CITY OF VANCOUVER

**REFERRAL REPORT**

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| Report Date: | February 27, 2024 |
| Contact: | Susanne Rühle |
| Contact No.: | 604.326.4844 |
| RTS No.: | 16249 |
| VanRIMS No.: | 08-2000-20 |
| Meeting Date: | March 12, 2024 |

TO: Vancouver City Council

FROM: General Manager of Planning, Urban Design and Sustainability

SUBJECT: CD-1 Rezoning: 5490 Ash Street

## *RECOMMENDATION TO REFER*

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

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

### *RECOMMENDATION FOR PUBLIC HEARING*

A. THAT the application by South Seas Development Ltd. on behalf of 1309910 B.C. Ltd., Inc. No. BC1309910, the registered owner of the lands located at 5490 Ash Street [*PID: 009-972-421; Lot 10 Block 875 District Lot 526 Plan 8664*], to rezone the lands from R1-1 (Residential Inclusive) District to CD-1 (Comprehensive Development) District, to increase the floor space ratio (FSR) from 0.70 to 2.03 and the building height from 11.5 m (38 ft.) to 13.7 m (45 ft.) to permit a four-storey residential building containing 14 strata-titled residential units, 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 Ankenman Marchand Architects, received March 21, 2023, provided that the Director of Planning may allow minor

alterations to this form of development when approving the detailed scheme of development;

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

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

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

C. THAT Recommendations A and B 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 site at 5490 Ash Street from R1-1 (Residential Inclusive) District to CD-1 (Comprehensive Development) District. The proposal is to permit a four-storey residential building containing 14 strata-titled residential units under the *Cambie Corridor Plan* (“*Plan”*).

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

## *COUNCIL AUTHORITY/PREVIOUS DECISIONS*

- Vancouver Plan (2022)
- Cambie Corridor Plan (2018, last amended 2023)
- Cambie Corridor Public Realm Plan (2018)
- Housing Needs Report (2022)
- Housing Vancouver Strategy (2017)
- Family Room: Housing Mix Policy for Rezoning Projects (2016)
- High-Density Housing for Families with Children Guidelines (1992, last amended 2022)
- Vancouver Food Strategy (2023)

- Urban Forest Strategy (2016, amended 2018)
- Community Amenity Contributions Policy for Rezonings (1999, last amended 2023)
- Vancouver Development Cost Levy By-law No. 9755
- Vancouver Utilities Development Cost Levy By-law No. 12183
- Latecomer Policy (2021)
- Green Buildings Policy for Rezonings (2010, last amended 2023)

***PROVINCIAL AUTHORITY***

- Provincial Bill 47- Housing Statues (Transit-Oriented Areas) Amendment Act, adopted November 30, 2023

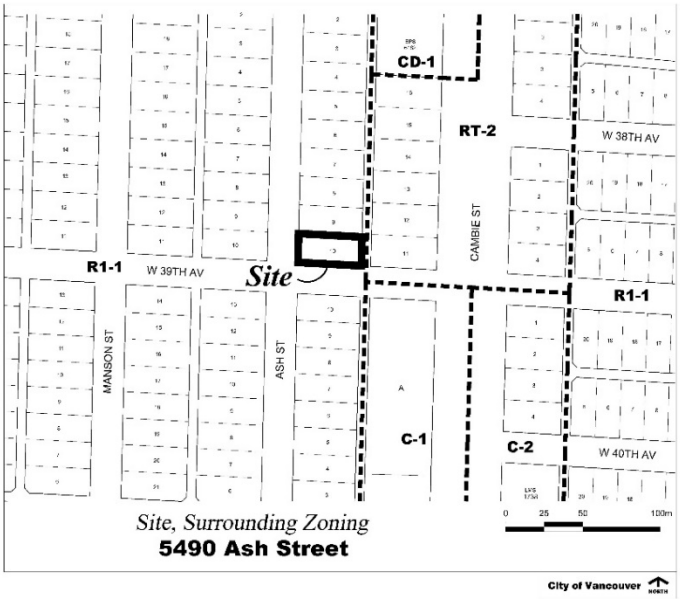
## *REPORT*

### *Background/Context*

### 1. Site and Context

The subject site (see Figure 1) is comprised of one legal parcel located on the northeast corner of Ash Street and West 39th Avenue, with a lane to the rear. The site has an area of approximately 761.4 sq. m (8,193 sq. ft.). It is zoned R1-1 (Residential Inclusive) and is currently developed with one single-detached house with no secondary rental units. As this is a single lot development, the existing residential tenants are not eligible for tenant protection under the *Tenant Relocation and Protection Policy*. It is also the location of Moss Portal, which is described by its members as home to low-income artists and community members who host a number of cultural and social gatherings. This will be further discussed in Section 5 below.

**Figure 1: Surrounding Zoning and Context**




The surrounding area is zoned R1-1 (Residential Inclusive) to the west, RT-2 (Residential District) and C-1 (Commercial) District to the east along Cambie Street. The neighbourhood is

undergoing significant change, with the new Oakridge Centre two blocks to the south from the subject site.

**Neighbourhood Amenities** – The following amenities are within close proximity:

- *Parks* – Queen Elizabeth Park (450 m), Columbia Park (650 m), Van Dusen Botanical Garden and Oak Meadows Park (650 m), Tisdall Park (1 km) and Montgomery Park (1.3 km). Oakridge Centre (400 m) and Heather Lands (600 m) will also include new park space.

  *Cultural/Community Spaces* – Moss Portal (at location), Oakridge Senior Centre (160 m), Jewish Community Centre (850 m); Oakridge Centre (400 m) will include a new rooftop park, library, seniors centre, community centre and accessible theatre space, two artist studios, including one dedicated to Indigenous Cultural Practices. Rezonings were approved for a non-profit organisation centre at 5740 Cambie Street (400 m), a non-profit youth centre at 495 West 43rd Avenue (650 m), nine artist live-work spaces at 5910 Cambie Street (600 m) and a youth centre at 5812 Cambie Street (700 m).

- *Childcare* – Garderie L'île aux Enfants (500 m) and expanded childcare at the Jewish Community Centre (850 m). Rezoning was approved for a childcare facility at 5812 Cambie Street (700 m). Oakridge Centre (400 m) and Oakridge Transit Centre (700 m) have been approved for new childcare facilities. New childcare facilities are anticipated at the Heather Lands (500 m) and Eric Hamber Secondary School (850 m).

**Local School Capacity** – The site is located within the catchment area of Dr. Annie B. Jamieson Elementary School and Eric Hamber Secondary School. According to the Vancouver School Board (VSB)'s 2020 *Long Range Facilities Plan*, Dr. Annie B. Jamieson Elementary is currently operating at 108% capacity and by 2031 is forecasted to be operating at 123% capacity. Eric Hamber Secondary is operating at 82% with an expected capacity of 79% by 2031.

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

## 2. Policy Context

**Vancouver Plan** – 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 coming years. The site is located within the *Cambie Corridor Plan* which is generally in alignment with the *Vancouver Plan.*

**Housing Needs Report** – On April 27, 2022, Council received a *Housing Needs Report* (HNR). Further to the BC Provincial government's requirement, Council must consider their most recent *HNR* when developing a development plan, or when amending a development plan in relation to Council's housing policies respecting affordable housing, rental housing and special needs housing. This zoning amendment would facilitate the delivery of strata housing and implements Council-approved directions as contained in the *Plan* and is well supported by the data and findings within the *HNR*.

