REFERRAL REPORT

Report Date:	January 7, 2025
Contact:	Scott Erdman
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RTS No.:	17694
VanRIMS No.:	08-2000-20
Meeting Date:	January 21, 2025

TO: Vancouver City Council

FROM: General Manager of Planning, Urban Design and Sustainability

SUBJECT: CD-1 Rezoning: 4545-4575 West 10th 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 BentallGreenOak (Canada) LP, on behalf of Sun Life Assurance Company of Canada, the registered owner of the lands located at 4545-4575 West 10th Avenue [*PID 008-735-972; Lot B of Lots 3 and 4 Block 150 District Lot 540 Plan 13082*] to rezone the lands from C-2 (Commercial) District to CD-1 (Comprehensive Development) District to increase the maximum floor space ratio (FSR) from 3.50 to 3.92 and the maximum building height from 22.0 m (72 ft.) to 68.3 m (224 ft.), plus additional height for rooftop amenity, to permit a mixed-use development with two towers (19 and 21 storeys) and two six-storey residential buildings, containing 571 rental units, with 20% of the residential floor area for below-market rental units, with commercial space on the ground floor, 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 Musson Cattell Mackey Partnership, received November 14, 2023, with revisions submitted on July 29, 2024;

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 and the General Manager of Planning, Urban Design and Sustainability.

C. 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.

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

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

E. THAT Recommendations A to D 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

(ii) 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 4545-4575 West 10th Avenue from C-2 (Commercial) District to CD-1 (Comprehensive Development) District to permit a mixed-use development with two towers (19 and 21 storeys) and two six-storey residential buildings, with commercial space on the ground floor, including a grocery store. The proposal contains a total of 571 rental units, with 20% of the residential floor area for below-market rental units. The rezoning application is being considered under the *Moderate Income Rental Housing Pilot Program* (MIRHP Program).

Staff recommend 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 a Public Hearing, and the conditions contained in Appendix B.

COUNCIL AUTHORITY/PREVIOUS DECISIONS

- Vancouver Plan (2022)
- Moderate Income Rental Housing Pilot Program Rezoning Policy (2017, last amended 2023)
- Rezoning Policy for Sustainable Large Developments (2018, last amended 2024)
- Housing Vancouver Strategy (2017)
- Interim Housing Needs Report (2025)
- Family Room: Housing Mix Policy for Rezoning Projects (2016)
- High-Density Housing for Families with Children Guidelines (1992)
- Green Buildings Policy for Rezonings (2010, last amended 2023)
- Urban Forest Strategy (2018)
- Transportation 2040 (2012)
- Community Amenity Contributions Policy for Rezonings (1999, last amended 2024)
- Community Benefit Agreement Policy (2018)
- Vancouver Development Cost Levy By-law No. 9755
- Vancouver Utilities Development Cost Levy By-law No. 12183
- Latecomer Policy (2021)
- Public Art Policy and Procedures for Rezoned Developments (2014, last amended 2021)

