CITY OF VANCOUVER

REFERRAL REPORT

Report Date: November 14, 2023
Contact: Nick Danford
Contact No.: 604.871.6121
RTS No.: 16072
VanRIMS No.: 08-2000-20
Meeting Date: December 12, 2023

TO: Vancouver City Council

FROM: General Manager of Planning, Urban Design and Sustainability

SUBJECT: CD-1 Rezoning: 3352-3386 Vanness Avenue and 3347 Clive 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, in accordance with the recommendations set out below, for consideration at the Public Hearing.

RECOMMENDATION FOR PUBLIC HEARING

A. THAT the application by Intracorp Vanness Limited Partnership, on behalf of the Strata Corporation of 3352-3386 Vanness Avenue Strata Plan LMS992 and the registered owners of the strata lots in Strata Plan LMS922, and the registered owner of 3347 Clive Avenue, as set out in Appendix J with corresponding lot PIDs and legal descriptions to rezone the consolidated lands at 3352-3386 Vanness Avenue and 3347 Clive Avenue from CD-1(201) (Comprehensive Development) District and CD-1(218) (Comprehensive Development) District to CD-1 (Comprehensive Development) District, respectively, to increase the maximum floor space ratio (FSR) from 1.45 and 0.6 respectively to 11.38 and the maximum building height from 35.5 m (120 ft.) and 11.9 m (39 ft.) respectively to 104.9 m (344 ft.), to permit a mixed-use development with 30-storey (west tower) and 33-storey (east tower) buildings connected with a six-storey podium, with 679 secured rental units, of which 10% of the residential floor area will be secured at below market rents, commercial uses on the ground floor and a 37-space turn-key childcare facility for City ownership, be approved in principle;

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

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by Boniface Oleksiuk Politano Architects, received July 28, 2022, provided that the Director of Planning may allow minor alterations to this form of development when approving the detailed scheme of development;

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

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

C. THAT subject to approval of the CD-1 By-law, CD-1(218) 3301-3347 Clive Avenue and 3330 Vanness Avenue By-law No. 6321 be amended, generally as set out in Appendix C;

FURTHER THAT the Director of Legal Services be instructed to bring forward the amendment to CD-1(218) 3301-3347 Clive Avenue and 3330 Vanness Avenue By-law No. 6321 District at the time of enactment of the CD-1 By-law.

D. THAT subject to the approval of the CD-1 By-law, CD-1(201) 3352-3386 Vanness Avenue By-law No. 6272 be repealed, generally as set out in Appendix C;

FURTHER THAT the Director of Legal Services be instructed to bring forward the by-law to repeal CD-1(201) 3352-3386 Vanness Avenue By-law No. 6272 District at the time of enactment of the CD-1 By-law.

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

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

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

G. THAT Recommendations A and F 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 the properties at 3352-3386 Vanness Avenue and 3347 Clive Avenue to a CD-1 (Comprehensive Development) District to permit a mixed-use development with 30-storey (west tower) and 33-storey (east tower) buildings connected with a six-storey podium. A total of 679 secured rental units are proposed, of which 10% of the residential floor area will be secured at below market rents. Commercial uses are provided on the ground floor and a 37-space, turn-key childcare facility to the City, through an air-space parcel.

Though the application exceeds the anticipated height and density expected for this site in the *Joyce-Collingwood Precinct Plan*, the application delivers 679 secured market rental units and public benefits in the form of a dedicated childcare facility and below market rental units that help in achieving the public benefits strategy of the *Plan*. Further, the location of the subject site is directly across Vanness Avenue from the Joyce-Collingwood Skytrain station and is identified as a “Rapid Transit Area” in the Vancouver Plan which envisions high-density forms of development at these locations.

Staff recommend that the application be referred to a public hearing, with the recommendation of the General Manager of Planning, Urban Design and Sustainability to approve it in principle, subject to the public hearing, and conditions contained in Appendix B.

COUNCIL AUTHORITY/PREVIOUS DECISIONS

- Vancouver Plan (2022)
- Joyce-Collingwood Precinct Plan (2016)
- Housing Needs Report (2022)
- Family Room: Housing Mix Policy for Rezoning Projects (2016)
- Community Amenity Contributions Policy for Rezonings (1999, last amended 2023)
- Childcare Strategy (2022)
- Childcare Design Guidelines (1993, last amended 2019)
- Green Buildings Policy for Rezonings (2010, last amended 2023)
- Tenant Relocation and Protection Policy (2015, last amended 2019)
- Vancouver Development Cost Levy By-law No. 9755
- Vancouver Utilities Development Cost Levy By-law No. 12183
- Public Art Policy and Procedures for Rezoned Developments (2014, last amended 2021)

REPORT

Background/Context

1. Site and Context

The subject site is located on the south side of Vanness Avenue, mid-block between Joyce Street and McHardy Street in the Joyce-Collingwood neighbourhood (see Figure 1). The site is double-fronted with Vanness Street to the north and Clive Avenue to the south.

The site is comprised of two parcels addressed 3352-3386 Vanness Avenue and 3347 Clive Avenue. The Vanness Avenue property was rezoned in 1987 to CD-1(201) and is currently developed with a 12-storey strata-titled building containing 59 residential units and four commercial retail units on the ground level. Six of the residential units are secondary rentals. This portion of the site allows for a maximum density of 1.45 FSR.

The Clive Avenue property was rezoned in 1988 to CD-1(218) and is currently developed with a detached house. This portion of the site allows for a maximum density of 0.6 FSR.

The site size is 3,560.3 sq. m (38,324 sq. ft.), with a frontage of 92.7 m (304 ft.) along Vanness and Clive avenues, a depth of 37.3 m (122 ft.) and is bounded by a lane to the east.

The properties to the north, across the Expo Skytrain line, are zoned CD-1(222) which generally allows for multi-residential uses up to 14-storeys. To the east of the site, across the lane, are C-2C zoned commercial properties that are generally one or two storeys. South of the site is St. Mary's Elementary School site developed with a church, school and 11-storey residential building. Two station-marking towers, as envisioned in the *Joyce-Collingwood Precinct Plan,* are located nearby the subject site on the northeast and northwest corner of the intersection of Joyce Street and Vanness Avenue. These towers are 30 and 35-storeys, respectively, indicated with red stars in Figure 1.

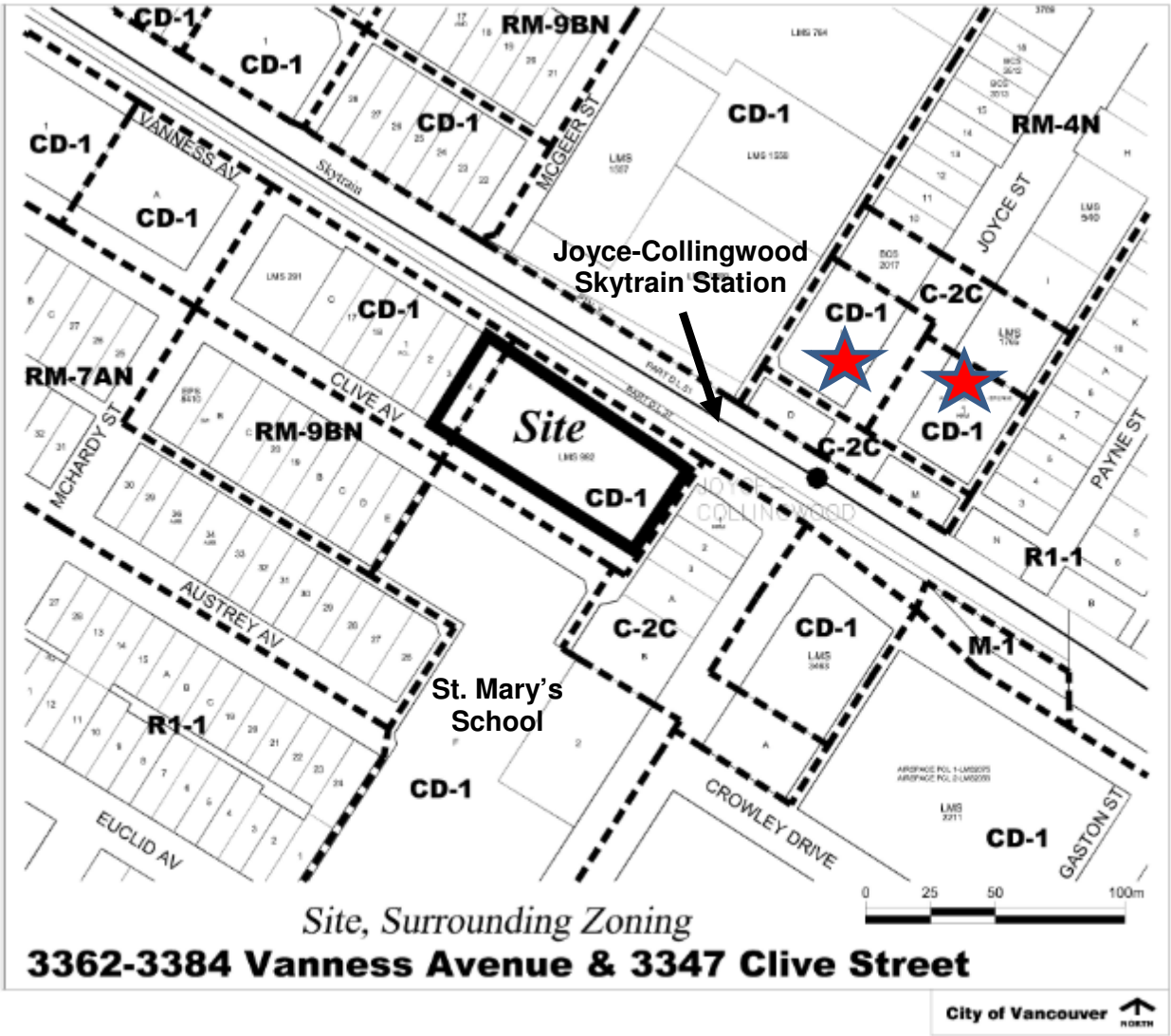
The area to the south is zoned RM-9BN and generally developed with detached houses. Properties to the west of the site are zoned CD-1(218) and include a series of detached houses with a four-storey residential building at the corner of Vanness Avenue and McHardy Street.

Neighbourhood Amenities – The following public and non-profit amenities are within close proximity:

- *Parks* – Melbourne Park (400 m), Gaston Park (450 m), and Collingwood Park (550 m).
- *Cultural/Community Spaces* – Collingwood Neighbourhood House (350 m) and Collingwood Neighbourhood House Annex (850 m).
- *Childcare* – Collingwood Early Learning and Care Centre (350 m).

Local School Capacity – The site is located within the catchment of Sir Wilfred Grenfell Elementary School and Windermere Secondary School. According to the Vancouver School Board (VSB)'s *2020 Long Range Facilities Plan*, Grenfell and Windermere are under enrollment capacity, operating at 51% and 56% respectively by 2031.

Figure 1: Location Map – Site and Context



Station marking tower location

2. Policy Context

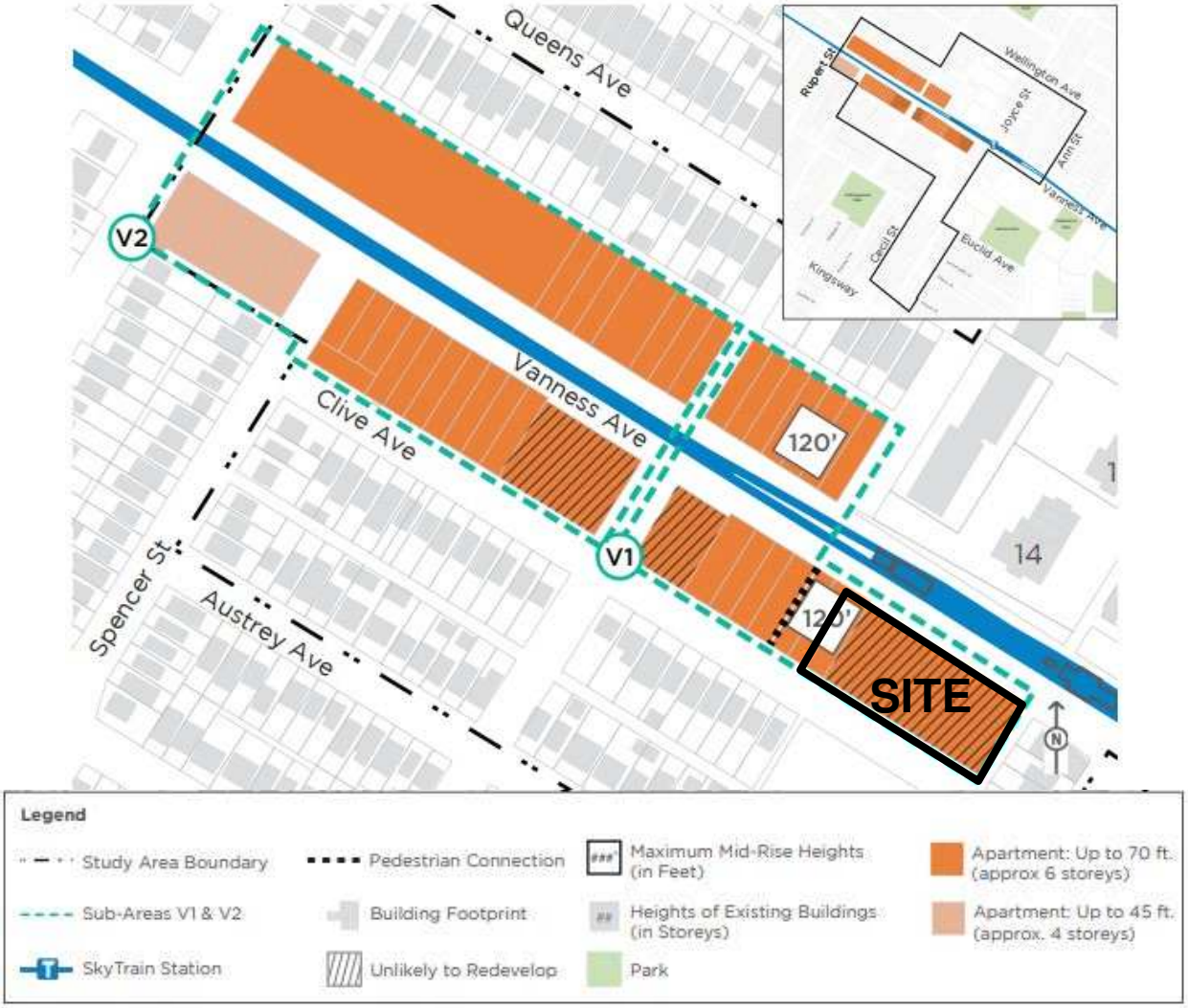
Vancouver Plan – The *Vancouver Plan* was approved by Council on July 22, 2022 and is a land use strategy to guide long-term growth of the City over the next 30 years. The *Vancouver Plan* serves as a framework, with further implementation planning work to follow over the next few years. This site is located next to the Joyce-Collingwood Skytrain Station and is therefore within a "Rapid Transit Area" as defined in the Vancouver Plan, which generally cover areas within a 10-minute walk of a rapid transit station. Locating housing and job space near transit moves the city closer to a zero carbon future, is important for accessibility, and offers an economic advantage for people who rely on transit as a lower-cost transportation option. Accordingly, under the *Vancouver Plan* these areas are intended to be vibrant mixed use neighbourhoods which provide more opportunities for purpose built rental housing and social

housing, childcare and other community infrastructure. A range of building forms are envisioned, including high-density taller buildings in strategic locations close to stations.