**Cambie Corridor Plan** – The site is located within the Oakridge Municipal Town Centre neighbourhood, characterized as a regionally significant urban centre to accommodate a range of jobs, retail, cultural spaces and housing options. Sub-section 4.3.9 of the *Plan* permits four-storey strata residential buildings on smaller lots and a diversity of built forms.

**Bill 47, Housing Statutes (Transit-Oriented Areas) Amendment Act (2023)** – In November 2023, the Province passed legislation which establishes minimum heights and densities for developments within Transit-Oriented Areas (TOAs). Staff are reviewing the legislation and will report back to Council within the Provincial deadline of June 2024, along with an implementation strategy. The legislation prohibits Council from refusing an application on the basis of the prescribed heights and densities within a designated TOA, and Council may continue to consider applications and make decisions as it relates to the application before them at a Public Hearing.

***Strategic Analysis***

## 1. Proposal

The proposal is for a four-storey residential building with 14 strata-titled residential units. The proposed height is 13.7 m (45 ft.) and the floor space ratio (FSR) is 2.03. Vehicle and bicycle parking are provided underground with access from the lane.

**Figure 2: Proposed Building from the Southeast**

## 2. Land Use

The proposed strata-titled residential housing is consistent with the *Plan*'s direction for residential use at this location.

## 3. Form of Development, Height and Density (Refer to drawings in Appendix D and statistics in Appendix H)

In assessing urban design performance, staff consider the built-form guidance within the *Plan* for four-storey strata apartment buildings on small lots in Oakridge Municipal Town Centre.

**Form of Development** – The proposed form of development is consistent with *Plan's* direction for four-storey strata apartment buildings within close proximity to existing transit and services.

**Height** – The proposed building height of four storeys and approximately 13.7 m (45 ft.) aligns with the *Plan*. Staff have provided a condition to delete private residential interior space on the rooftop in accordance with policy.

**Density** – The proposed density of 2.03 is generally in alignment with the built form guidelines of the *Plan* which allows for a maximum FSR of 2.0 for strata-titled residential.

**Private Amenity Space** – The proposal provides common indoor amenity space in compliance with the *Plan*. A condition of rezoning is to enlarge the proposed common indoor amenity space and provide a generous common outdoor amenity space on the rooftop.

**Public Realm** – The *Plan* recommends public realm enhancements such as wider sidewalks, street trees and furnishings to support a vibrant, walkable neighbourhood.

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

Staff have concluded that the proposal complies with the form of development, height and density for this site as outlined in the *Plan*. Staff support the application subject to the Urban Design conditions detailed in Appendix B.

## 4. Housing

**Housing Mix** – For strata residential development, 35% of all units are to be suitable for families including a minimum 25% with two bedrooms and a minimum of 10% with three or more bedrooms. The proposed unit mix of three 3-bedroom units (21%), nine 2-bedroom units (64%), and two 1-bedroom units (14%) is consistent with policy.

**Existing Tenants** – The site is currently developed with one single-detached house with five bedrooms but no secondary rental units. As this is a single-lot development, the existing residential tenants are not eligible for tenant protection under the *Tenant Relocation and Protection Policy* (TRPP).

All residential tenancies are protected under the provincial *Residential Tenancy Act*.

## 5. Cultural, Food and Community Space Assets

The property currently accommodates social and cultural activities for an informal community group called Moss Portal. Moss Portal also maintains the garden space on-site and organizes community events and gatherings for artists. To support the cultural activities and the garden, Moss Portal has been the recipient of small community grants, including the Vancouver Foundation's Neighbourhood Small Grants program. There is no policy under the *Plan* to retain informal cultural activities and shared space on this site.

The Vancouver Food Strategy sets out policies to increase the number of community gardens and to explore mechanisms to stabilize their tenure. These policies do not require retention of an existing garden on a particular site when redevelopment is pursued. However, staff have

encouraged the applicant to explore integrating a garden space within the new development for the enjoyment of future residents and to animate the outdoor space.

## 6. Transportation and Parking

The site is well served by public transit. It is within two blocks of the Oakridge 41st Avenue Canada Line SkyTrain station and Cambie Street, which is part of TransLink's Frequent Transit Network (FTN). The property is one block away from the 37th Avenue bikeway and two blocks from the Heather Street bikeway.

Parking, loading, bicycle and passenger loading spaces are required to meet the Parking By-law. Proposed parking reductions may be considered at the development permit stage with acceptable Transportation Demand Management (TDM) or other management measures.

Engineering conditions related to transportation, public realm and parking are included in Appendix B.

## 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. The applicant has submitted preliminary modelling analysis detailing design and construction strategies to meet energy and emissions and embodied carbon targets in the 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 protect and strengthen Vancouver's urban forest and tree canopy. The Protection of Trees By-law requires permission to remove trees that meet certain conditions to protect as many healthy, viable trees while still meeting the challenges of development and housing priorities.

Two existing trees on site are proposed to be removed. There are ten trees located on City lands adjoining the site. Two of the ten trees located on City lands are planted as typical boulevard "street trees", meaning they were intentionally planted by the City on the outside boulevard to act as long-term street trees. Protection of these two street trees during construction is required. After coordination and review by Park Board and Engineering Services, the other eight trees located on City lands are to be removed due to site constraints. See Appendix B for landscape and tree conditions.

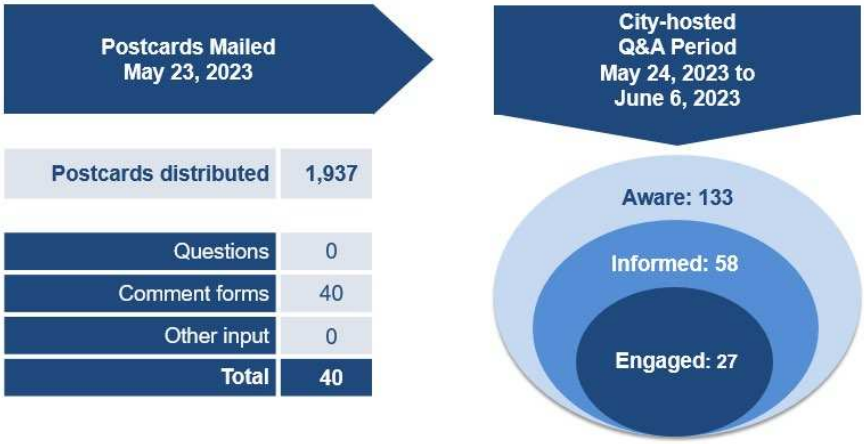
## 8. Public Input

**Public Notification** – A site sign was installed on the site on April 24, 2023. Approximately 1,937 notification postcards were distributed within the neighbouring area on or about May 23, 2023. Notification and application information, and an online comment form, was provided on the City's Shape Your City Vancouver (shapeyourcity.ca/) platform.

**Question and Answer Period** – A Question and Answer period was held from May 24, 2023 to June 6, 2023 on the Shape Your City platform. The open house consisted of an open-question online event where questions were submitted and posted with a response over a period of two weeks. The website was accessed 473 times.

**Public Response and Comments** – Public input was via online questions, comment forms, by email and phone. A total of 40 submissions were received of which 26 were opposed, nine were in support and five expressed a mix of support and concerns. Below is a summary of feedback received from the public by topic.