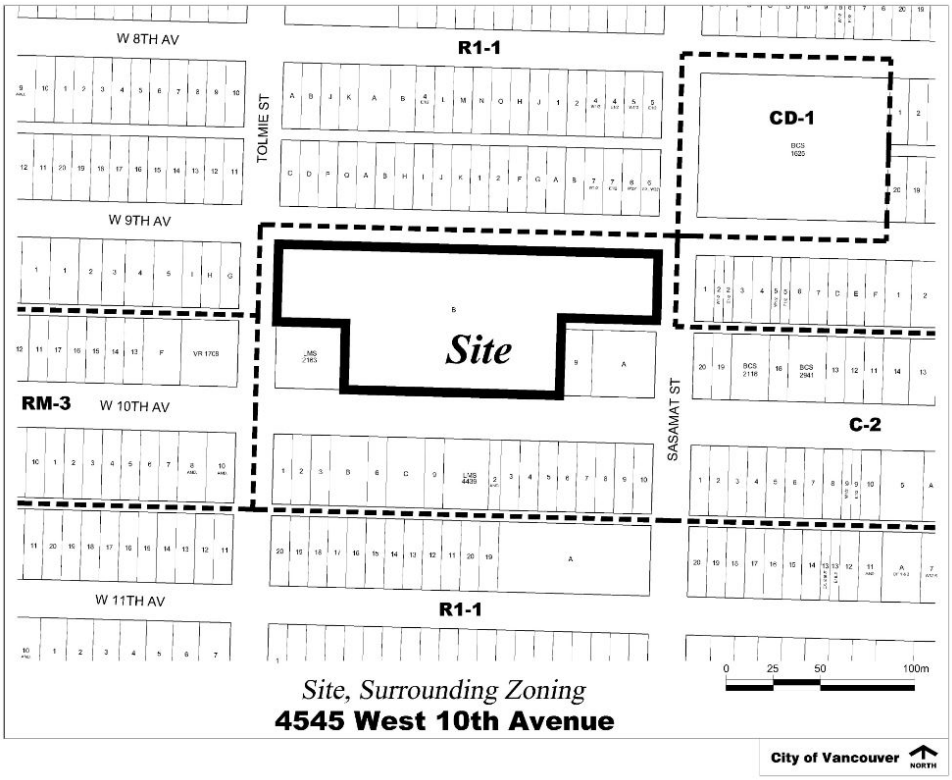
REPORT

Background/Context

1. Site and Context

The subject site is 11,966 sq. m (128,805 sq. ft.) in size and takes up most of the block between West 10th Avenue, Tolmie Street, West 9th Avenue, and Sasamat Street. It is located at the western end of the Point Grey Village retail area and has been a vacant site since 2019 when the previous Safeway grocery store was demolished. The remainder of the block includes low-rise commercial buildings along West 10th Avenue, and a seven-storey mixed-use strata building built in 1995 at the southwest corner. The site is currently zoned C-2 (Commercial) District. The surrounding context is low-rise commercial/mixed-use buildings to the south/east along West 10th Avenue, mid-rise apartment towers to the west, and detached residential dwellings to the north (see Figure 1).

Figure 1: Location Map – Site and Context



Neighbourhood Amenities – The following amenities are within close proximity:

- **Parks:** West Point Grey Park (Trimble Park) (500 m), Pacific Spirit Regional Park (600 m), and Jericho Beach Park (1.3 km).

- **Community Spaces:** Vancouver Public Library (West Point Grey Branch) (240 m), Jericho Hill Centre (1.2 km), West Point Grey Community Centre (1.5 km).

- **Childcare:** ABC University Daycare (400 m), Quadra Child Care (750 m), Trimble Group Child Care (750 m), West Point Grey Academy Group Child Care (1 km), Family Montessori School – Jericho Hill (1.2 km).

Local School Capacity – The site is within the catchment area of Queen Mary Elementary School and Lord Byng Secondary School. According to the Vancouver School Board (VSB)'s *2020 Long Range Facilities Plan*, both schools will be operating below capacity by 2031 with a utilization rate of 76% for Queen Mary Elementary, and 94% for Lord Byng Secondary, respectively. The City coordinates with the VSB to inform decision-making and reduce enrolment pressure, recognizing that some schools are full, but there is overall surplus capacity within their system. The VSB continues to monitor development and work with City staff to help plan for future growth.

2. Policy Context

Vancouver Plan (2022) – The *Vancouver Plan* was approved by Council on July 22, 2022, and is a land use strategy to guide the long-term growth of the City over the next 30 years. The

approved Plan will serve as a framework with further implementation planning work to follow over the next two to four years. This proposal addresses priorities within the *Housing Vancouver Strategy* which aligns with the *Vancouver Plan*.

Housing Vancouver Strategy (2017) – *Housing Vancouver Strategy* focuses on the right supply of new homes, including rental, to meet the continuum of housing types. The strategy includes 10-year housing approval targets, which were updated in 2024. The new targets aim for 83,000 net new homes overall, including 30,000 purpose-built market rental and 5,500 purpose-built below market rental units. This rezoning will contribute towards targets for purpose-built market and below market rental housing units.