Joyce-Collingwood Precinct Plan – In 2016, Council approved the *Joyce-Collingwood Precinct Plan* (the "*Plan*"). The subject site is located within subarea V1 of the *Plan*.

Given the strata-titled residential tower on this site and the age of the building. The *Plan* did not anticipate this property would redevelop and therefore does provide direction on form of development for this site. For the adjacent property to the west, the *Plan* envisioned a new 12 storey building. The remaining sites to the west along the block are anticipated for 6 storey residential apartments.

Figure 2: Sub-areas V1 & V2 – Vanness Avenue – Joyce-Collingwood Precinct Plan



Housing Needs Report – On April 27, 2022, Council resolved at a public meeting to receive a Housing Needs Report (HNR) prepared by staff. Further to the BC Provincial government's requirement, Council must consider the most recent HNR when preparing 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 secured rental housing including a component of below market rental units and address the data and findings within the HNR.

Strategic Analysis

1. Proposal

The rezoning application proposes a mixed-use development with 30-storey (west tower) and 33-storey (east tower) buildings connected with a six-storey podium. A total of 679 secured rental units are proposed, of which 10% of the residential floor area will be secured at below market rents. Commercial uses are proposed on the ground floor and a 37-space, turn-key childcare facility to the City, through an air-space parcel (Figure 3). The proposal includes a floor area of 40,516 sq. m (436,111 sq. ft.), a building height of 87.9 m (288 ft.) (96.6 m (317 ft.) including appurtenances) for the west tower and 96.6 m (317 ft.) (104.9 m (344 ft.) including appurtenances) for the east tower, and a FSR of 11.38. Resident drop-off and underground vehicle access are proposed from the east lane.

2. Land Use

The proposed residential and commercial uses are consistent with the *Plan.*

Figure 3: Aerial View Looking Southwest

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

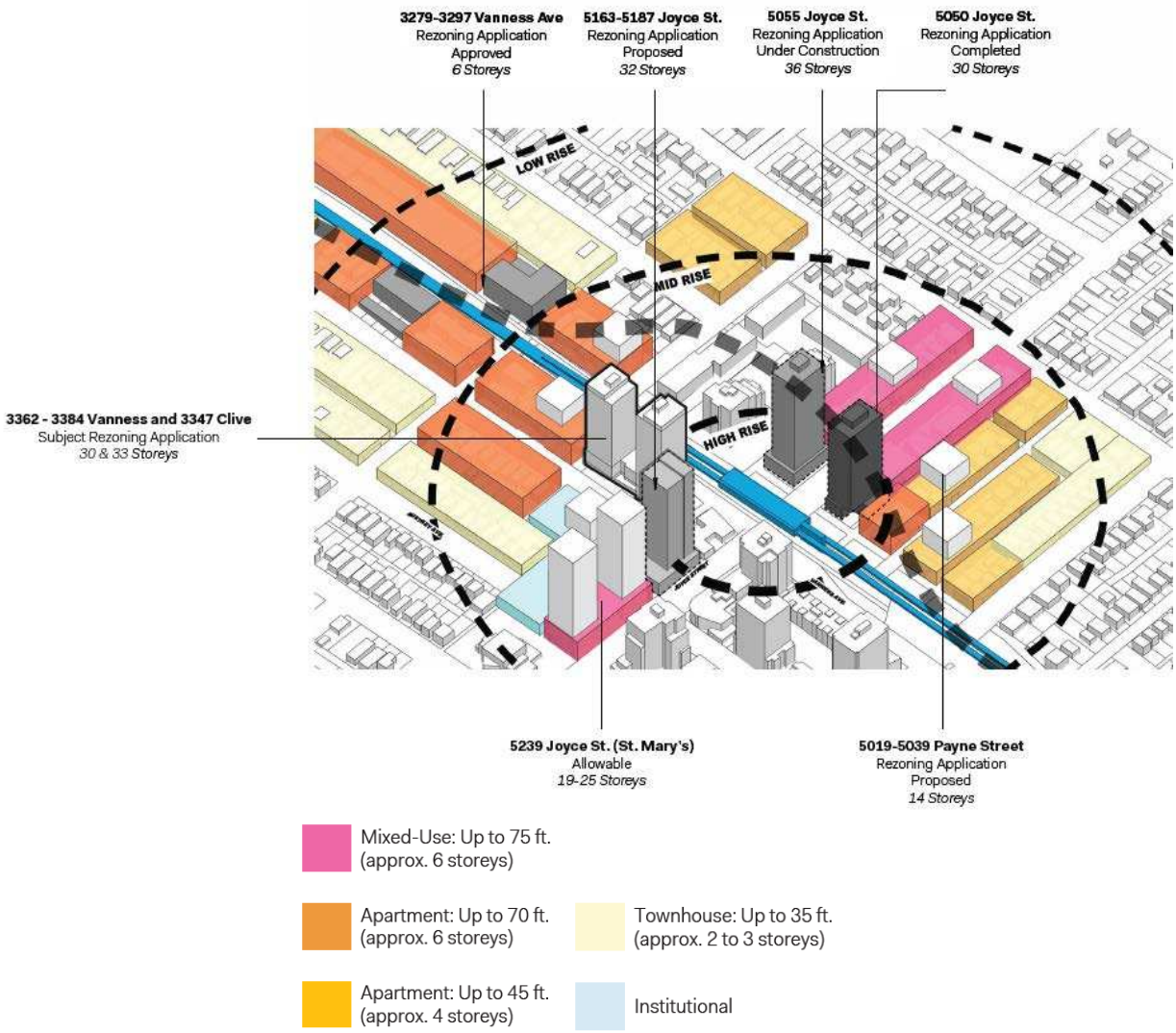
In assessing urban design performance, staff took into consideration the built form guidance within the *Joyce-Collingwood Station Precinct Plan.* The *Plan* envisions that this area will be a high-density location with a more active and vibrant shopping street.

Form of Development – According to the *Plan*, the intersection of Joyce Street and Vanness Avenue is seen as the primary intersection where taller, denser "station-marking" towers may be located, with buildings transitioning down in height in all directions away from the station. The *Plan* identifies three corner sites where tall towers may be located to mark the station and the entry point to Collingwood Village. The subject site is not a corner site, but is located on Vanness Avenue just west of the southwest corner tower site and across the street from the Skytrain to the north. Identified in the *Plan* as "Unlikely to Redevelop" due to the existing mid-rise building on site. The Plan allows consideration of an additional new mid-rise building

(approximately 12 storeys) further to the west of this block. Towers in the area can be placed on a four-storey podium to create a pedestrian-scaled street-wall for the shopping street.

The proposed application is for 30-storey (west tower) and 33-storey (east tower) buildings connected with a six-storey podium. The additional height beyond the *Plan* enables the delivery of rental units, including below-market rental units and turn-key childcare. The childcare is proposed to be located on the ground level with entry and outdoor space fronting Clive Avenue (Figure 5). Although the proposal exceeds the expectations of the *Plan*, it is in close proximity to the Skytrain station and other station-marking towers, and contributes to the intensity of land use around the intersection consistent with the broader intent of the *Plan*. The proposal includes a 33-storey tower (east) adjacent to the station-marking tower site, and a 30-storey tower (west) to support transitioning building heights to the neighbourhood. The tapered profile of the "twin-tower" form assists in increasing visual separation of the vertical massing. Staff have prepared a condition to further improve the height transition and emphasize a four-storey street-wall.

Figure 4: Joyce-Collingwood Precinct Plan Height Context



The tower floor plates are approximately 650.3 sq. m (7,000 sq. ft.), similar to that of the station-marking towers. The proposed towers meet the required tower separation of approximately 80 feet, which provides sufficient views of the open-skies from the ground, minimizes shadowing on open spaces, and ensures adequate privacy for existing and future residents

Height – The *Plan* allows consideration of building heights up to 12 storeys on a 4 storey podium for this area. The proposed application consists of two towers ranging in height from 30 to 33 storeys connected by a six-storey podium. The proposed height is similar to that of the station-marking towers and will not have impacts to any protected View Corridors. *Vancouver Plan* envisions including high-density taller buildings in strategic locations close to stations.

Density – The proposed density of 11.38 FSR exceeds the expectations of the *Plan* in order to support the delivery of rental units and in-kind childcare. The proposed commercial FSR is 0.20.

Figure 5: Site plan showing pedestrian link and the child care facility

Public Realm – The proposal provides a 4.8 m (15 ft.) front yard setback, contributes to an approximately 8.5 m (28 ft.) sidewalk improvement on Vanness Avenue with bike racks and bench seating to enhance the streetscape, public realm and walkability. Provision of at-grade

commercial space also assists in strengthening and activating this location. The application also provides a 7.3 m (24 ft.) midblock connection between Vanness Avenue and Clive Avenue to improve pedestrian connectivity to and from the station into the neighbourhood to the south.

Shadowing – Due to the site orientation, there is no shadow impact to school or community gathering sites.

Amenity Space – The development offers common indoor and outdoor amenity space for the residents on the rooftop, and on top of the podium (level 7). The outdoor amenity incorporates urban agriculture plots, children's play space and landscape features. Staff have prepared a condition to further improve the quality of the common amenity spaces.

Urban Design Panel – The Urban Design Panel reviewed and supported this application on July 19, 2023 (see Appendix E), with recommendations to improve the public realm and reinforce the architectural concept. Staff have included conditions in Appendix B to address the commentary of the Urban Design Panel.

Conclusion – Staff reviewed the site-specific conditions and the built form guidance of the *Joyce-Collingwood Station Precinct Plan*, and while the proposal exceeds the height and density provisions of the Plan, concluded that it is appropriate for the context. Staff support the application subject to formal modifications outlined herein and provided in the Urban Design conditions detailed in Appendix B.

4. Housing

The *Housing Vancouver Strategy* seeks to deliver a range of housing tenures across the housing continuum. This application, if approved, would add 679 rental housing units, including 10% of the residential floor space as below-market rental units, to the City's inventory of rental housing, which would contribute to the targets set out in the *Housing Vancouver Strategy* (see Figure 6).

Figure 6: Progress towards 10 Year (2017-2027) Housing Vancouver Targets for Secured Market Rental Housing as of June 30, 2023

Housing Type	Category	10-Year Targets[1]	Units Approved Towards Targets[2]
Purpose-Built Market Rental Housing Units	Market Rental	16,000	13,827 (86%)
	Developer-Owned Below-Market Rental	4,000	1,453 (36%)
	Total	20,000	15,280 (76%)

1. Tracking progress towards 10-year Housing Vancouver targets began in 2017
2. Unit numbers exclude the units in this proposal, pending Council's approval of this application.

Vacancy Rates – Vancouver has exhibited historically low vacancy rates in the last 30 years. In 2022, the purpose-built apartment vacancy rate was 0.9% in Vancouver. The vacancy rate (based on the Canada Mortgage and Housing Corporation (CMHC) Market Rental Survey) for the South East Vancouver neighbourhood, in which this site is located, is 0.3%. A vacancy rate of between 3% and 5% is considered to represent a balanced market.

Housing Mix – The *Family Room: Housing Mix Policy for Rezoning Projects* policy requires a minimum of 35% family units. This application proposes 34.9% family units in a mix of two-bedroom and three-bedroom units, thereby falling marginally but not significantly short of the policy requirement. These units must be designed in accordance with the High Density Housing for Families with Children Guidelines. A provision is included in the CD-1 By-law, and conditions of approval to meet the minimum unit mix requirements. The applicant has also committed to the provision of 31 three-bedroom units at Development Permit stage.

Average Rents and Income Thresholds – Figure 7 below sets out the proposed average starting rents for the below-market units. These starting rents are applicable for the below-market units which will comprise at least 10% of the residential floor area that is counted in the calculation of the floor space ratio, and will be targeted to moderate income households.

Average market rents in newer rental buildings on the eastside are also shown in the middle two columns in Figure 7. The market rental housing component will provide options that are more affordable than home ownership, as illustrated in Figures 7 and 8.

Figure 7: Below-Market Unit Average Rents, Market Rents in Newer Buildings and Household Incomes Served

	Proposed Average Unit Size (sq. ft.)	Below-Market Units Average Starting Rents (2023)[1]	Average Market Rent in Newer Buildings – Eastside (CMHC, 2022)[2]	Average Household Income Served	DCL By-Law Maximum Averages – Eastside (CMHC, 2022)[3]	Average Household Income Served
Studio	397	$1,206	$1,653	$66,120	$1,884	$75,360
1-bed	490	$1,385	$1,925	$77,000	$2,122	$84,880
2-bed	740	$1,931	$2,619	$104,760	$2,888	$115,520
3-bed	935	$2,600	$3,212	$128,480	$3,704	$148,160

1. *Starting rents shown are calculated based on a 15 per cent discount to city-wide average market rents as published by CMHC in the fall 2022 Rental Market Report.*
2. *Data from October 2022 CMHC Rental Market Survey for buildings completed in 2013 or later on the Eastside of Vancouver*
3. *For studio, 1-, 2-, and 3-bedroom units, the maximum DCL rents are the average rents for all residential units built since the year 2005 in the City of Vancouver as published by CMHC in the fall 2022 Rental Market Report.*

To be eligible for a below-market rental unit, a household's gross annual income must not exceed the income requirements for the unit type, with at least one household member per bedroom. Eligibility requirements for the below-market units are described in the Rental Incentive Programs Bulletin. All residents will have access to common indoor and outdoor amenities.