**Figure 3: Overview of Notification and Engagement**




Generally, comments of support fell within the following areas:

- **Housing, Parking, and Height and Density:**
  - The proposed development adds much needed housing to the City. Given the proximity to Oakridge Centre, even more density should be allowed at this site.
  - Given the proximity to the SkyTrain, a reduced amount of vehicle parking seems appropriate if convenient and secure bicycle parking is provided.
  - Support for the proposed height, massing, density and family units.

Generally, comments of concern fell within the following areas:

- **Moss Portal:**
  - Concerns about displacing the residential tenants of Moss Portal as they are seen as important to the community.
  - Moss Portal is valued as a safe and inclusive housing, community and cultural space for community members, particularly IBPOC 2SLGBTQIA+[1] community members.

- **Garden space and Sustainability:**
  - Concerns about the loss of the garden, hummingbird nesting sites, trees, and other plants. The existing mature trees provide ecological value and removing the trees would not align with the City's green and sustainability policies.

- **Housing:**
  - The affordable housing will be replaced by unaffordable non-rental housing.

[1] IBPOC = Indigenous, Black, and People of Color; 2SLGBTQIA+ = Two Spirit, Lesbian, Gay, Bisexual, Transgender, Queer, Questioning, Intersex, and Asexual Plus.

- Lack of common outdoor space.
- Simple and smaller projects should not be subject to a rezoning.

**Response to Public Comments**

*Moss Portal* – The Moss Portal tenants are protected under the Province's *Residential Tenancy Act*. While the applicant is not required to provide tenant protection under the City's *TRP*, they have expressed that they will explore opportunities to support the current tenants with relocation. Although staff recognize the artistic and community-oriented activities and practises of the residents, there is no policy in the Plan to support retention of informal cultural and community space.

*Garden space and Sustainability* – While the *Vancouver Food Strategy* sets out policies to increase the number of community gardens and explore mechanisms to stabilize tenure, the *Plan* does not require replacement on this site. Similar to other social serving spaces, staff tracks their loss and encouraged the applicant to integrate a garden space within the new development.

*Housing* – The *Plan* permits strata-titled residential housing at this location, for which a rezoning is required. Further, there is a condition that requires shared outdoor play space to be included in the proposal. In this area of the *Plan*, a variety of building forms and heights is anticipated and desired.

## 9. Public Benefits

**Community Amenity Contributions (CAC)** – The application is subject to a CAC target applicable to the four-storey residential area of the Cambie Corridor. The applicant has offered a cash CAC of $855,438 based on the 1,010.9 sq. m (10,876 sq. ft.) increase in allowable floor area and the target rate applicable to this application.

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

**Development Cost Levies (DCLs)** – This site will be subject to both the City-wide DCL and Utilities DCL, which will be calculated on the floor area proposed at the development permit stage. Based on rates as of September 30, 2023 and the proposed 1,543.94 sq. m (16,613 sq. ft.) of residential floor area, the DCLs are estimated to be $589,097.

DCL rates are subject to future adjustment by Council including annual inflationary adjustments. DCLs are payable at building permit issuance based on rates in effect at that time. A development may qualify for 12 months of in-stream rate protection from DCL rate increases, provided that an application has been received prior to the rate adjustment. See the City's DCL Bulletin for details on DCL rate protection.

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

### *Financial Implications*

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

### *CONCLUSION*

Staff conclude that the proposed land use, height, density, and public benefits are consistent with the intent of the *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 as 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 the plans included as Appendix D.

* * * * *

**5490 Ash Street**
**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 ( ).

**Uses**

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

   (a) Dwelling Uses, limited to Multiple Dwelling; and

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

**Conditions of Use**

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

   (a) be suitable for family housing; and

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

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

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

**Floor Area and Density**

5.1 Computation of floor area must assume that the site area is 761.4 $m^2$, being the site area at the time of the application for the rezoning evidenced by this by-law, prior to any dedications.

5.2 The maximum floor space ratio for all uses combined is 2.03.

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

5.4 Computation of floor area must exclude:

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

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

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

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

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

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

(ii) bicycle storage; and

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

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

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

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

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

**Building Height**

6.1 Building height must not exceed 13.7 m.

6.2 Despite section 6.1 of this by-law and the building height regulations in section 10 of the Zoning and Development By-law, if the Director of Planning permits common rooftop amenity space or mechanical appurtenances including elevator overrun and rooftop access structures, the height of the portion of the building with permitted common rooftop amenity space or mechanical appurtenances must not exceed 18.2 m.

**Horizontal Angle of Daylight**

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

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

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

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

7.5 An obstruction referred to in section 7.3 above means:

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

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

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

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

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

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**5490 Ash Street**
**CONDITIONS OF APPROVAL**

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

## PART 1: CONDITIONS OF APPROVAL OF 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 Ankenman Marchand Architects, received March 21, 2023, and provides that the Director of Planning may allow minor alterations to this form of development when considering the detailed scheme of development submitted with the development application.*

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

### Urban Design

1.1 Design development to provide setbacks consistent with the expectations of the built form guidance in the *Plan*.

Note: Refer to RM-9 guidelines. Better integrate the parkade egress stair (located at GL 1-2 and A-B) into the building massing and provide 7 ft. clear at interior side yard.

1.2 Strengthen the corner unit connection to Ash Street public realm.

Note: This may be achieved by orienting unit 105 entry, stair and access path west. At grade unit entry expression and connection to West 39th Avenue for south facing units is appreciated.

1.3 Provide generous, usable private outdoor space for each dwelling unit.

Note: 6 ft. by 9 ft. balconies are typically required for each dwelling unit. In particular provide usable private outdoor space for Unit 303.

1.4 Improve shared amenity spaces as follows:

(a) Increase indoor amenity floor area as possible;

Note: Common amenity space is generally anticipated to be a minimum net floor area of 27.9 sq. m or 300 sq. ft.

(b) Provide common outdoor amenity space consistent with the *Cambie Corridor Built Form Guidelines;*

Note: Provision of a shared outdoor roof top amenity for all ages is encouraged. Refer to 5.4.1 and 5.4.35 of the *Plan*.

1.5 Design development to reduce the extent of projections above the roofline;

Note: Projections above the roofline are limited to stairs and elevators for access to outdoor amenity spaces and common amenity rooms at the roof deck. Refer to 5.4.1 of the *Plan*.

1.6 Design development to mitigate privacy and overlook to neighbouring properties at balconies and roof terraces;

Note: This may be achieved by provision of 2 ft. perimeter green roof planted with shrubbery at roof terraces to setback the usable outdoor spaces and with landscape screening at balconies.

1.7 Design development to improve architectural form and expression at north elevation to mitigate the building depth.

Note: Mitigate the perceived blank wall expression. Consider modest insets to break up the depth. A robust and varied landscape buffer is encouraged.

1.8 Design development to ensure a unified architectural concept with high quality materials and level of detailing.

Note: High-quality materials are anticipated. While it is understood that materials and detailing may evolve during the development permit stage, the submission should demonstrate a commitment to provide a unified expression with durable, high-quality materials and robust detailing.

1.9 Clearly identify built features intended to create a bird friendly design.

Note: Refer to the *Bird Friendly Design Guidelines* for examples of built features that may be applicable and provide a design rationale for the features noted. For more information, see the guidelines at: http://former.vancouver.ca/commsvcs/guidelines/B021.pdf.

**Landscape**

1.10 Adherence to the guidelines set forth in the *Plan*, in keeping with the general intent of this document, including street tree planting as required, in coordination with Engineering conditions.