Interim Housing Needs Report (2025) – Provincial legislation requires Council to receive and consider regular Housing Needs Reports when creating or amending a development plan in relation to Council's housing policies on affordable, rental and special needs housing. The most recent report amendment was received on January 1, 2025.

Moderate Income Rental Housing Pilot Program (2017) – Approved in November 2017, the *Moderate Income Rental Housing Pilot Program* (MIRHP Program) is intended to deliver moderate income rental housing across the city. Originally, the MIRHP Program was for new buildings where 100% of the residential floor area is secured as rental housing with a minimum of 20% of the floor area secured at moderate income rental rates. The moderate income units were to be rented at rates targeted to meet the affordability needs of households earning between $30,000 and $80,000 per year.

On November 26, 2019, Council extended the intake deadline for the MIRHP Program to January 1, 2021. On July 21, 2021, Council amended the program and extended the intake period up to January 31, 2022. In-stream enquiries may continue to be processed as applications past this date. For projects receiving rezoning approval after July 21, 2021, the amendments permit starting rental rates for moderate income units to increase annually from the rates the program initially set in 2017 until initial occupancy, in accordance with the annual maximum increases authorized under the Residential Tenancy Act.

On October 4, 2023, Council approved the 'Below-Market Rental Housing Program Optimization'. Below-market rental (BMR) housing (previously referred to as moderate income rental housing) is rental housing that is more affordable than market rental housing and delivered through incentives or inclusionary requirements. The changes to the MIRHP Program, include:

- Setting rents in below-market units based on a 20% discount to city-wide average rents by unit type for City of Vancouver based on CMHC Rental Market Report, instead of rents based on static incomes;
- At unit turnover, the rents can be re-indexed to the current city-wide average rent less 20%; and
- Below-market rents are set at the time of occupancy permit issuance instead of at Public Hearing.

Rezoning Policy for Sustainable Large Developments (2018, updated 2023) – This policy applies to large sites of 8,000 sq. m (two acres) or more. The intent is to apply best practices and sustainability targets through the following eight areas: Sustainable Site Design, Sustainable Food Systems, Green Mobility, Potable Water Management, Rainwater and Groundwater Management, Zero Waste Planning, Affordable Housing and Resilience.

Strategic Analysis

1. Proposal

The rezoning application is to permit a mixed-use development with two towers (19 storeys and 21 storeys) atop a shared podium, with a new grocery store and commercial use on the ground floor, and two six-storey buildings at the northeast and northwest corners of the site (see Figure 2). A total of 571 rental housing units are proposed, with 20% of the residential floor area for below-market rental units. A maximum building height of 68.3 m (224 ft.) to the top of the residential parapet for the tallest tower, and an overall site density of 3.92 FSR, is proposed. A plaza for community gathering is proposed near the southwest corner of the subject site at 579 sq. m (6,230 sq. ft.) in size. The project proposes 444 vehicle parking spaces and 1,107 bicycle spaces, within two levels of underground parkade accessed from Tolmie Street, and the lane accessed from Sasamat Street.

Figure 2: Rendering of the Proposed Development, Looking Northeast

2. Land Use and Density

The proposed mix of residential and commercial uses at grade is consistent with the intent of the existing C-2 zoning and the MIRHP Program for this location. A total of 3,751 sq. m (40,377 sq. ft.) of commercial use is proposed and 100% of the residential space is dedicated to rental housing, with 20% of the residential floor area for below-market rental units.

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

In analyzing urban design performance, staff considered the built-form expectations of the MIRHP Program, existing zoning, and general urban design objectives. Staff analysis included reviewing both the original 2023 application submission, and the revised 2024 drawings (see Figure 3).

Figure 3: Project Perspective Looking Northeast
Original (on top) and Updated (below) Design Renderings

Form of Development – This application is for a mixed-use development with two towers (19 and 21 storeys) and two six-storey residential buildings. The podiums, ranging from four to six storeys, include a grocery store and commercial use at ground level. The proposal aligns with the MIRHP Program's expectations and general urban design objectives, including contextual fit, streetscape, neighbouring relationships, and shadow performance.