Figure 8: Cost of Ownership and Household Incomes Served

	Monthly Costs of Ownership for Median-Priced Apartment with 20% down-payment – Eastside (BC Assessment 2021)[1]	Average Household Income Served – Eastside	Down-payment at 20% – Eastside Apartment
Studio	$2,200	$88,000	$79,550
1-bed	$2,885	$115,400	$108,000
2-bed	$3,809	$152,360	$141,300
3-bed	$5,565	$222,600	$213,000

1. *Based on the assumptions: Median of all BC Assessment strata apartment sales prices in Vancouver Eastside in 2021 by unit type, 20% down-payment, 5% mortgage rate (in-line with qualifying rate), 25-year amortization, $250-$350 monthly strata fees and monthly property taxes at $2.92 per $1,000 of assessed value (2021 assessments and property tax rate)*

Security of Tenure – Purpose-built rental housing offers permanent rental housing and security of tenure, unlike rented condominiums or basement suites in the secondary rental market. All 679 units in the proposal would be secured through a Housing Agreement and Section 219 Covenant for the longer of 60 years or the life of the building. Covenants will be registered on title to prohibit the stratification and/or separate sale of individual units.

The Housing Agreement will secure not less than 10% of the residential floor area that is counted in the calculation of the floor space ratio for below-market units to be rented at rates targeted to meet the affordability needs of moderate income households. Upon a change in tenancy, the rent for a below-market rental unit will be re-indexed to the current CMHC average rent by unit type, applying the same discount rate as was secured at the time of occupancy permit issuance. Rent increases during each tenancy are capped at the Residential Tenancy Act annual allowable rental increase. Conditions related to securing the units are contained in Appendix B.

Existing Tenants – The residential development on site is strata-titled tenure, however there are six units of secondary rental housing.

Four of the six existing residential 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*, which is summarised in Appendix F.

All residential tenancies are subject to the provincial Residential Tenancy Act.

5. Childcare Facility

A 37-space, turn-key childcare facility with a minimum gross indoor floor area of 430 sq. m (4,618 sq. ft.) and a minimum 520 sq. m (5,597 sq. ft.) of outdoor space is proposed to be located on the ground floor of the development fronting Clive Avenue. The proposed childcare will provide a 12-space program for 0-3 year olds and a 25-space program for 3-5 year olds. This project would advance the public benefits strategy of the *Joyce-Collingwood Precinct Plan* through the delivery of a city-owned childcare facility.

Childcare Targets – If approved, the proposal will contribute to the Joyce-Collingwood public benefits strategy target to deliver approximately 37 city-owned childcare spaces for children five years old and under. See Appendix H.

Non-Profit Childcare Operator – If approved, City staff will undertake a process prior to completion of the amenity to secure a non-profit childcare operator who will lease the space at a nominal rate. A typical model would entail an operator being responsible for the administration, programming and operation of the childcare facility and associate facility costs, including regular maintenance and repairs.

6. Parking and Transportation

The site is across the street from the Joyce-Collingwood Skytrain station and well-served by transit. The R4 41st Avenue Rapid Bus also terminates at Joyce-Collingwood Skytrain Station. Vanness Avenue is a cycling route.

Vehicle and bicycle parking is provided on four levels of underground parking, accessed from the east lane. The application proposes 214 vehicle parking spaces and 1,295 bicycle spaces. Conditions included in Appendix B require the proposal meet the requirements of the Parking By-law.

7. 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 strategies to meet anticipated energy and emissions and embodied carbon targets in Vancouver Building By-law, a summary of the resilient building measures considered for the application, and a commitment to fulfil energy system sub-metering and enhanced commissioning requirements throughout the project.

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 aims to maintain a healthy urban forest by requiring permission be sought to remove trees that meet certain conditions. The intent is to retain and protect as many healthy, viable trees as possible, while still meeting the challenges of development. This is in keeping with City goals to achieve resilient and healthy natural systems in our urban areas.

The site contains 12 on-site trees, with seven City trees adjacent on either the Vanness Avenue and Clive Avenue right-of-ways. No on-site trees are proposed for retention. Six city trees are proposed to be retained. The landscape plan proposes approximately 20 new on-site trees. The final number of new trees will be determined through the development permit process. See Appendix B for form of development, landscape, and engineering conditions.

8. Public Input

Public Notification – A rezoning information sign was installed on the site on May 16, 2023. Approximately 2,491 notification postcards were distributed within the neighbouring area on or about May 25, 2023. Application information and an online comment form was provided on the Shape Your City (shapeyourcity.ca/) platform. Approximately 290 people signed onto the web site to review the proposal.

Question and Answer Period/Virtual Open House – A question and answer period/virtual open house was held from May 31, 2023 to June 13, 2023. Questions were submitted by the public and posted with a response over a two week period. A digital model was made available for online viewing.

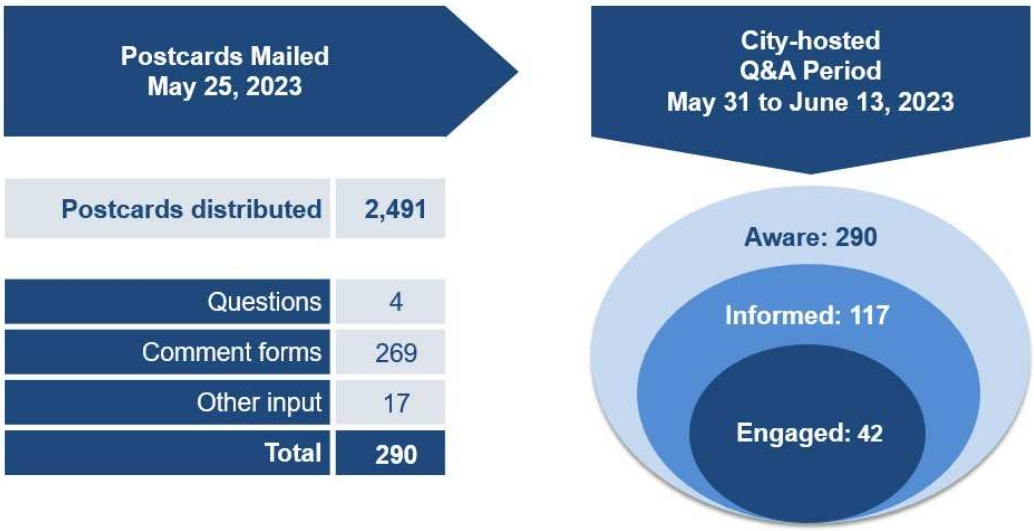
A virtual approach allowed people to access materials online and engage at different levels at a time and location of their choosing. Members of the public could submit questions, which staff actively monitored and responded to publicly.

In-person Information Session – An in-person information session was held on June 6, 2023 at the Collingwood Neighbourhood House at 5288 Joyce Street. City staff, the applicant team and 65 members of the public attended the event. Interpretive services were provided in Cantonese, Mandarin and Spanish.

Neighbourhood Organizations – Throughout the rezoning application process City staff and the applicant team met with local serving organizations, including the Collingwood Neighbourhood House and the Collingwood Business Improvement Association to gather input on the proposal.

Public Response and Comments – Public input is collected via online questions, comment forms, through email, and by phone. A total of 290 submissions were received.

Figure 9: Overview of Notification and Engagement



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

Generally, comments of support fell within the following areas:

- **Rental and affordable housing:** This development adds much needed rental and affordable housing supply and housing options to the neighbourhood.
- **Location:** The proposed development is a good fit for the neighbourhood because it is located close to transit routes and shopping amenities.

- **Height and density:** Due to the location of the development close to transit routes and amenities nearby, the height and density is appropriate and much needed. More density would be supported because of the proposed development's proximity to transit.

- **Public amenities:** This development adds a much needed childcare facility to the community. The commercial uses at grade will provide valuable services to the community and will attract people to the neighbourhood to support local businesses.

Generally, comments of concern fell within the following areas:

- **Rental and affordable housing:** The proposed development does not add enough below market/affordable housing, and will price out seniors and fixed income residents currently living in the area.

- **Public amenities:** This development does not add enough public amenity to the area, such as a school, community centre and recreation spaces, which will be strained by the increased population caused by the proposed development. More childcare spaces in the area are needed for the families currently living in the neighbourhood and the families that will be living in the proposed development. A library is also much needed for the neighbourhood to create a sense of community.

- **Unit Mix:** The proposed development has a high proportion of studio and 1-bedroom units and not enough family sized (2 and 3 bedroom) units.

- **Height, density, and massing:** The height, density and massing is not appropriate for the neighbourhood. The proposed buildings are too tall.

- **Policy:** The proposed development does not follow the Community and City-Wide Plans and rezoning policy for the area.

9. Public Benefits

***Community Amenity Contributions* (CACs)** – The application is subject to the *Community Amenity Contributions Policy for Rezonings* with CACs based on a negotiated contribution. The proposal includes 100% of the residential floor area as rental housing to be secured for the longer of 60 years and the life of the building. The applicant is proposing that 679 residential units be secured as market rental housing with 10% of the residential floor area (approximately 68 units) at 15% below City-wide CMHC average market rents. As a condition of by-law enactment, a Housing Agreement and Section 219 Covenant are required to be registered on title to preclude, among other things, stratification of the building, separate sale of individual units, and rentals for less than one month at a time.

The applicant has also offered an in-kind CAC consisting of the construction and delivery of a purpose-built 37-space childcare facility turn-key to the City (valued at $7,750,000), within a fee-simple airspace parcel to be transferred to the City on completion of construction, which will help to contribute to the Joyce-Collingwood Plan Public Benefits Strategy. Additionally, a cash CAC of $500,000 has been offered towards the Joyce-Collingwood Plan Public Benefits Strategy.

Real Estate Services staff have reviewed the applicant's development pro forma and conclude that the CAC offered by the applicant is appropriate and recommend that the offer be accepted.

Development Cost Levies – The site is subject to the City-wide DCL and Utilities DCL, which will be calculated on the floor area proposed at the development permit stage.
This application was eligible for a waiver of (a portion of) the City-wide DCLs applicable to the residential portion of the building, however the applicant has elected not to seek the waiver. As per Section 3.1B of the Vancouver Development Cost Levy By-law, the decision to seek the waiver is made at the rezoning application stage. Should the applicant wish to request a DCL waiver at a later stage, the application would be expected to return to Council for a subsequent public hearing to amend the rezoning conditions.

Based on rates in effect as of September 30, 2023 and the proposed 32,413 sq. m (348,891 sq. ft.) of residential floor area and 8,103 sq. m (87,220 sq. ft.) of commercial floor area, DCLs are estimated to be $14,868,820.

Public Art Program – The application is subject to a public art contribution estimated at $863,500. The final contribution will be calculated based on rate in effect and the floor area at the development permit stage. Applicants may elect to provide on-site artwork or cash-in-lieu (at 80% of the public art budget).

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

FINANCIAL IMPLICATIONS

As noted in the Public Benefits section, this project is expected to provide secured rental housing, a 37-space childcare facility provided turn-key to the City, a cash CAC, DCLs and a public art contribution. See Appendix I for additional details.

CONCLUSION

Staff review of the application has concluded that it generally meets the intended uses of the Joyce-Collingwood Prescient Plan, and the envisioned height and density of the *Vancouver Plan.*

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

* * * * *

3352-3386 Vanness Avenue and 3347 Clive Avenue
PROPOSED CD-1 BY-LAW PROVISIONS

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 (___).

Definitions

3. Words in this by-law have the meaning given to them in the Zoning and Development By-law, except that:

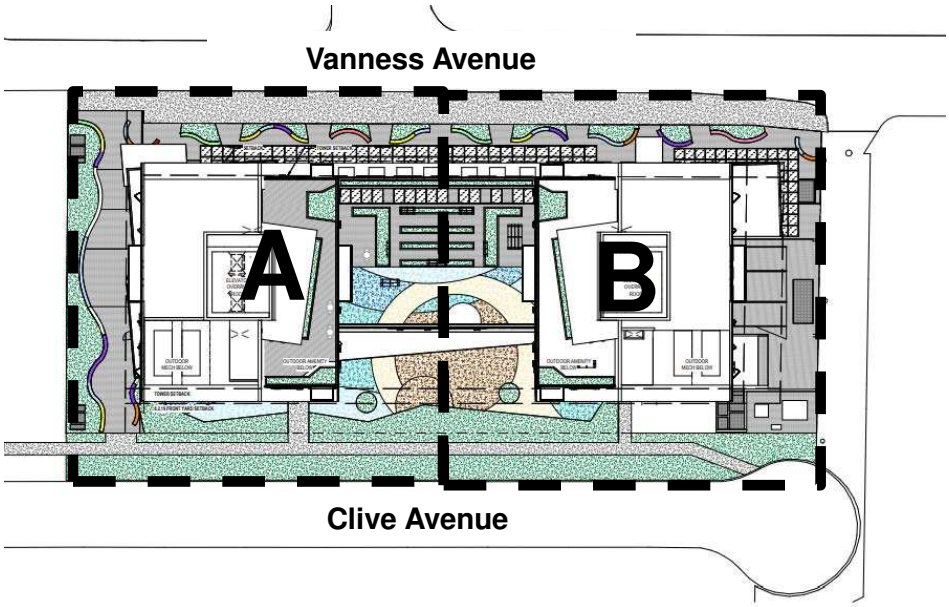
   (a) for the purposes of calculating the total dwelling unit area for section 6.1 of this by-law, “Dwelling Unit Area” is the floor area of each dwelling unit, measured to the inside of all perimeter walls, excluding any floor area as required by section 7.4 of this by-law; and

   (b) “Below-Market Rental Housing Units” means dwelling units where the maximum starting rents are set at least 15% less than the average rents for all private rental apartment units city-wide, as published by the Canada Mortgage and Housing Corporation in the Rental Market Report, all as secured by a housing agreement registered on title to the property.