1.11 Provision of small species trees in planters located on the rooftop private patios;

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

Note: The plans should be at 1/8”: 1 ft. scale minimum. The plant list should include the common and botanical name, size and quantity of all existing/ proposed plant material. Plant material should be clearly illustrated on the Plan and keyed to the Plant List. The

landscape plan should include the public realm treatment (to the curb) and all existing or proposed street trees, adjoining walkways, surface materials, PMT/Vista transformers and public utilities such as lamp posts, hydro poles, fire hydrants.

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

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

1.14 Provision of a vegetative cover calculation sheet, included with the landscape plans;

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

1.15 Provision of a soil depth overlay sheet, included with the landscape plans;

1.16 Provision of an outdoor lighting plan;

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

1.17 Provision of a high-efficiency automatic irrigation system for all planted areas;

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

1.18 Provision of landscape features intended to create bird friendly design;

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

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

Final location, quantity, tree species to the satisfaction of the General Manager of Engineering. Contact Engineering Services (Streets Design Branch) at 604-871-6131 to confirm planting location. New tree must be of good standard, minimum 6 cm calliper and installed with approved root barriers, tree guards and appropriate soil. Root barriers shall be 8 feet long and 18 inches deep. Planting depth of root ball must be below

sidewalk grade. New street trees to be confirmed prior to issuance of the building permit. Call Park Board at 311 for tree species selection and planting requirements. Park Board to inspect and approve after tree planting completion.

**Sustainability**

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

**Engineering**

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

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

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

https://vancouver.ca/streets-transportation/street-design-construction-resources.aspx

https://vancouver.ca/home-property-development/construction-street-use-permits.aspx#shoring-and-excavation

1.22 The owner or representative is to contact Engineering Services at StreetUseReview@vancouver.ca to acquire the project's permissible street use after Building Permit issuance.

Note: Prepare a mitigation plan to minimize street use during excavation and construction (i.e., consideration to the building design or sourcing adjacent private property to construct from) and be aware that a minimum 60-day lead time is required for any major crane erection / removal or slab pour that requires additional street use beyond the already identified project street use permissions.

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

1.23 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.

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

1.25 Provision of written confirmation that a waste hauler can access and pick up from the location shown, prior to development permit issuance.

Note: Pick up operations should not require the use of public property for storage, pick up or return of bins to the storage location.

Guidelines: Garbage and Recycling Storage Facility Design (vancouver.ca)

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

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

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

ii. "Tree species, final spacing, quantity and location to the satisfaction of the General Manager of Engineering Services. New trees must be of good standard, minimum 6 cm caliper, and installed with approved root barriers, tree guards and appropriate soil volumes. Root barriers shall be of rigid construction, 8 feet long and 18 inches deep, centre on each street tree adjacent to the sidewalk and any off-street bike facility. Planting depth of root ball must be below sidewalk grade. Call Park Board for inspection after tree planting completion".

iii. “The required Green Infrastructure improvements on 5490 Ash Street will be as per City-issued design.”

Note: Callouts must be included along with the note.

(b) existing locations of:

i. street furniture; and

ii. poles and guy wires.

Note: Poles and guywires that are to be removed or relocated must be called out and the existing and proposed locations shown.

(c) deletion of:

i. proposed concrete pavers on City Right-of-Way.

Note: Surface treatment for City walks is to be standard concrete only.

(d) streetscape designed in compliance with the Cambie Corridor Streetscape Design Guidelines.

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

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

(a) Dimensions of manoeuvring aisles and the drive aisles at the parkade entrance and all gates.

(b) Design elevations on both sides of the ramps and drive aisles at all breakpoints, accessible spaces, and at all entrances.

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

(c) Indication of the stair-free access route from the Class A bicycle spaces to reach the outside.

1.28 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: Demonstrate compliance with these requirements at the building permit application stage. See vancouver.ca/rainwater for more information.

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

(a) An updated Groundwater Management Plan which includes:

1. Construction-related and permanent groundwater management, including anticipated groundwater discharge rates for City approval;

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

(b) An updated Impact Assessment which achieves the following objective:

1. Analysis to confirm that there are no significant risks from groundwater extraction/diversion.

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

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

1.30 Submission of measured hydrogeological monthly construction-related discharge to sewer reports prior to Building Permit issuance for excavation.

Note: The monitoring must include daily average flow rates and be submitted monthly to groundwater@vancouver.ca. A hold will be placed on the issuance of a Building Permit for excavation. To remove the hold, provide an anticipated start date for excavation, and the contact details for the professional services that have been retained to conduct this monitoring, to groundwater@vancouver.ca

1.31 Provision of the Developer's Engineer is to submit a sewer abandonment plan that details the following:

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

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

1.32 A Key Plan shall be submitted and approved by the City prior to any third-party utility drawing submissions and third-party utility service drawings will not be reviewed by the City until the Key Plan is defined and achieves the following objectives:

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

(b) All third-party service lines to the development are 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: It is highly recommended that a Key Plan is submitted to the City for review as part of the building permit application. Use of street for temporary power (e.g., temporary pole, pole mounted transformer or ducting) is to be coordinated with the city well in advanced of construction. Requests will be reviewed on a case-by-case basis with justification provided substantiating need of street space against other alternatives. If

street use for temporary power is not approved, alternate means of providing power will need to be proposed. An electrical permit will be required.

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

Note: For further information contact Streets.Design@vancouver.ca and follow the link to the City web page https://vancouver.ca/home-property-development/building-grades-for-sidewalk-and-street-elevation.aspx.

## PART 2: CONDITIONS OF BY-LAW ENACTMENT

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

### Engineering

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

2.1 Provision of a Services Agreement to detail the on- and off-site works and services necessary or incidental to the servicing of the rezoning site (collectively called the "Services") such that they are designed, constructed, and installed at no cost to the City and all necessary street dedications and rights-of-way for the Services are provided all to the satisfaction of the General Manager of Engineering Services. No development permit for the Rezoning Site, or any portion thereof, or for any building or improvements thereon will be issued until the letter of credit, as security for the Services, is provided. The timing for the delivery of the Services shall be determined by the General Manager of Engineering Services in his sole discretion and holds shall be placed on such permits as deemed necessary in his sole discretion. Except as explicitly provided for in Condition 2.2.a), the Services are not excess and/or extended services and the applicant is not entitled to a Latecomer Agreement.

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

(a) Provision of adequate water service to meet the fire flow demands of the project.

Note: Based on the confirmed Fire Underwriter's Survey Required Fire Flows and domestic flows submitted by Core Concept Ltd. dated December 21, 2022, no water main upgrades are required to service the development.

The main servicing the proposed development is 150 mm. Should the development require water service connections larger than 150 mm, the developer shall upsize the existing main to the satisfaction of the General

Manager of Engineering Services. The developer is responsible for 100% of the cost of the upgrading. The maximum water service connection size is 300 mm.

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

(b) Provision of adequate sewer (storm and sanitary) service to meet the demands of the project and to maintain acceptable sewer flow conditions, implementation of development(s) at 5490 Ash Street require:

i. Off-Site Servicing Upgrade:

1. Separate 48 m of 450 mm COMB to 300 mm SAN and 675 mm STM on Ash Street from MH_FJCP85 fronting L/N West 41st Avenue to MH_FJCP83 fronting Ash Street and West 41st Avenue.

Note: Development to be serviced to the future 250 mm SAN and 450 mm STM on Ash Street. The existing 375 mm COMB sewer is in construction by others.