Contextual Fit – The site is located in Point Grey Village, an area currently characterized by low- to mid-rise buildings. A few existing apartment towers (8 to 14 storeys) to the west contribute to the existing character of the neighborhood. According to *Vancouver Plan*, the long-term vision identifies this area as a neighbourhood centre that overlaps with a rapid transit area, anticipating a vibrant local shopping district along with mid-rise to high-rise buildings to support diverse housing. Additionally, the site is proximate to the forthcoming Jericho Lands development which will include a future SkyTrain station and a range of heights, densities and public amenities. While the proposed development is taller and larger than existing buildings in the surrounding existing context, it is considered an appropriate fit within the context vision for the area set out in *Vancouver Plan*.

Streetscape – The site faces West 10th Avenue, a neighbourhood shopping street, and three residential streets: West 9th Avenue, Tolmie Street, and Sasamat Street. The proposal includes two towers and a podium with a continuous streetwall on the shopping street, and separate mid-rise buildings on the residential streets, fitting the scale and character of each street. The proposed tower floorplates and tower separations respond to the City's urban design objectives of encouraging solar access and sky views for the public realm. The separation between the new tower and the existing seven-storey building is also deemed adequate to meet this objective. The updated drawings moves the two towers on West 10th Avenue further away from the street and lowers the streetwall height to a four-storey podium, enhancing the sense of openness to the sky and making the scale of the shopping street more pedestrian-friendly (see Figure 4).

Figure 4: Streetscape Perspective from West 10th Avenue
Original (left) and Revised (right) Design Renderings

Neighbouring Relationship – The existing seven-storey building to the southwest of the development has large windows facing the proposed buildings. While the new buildings are well-distanced from the existing one, staff include a condition to seek further mitigation of any potential privacy impacts.

Shadow Performance – Overall, the shadow impacts are well-managed by positioning the taller structures on the south side of the block. The revised application moves the towers north and shifts some of the density from the podium to the towers. This change improves shadow performance in the central courtyard and enhances the walking experience along West 10th Avenue. Staff support these revisions as they better meet overall urban design objectives.

Height – The MIRHP Program anticipates appropriate building heights that support large-scale development. For large development sites, such as this one, supportable height will vary depending on the specific site and context, subject to urban design performance. The original application proposed two towers with buildings heights of 17 and 19 storeys. The updated drawings increase the towers to 19 and 21 storeys in response to the reduction of podium heights (from six to four storeys) along West 10th Avenue. Staff support the revised heights as

they are an appropriate approach for the context and better meet urban design objectives for the neighbourhood shopping street.

Density – The MIRHP Program anticipates appropriate density that supports large-scale development. The proposed density of 3.92 FSR is consistent with similar developments delivering rental housing close to transit and local services. Staff note a density increase by 0.08 FSR from the original application due to a correction in FSR calculation and a modest addition to the residential floor area.

Public Realm and Interface – This large development project aims to create public open spaces where people can gather and socialize, as anticipated in the *Sustainable Large Developments Rezoning Policy.* The original application proposed a public plaza fronting West 10th Avenue, connected with a pedestrian walkway (mews) leading to West 9th Avenue. The updated drawings have improved these spaces, making them more inviting by enlarging the aperture on West 10th Avenue, adding supporting commercial uses along the plaza's edge to help with activating the space, and widening the mews (see Figure 5). Additional design recommendations to further enhance these open spaces, and legal agreements to secure public access to these privately-owned spaces, are detailed in Appendix B.

Figure 5: Public Plaza viewed from West 10th Avenue
Original (left) and Revised (right) Design Renderings

The MIRHP Program calls for ground-floor commercial uses and an engaging public realm interface on West 10th Avenue, aligning with the existing C-2 zoning requirements. The original proposal included a grocery store and one retail space facing West 10th Avenue. The updated drawings propose several improvements, such as widening the sidewalks and pedestrian realm, adding more small-scale commercial units, and emphasizing a low-rise form with a fine-grained frontage expression.