Sub-areas

4. The site is to consist of two sub-areas generally as illustrated in Figure 1, solely for the purposes of establishing the maximum permitted building height for each sub-area.

Figure 1: Sub-areas



Uses

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

   (a) Cultural and Recreational Uses;
   (b) Dwelling Uses, limited to Mixed-Use Residential Building;
   (c) Institutional Uses;
   (d) Live-Work Uses;
   (e) Office Uses;
   (f) Retail Uses;
   (g) Service Uses;
   (h) Utility and Communication Uses; and
   (i) Accessory Uses customarily ancillary to the above use.

Conditions of Use

6.1 A minimum of 10% of the total dwelling area must be below-market rental housing units.

6.2 The design and layout of at least 35% of the below-market rental housing units and at least 35% of the total number of other dwelling units must:

   (a) be suitable for family housing; and

(b) have 2 or more bedrooms.

6.3 No portion of the first storey of a building, to a depth of 10.7 m from the front wall of the building and extending across its full width, may be used for residential purposes except for entrances to the residential portion.

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

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

(b) farmers' market;

(c) neighbourhood public house;

(d) public bike share; and

(e) restaurant,

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

Floor Area and Density

7.1 Computation of floor area must assume that the site area is 3,560.3 m^2, being the site area at the time of the application for the rezoning evidenced by this By-law, prior to any dedications.

7.2 The maximum floor space ratio for all uses combined is 11.38.

7.3 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.

7.4 Computation of floor area and dwelling unit 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.

7.5 The Director of Planning or Development Permit Board may exclude from the computation of floor area:

(a) common amenity areas, to a maximum of 10% of the total permitted floor area; and

(b) additional floor area as required to meet licensing requirements for the Child Day Care Facility,

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

8.1 Building height in each sub-area must not exceed the permitted height for that sub-area, as set out in Table 1.

8.2 Despite section 8.1 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 in a sub-area the height of the portions of the building with the permitted common rooftop amenity space or mechanical appurtenances must not exceed the permitted building height for the sub-area, as set out in Table 1.

Table 1: Permitted Building Height

Sub-area	Building Height	Building height for Portions of the building with permitted common rooftop amenity spaces or mechanical appetences
A	87.9 m	96.6 m
B	96.6 m	104.9 m

Horizontal Angle of Daylight

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

9.2 For the purposes of section 9.1 above, habitable room means any room except a bathroom or a kitchen.

9.3 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.

9.4 The plane or planes referred to in section 9.3 above must be measured horizontally from the centre of the bottom of each window.

9.5 An obstruction referred to in section 9.3 above means:

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

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

9.6 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.

* * * * *

3352-3386 Vanness Avenue and 3347 Clive 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 THE FORM OF DEVELOPMENT

Note: Consideration by Council at the public hearing of the proposed form of development is in reference to plans prepared by Boniface Oleksiuk Politano Architects, received July 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 provide improvements to the materiality and programing of the public realm interface along Vanness Avenue and Clive Avenue.

Note to Applicant: This may be achieved by the following strategies:

i. create a welcoming midblock connection for pedestrians and non-motorized users;

Note to Applicant: Ensure a clear width of 3.6 m to 5.2 m for pedestrian movement within the 7.3 m midblock connection. Landscape elements should be careful designed to define public and private space within the connection.

ii. improve the identification of the residential entries;
Note to Applicant: Consider a different façade treatment, weather protection, or paving materials to the ground-level

iii. consider a inset courtyard or a commercial plaza on Vanness Avenue to improve the incremental streetscape and break up the perceived building length as well as provide opportunity for commercial outdoor patio;

iv. design development of the ground-oriented storefront, display and weather protection systems to ensure variety and pedestrian interest along Vanness Avenue;

Note to Applicant: Retail frontages should reinforce the scale of a walking, shopping street. As such, retail frontages, including entrances, should be between 4.6 m and 12.2 m (15-40 ft.) wide.

1.2 Design development of the tower massing to improve the transition to the residential character.

Note to Applicant: The tower floor plate must not exceed 7,000 sq. ft. The building composition may reference the finer-grained scale of the residential neighbourhood. Improve fenestration and east and west façade expression. A four-storey street-wall expression should be maintained. Consider to further differentiate the tower height to provide a clear height transition to the neighbouring developments.

1.3 Design development to improve the quality and the size of indoor and outdoor amenity space for the residents.

Note to Applicant: Refer to the High-Density Housing for Families with Children Guidelines for the recommended size of the common indoor and outdoor amenity space. Provide a green roof as outlined in the Roof-Mounted Energy Technology and Green Roofs administrative bulletin.

1.4 Design development to improve livability of the dwelling units.

Note to Applicant: The floor area of each dwelling unit must be at least 29.7 sq. m measured from the inside of all outer walls. Each family unit should have a balcony of at least 1.8 m in depth. Resolution of balcony conflict and horizontal angle of daylight improvement to units B-4 and C-5.

1.5 Provision of drawings to confirm the building will meet the required minimum 24.4 m (80 ft.) spacing from all nearby residential towers at and over 18.3m (60 ft.) of height, and Horizontal Angle of Daylight requirements.

Note to Applicant: The intention is to ensure adequate spacing between residential towers in order to improve privacy for all current and future residents by minimising overlook or direct sightlines. This 80 ft. clear distance is measured from the proposed building face to the existing and future residential buildings.

1.6 Design development to ensure high quality materials and level of detailing.

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

1.7 Provision of built features intended to create a bird friendly design.

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

Crime Prevention CPTED

1.8 Provisions for Crime Prevention Through Environmental Design (CPTED) including:

(a) particular regard for mischief in alcoves and vandalism such as graffiti; and
(b) encouraging natural visual surveillance.

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

1.9 Design development to improve visibility and security in the underground parking in accordance with the Parking By-law including:
(a) overhead lighting and step lights at exit stairs and doors;
(b) 24 hour lights and walls painted white; and
(c) visibility at doors, lobbies, stairs and other access route

Landscape Design

1.10 Design development to ensure safe retention of the neighbour tree #327 by providing an undisturbed tree protection zone measuring 7.2m radial distance.

Note to Applicant: Redesign to the parkade is required.

1.11 Design development to the two rooftop amenity decks to expand programming and to incorporate further landscape amenities.

Note to Applicant: Consider creating spaces of varying character, such as a calm corner sheltered from wind for peaceful relaxation and a flexible open space for a group gathering. Consider incorporating additional design features such as an overhead trellis with vines.

1.12 Provision of approval in writing from Vancouver Board of Parks and Recreation to remove trees of shared ownership with the city.

Note to Applicant: Refer to trees 301, 302, 303 and 325.

Sustainability

1.13 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.

Housing

1.14 Design development to ensure that 35% of units, met separately both in the market and below-market rental units, are designed to be suitable for families with children.

Note to applicant: the proposed mix includes 372 studio units (54.7%), 70 one-bedroom units (10.3%) and 237 two-bedroom units (34.9%). The applicant is strongly encouraged to provide a mix of two and three-bedroom family sized units, and the

applicant has committed to providing 31 three-bedroom units at Development Permit application stage.

1.15 The development should be designed in accordance with the High-Density Housing for Families with Children Guidelines, including the provision of:
(a) An outdoor amenity area to include areas suitable for a range of children's play activities and urban agriculture appropriate in size for the scale of the project and situated to maximize sunlight access (S. 3.3.2, 3.4.3);
(b) a minimum of 2.3 sq. m (24.7 sq. ft.) of bulk storage for each dwelling unit (S. 4.4.2);
(c) a multi-purpose indoor amenity space appropriate in size for the scale of the project, with a wheelchair accessible washroom and kitchenette. Consider positioning this adjacent to the children's play area to enable parental supervision from the amenity room (S. 3.7.3); and
(d) a balcony for each unit with a minimum area of 4.8 sq. m (S. 4.3.2).

1.16 The below market units should be designed to the same standards of livability as the market rental units.

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

Childcare Facility

1.17 Design and finish the 37-space childcare facility with a minimum gross indoor area of 430 sq. m. (4,618 sq. ft.) and not less than 520 sq. m (5,597 sq. ft) of contiguous outdoor area at a height of not less than 12 ft. floor-to-floor, with adequate space for each program, to the satisfaction of the Managing Director of Social Policy, and the Director of Facilities Planning and Development to ensure that the facility is functional and efficient, licensable by Community Care Facilities Licensing and meets the intent of the City's Childcare Design Guidelines and Childcare Technical Guidelines. Other requirements include, but may not be limited to, the following:

(a) Design development to ensure that the indoor and outdoor spaces are designed to maximize opportunities for healthy child development while ensuring a functional and financially sustainable facility for the non-profit operator.

(b) Design development to minimize circulation space and maximize programmable areas that provide a direct connection to outdoor space (i.e., move staff area to back of facility).

(c) Design development to ensure that each childcare program has separate and dedicated outdoor space with direct access from each program's interior space, including covered outdoor space that meets the requirements of the City's Childcare Design Guidelines.

(d) Design development to ensure that the location of parking and drop-off stalls are safe and in close proximity to the childcare elevator.

(e) Balconies overlooking the outdoor play space should be designed to minimize hazards for outdoor space (i.e. the possibility of falling debris).

(f) Design development to provide a separate garbage/recycling room, service spaces (mechanical and electrical rooms) and associated areas for the exclusive use of the City's air space parcel as outlined in the City of Vancouver Childcare Technical Design Guidelines.

(g) Mechanical and control systems should be designed to be as simple as possible to reduce maintenance costs and the need for specialized maintenance expertise.

Engineering

Arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for the following:

1.18 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.

https://vancouver.ca/home-property-development/construction-street-use-permits.aspx

1.19 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 if shotcrete will be required for the site.

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. Provision of written acknowledgement of this condition is required. 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

1.20 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.

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

1.22 Submission of an updated landscape and site plan to reflect the public realm changes including all of the off-site improvements sought for this rezoning. Where a design or detail is not available, make note of the improvement on the landscape plans. The landscape plan is to include the following:

(a) The following statement is to be added on the site and landscape plans; “This plan is “NOT FOR CONSTRUCTION” and is to be submitted for review to Engineering Services a minimum of 8 weeks prior to the start of any construction proposed for public property. No work on public property may begin until such plans receive “For Construction” approval and related permits are issued. Please contact Engineering, Development Services and/or your Engineering, Building Site Inspector for details”;

(b) Provision of street trees where space permits. Final spacing, quantity and location to the satisfaction of the General Manager of Engineering Services. Tree species to the approval of the City Arborist. Street tree planting to include appropriate soil volumes and approved root barriers of rigid construction, 8’ long and 18” deep, centre on each street tree adjacent to the sidewalk and any off street bike facility;

(c) Standard City of Vancouver surface treatments for any proposed sidewalks and hardscape boulevards on City of Vancouver dedicated property and SRW.

(d) Removal of all existing fences, walls, stairs and other structures from property dedication area on Vanness Avenue.

1.23 Show all City of Vancouver supplied building grades on the architectural and landscape plans. When providing additional property line elevations for proposed entrances, interpolate a continuous grade between the elevations provided on the City of Vancouver supplied building grade plan.

1.24 Provision of a Shared Use Loading Agreement to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for one Class B loading space between the commercial and residential uses and labelling of the space as ‘Residential and Commercial Loading’.

Note to Applicant: The agreement shall be for one commercial space to be shared with residential, giving priority to the commercial use.

1.25 Provision of an updated Transportation Demand Management (TDM) Plan to the satisfaction of the General Manager of Engineering Services.

Note to Applicant: Amendments to the Parking Bylaw and Transportation Demand Management Administrative Bulletin, 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 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 applicant will be required to demonstrate compliance with these requirements at the building permit application stage. See www.vancouver.ca/rainwater for more information.

1.28 Developer's Engineer 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 issuance of the Sewer Permit.

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

(a) The Key Plan shall meet the specifications in the City 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: 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.

PART 2: CONDITIONS OF BY-LAW ENACTMENT

THAT, prior to enactment of the CD-1 By-law, the registered owner shall on terms and conditions satisfactory to the Director of Legal Services, the General Manager of Planning, Urban Design and Sustainability, 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:

Housing

2.1 Make arrangements to the satisfaction of the General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services to enter into a Housing Agreement and a Section 219 Covenant to secure all residential units as secured market rental housing excluding Seniors Supportive or Assisted Housing, and including at least 10% of the residential floor area that is counted in the calculation of the dwelling unit area per the CD-1 By-law to be secured as below-market rental dwelling units, and the

remaining units to be secured as market rental units, subject to the conditions set out below for such units, for a term equal to the longer of 60 years and the life of the building and such other terms and conditions as the General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services may require. The agreement or agreements will include but not be limited to the following terms and conditions:

(a) A no separate sales covenant;
(b) A no stratification covenant;
(c) A provision that none of the units will be rented for less than one month at a time;
(d) That the average initial starting monthly rents by unit type for the below-market rental dwelling units in the project will be at least 15% below the average market rent for private rental apartment units city-wide as published by the most recent Canada Mortgage and Housing Corporation in the Rental Market Survey Data Tables for Vancouver at the time when the Occupancy Permit is issued.
(e) That a rent roll indicating the agreed maximum average initial monthly rents for the below-market rental dwelling units will be required prior issuance of an Occupancy Permit, to the satisfaction of the General Manager of Planning, Urban Design or Sustainability (or successor in function) and the Director of Legal Services;
(f) Following initial occupancy, on a change in tenancy for a below-market rental dwelling unit, the starting rent for such new tenancy will be at least 15% below the rent for private rental apartment units city-wide as published by the Canada Mortgage and Housing Corporation in the most recent Rental Market Survey Data Tables for Vancouver for that unit type at the time of the change in tenancy;
(g) That the applicant will verify eligibility of new tenants for the below-market rental dwelling units, based on the following:
   i. For new tenants, annual household income cannot exceed (4) four times the annual rent for the unit (i.e. at least 25% of household income is spent on rent); and
   ii. There should be at least one occupant per bedroom in the unit.
(h) That the applicant will verify the ongoing eligibility of existing tenants in below-market rental dwelling units every five (5) years after initial occupancy:
   i. For such tenants, annual household income cannot exceed 5 times the annual rent for the unit (i.e. at least 20% of income is spent on rent); and
   ii. There should be at least one occupant per bedroom in the unit.
(i) On an annual basis, or at the request of the City, the applicant will report to the City of Vancouver on the operation of the below-market rental dwelling units which will ensure that the City can confirm that the units are being operated as agreed, and will include a rent roll for the below-market rental dwelling units, and a summary of the results of eligibility testing for these units; and
(j) Such other terms and conditions as the General Manager of Planning, Urban Design or Sustainability (or successor in function) and the Director of Legal Services may require in their sole discretion.