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

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

i. 2.14 m (7.0 ft) wide broom finish saw-cut concrete sidewalk.

(d) Provision of street improvements along West 39th Avenue adjacent to the site and appropriate transitions, including:

i. 2.44 m (8.0 ft.) wide broom finish saw-cut concrete sidewalk;

ii. minimum 1.83 m (6.0 ft.) wide front boulevard; and

Note: Measurement is to be from the back of the existing curb.

Note: Removal of some or all of the existing street trees along West 39th Avenue is required in part to accommodate the street improvements. Please contact the Urban Forestry department for information about the fees associated with the removal of these trees and to confirm permission for their removal.

(e) Provision of a new standard concrete lane crossing, with new lane returns and ramps on both sides, at the lane entrance on West 39th Avenue.

(f) Provision of 50 mm thick mill and inlay (full road width) along Ash Street frontage to City "Higher-Zoned Streets/Lanes" specifications.

(g) Provision of full-depth lane reconstruction along frontage with center valley drainage to City "Higher-Zoned Streets/Lanes" pavement structure, including:

i. installation of one new catch basin; and

ii. removal of the existing two catch basins and disposal offsite.

(h) Provision of street trees where space permits.

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

(i) Provision Green Infrastructure improvements to the satisfaction of the General Manager of Engineering Services, including:

i. installation of a rainwater tree trench (RTT) on the frontage of West 39th Avenue., to treat and retain 90% of average annual rainfall from the Right-of-Way (RoW) to the greatest extent practical.

Note: These improvements generally include placement of street trees, structural soil or soil cell and perforated pipe sub drain connected to the sewer system under proposed sidewalk to provide the minimum soil volume storage for street trees as per the Engineering Design Manual. Selected tree species to be coordinated with Urban Forestry, Streets and Transportation.

Green Infrastructure (GI) should be used to manage rainwater from the street right-of-way as required in the Rain City Strategy. The retention standard for the right-of-way is to treat and retain 90% of average annual rainfall where possible. These design standards are applied to the prescribed GI measures listed above. GI should be designed in this area while keeping the *Plan* and Cambie Public Realm Plan policies in mind.

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

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

(k) Provision of Ash Street/West 39th Avenue entire intersection street lighting upgrade to current City standards and IESNA recommendations.

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

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

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

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

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

(a) Off-site sewer servicing upgrade per condition 2.1 (b).

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

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

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

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

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

Note: 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**

2.5 Pay to the City the cash Community Amenity Contribution (CAC) of $855,438 which the applicant has offered to the City and which is to be allocated to support the delivery of the *Cambie Corridor Plan Public Benefits Strategy*. Payment is to be made prior to enactment of the CD-1 By-law, at no cost to the City and on terms and conditions satisfactory to the Director of Legal Services.

**Environmental Contamination**

2.6 The following conditions must be met prior to enactment of the rezoning:

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

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

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

**Agreements**

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

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

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

* * * * *

**5490 Ash Street**
**DRAFT CONSEQUENTIAL AMENDMENT**

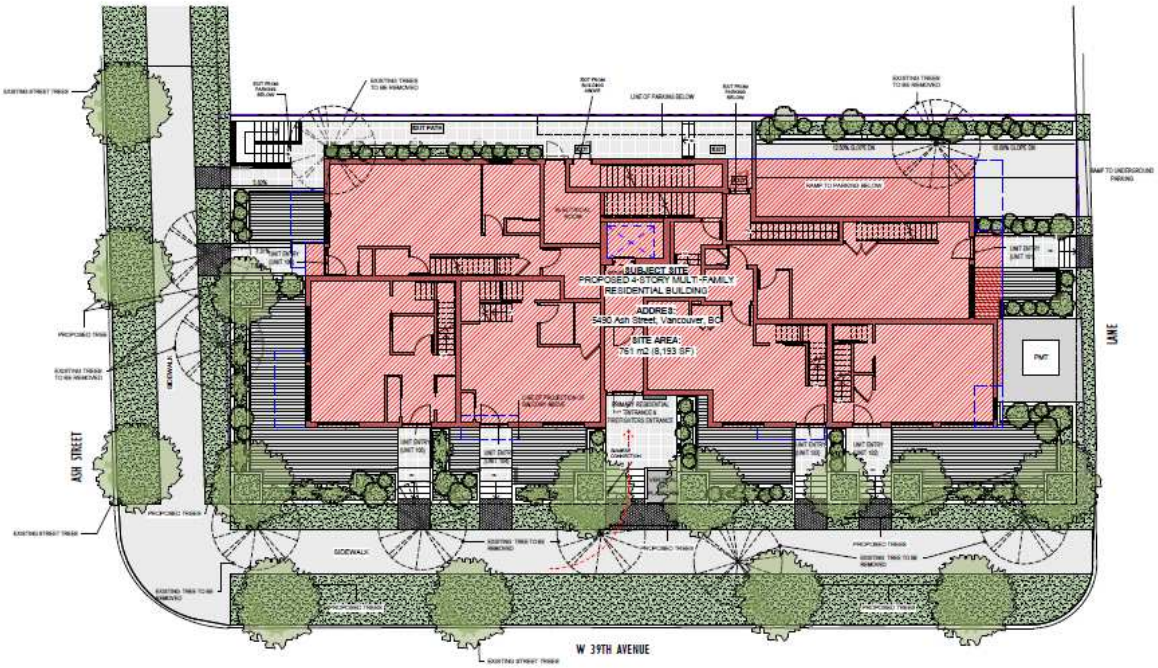
**DRAFT AMENDMENT TO THE SUBDIVISION BY-LAW NO. 5208**

1. Council amends Schedule A of the Subdivision By-law in accordance with the plan labelled Schedule A and attached to and forming part of this by-law, by deleting property PID: 009-972-421; Lot 10 Block 875 District Lot 526 Plan 8664 from the R1-1 maps forming part of Schedule A of the Subdivision By-law.