Additionally, the proposal is expected to create active, sociable, and visually appealing edges on the residential streets, while reflecting neighbourhood characteristics. The proposal includes ground-oriented dwelling units with generous front yards and landscaping. Staff have included a condition to further enhance the street presence of these units, highlight the communal entrances, and reduce the disruption of the streetscape caused by parkade access and service facilities.

Livability and Sociability – The development offers multiple common indoor and outdoor amenities for residents to relax and socialize. The central building features a large courtyard, two rooftop outdoor amenity areas, and three indoor amenity rooms connected to the outdoor

spaces. Each mid-rise building includes a rooftop outdoor amenity area, and the eastern building has an additional indoor amenity space on a lower level. Staff recommend enhancing the shared use of the amenities in the central building for residents in all three buildings, and intentionally designing the lobbies and corridors to promote social interaction and well-being.

Tree Retention – Based on the proposal and Arborist Report, the existing Trees #1610 and #1613 along West 9th Avenue are proposed to be retained. However, the critical root zones of these two trees appears to be impacted by the proposed development and parkade excavation. To ensure the successful retention of these two significant trees, further design development and arborist reporting are required, which may require revisions to the parkade design. A detailed design response will be required at the development permit stage, and is subject to further review. Landscape and Urban Design conditions are detailed in Appendix B.

Urban Design Panel – The Urban Design Panel reviewed the project on February 21, 2024 and supported this application with recommendations to reconsider the placement of towers, enhance the frontage on West 10th Avenue, activate the plaza, and refine architectural expression (see Appendix E).

Conclusion – Staff reviewed the recommendations of the Urban Design Panel, input received from the public and neighbourhood stakeholders, as well as the site-specific conditions, and have concluded that the proposed built form, height, and density represent a balanced response to the goals of the MIRHP Program in securing rental and below-market rental housing, and an appropriate urban design response for the neighbourhood context. Staff support the application subject to 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 571 units, including 457 market rental units and 114 below-market rental units (20% of the residential floor area), 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 Housing Vancouver Targets (2024-2033) for Secured Market Rental Housing as of September 30, 2024

Housing Type	CATEGORY	10-YEAR TARGETS[1, 2]	Units Approved Towards Targets[3]
Purpose-Built Market Rental Units[3]	Market Rental	30,000	3,958 (13%)
	Developer-Owned Below-Market Rental	5,500	441 (8%)
	Total	35,500	4,399 (12%)

1. New 10-year targets were adopted in 2024, with tracking starting from January 1st, 2024.
2. Previous targets established in 2017 included 20,000 purpose-built rental, market and below-market combined, with tracking starting in 2017. As of December 31st, 2023, 87% of the previous targets had been reached.
3. 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 2023, the purpose-built apartment vacancy rate was 0.8% in Vancouver. The vacancy rate

(based on the Canada Mortgage and Housing Corporation (CMHC) Market Rental Survey) for the Kitsilano/Point Grey, which this site is located, is 0.9%. 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 37% family units in a mix of two-bedroom and three-bedroom units. A condition of approval and a provision in the CD-1 By-law has been included to ensure the project meets the minimum unit mix requirements separately in both the market rental and below-market portions. These units must be designed in accordance with the *High-Density Housing for Families with Children Guidelines*.

Average Rents and Income Thresholds – Figure 7 below shows starting rents for below-market rental units (BMR) for 2023. Average market rents and incomes served for newer rental buildings on the westside are shown in the middle two columns, and costs for home ownership are shown in the far right columns. Figure 7 demonstrates that below-market rental housing and market rental housing provide options that are more affordable than home ownership.

If approved, starting rents for the below-market units will be 20% less the city-wide average market rents at the time of initial occupancy. On unit turnover, rents in the below-market units may be reindexed to 20% less the city-wide average market rent by unit type current at the time of unit turnover.