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

2.2 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.

Childcare Facility

2.3 Make arrangements to the satisfaction of the Director of Legal Services, in consultation with the General Manager of Real Estate and Facilities Management and the General Manager of Arts, Culture and Community Services, for the provision, at no cost to the City, of a 37-space childcare facility, all within a fee-simple air space parcel. To secure this condition the applicant will enter into one or more agreements with the City which include, but may not be limited to, the following requirements, all to be satisfied at no cost to the City:

(a) Design, construction and delivery of a turnkey and fully fit, finished, equipped and supplied 37- space childcare facility with a 12 space program for 0-3 year olds and

a 25-space program for 3-5 year olds, which is licensable by CCFL (Community Care Facilities Licensing or its successor in function) and meets the City's Childcare Design Guidelines and Childcare Technical Guidelines, all to be contained within a separate air space parcel.

(b) The childcare facility will have an indoor area of at least 430 sq.m. (4,618 sq.ft.) on one level at a height of not less than 12 ft floor-to-floor, a dedicated adjacent outdoor space of not less than 520 sq. m (5,597 sq.ft), dedicated parking stalls, and amenity and storage spaces;

(c) Transfer to the City at no cost an air space parcel in fee simple containing the childcare facility, together with the appropriate rights and obligations applicable to the ownership and operation of this legal parcel including reciprocal easements and indemnities, repair and maintenance, cost sharing, insurance and other applicable legal obligations;

(d) The construction and delivery of the facility is to be secured by a Letter of Credit (LC), provided to the City prior to building permit issuance, the amount of which will be settled as part of the agreements required prior to rezoning enactment; all LCs must be in compliance with and in the form set out on the City's Letter of Credit Policy ADMIN 032: https://policy.vancouver.ca/ADMIN032.pdf

(e) The applicant will grant the City an option to purchase, for a nominal purchase price, the childcare facility air space parcel, exercisable upon completion of the childcare facility and registration of the related air space plan.

(f) An occupancy hold on the buildings to be constructed on the site subject to the completion of the design and construction of the childcare facility and satisfactory acceptance of the childcare facility by the City.

(g) Agreement to grant a perpetual right in favour of the City and the users of the childcare facility in the form of an easement, for access to and use of the dedicated elevator, garbage and recycling area, mechanical rooms, electrical and required parking spaces, bicycle parking and loading spaces as per Parking By-law on this site;

(h) Minimize the obligations of the childcare facility toward contributions to the common area costs of the overall development, to reflect those costs which are deemed to be directly attributable to the childcare facility or which are related to any part of the development for which the users or invitees of the childcare facility may (from time to time) have the use of and/or access to; and

(i) Such other terms and conditions as the Director of Legal Service, in consultation with the General Manager of Real Estate and Facilities Management and the General Manager of Arts, Culture and Community Services may in their sole discretion require.

Note to Applicant: Holds on the Development Permit and above-grade Building Permit in connection with certain milestones will also be applied to the project.

Engineering

Arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for the following:

2.4 Cancellation of Strata Plan LMS992 and the dissolution of the strata corporation and for the consolidation of Lot 4 Plan 16378 and the lands within former Strata Plan LMS992 to create a single parcel and subdivision of the site to result in the dedication of the North 5 feet (1.524 metres) of Lot 4, Block 154 DL 37 Plan 16378 for road purposes all to the satisfaction of the General Manager of Engineering Services, the Director of Legal Services, and the Approving Officer, as applicable.

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

2.5 Statutory right-of-way (SRW) for public pedestrian use of the mid-block connection on the west side of the site between Vanness Avenue and Clive Avenue.

2.6 Provision of a Services Agreement to detail the on-site and off-site works and services necessary or incidental to the servicing of the site (collectively called the "Services") such that they are designed, constructed and installed at no cost to the City and all necessary street dedications and rights of way for the services are provided. No development permit for the site will be issued until the security for the services is provided. The timing for the delivery of the Services shall be determined by the General Manager of Engineering Services in his sole discretion and holds shall be placed on such permits as deemed necessary in his sole discretion. The Services are not excess and/or extended services and the applicant is not entitled to a Latecomer Agreement.

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

(a) Based on the confirmed Fire Underwriter's Survey Required Fire Flows and domestic flows submitted by Aplin & Martin Consultants Ltd. dated May 30, 2022, no water main upgrades are required to service the development.

Note to Applicant: The main servicing the proposed development is 150mm along Clive Avenue or 300mm along Vanness 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 300mm.

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) Two new fire hydrants, one on Vanness Avenue and one on Clive Avenue, fronting the development will need to be installed. Arrangements to the satisfaction of the

General Manager of Engineering Services and the Director of Legal Services will be required to secure payment for the new hydrant installation. The developer is responsible for 100% of the cost.

(c) Provision of adequate sewer (storm and sanitary) service to meet the demands of the project. Implementation of development(s) at 3352-3386 Vanness Avenue does not require upgrades in order to maintain acceptable sewer flow conditions.

i. No sewer upgrade is required

Note to Applicant: Development to be serviced to the existing 200 mm SAN and 250 mm STM on Clive Avenue.

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

i. Provision of 1.2 m (4 ft.) wide front boulevard (measures from the back of the existing curb) with street trees where space permits;

ii. Provision of broom finish saw-cut concrete sidewalk from the edge of the front boulevard to the property line;

(e) Street improvements along Clive Avenue adjacent to the site and appropriate transitions including:

i. Provision of 1.8 m (6 ft) wide broom finish saw-cut concrete sidewalk;

(f) Reconstruction of the entire concrete slab on Vanness Avenue if there are any integral damages.

(g) Provision of full depth asphalt replacement on Vanness Avenue, from curb to centerline, per CoV “Industrial, Arterial, & Bus Route” specifications through bus zone, per CoV “Higher-Zoned Streets/Lanes” specifications outside of bus zone.

(h) Removal of existing driveway on Vanness Avenue and replacement with new full height curb, sidewalk and boulevard.

(i) Provision of full width, full depth road reconstruction on Clive Avenue frontage (including cul-de-sac) to CoV “Higher-Zoned Streets/Lanes” specifications.

(j) Replacement of damaged curb at the laneway entrance off Clive Avenue (approximately 10 m in length).

(k) Provision of full width, full depth reconstruction in the laneway, along the site frontage, to CoV “Higher-Zoned Streets/Lanes” specifications.

(l) Replacement of the standard concrete lane crossing at the lane entrance off Vanness Avenue, with new lane return and ramp on the adjacent side, to suit the new sidewalk alignment.

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

Note to Applicant: A lighting simulation is required prior to DP issuance.

(n) Mid-block crosswalk street lighting upgrade to current City standards and IESNA recommendations.

(o) 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.

(p) 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 COV Engineering Design Manual, Construction Specifications, Standard Detail Drawing, Canadian Electrical Code and the Master Municipal Construction Documents.

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

2.7 Provision of funding of $200,000 for traffic calming measures to address neighbourhood traffic impacts from the rezoning to local streets.

2.8 Provision of letter consent in writing from the South Coast British Columbia Transportation Authority ("Translink"), confirming that Translink is satisfied that the impacts to traffic and safety of Joyce Collingwood Station that may arise from the development have been addressed or mitigated to the reasonable satisfaction of Translink.

Note to Applicant: Applicant is advised to contact Translink (AIDreview@translink.ca) with regard to Limits of Approach and construction activities adjacent Translink infrastructure at https://www.translink.ca/-/media/translink/documents/business-with-translink/real-estate/aid_guide_for_developers.pdf

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

Community Amenity Contribution – Cash Payment

2.10 Pay to the City the cash Community Amenity Contribution of $500,000, which the applicant has offered to the City and which is to be allocated to support the delivery of the Joyce-Collingwood Plan Benefits Strategy. Payment is to be made prior to enactment of the CD-1 By-law, at no cost to the City and on terms and conditions satisfactory to the Director of Legal Services.

Public Art

2.11 Enter into an agreement satisfactory to the Directors of Legal Services and Cultural Services for the provision of public art in accordance with the City-s Public Art Policy, such agreement to provide for security in a form and amount satisfactory to the aforesaid officials; and provide development details to the satisfaction of the Public Art Program manager.

Note to Applicant: Please contact Eric Fredricksen, Head of Public Art (604-871-6002); to discuss your application.

Environmental Contamination

2.12 If applicable:

(a) Submit a site disclosure statement to Environmental Services (Environmental Protection).

(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.

(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 siteon terms and conditions satisfactory to the Manager of Environmental Services,the General Manager of Engineering Services and Director of Legal Services, including a Section 219 Covenant that there will be no occupancy of any buildings or improvements constructed on the site pursuant to this rezoning untilseparate Certificates of Compliance, satisfactory to the City, for the on-site and off-site contamination, issued by the BC Ministry of Environment and Climate Change Strategy, have been provided to the City.

Agreements

Note: Where the Director of Legal Services deems appropriate, the preceding agreements areto be drawn, not only as personal covenants of the property owners, but also as registerable charges pursuant to the Land Title Act.

The preceding agreements are to be registered in the appropriate Land Title Office, with priorityover such other liens, charges and encumbrances affecting the subject site as is considered advisable by the Director of Legal Services, and otherwise to the satisfaction of the Director of Legal Services prior to enactment of the By-law and at no cost to the City.

The preceding agreements shall provide security to the City including indemnities, warranties, equitable charges, letters of credit and withholding of permits, as deemed necessary by and in aform 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.

* * * * *

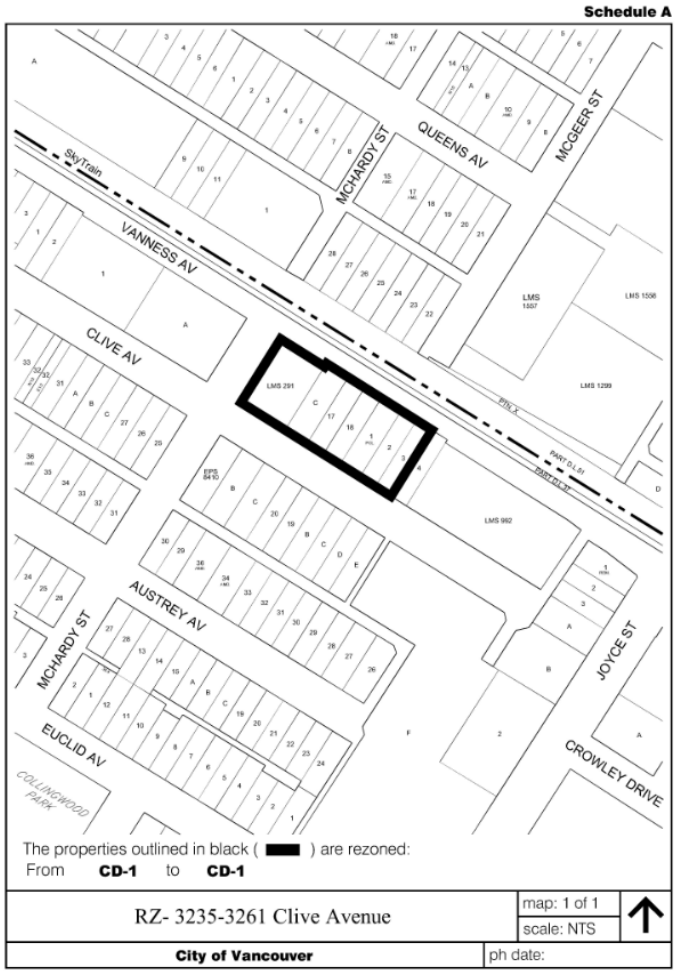
3352-3386 Vanness Avenue and 3347 Clive Avenue
CONSEQUENTIAL AMENDMENTS

DRAFT AMENDMENT TO CD-1(218) 3301-3347 CLIVE AVENUE and 3330 VANNESS AVENUE BY-LAW NO. 6321

1. This By-law amends the indicated provisions of By-law No. 6321.
2. Council strikes out Section 1 and substitutes the following:

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

3. Council strikes out Schedule A and substitutes the map attached to this By-law as Schedule A



DRAFT AMENDMENT TO REPEAL CD-1(201) 3352-3386 VANNESS AVENUE BY-LAW NO. 6272

Council repeals CD-1(201) By-law No. 6272

SIGN BY-LAW No. 11879

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

“3352-3386 Vanness Avenue and 3347 Clive Avenue [CD-1 #] [By-law #] C-2C”