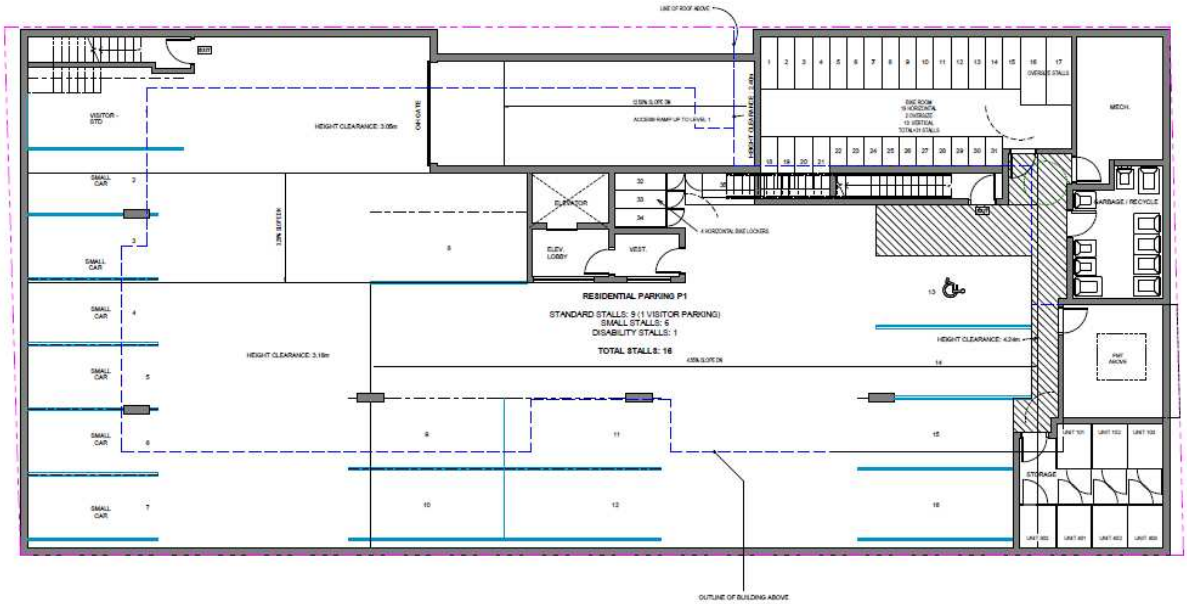
* * * * *

# 5490 Ash Street
# FORM OF DEVELOPMENT DRAWINGS

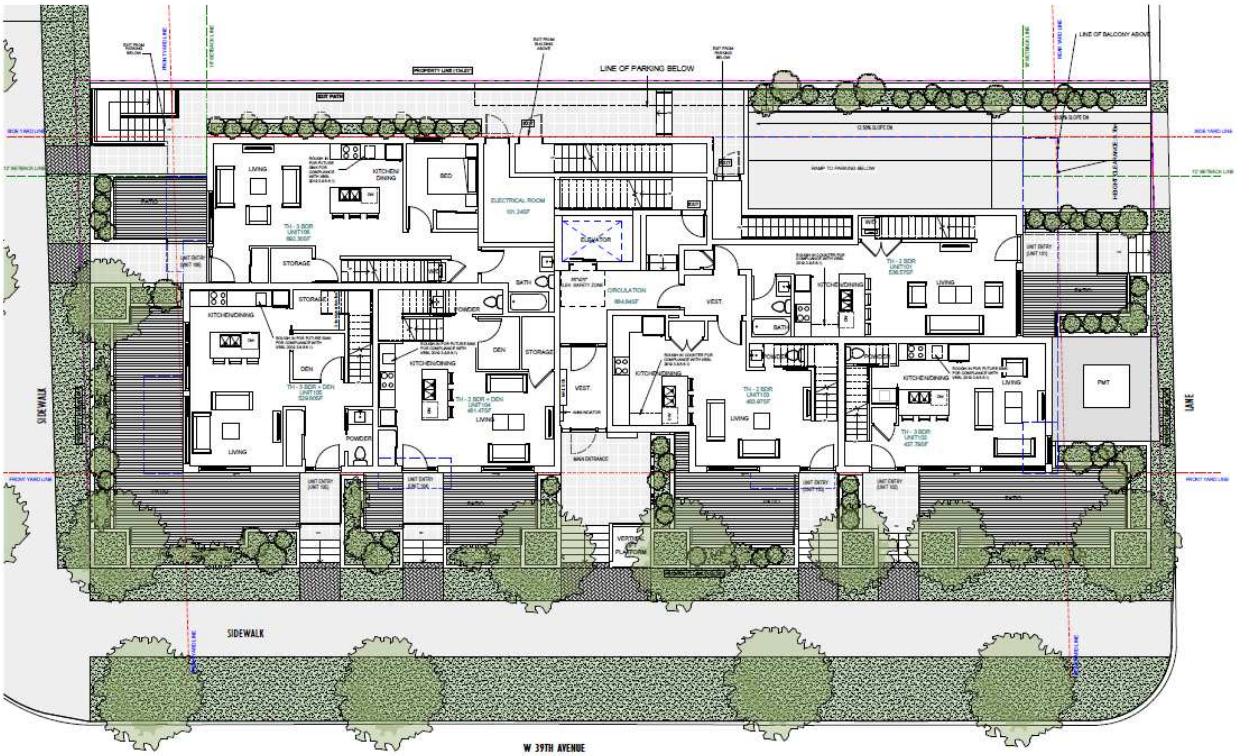
## Ground Floor / Site Plan



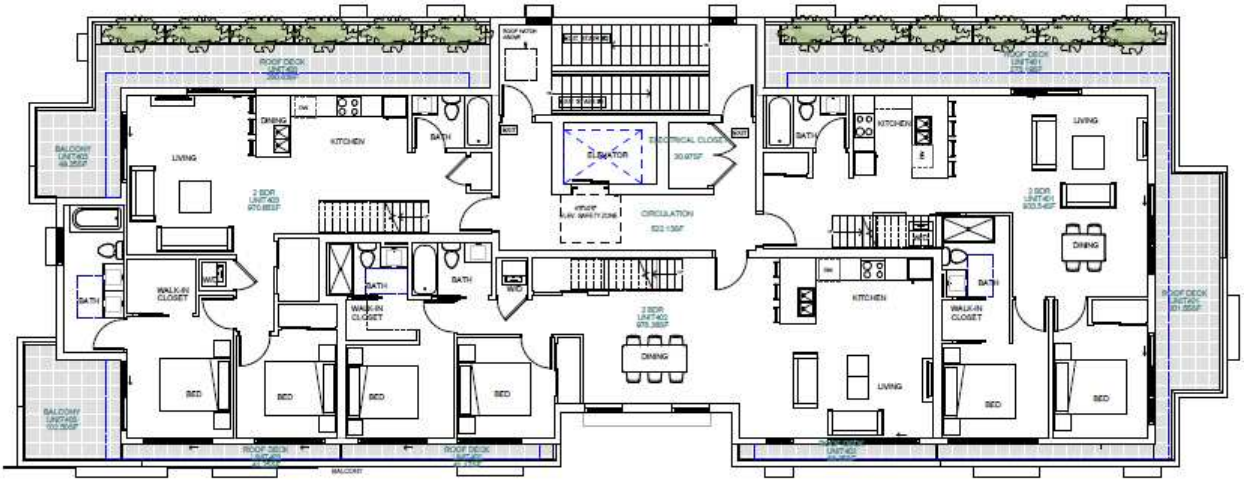

## Parking Level 1 Floor Plan



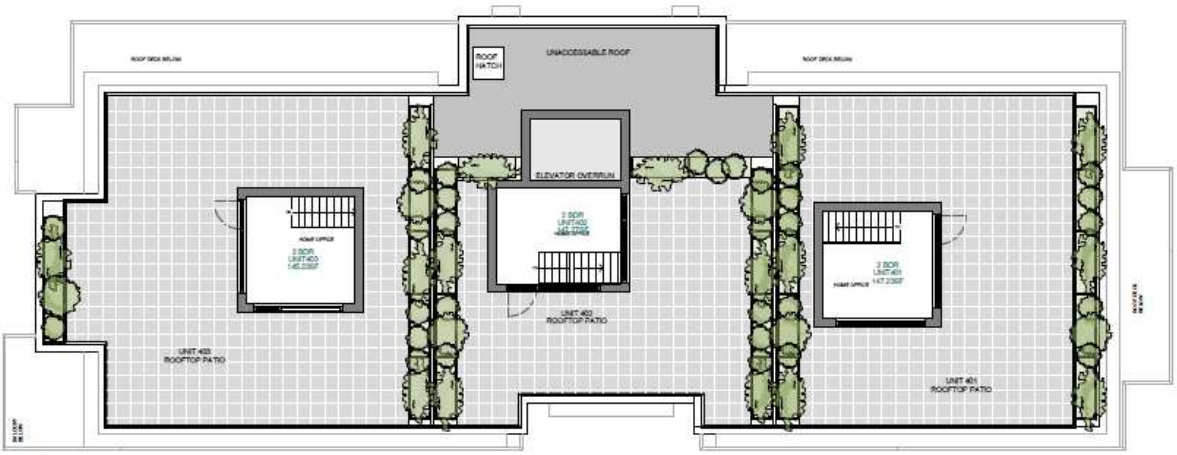
## Ground Floor Plan




## Level 4 Floor Plan



## Rooftop




## East Elevation

**West Elevation**

**South Elevation**

**North Elevation**

* * * * *

# 5490 Ash Street
## PUBLIC CONSULTATION SUMMARY

### 1. List of Engagement Events, Notification, and Responses

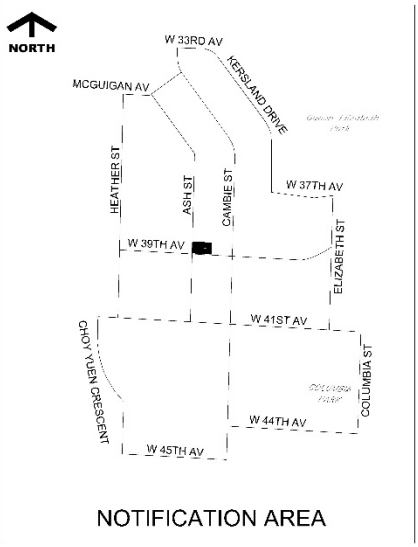
| | Date | Results |
|---|---|---|
| **Event** | | |
| Question and Answer Period (City-led) | May 24, 2023 – June 6, 2023 | 133 participants (aware)*<br>• 58 informed<br>• 27 engaged |
| **Public Notification** | | |
| Postcard distribution – Notice of rezoning application and virtual open house | May 23, 2023 | 1,937 notices mailed |
| **Public Responses** | | |
| Online questions | May 24, 2023 – June 6, 2023 | 0 submittal |
| Online comment forms<br>• Shape Your City platform | April 2023 – September 2023 | 40 submittals |
| Overall position<br>• support<br>• opposed<br>• mixed | April 2023 – September 2023 | 40 submittals<br>• 9 responses<br>• 26 responses<br>• 5 responses |
| Other input | April 2023 – September 2023 | 0 submittal |
| **Online Engagement – Shape Your City Vancouver** | | |
| Total participants during online engagement period | April 2023 – September 2023 | 406 participants (aware)*<br>• 161 informed<br>• 40 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:

- **Housing:**
  - The proposed development adds much needed housing to the City – given the proximity to Oakridge Centre, even more density should be allowed at this site.
  - Given the proximity to the SkyTrain, a reduced amount of vehicle parking seems appropriate if convenient and secure bicycle parking is provided.
  - Support for the proposed height, massing, density and family units.

Generally, comments of concern fell within the following areas:

- **Moss Portal:**
  - There are concerns about the development displacing the residential tenants on-site as they are seen as important members of the community. The tenants created “Moss Portal”, a community/cultural hub that hosts community events such as weekly jam sessions, run a garden and kitchen, share food and meals with neighbors and community and facilitate a ‘free store’ where items can be exchanged with each other.