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

		Below-Market Rental Units		Newer Rental Buildings Westside		Monthly Costs of Ownership for Median-Priced Apartment – Westside (with 20% down payment)		
	Proposed Average Unit Size	Starting Rents (2023)[1]	Average Household Income Served	Average Market Rent (CMHC, 2023)[2]	Average Household Income Served	Monthly Cost of Ownership (BC Assessment 2021)[3]	Average Household Income Served	Down-payment at 20%
Studio	431	$1,223	$48,928	$1,902	$76,080	$2,837	$113,480	$106,000
1-bed	513	$1,429	$57,152	$2,306	$92,240	$3,473	$138,920	$132,000
2-bed	736	$1,969	$78,752	$3,372	$134,880	$5,193	$207,720	$198,400
3-bed	983	$2,395	$95,808	$4,434	$177,360	$7,982	$319,280	$311,890

1. *Starting rents shown are calculated based on a 20% discount to city-wide average market rents as published by CMHC in the October 2023 Rental Market Survey. Rents at initial occupancy will set at the same discount to city-wide average market rent current at the time of occupancy permit issuance.*
2. *Data from October 2023 CMHC Rental Market Survey for buildings completed in 2014 or later on the Westside of Vancouver*
3. *Based on the assumptions: Median of all BC Assessment strata apartment sales prices in Vancouver Westside 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)*

To be eligible for a below-market 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 *Moderate Income Rental Housing Pilot Program Rezoning Policy*. All residents will have access to common indoor and outdoor amenities.

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 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 20% 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. 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.

Tenants – The rezoning site is a vacant lot, does not currently have any existing rental residential uses, and there are no eligible tenants as defined under the City's *Tenant Relocation and Protection Policy* (TRPP).

5. Transportation and Parking

The site is well-served by public transit with both rapid 99 B-line bus service and local bus service along West 10th Avenue. The property is also close to the 8th Avenue and Discovery Street bikeways. Although funding commitments for a Broadway Subway extension to UBC have yet to be announced, it is anticipated that the nearby Jericho Lands development will have a SkyTrain station, which would also serve this site (approximately 1 km away).

This proposal includes two levels of underground parking, with access from two entrances – one that connects to Tolmie Street, and a second to the partial lane on the east side of the side (accessed from Sasamat Street). Parking, loading, bicycle and passenger loading spaces are required to meet the Parking By-law. This application also included a Transportation Assessment and Management Study (TAMS), which outlines estimated parking and loading impacts for the site and surrounding neighbourhood, to assist with staff assessment of the proposal. Proposed parking reductions may be considered at the development permit stage with acceptable Transportation Demand Management (TDM) or other demand management strategies, in addition to an updated TAMS.

The project is also required to provide both on-site and off-site street and public realm improvements, including new sidewalks and curbs, street lighting, speed humps, street trees and furniture, a Public Bike Share station, and new traffic signal upgrades at both the Tolmie and Sasamat Street intersections with West 10th Avenue. A statutory right-of-way (SRW) is required for both the proposed plaza and pedestrian mews, as a means of securing long-term public pedestrian access. Engineering conditions related to transportation, public realm and parking are included in Appendix B.

6. Environmental Sustainability and Natural Assets

Green Buildings – The *Green Buildings Policy for Rezonings* requires that rezoning applications satisfy the green and resilient building conditions stated within the Policy. The applicant has submitted preliminary modelling analysis detailing design and construction 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 fulfill energy system sub-metering and enhanced commissioning requirements throughout the project.

Rezoning Policy for Sustainable Large Developments – Based on the site size, this policy applies. The policy requires the project to show leadership in a number of areas of sustainable development. As part of the proposal, the applicant proposes to meet the eight requirements in the following areas:

- Sustainable site design: Proposed strategies for a sustainable site design include providing at-grade continuous soils, a tree retention and replacement strategy, and an overall increase in tree canopy and vegetative cover for the site.
- Sustainable food systems: The application proposes to deliver community gardens, edible landscaping, and apiculture. Additional food assets will be explored at Development Permit stage.
- Green mobility: EV charging stations (for both residential and commercial spaces) are proposed, in addition to improved pedestrian connections across the site via the pedestrian mews and plaza, and a public bike share station.
- Potable Water Management: Potable water will be conserved through irrigation strategies, landscape design, and selection of efficient fixtures and fittings.
- Rainwater and Groundwater Management: At the development permit stage, a Rainwater Management Plan and Final Hydrogeological Study will be required, which will contain targets for capturing and treating rainwater, and managing groundwater on the site.
- Affordable Housing: This rezoning application is being considered under the *Moderate Income Rental Housing Pilot Program*, which requires that 100% of the residential floor area is secured as rental housing, with a minimum of 20% of the floor area secured for below-market rental units.
- Zero Waste Planning: A Zero Waste Plan was submitted as part of the rezoning application, which seeks to promote waste reduction and diversion, material re-use, composting, and recycling.
- Resilience: A variety of measures are proposed to improve the site's resilience to risks, hazards, and climate change impacts, including green infrastructure, an increase in trees and landscaping to mitigate heat island effect, incorporating community gardens, and passive design elements to reduce dependence on mechanical systems for cooling.

Staff have reviewed the applicant's overall response to the *Rezoning Policy for Sustainable Large Developments* and, in some instances, have recommended improvements to strengthen their response to the policy. Conditions to secure the development of these features prior to enactment or as part of subsequent development permit applications, are included in Appendix B.

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.

In total, there are 51 trees and cedar hedges on the subject site and on the City boulevard, with 31 proposed for retention. Twenty trees and hedges are proposed for removal, due to the siting of future buildings and the underground parkade. Street trees on City lands adjoining the site will require protection during construction. A minimum of 15-30 replacement trees are proposed, including additional street trees along all four street frontages of the site, in public spaces along the pedestrian mews and plaza edges, and in the courtyard amenity areas. Staff seek an improved tree retention strategy and have included conditions for this. See Appendix B for landscape and tree conditions.

7. Community Benefit Agreement

The proposed development is over 45,000 sq. m (484,376 sq. ft.) of new development floor area, making this project subject to the *Community Benefit Agreement (CBA) Policy*. The applicant is to enter a CBA to commit that the development and on-going operations of the project contain local, inclusive hiring practises, along with social and local procurement targets. These requirements are geared towards generating local economic benefits through conditions and processes outlined in the rezoning conditions.

8. Public Input

Pre-application Community Consultation – Four information sessions (two virtual and two in-person) were held in 2022 and 2023, in advance of application submission, as part of sharing and seeking input on preliminary proposals.

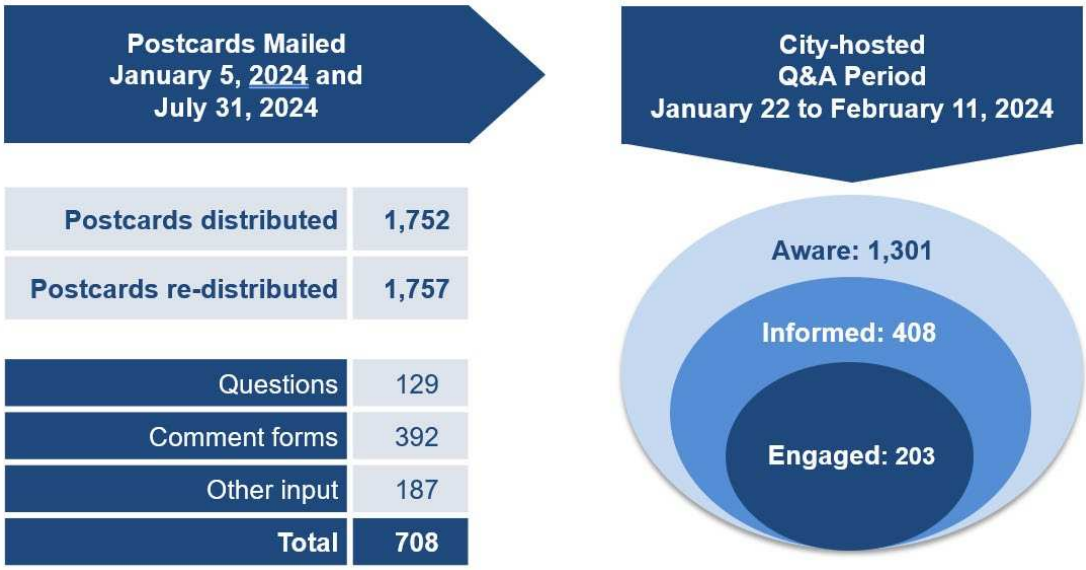
Public Notification – A rezoning information sign was installed on the site on January 2, 2024. Approximately 1,752 notification postcards were distributed within the neighbouring area on or about January 5, 2024. Following an update to the application, approximately 1,757 postcards were distributed within the neighbouring area on or about July 31, 2024. Application information and an online comment form was provided on the Shape Your City (shapeyourcity.ca/) platform.