NOISE CONTROL BY-LAW No. 6555

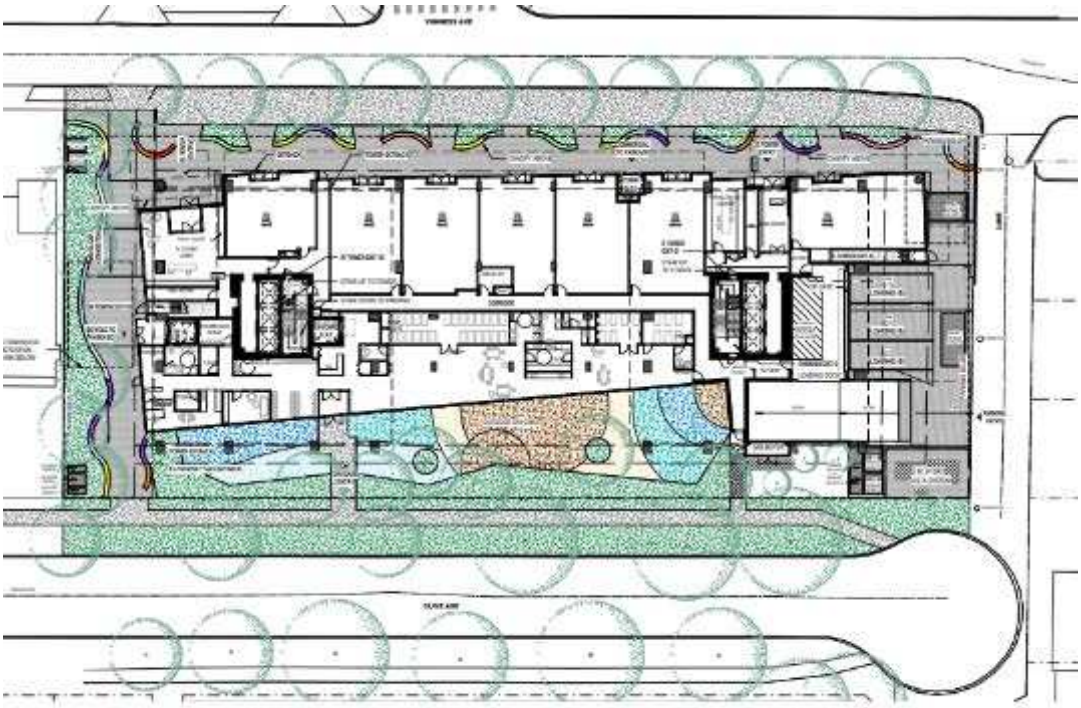
Amend Schedule B (Intermediate Zone) by adding the following:

“[CD-1 #] [By-law #] 3352-3386 Vanness Avenue and 3347 Clive Avenue”

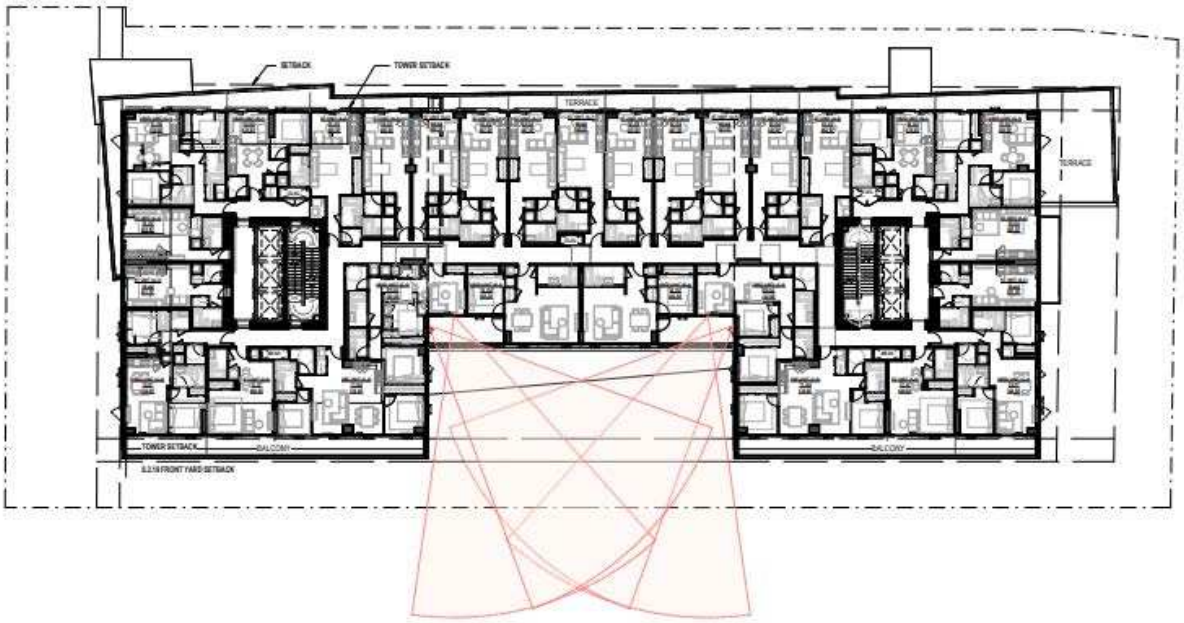
* * * * *

3352-3386 Vanness Avenue and 3347 Clive Avenue
FORM OF DEVELOPMENT DRAWINGS

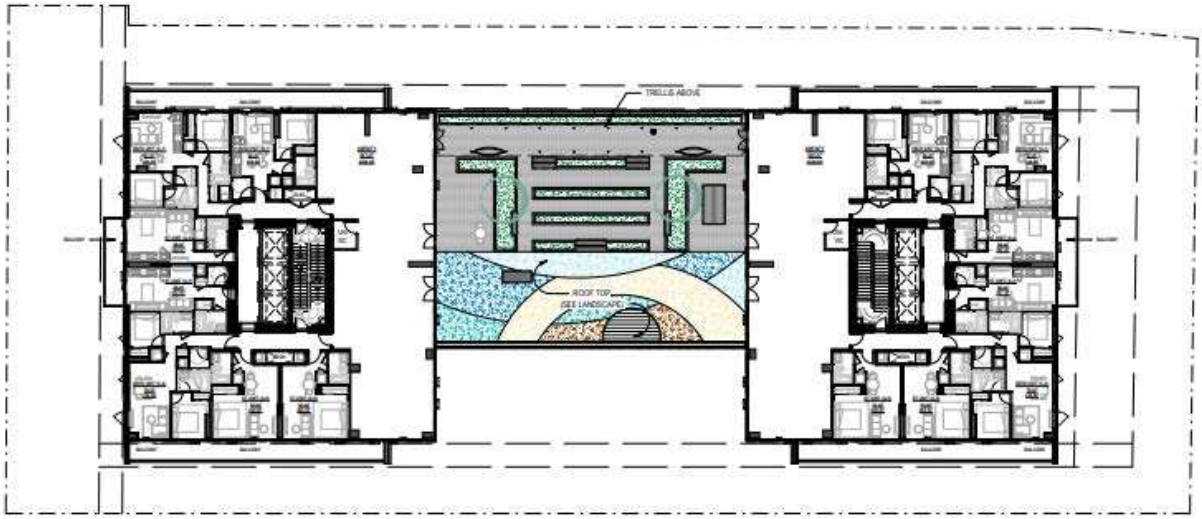
Ground Floor Plan



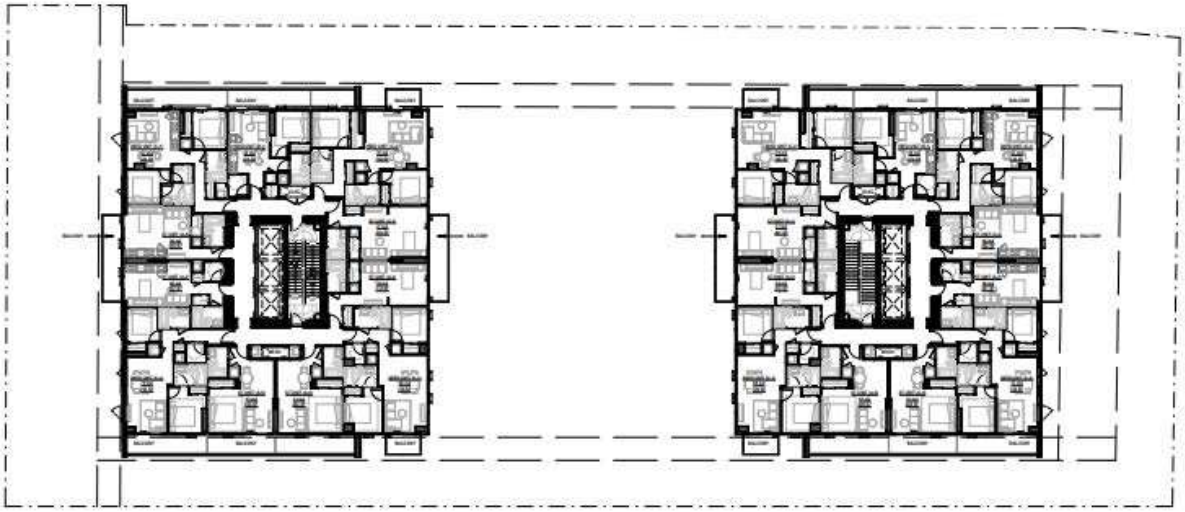
Levels 3 to 6 Typical



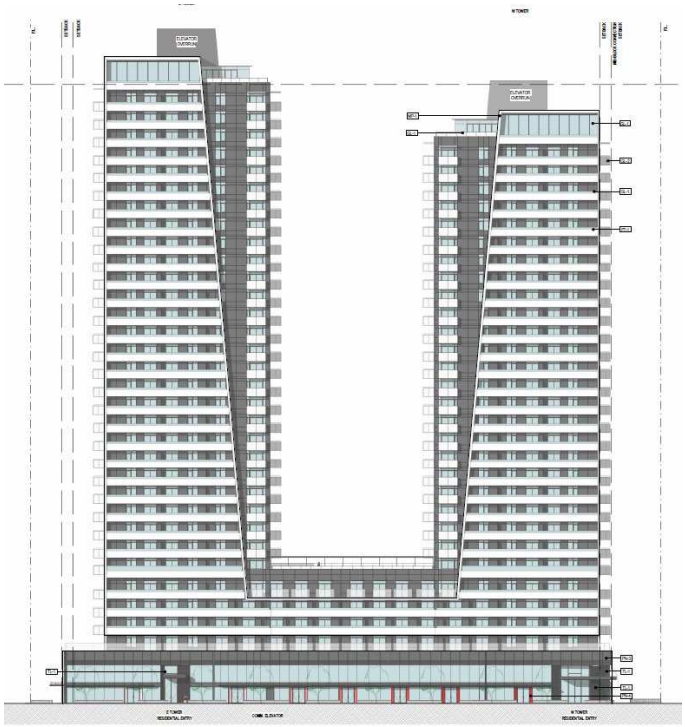
Level 7 (Rooftop Amenity)



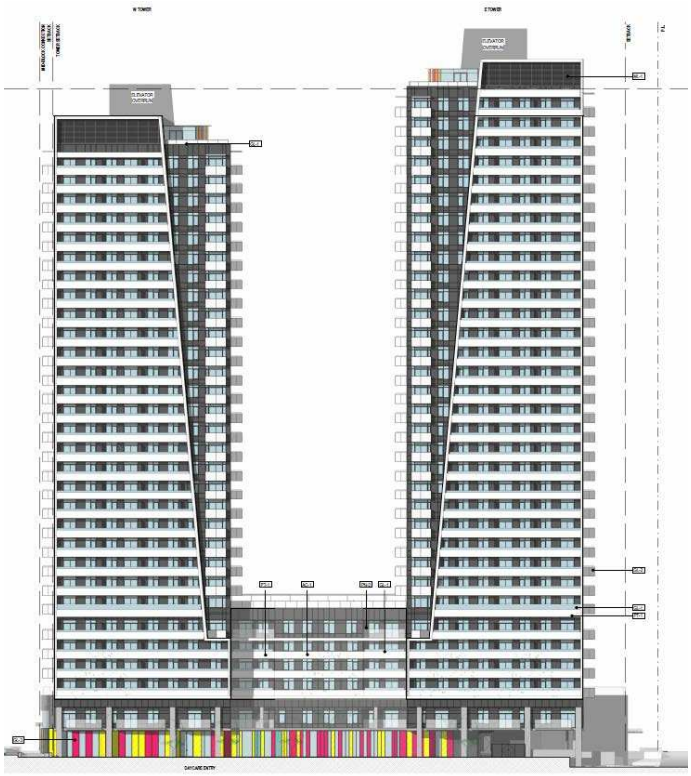
Typical Tower Floor Plan



North Elevation



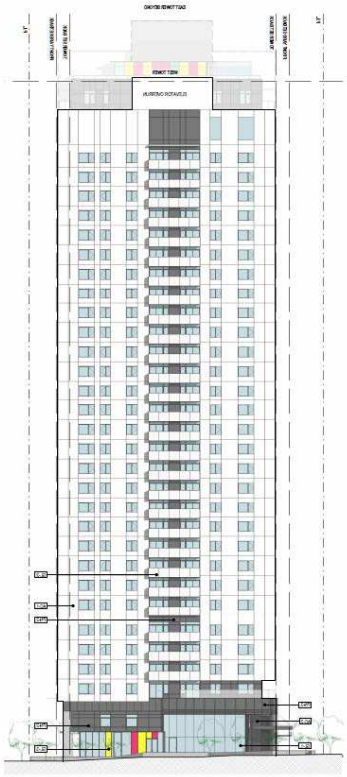
South Elevation



East Elevation (West Tower)

East Elevation (East Tower)

West Elevation (West Tower)



West Elevation (East Tower)

* * * * *

3352-3386 Vanness Avenue and 3347 Clive Avenue
URBAN DESIGN PANEL

The Urban Design Panel (UDP) reviewed the original rezoning application package on July 19, 2023. This proposal was a 30 (west tower) and 33 (east tower) -storey mixed use building connected with a 6-storey podium. A summary of the decision is provided below. The full meeting minutes can be found online:

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

Noting:
- The Plan's vision related to building height transitions,
- The Plan's recommendations for tower size, podium height and building setbacks,

Please comment on the proposed height, density, and massing in terms of overall urban design performance and neighbourhood fit.

1. Comments on the success of the quality and the interface of public realm in relation to building length and height.

2. Comments on architectural expression to inform future development permit application.

Panel's Consensus on Key Aspects Needing Improvement:

Having reviewed the project, it was moved by **SCOTT ROMSES** and seconded by **STEFAN AEPLI** and was the decision of the Urban Design Panel:

THAT the Panel Recommend Support with recommendations with the following recommendations:

- Design development of the public realm to enhance the materiality and programing.
- Design development to reinforce the architectural concept and parti, regarding fenestration and the east and west façade expression.
- Consideration to increase tower height closer to the corner and decrease the other tower height by the same amount to create more meaningful transition to the neighbouring developments.

