th Avenue
PUBLIC BENEFITS SUMMARY

Project Summary

To construct two 18-storey residential buildings with 265 strata-titled housing units and one six-storey residential building with approximately 77 social housing units.

Public Benefit Summary:

The proposal offers 7,397.8 sq. m (79,629 sq. ft.) of social housing (approximately 77 units) off-site at 5250-5270 Ash Street and 595 West 37th Avenue along with the land parcel, a cash CAC, a DCL payment, and public art contribution. The social housing units will be secured through a Housing Agreement for the life of the building and 60 years, whichever is longer.

	Current Zoning	Proposed Zoning
Zoning District	R1-1	CD-1
FSR	0.70	5.62
Manson Street Site Buildable Floor Space (Site area = 3,921.1 sq. m / 42,206 sq. ft.)	2,744.8 sq. m (29,544 sq. ft.)	22,031.3 sq. m (237,143 sq. ft.)
Ash Street Site Buildable Floor Space (Site area = 2,384.8 sq. m / 25,670 sq. ft.)	1,669.36 sq. m (17,969 sq. ft.)	7,397.8 sq. m (79,629 sq. ft.)
Land Use	Residential	Residential

Summary of Development Contributions Expected Under Proposed Zoning

Cash CAC	$2,411,722
In-Kind Social Housing + Ash Street lot (min of 7,397.8 sq. m or 79,629 sq. ft.)	$43,800,000
City-wide DCL [1]	$5,169,645
Utilities DCL [1]	$3,239,482
Public Art [2]	$469,543
TOTAL	**$55,090,396**

[1] Based on by-laws in effect as at September 30, 2023. 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 details.

[1] In accordance with DCL By-laws, social housing is exempt from DCLs. Based on floor area of 7,397.8 sq. m (79,629 sq. ft.) the value of the expected exemption is estimated at $2,823,667

[2] Based on 2016 rates; rates are subject to adjustments, see Public Art Policy and Procedures for Rezoned Developments for details.

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5392-5472 Manson Street
APPLICANT, PROPERTY, AND DEVELOPMENT PROPOSAL INFORMATION

Property Information

Address	Property Identifiers (PIDs)	Legal Description
5408 and 5392 Manson Street	009-918-663 and 009-918-671	Lots 15 and 16 Block 876 District Lot 526 Plan 8838
5472, 5448 and 5434 Manson Street	008-337-390, 009-918-647 and 009-918-655	Lots 12, 13 and 14 Block 876 District Lot 526 Plan 8838

Applicant Information

Architect	IBI Architects
Registered Owners	Manson Street Development Ltd. (for 5472, 5448 and 5434 Manson Street) and 1321952 B.C. Ltd. (for 5408 and 5392 Manson Street)
Developer	Peterson Group

Development Statistics

	Permitted Under Existing Zoning	Proposed
Zoning	R1-1	CD-1
Site Area	3,921.1 sq. m (42,206 sq. ft.)	3,921.1 sq. m (42,206 sq. ft.)
Land Use	Residential	Residential
Total Floor Area	2,744.8 sq. m (29,544 sq. ft.)	22,031.3 sq. m (237,143 sq. ft.)
Maximum FSR	0.70	5.62
Maximum Height	11.5 m (38 ft.)	Top of parapet: 59.9 m (197 ft.) Top of amenity: 64.1 m (210 ft.)
Unit Mix	-	**Total: 265 strata housing units** 76 one-bedroom units (31%) 146 two-bedroom units (59%) 26 three-bedroom units (10%)
Parking, Loading and Bicycle Spaces	Per Parking By-law	265 parking spaces, 550 Class A and 13 Class B bicycle spaces, 1 Class B loading spaces To be confirmed at the development permit stage
Natural Assets	8 City trees 12 on-site trees	8 retained City street trees 12 on-site trees to be removed 100 proposed; new on-site trees to be confirmed at the development permit stage

* * * * *

5250-5270 Ash Street and 595 West 37th Avenue
APPLICANT, PROPERTY, AND DEVELOPMENT PROPOSAL INFORMATION

Property Information

Address	Property Identifiers (PIDs)	Legal Description
5250 Ash Street	009-954-821	Lot 23 Block 839 District Lot 526 Plan 8710
5270 Ash Street	009-954-783	Lot 22 Block 839 District Lot 526 Plan 8710
595 West 37th Avenue	009-954-759	Lot 21 Block 839 District Lot 526 Plan 8710

Applicant Information

Architect	NSDA Architects
Registered Owners	Ash 37 Development BT Ltd.
Developer	Peterson Group

Development Statistics

	Permitted Under Existing Zoning	Proposed
Zoning	R1-1	CD-1
Site Area	2,384.8 sq. m (25,670 sq. ft.)	2,384.8 sq. m (25,670 sq. ft.)
Land Use	Residential	Multiple Dwelling Residential
Total Floor Area	1,669.36 sq. m (17,969 sq. ft.)	7,397.8 sq. m (79,629 sq. ft.)
Maximum FSR	0.70	3.10
Maximum Height	11.5 m (38 ft.)	Top of parapet: 21.5 m (71 ft.) Top of amenity: 24.6 m (81 ft.)
Unit Mix	-	**Total: 77 social housing units** 19 studio units (25%) 24 one-bedroom units (31%) 20 two-bedroom units (26%) 14 three-bedroom units (18%)
Parking, Loading and Bicycle Spaces	Per Parking By-law	33 parking spaces, 158 Class A and 4 Class B bicycle spaces, To be confirmed at the development permit stage
Natural Assets	8 City trees 3 on-site trees	8 retained City street trees 3 on-site trees to be removed 15 proposed; new on- and off-site trees to be confirmed at the development permit stage

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