  - Moss Portal is valued as a safe and inclusive housing, community and cultural space for community members, particularly IBPOC 2SLGBTQIA+[2] community members to connect and socialise while spreading awareness about art, inclusion, sustainability and indigenous knowledge and practices.

[2] IBPOC = Indigenous, Black, and People of Color; 2SLGBTQIA+ = Two Spirit, Lesbian, Gay, Bisexual, Transgender, Queer, Questioning, Intersex, and Asexual Plus.

- **Garden and Sustainability:**
    - There are concerns about the loss of the:
        - garden which received small grants from the Vancouver Foundations Neighbourhood Small Grants program;
        - hummingbird nesting sites; and
        - trees and other plants on the site. The trees provide ecological value such as pollinator protection, clean air and storm water management and carbon capture. Existing mature trees are more resilient to extreme weather events like droughts, floods, and insect damage. Cutting down the trees would not align with the City's green and sustainability policies.
- **Housing:**
    - The affordable housing on-site will be replaced by unaffordable non-rental housing.
    - Lack of common outdoor space, particularly of a children's play area and only very small indoor space planned.
    - Simple proposals like this should not have to go through rezoning.
    - The site should be used for affordable or social housing.

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

*General comments of support:*

- The variation in colours and textures creates visual interest and the building fits in well with the neighbourhood.

*General comments of concern:*

- No outdoor play area for children.
- The project benefits the rich at the expense of the community because it is displacing low-income tenants that are important community organizers in the area.

*General neutral comments/recommendations:*

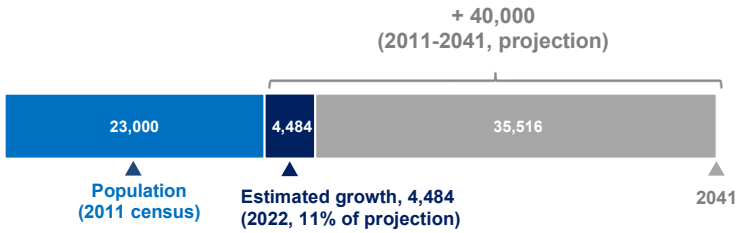
- Ensure safe and secure bicycle parking stalls.
- Add electric vehicle charging stations to all vehicle parking stalls.
- There should be more density given the site's proximity to transit, parks and Oakridge Centre.
- Use of concrete and perceived height of the project should be minimized.

* * * *

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

## POPULATION GROWTH[a]

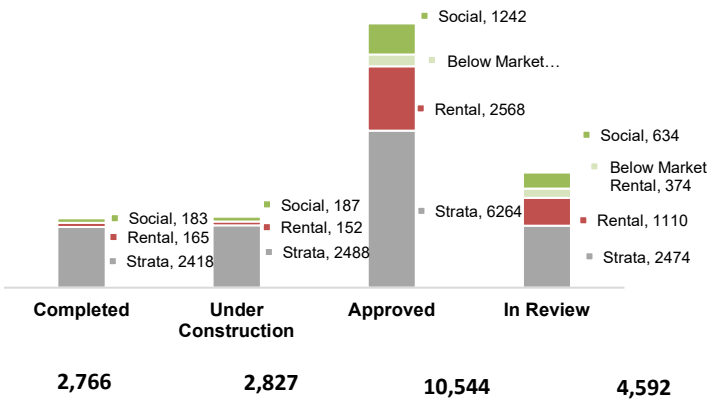
The Cambie Corridor has grown by approximately **4,484** people since the 2011 census. The plan projects an additional growth of approximately **35,700** people by 2041.