Summary of Panel Commentary:

- Support for the height, density and massing.
- Support for the architectural concept and the interface with public realm.
- Larger floor plate may be considered to improve efficiency
- A greater asymmetry of "valley" expression should be considered to improve massing transition
- Further resolution of the connection between the "valley" and the base
- Encouraged protecting significant trees and suggested reviewing where parkades can be pulled to retain significant matures trees.

- Encouraged more indoor and outdoor amenity spaces considering the number of residential units provided.
- Encouraged sustainability features to the project.

* * * * *

3352-3386 Vanness Avenue and 3347 Clive Avenue
SUMMARY OF TENANT RELOCATION PLAN TERMS

Tenant Relocation and Protection Requirements	**Tenant Relocation Plan Offer**
Financial Compensation	• Compensation in the form of free rent, a lump sum payment, or a combination of both, will be available for each unit eligible for Tenant Relocation Plan according to the following schedule: o 4 months' rent for tenancies up to 5 years; o 5 months' rent for tenancies over 5 years and up to 10 years; o 6 months' rent for tenancies over 10 years and up to 20 years; o 12 months' rent for tenancies over 20 years and up to 30 years; o 18 months' rent for tenancies over 30 years and up to 40 years; and o 24 months' rent for tenancies over 40 years.
Notice to End Tenancies	• Landlord to provide regular project updates to tenants throughout the development approvals process. • A minimum of four months' notice to end tenancy after all permits are issued is required (e.g. all development, building, and demolition permits in place).
Moving Expenses (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)	• Staff have distributed tenant needs assessment surveys. These surveys will be used in relocation efforts and to identify tenants' needs and preferences. • Applicant has committed to monitor rental market and provide tenants requesting assistance with three options in Vancouver that best meet the tenants' identified priorities.
Additional Support for Low Income Tenants or Tenants Facing Other Barriers to Appropriate Housing	• For low income tenants and tenants facing other barriers to housing, as defined in the TRP Policy, the applicant has committed to assisting in securing a permanent, suitable affordable housing option.
First Right of Refusal	• The applicant has committed to offering all eligible tenants the right of first refusal at a 20% discount off starting rents in similar units in the new development once completed OR (if applicable), one of the below-market rental units, subject to eligibility. Any subsequent rent increases for returning tenants will be in line with the Residential Tenancy Act.

* * * * *

3352-3386 Vanness Avenue and 3347 Clive Avenue
PUBLIC CONSULTATION SUMMARY

1. List of Engagement Events, Notification, and Responses

	Date	Results
Events		
Question and Answer Period/Virtual open house (City-led)	May 31, 2023 – June 13, 2023	290 participants (aware)* • 117 informed • 42 engaged
In-person Information Session	June 6, 2023	70 attendees
Public Notification		
Postcard distribution – Notice of rezoning application and virtual open house	May 25, 2023	2,491 notices mailed
Public Responses		
Online questions	May 31, 2023 – June 13, 2023	4 submittals
Online comment forms • Shape Your City platform	March 2023 – October 2023	269 submittals
Overall position • support • opposed • mixed	March 2023 – October 2023	269 submittals • 227 responses • 33 responses • 9 response
Other input	March 2023 – October 2023	17 submittals
Online Engagement – Shape Your City Vancouver		
Total participants during online engagement period	March 2023 – October 2023	1,600 participants (aware)* • 656 informed • 267 engaged

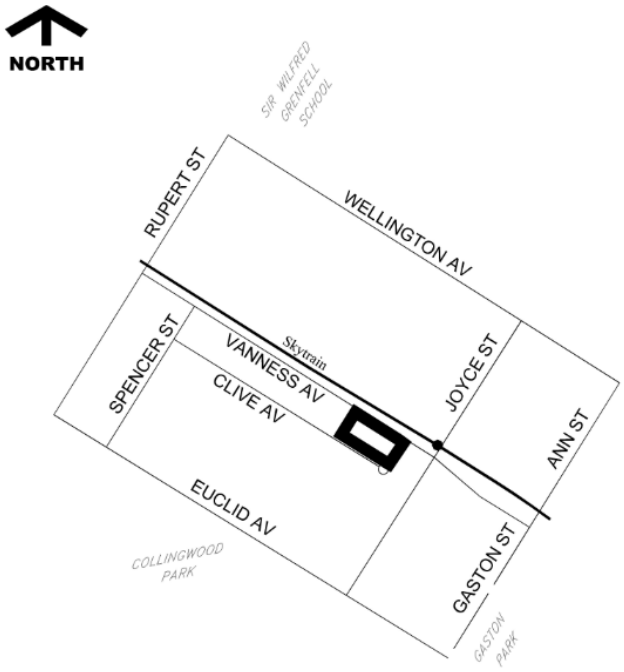
Note: All reported numbers above are approximate.

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

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

- **Engaged**: Visitors that submitted a comment form or asked a question; *engaged* participants are a subset of *informed* and *aware* participants.

2. Map of Notification Area



3. Analysis of All Comments Received

Below is an analysis of all public feedback by topic.

Generally, comments of support fell within the following areas:

- **Rental and affordable housing:** This development adds much needed rental and affordable housing supply and housing options to the neighbourhood.

- **Location:** The proposed development is a good fit for the neighbourhood because it is located close to transit routes and shopping amenities.

- **Height and density:** Due to the location of the development close to transit routes and amenities nearby, the height and density is appropriate and much needed. More density would be supported because of the proposed development's proximity to transit.

- **Public amenities:** This development adds a much needed childcare facility to the community. The commercial uses at grade will provide valuable services to the community and will attract people to the neighbourhood to support local businesses.

- **Neighbourhood:** This development will revitalize the community and contribute to its liveability, sustainability and safety, and bring more pedestrian traffic to the street.

- **Neighbourhood context and building design:** The form of development and building design will rejuvenate and diversify the neighbourhood, which is currently comprised of older building stock.

- **Parking:** The provision of bicycle parking spaces will encourage active transportation and transit use.

Generally, comments of concern fell within the following areas:

- **Rental and affordable housing:** The proposed development does not add enough below market/affordable housing, and will price out seniors and fixed income residents currently living in the area.

- **Public amenities:** This development does not add enough public amenity to the area, such as a school, community centre and recreation spaces, which will be strained by the increased population caused by the proposed development. More childcare spaces are needed for the families currently living in the neighbourhood and the families that will be living in the proposed development. A library is also much needed for the neighbourhood to create a sense of community.

- **Parking:** There is not enough parking in the proposed development for residents, which will overload street parking and affect public services such as garbage collection.

- **Traffic and Safety:** The proposed development will increase vehicular traffic to the area, causing congestion and safety issues.

- **Unit Layouts:** The proposed development has a high proportion of studio and 1-bedroom units and not enough family sized (2 and 3 bedroom) units.

- **Height, density, and massing:** The height, density and massing is not appropriate for the neighbourhood. The proposed buildings are too tall and will overpopulate the area.

- **Neighbourhood context and building design:** The form of development and building design does not fit the neighbourhood character.

- **Policy:** The proposed development does not follow the Community and City-Wide Plans and rezoning policy for the area.

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

General comments of concern:

- The proposed development will bring crime to the neighbourhood.
- The proposed development will crowd the area and will cause existing businesses to close.
- Construction will disrupt residents of the community, notably the kids of the nearby school.
- The developer does not have a good record when it comes to addressing hazards and quality control issues.

- The proposed development will lead to more noise in the neighbourhood.
- Noise mitigation is necessary as the proposed development is close to Skytrain.
- The building will lead to loss of privacy and block neighbouring homes' sunlight.
- The proposed development will negatively impact the community's tangible/intangible heritage.

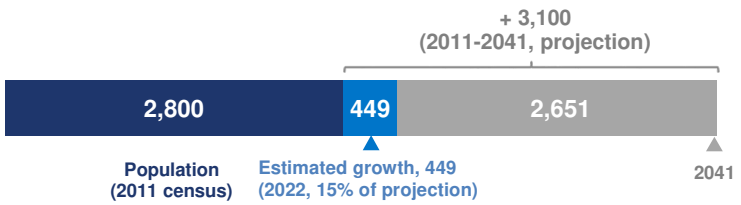
* * * * *

PUBLIC BENEFITS IMPLEMENTATION DASHBOARD
JOYCE-COLLINGWOOD STATION PRECINCT PLAN (2016)[a]

Updated year-end 2022

3. POPULATION GROWTH[a]

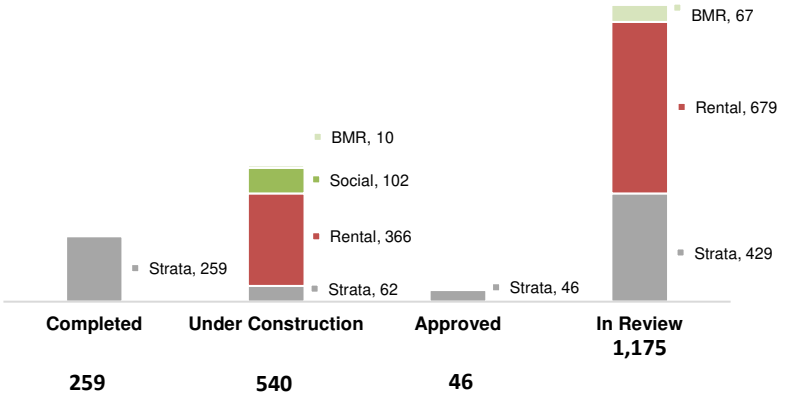
4. The Joyce-Collingwood Station Precinct Area has grown by approximately **450** people since the 2011 census. The plan projects a growth of approximately **3,100** people by 2041.



5. DEVELOPMENT ACTIVITY (UNITS)[b]

Recent rezoning approvals:

- 3235 - 3261 Clive Ave
- 5055 Joyce St
- 3279 - 3297 Vanness Ave
- 3304 Clive Ave
- 5050 Joyce St



PUBLIC BENEFITS ACHIEVED AND IN PROGRESS SINCE 2016[c]

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

TARGETS See Chapter 17 of the Joyce-Collingwood Station Precinct Plan for more details	COMPLETED	UNDER CONSTRUCTION	PLANNING/ DESIGN	PROGRESS
HOUSING • Direct 30% of community amenity contributions and development cost levies towards affordable housing • Work with BC Housing, St. Mary's Parish and others to renew and increase affordable housing - plan identifies opportunities for 720 units of mixed-income affordable housing		• 102 units of social housing (3279-3297 Vanness Ave) • 10 units of below-market rental housing (5055 Joyce St)		→
CHILDCARE • ~ 74 spaces for children 0-4 (37 of these are to be on City-owned property) • ~ 30 spaces for children 5-12	• 30 spaces for 5-12 years (Renfrew Elementary) [d e]			**0%** of childcare spaces (0-4) achieved ○ **100%** of childcare spaces (5-12) achieved

				✓
TRANSPORTATION / PUBLIC REALM • New or upgraded sidewalks • Seek wider sidewalks along Joyce Street • Safety improvements to Joyce Street and Vanness Avenue intersection • Improve north and south connectivity by upgrading active transportation connections under the SkyTrain • Work with TransLink on the second phase of station upgrades • Conduct a neighbourhood-wide multi-modal transportation study	• Second phase Joyce-Collingwood Station and associated improvements to BC Parkway and Vanness Ave	• Plazas on lanes north of Joyce-Collingwood	• New sidewalks (McHardy St, Payne St, Ruby St)	→
CULTURE • Investment will be determined through the 2017 *Update to Key Gaps in Cultural Infrastructure* • Preserve, stabilize, and secure existing cultural assets • Retain or create multi-use neighbourhood creative spaces • Include art in public places				→
CIVIC / COMMUNITY • Collingwood Library renewal • Fire Halls #5 and #20 renewal	• Fire Hall #5 expansion and renewal [f]			→
SOCIAL FACILITIES • Opening MOSAIC and CNH Annex at Wall Centre Central Park facilities • Opening Killarney Seniors' Centre • Explore opportunities to provide additional operating support to Collingwood Neighbourhood House	• MOSAIC and CNH Annex at Wall Centre Central Park • Killarney Seniors' Centre			✓
PARKS AND OPEN SPACES • Collingwood Park improvements (playground improvements and wading pool spray pad replacement) • New local dog park • Collingwood Neighbourhood House plaza renewal • Create plazas on lanes north of the SkyTrain station • Explore opportunities to expand public use and activation under SkyTrain guideway • Plant trees in parks, open spaces, and along streets	• SkyTrain plazas		• Collingwood Park Renewal	→

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.

The Joyce-Collingwood Station Precinct Plan was approved in 2016, which was later amended in 2017 to expand the T2 subarea and add a new J4 subarea. See chapter 5 of the Joyce-Collingwood Station Precinct Plan.

[a] Population Growth

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

[b] **Development Activity**

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

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

[c] **Planning/Design**

Public benefits in planning/design typically include City-or partner-led projects that have begun a public process or have made significant progress in planning or design stages, but have not yet moved to construction. Housing units 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. Other amenities (i.e., childcare, parks) secured through developer-initiated applications are not included in the chart until under construction.

[d f] Public benefits in close proximity of plan area, but outlined in the Joyce-Collingwood Public Benefit Strategy and/or serving residents in Joyce-Collingwood.

[e] Previously included 5-12 spaces for Nootka Elementary have been removed due to distance from Station Area.

* * * * *

3352-3386 Vanness Avenue and 3347 Clive Avenue
PUBLIC BENEFITS SUMMARY

Project Summary

Rezone to permit two 30 and 33-storey mixed use buildings connected with a 6-storey podium, containing 679 rental residential units, commercial units on the ground level and a turn-key 37-space childcare facility.

Public Benefit Summary:

The proposal will provide an in-kind, 37-space childcare facility, 10% of the residential floor area secured as below-market rental with initial rents at 15% below city-wide CMHC averages, a cash CAC to be allocated toward the Joyce-Collingwood Precinct Public Benefits Strategy and DCLs.