## DEVELOPMENT ACTIVITY (UNITS)[b]

Recent rezoning approvals:

- 4992 Ash Street
- 277-291 West 42nd Avenue
- 7969-7989 Cambie Street
- 3353 Cambie Street
- 5412 Cambie Street
- 
- **This list does not include any townhouse developments under the RM-8A/AN Districts Schedule*




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

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

| TARGETS<br>See Chapter 13 of the Cambie Corridor Plan for more details | COMPLETED | UNDER CONSTRUCTION | • PLANNING/ DESIGN | PROGRESS |
|---|---|---|---|---|
| **HOUSING[d]**<br>•<br>• ~ 4,700 additional secured market rental units<br>• ~ 2,250 social housing units<br>• ~ 400 additional below-market units<br>• (gross numbers of units reported) | • 165 secured market rental units<br>• 85 social housing units<br>• 98 TMH[e] | • 152 secured market rental units<br>• 187 social housing units | | **7%** of secured rental target achieved<br>**12%** of social housing target achieved<br>• ○ |
| **CHILDCARE**<br>•<br>• ~ 1,080 spaces for all age groups | • Restoration of 8 Oaks Acorn childcare outdoor area | • 138 spaces for 0-4 yrs children (Oakridge Civic Centre, Eric Hamber Secondary School)<br>• 60 spaces for 5-12 yrs children (Oakridge Civic Centre) | | **18%** of childcare spaces target achieved<br>• → |
| **TRANSPORTATION / PUBLIC REALM**<br>• Upgrade/expand walking and cycling networks | • 45th Ave bikeway improvements<br>• Interim Plazas (17th Avenue and Cambie Street; 18th Avenue and Cambie Street)<br>• 29th Avenue & Cambie Street Plaza and Public Art<br>• R4 Rapid Bus on 41st Avenue | • King Edward Avenue Complete Street (Yukon to Columbia streets)<br>• 49th Avenue transportation upgrades<br>• Slow Streets Installation (Ontario and 33rd Ave) | • 54th Avenue Curb Bulge bio-retention upgrade<br>• Cambie Street and 31st Avenue closure | ✓ |

| | | | | |
|---|---|---|---|---|
| • Complete Street design on Cambie St and major streets<br>• "Car-light" Heather St Greenway | • Cambie Complete Streets (35th Avenue to McGuigan Avenue)<br>• Ontario and 16th curb bulge bio-retention<br>• Oak Street and 27th Avenue pedestrian and bike signal<br>• Eastbound complete street on W King Edward (Yukon to Columbia) & improved crossing at W King Edward Avenue / Yukon Street | | • Cambie Street Complete Streets (30th Ave to 41st Ave)<br>• Alberta St transportation and green rainwater infrastructure upgrades<br>• | |
| **CULTURE**<br>• 5 new artist studios | • Five public art installations | • Cultural space, performance theatre, outdoor performance space at Oakridge Civic Centre | •<br>• 12 public art installations | ✓ |
| **CIVIC / COMMUNITY**<br>• Oakridge Civic Centre<br>• Oakridge Library renewal and expansion<br>• Additional library branch<br>• Hillcrest Community Centre (fitness centre expansion)<br>• Firehall #23<br>• Community Policing Centre | | • Oakridge Civic Centre (seniors centre, youth centre, childcare, library, community centre) | • VanDusen & Bloedel Strategic Plan | ✓ |
| **HERITAGE**<br>•<br>• 5% allocation from cash community amenity contributions in Cambie Corridor | • James Residence<br>• Milton Wong Residence<br>• 5% allocation from cash community amenity contributions | • Turner Dairy retention | | ✓ |
| **SOCIAL FACILITIES**<br>• Renewal and expansion of Oakridge Seniors Centre<br>• Youth Hub<br>• Non-profit organization centre<br>• Additional Seniors' Centre | | • Oakridge Seniors Centre and Youth Centre | | ✓ |
| **PARKS AND OPEN SPACES**<br>• New parks on large sites<br>• Queen Elizabeth Master Plan and Phase 1 upgrades<br>• 6 plazas and open spaces<br>• Neighbourhood park improvements | • Upgrades to Riley Park and Hillcrest Park<br>• Lillian To Park (17th Avenue and Yukon Street)<br>• Playground renewal at Douglas Park<br>• Queen Elizabeth Park tennis court resurfacing | • Oakridge Centre Park<br>• | •<br>• Alberta Street Blue-Green System and Columbia Park Renewal<br>• Queen Elizabeth Plan<br>• Heather Park off-leash dog area<br>• Little Mountain Plaza and Wedge Park | ✓ |

## EXPLANATORY NOTES

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

[a] **Population Growth:** Growth is calculated by taking the difference between the latest census year and the base population and adding an estimate based on floor area completed between the latest census and the present quarter.

[b] **Development Activity:** The Development Activity Chart includes Building Permits, Development Permits, and rezoning applications:

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

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

[d] **Housing - Planning/Design:** Housing units in developer-initiated applications are not included in the planning/design column and not counted towards public benefits achieved prior to construction as numbers and status may change throughout the permitting process.

[e] **Temporary Modular Housing (TMH):** are modular homes that provide supportive housing services to residents with low and moderate incomes who have a need for transitional housing. See the Housing Vancouver webpage for more information. These 98 social housing units are temporary modular housing that were not anticipated in the Cambie Corridor Plan; therefore, they do not count towards the Plan's housing goal.

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**5490 Ash Street**
**PUBLIC BENEFITS SUMMARY**

**Project Summary:**

Four-storey building containing 14 strata-titled residential units.

**Public Benefit Summary:**

The project would generate a DCL payment and a cash CAC to be allocated towards the Cambie Corridor Public Benefits Strategy.

| | Current Zoning | Proposed Zoning |
|---|---|---|
| Zoning District | R1-1 | CD-1 |
| FSR (site area = 761.43 sq. m (8,193 sq. ft.)) | 0.70 | 2.03 |
| Buildable Floor Area | 533 sq. m (5,737 sq. ft.) | 1,543.94 sq. m (16,613 sq. ft.) |
| Land Use | Residential Inclusive | Multiple Dwelling |

**Summary of development contributions expected under proposed zoning**

| | |
|---|---|
| City-wide DCL[1] | $362,163 |
| Utilities DCL[1] | $226,934 |
| CAC | $855,438 |
| **TOTAL** | **$1,444,535** |

[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.

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**5490 Ash Street**
**APPLICANT, PROPERTY, AND DEVELOPMENT PROPOSAL INFORMATION**

**Property Information**

| Address | Property Identifier (PID) | Legal Description |
|---|---|---|
| 5490 Ash Street | 009-972-421 | Lot 10 Block 875 District Lot 526 Plan 8664 |

**Applicant Information**

| | |
|---|---|
| **Architect** | Ankenman Marchand Architects |
| **Applicant** | South Seas Development Ltd. |
| **Registered Owner** | South Seas Development Ltd on behalf of 1309910 B.C. Ltd., Inc. No. BC1309910 |

**Development Statistics**

| | Permitted Under Existing Zoning | Proposed |
|---|---|---|
| **Zoning** | R1-1 | CD-1 |
| **Site Area** | 761.43 sq. m (8,193 sq. ft.) | 761.43 sq. m (8,193 sq. ft.) |
| **Land Use** | Residential Inclusive | Multiple Dwelling |
| **Maximum FSR** | 0.70 | 2.03 |
| **Maximum Height** | 11.5 m (38 ft.) | 13.7 m (45 ft.) to top of parapet<br>18.2 m (60 ft.) top of amenity room and appurtenances |
| **Floor Area** | 533 sq. m (5,737 sq. ft.) | 1,543.94 sq. m (16,613 sq. ft.) |
| **Unit Mix** | N/A | Three 3-bedroom units<br>Nine 2-bedroom units<br>Two 1-bedroom units |
| **Parking and Bicycle Spaces** | As per Parking By-law | 16 vehicle spaces<br>35 bicycle spaces<br>To be confirmed at development permit stage |
| **Natural Assets** | Two on-site trees and 10 trees on City lands | To be confirmed at development permit stage |

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