	Current Zoning	**Proposed Zoning**
Zoning District	CD-1(201) and CD-1(218)	CD-1
Floor Space Ratio (Site area = 3,560.3 sq. m (38,323 sq. ft.))	2.05	11.38
Floor Area	7,299 sq. m (78,566 sq. ft.)	40,516 sq. m (436,111 sq. ft.)
Land Use	Residential, Commercial	Residential, Commercial

Summary of Development Contributions Expected under Proposed Zoning

City-wide DCL[1]	$9,507,079
Utilities DCL[1]	$5,361,741
Community Amenity Contribution – cash	$500,000
Community Amenity Contribution – Turn-key, Childcare Facility	$7,750,000
Public Art[2]	$863,500
TOTAL	**$23,982,320**

[1] Based on by-laws in effect as of 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 more details.

[2] Based on rates in effect as of 2016. Rates are subject to adjustments, see Public Art Policy and Procedures for Rezoned Developments for details.

* * * * *

3352-3386 Vanness Avenue and 3347 Clive Avenue
APPLICANT, PROPERTY, AND DEVELOPMENT PROPOSAL INFORMATION

PROPERTY INFORMATION

Address	Property Identifier (PID)	Legal Description	Registered Owners
3374 VANNESS AV	018-366-872	STRATA LOT 7 DISTRICT LOT 37 STRATA PLAN LMS992 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1	VAN QUANG VU and HOA NGUYEN
3382 VANNESS AV	018-366-902	STRATA LOT 10 DISTRICT LOT 37 STRATA PLAN LMS992 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1	YAT SIN WONG
3376 VANNESS AV	018-366-881	STRATA LOT 8 DISTRICT LOT 37 STRATA PLAN LMS992 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1	PEGGY TONG
3368 VANNESS AV	018-366-848	STRATA LOT 4 DISTRICT LOT 37 STRATA PLAN LMS992 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1	WILBERT DE ASIS
3378 VANNESS AV	018-366-899	STRATA LOT 9 DISTRICT LOT 37 STRATA PLAN LMS992 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1	KENNETH KWOK YING CHAN and MEI LIN YUEN CHAN
3370 VANNESS AV	018-366-856	STRATA LOT 5 DISTRICT LOT 37 STRATA PLAN LMS992 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1	TUNG CHI TRAN and LE KHANH TRANG HO
3364 VANNESS AV	018-366-821	STRATA LOT 2 DISTRICT LOT 37 STRATA PLAN LMS992 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1	SOHAIL MERCHANT and RASHIDA MERCHANT
3384 VANNESS AV	018-366-911	STRATA LOT 11 DISTRICT LOT 37 STRATA PLAN LMS992 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1	0837963 BC LTD

3372 VANNESS AV	018-366-864	STRATA LOT 6 DISTRICT LOT 37 STRATA PLAN LMS992 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1	XI RUN ZHU and MAN WEN CHEN
3362 VANNESS AV	018-366-813	STRATA LOT 1 DISTRICT LOT 37 STRATA PLAN LMS992 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1	FORNING CHAN and KEVIN GAN CHAN
3366 VANNESS AV	018-366-830	STRATA LOT 3 DISTRICT LOT 37 STRATA PLAN LMS992 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1	PANEE LIMAPICHAT
301-3380 VANNESS AV	018-366-929	STRATA LOT 12 DISTRICT LOT 37 STRATA PLAN LMS992 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1	CALVIN LOUIE and GRACE LOUIE
302-3380 VANNESS AV	018-366-937	STRATA LOT 13 DISTRICT LOT 37 STRATA PLAN LMS992 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1	JASON CHAN
303-3380 VANNESS AV	018-366-945	STRATA LOT 14 DISTRICT LOT 37 STRATA PLAN LMS992 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1	KIM TENG TAY and JET FAH CHAI
304-3380 VANNESS AV	018-366-953	STRATA LOT 15 DISTRICT LOT 37 STRATA PLAN LMS992 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1	SEAN ANTHONY MCKEE
305-3380 VANNESS AV	018-366-961	STRATA LOT 16 DISTRICT LOT 37 STRATA PLAN LMS992 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1	WAI HO JOHNNY CHAN, PUI MAN LEE, and JIMMY WAI KEUNG CHAN
306-3380 VANNESS AV	018-366-970	STRATA LOT 17 DISTRICT LOT 37 STRATA PLAN LMS992 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1	MICHELE BENITEZ

401-3380 VANNESS AV	018-366-988	STRATA LOT 18 DISTRICT LOT 37 STRATA PLAN LMS992 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1	VICTOR CORTERO HALLARE and AIDA BERCE HALLARE
402-3380 VANNESS AV	018-366-996	STRATA LOT 19 DISTRICT LOT 37 STRATA PLAN LMS992 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1	CELINE YVONNE DIAMOND
403-3380 VANNESS AV	018-367-003	STRATA LOT 20 DISTRICT LOT 37 STRATA PLAN LMS992 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1	ANGELITA LOPEZ FERRER
404-3380 VANNESS AV	018-367-011	STRATA LOT 21 DISTRICT LOT 37 STRATA PLAN LMS992 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1	LAI KWAN YUEN
405-3380 VANNESS AV	018-367-020	STRATA LOT 22 DISTRICT LOT 37 STRATA PLAN LMS992 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1	CHIEH TSANG DICK HSU
406-3380 VANNESS AV	018-367-038	STRATA LOT 23 DISTRICT LOT 37 STRATA PLAN LMS992 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1	HENRY ROMERO CABANIZAS and PRECILDA PADILLO CABANIZAS
501-3380 VANNESS AV	018-367-046	STRATA LOT 24 DISTRICT LOT 37 STRATA PLAN LMS992 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1	ROMAN ALEJANDRO CHIANG and TAK IN LAO
502-3380 VANNESS AV	018-367-054	STRATA LOT 25 DISTRICT LOT 37 STRATA PLAN LMS992 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1	HAI MING WU
503-3380 VANNESS AV	018-367-062	STRATA LOT 26 DISTRICT LOT 37 STRATA PLAN LMS992 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1	DAVID CLYDE MANGELSDORF
504-3380 VANNESS AV	018-367-071	STRATA LOT 27 DISTRICT LOT 37 STRATA PLAN LMS992 TOGETHER	JULIUS CAJETAN DESILVA, ENAKSHI

		WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1	PATRO, and JOSEPH PETER D'SILVA
505-3380 VANNESS AV	018-367-089	STRATA LOT 28 DISTRICT LOT 37 STRATA PLAN LMS992 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1	CHUK CHUEN LEUNG
506-3380 VANNESS AV	018-367-097	STRATA LOT 29 DISTRICT LOT 37 STRATA PLAN LMS992 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1	MERLITA SOSA
601-3380 VANNESS AV	018-367-101	STRATA LOT 30 DISTRICT LOT 37 STRATA PLAN LMS992 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1	FERDINAND MAGALUED AQUINO and JOCELYN BAMBALAN AQUINO
602-3380 VANNESS AV	018-367-119	STRATA LOT 31 DISTRICT LOT 37 STRATA PLAN LMS992 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1	AIGUO XU and XUEYING YANG
603-3380 VANNESS AV	018-367-127	STRATA LOT 32 DISTRICT LOT 37 STRATA PLAN LMS992 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1	SEIICHIRO TAMURA
604-3380 VANNESS AV	018-367-135	STRATA LOT 33 DISTRICT LOT 37 STRATA PLAN LMS992 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1	LI WEI ZHU
605-3380 VANNESS AV	018-367-143	STRATA LOT 34 DISTRICT LOT 37 STRATA PLAN LMS992 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1	TOMMY JIAN QIANG ZHOU
606-3380 VANNESS AV	018-367-151	STRATA LOT 35 DISTRICT LOT 37 STRATA PLAN LMS992 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1	0753861 B.C. LTD.
701-3380 VANNESS AV	018-367-160	STRATA LOT 36 DISTRICT LOT 37 STRATA PLAN LMS992 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE	CYNTHIA PARONABLE GUILLERGAN

		UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1	
702-3380 VANNESS AV	018-367-178	STRATA LOT 37 DISTRICT LOT 37 STRATA PLAN LMS992 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1	MARILYN MAISO TAGAB
703-3380 VANNESS AV	018-367-186	STRATA LOT 38 DISTRICT LOT 37 STRATA PLAN LMS992 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1	ZAKIA SAAD
704-3380 VANNESS AV	018-367-194	STRATA LOT 39 DISTRICT LOT 37 STRATA PLAN LMS992 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1	CARLOS JESUS CORDEIRO
705-3380 VANNESS AV	018-367-208	STRATA LOT 40 DISTRICT LOT 37 STRATA PLAN LMS992 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1	CHITRA SURYAKUMAR
706-3380 VANNESS AV	018-367-216	STRATA LOT 41 DISTRICT LOT 37 STRATA PLAN LMS992 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1	DANIEL AGCAOILI and MARYANN AGCAOILI
801-3380 VANNESS AV	018-367-224	STRATA LOT 42 DISTRICT LOT 37 STRATA PLAN LMS992 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1	BENJAMIN ABENOJAR PERALTA and FEBE PACLIBARE PERALTA
802-3380 VANNESS AV	018-367-232	STRATA LOT 43 DISTRICT LOT 37 STRATA PLAN LMS992 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1	ELSIE MARAYAG and REYNALDO LUCAS MARAYAG
803-3380 VANNESS AV	018-367-241	STRATA LOT 44 DISTRICT LOT 37 STRATA PLAN LMS992 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1	KWOK-WAI RICKY HON and CHIU KWAN HON
804-3380 VANNESS AV	018-367-259	STRATA LOT 45 DISTRICT LOT 37 STRATA PLAN LMS992 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1	YEUK CHING HO

805-3380 VANNESS AV	018-367-267	STRATA LOT 46 DISTRICT LOT 37 STRATA PLAN LMS992 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1	NADER PARANDAKHTEH
806-3380 VANNESS AV	018-367-275	STRATA LOT 47 DISTRICT LOT 37 STRATA PLAN LMS992 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1	JENNIFER REED and TIMOTHY JOEL OSIER
901-3380 VANNESS AV	018-367-283	STRATA LOT 48 DISTRICT LOT 37 STRATA PLAN LMS992 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1	FLORINA BELEY TOBIAS
902-3380 VANNESS AV	018-367-291	STRATA LOT 49 DISTRICT LOT 37 STRATA PLAN LMS992 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1	KITFONGLEE
903-3380 VANNESS AV	018-367-305	STRATA LOT 50 DISTRICT LOT 37 STRATA PLAN LMS992 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1	MILA SAVITSKI
904-3380 VANNESS AV	018-367-313	STRATA LOT 51 DISTRICT LOT 37 STRATA PLAN LMS992 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1	WEI LIU and YAN HONG XIE
905-3380 VANNESS AV	018-367-321	STRATA LOT 52 DISTRICT LOT 37 STRATA PLAN LMS992 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1	LETECIA MARZAN BANTA and NOEL BANTA BANTA
906-3380 VANNESS AV	018-367-330	STRATA LOT 53 DISTRICT LOT 37 STRATA PLAN LMS992 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1	YICK KAM CHAN and YIN BING CHAN
1001-3380 VANNESS AV	018-367-348	STRATA LOT 54 DISTRICT LOT 37 STRATA PLAN LMS992 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1	ANDREW KWOK KOO CHEUNG and PEARL CHEUNG
1002-3380 VANNESS AV	018-367-356	STRATA LOT 55 DISTRICT LOT 37 STRATA PLAN LMS992 TOGETHER	HA DANG

		WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1	
1003-3380 VANNESS AV	018-367-364	STRATA LOT 56 DISTRICT LOT 37 STRATA PLAN LMS992 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1	BRIAN YAN MUK
1004-3380 VANNESS AV	018-367-372	STRATA LOT 57 DISTRICT LOT 37 STRATA PLAN LMS992 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1	TERESA LOUISE DIRKS and DOUGLAS JOHN DIRKS
1005-3380 VANNESS AV	018-367-381	STRATA LOT 58 DISTRICT LOT 37 STRATA PLAN LMS992 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1	VIVIAN WAI BLAKER
1006-3380 VANNESS AV	018-367-399	STRATA LOT 59 DISTRICT LOT 37 STRATA PLAN LMS992 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1	HARIND£R SINGH KHANGURA
1101-3380 VANNESS AV	018-367-402	STRATA LOT 60 DISTRICT LOT 37 STRATA PLAN LMS992 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1	PETER BYRNE and ANN BYRNE
1102-3380 VANNESS AV	018-367-411	STRATA LOT 61 DISTRICT LOT 37 STRATA PLAN LMS992 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1	KA LOK CHAN and CHE WANG CHAN
1103-3380 VANNESS AV	018-367-429	STRATA LOT 62 DISTRICT LOT 37 STRATA PLAN LMS992 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1	SIMON DAVISON
1104-3380 VANNESS AV	018-367-437	STRATA LOT 63 DISTRICT LOT 37 STRATA PLAN LMS992 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1	SEAN DIMITRIE
		The Common Property, Strata Plan LMS992	
3347 CLIVE AV	007-507-771	LOT 4 BLOCK 154 PLAN 16378 DISTRICT LOT 37 NEW WESTMINSTER	INTRACORP VANNESS NOMINEE LTD.

APPLICANT INFORMATION

Developer	Intracorp Vanness Limited Partnership
Architect	Boniface Oleksiuk Politano Architects

SITE STATISTICS

Site Area	3,560.3 sq. m (38,323 sq. ft.)

DEVELOPMENT STATISTICS

	Permitted Under Existing Zoning	**Proposed**
Zoning	CD-1(201) and CD-1(218)	CD-1
Land Use	Residential, Commercial	Residential, Commercial
Density	3352-3386 Vanness Avenue: 1.45 FSR 3347 Clive Avenue: 0.6 FSR	11.38 FSR
Maximum Height	35.5 m (120 ft.)	104.9 m (344 ft.)
Floor Area	7,299 sq. m (78,566 sq. ft.)	40,516 sq. m (436,111 sq. ft.)
Parking and Bicycle Spaces	As per Parking By-law	Vehicle parking spaces: 214 Class A bicycle spaces: 1260 Class B bicycle spaces: 35 Loading spaces: 7 Passenger loading spaces: 5
Natural assets	12 on-site trees 7 city trees	Retain 1 off-site tree Retain 6 city trees 20 new on-site trees Confirmed at the development permit stage

* * * * *