City-led Community Consultation – An in-person information session was held on February 8, 2024. City staff, the applicant team, and approximately 230 members of the public attended the event.

Question and Answer Period – A question and answer period was held from January 22, 2024 to February 11, 2024. Questions were submitted by the public and posted with a response over a three-week period. A digital model was made available for online viewing.

Public Response and Comments – Public input is collected via online questions, comment forms, through email, and by phone. A total of 708 submissions were received.

Figure 8: 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:

- **Housing:** The development adds much-needed housing, including rental and affordable options, and aids in addressing the housing crisis.
- **Neighbourhood and density:** The development will positively impact the neighborhood, and the additional density will assist in revitalizing the community.
- **Uses:** The provision of a grocery store and mix of commercial uses is supported.
- **Business and commerce:** The development will support local businesses with increased patronage.

Generally, comments of concern fell within the following areas:

- **Building height and scale:** The proposed towers are considered too tall and out of scale with the neighborhood.
- **Traffic and parking:** The development will significantly increase traffic congestion. There are concerns current infrastructure is not designed to handle additional traffic volume and may lead to potential safety issues and the need for infrastructure upgrades.
- **Building design:** The design of the building is unattractive and monotonous. There are concerns that the façade feels imposing and hostile and fails to respect the scale and character of the surrounding neighborhood.
- **Streetscape:** The streetscape and pedestrian interface are inadequate, with concerns about narrow sidewalks, insufficient setbacks, and a lack of liveliness.
- **Public Space:** The proposed public plaza is too small, poorly designed, and not appropriately located on the site.
- **Public Amenities:** This proposal should be offering public amenities, such as a childcare facility or library.

Response to Comments:

Building height and scale – The revised version of the design shifts the towers north and reduces the podium height, from six to four storeys, along West 10th Avenue. This reduces the towers' visibility and massing impacts, allows for a podium scale that matches existing built forms, and creates a greater sense of openness for pedestrians along the shopping street.

Traffic and parking – Staff reviewed the submitted the preliminary TAMS and TDM Plan to assist with their analysis of potential traffic and parking impacts from this development. The revised proposal included a second entrance to underground parking, to assist with dispersing vehicular flow to both Tolmie and Sasamat Streets. Engineering conditions in Appendix B will require the delivery of on-site and off-site improvements to further mitigate potential impacts, including speed humps in lanes and on neighbouring streets, and new traffic signal upgrades at both Tolmie and Sasamat Street intersections. In addition to being required to meet the City's Parking By-law, an updated TAMS and TDM Plan will be required at the Development Permit stage to demonstrate how traffic demand can be reduced, and parking/loading needs can be met safety on site.

Building design – The architectural expression of the proposal will continue to be refined and improved at the development permit stage. Conditions have been included in Appendix B that also seek design development to mitigate privacy impacts with neighbouring buildings.

Streetscape/Public Space – The revised design has improved the streetscape with wider sidewalks along West 10th Avenue, ranging from 5.82-9.47 m (19-31 ft.), a wider aperture into the plaza, and additional commercial units along the shopping street and facing the plaza to activate the public realm. The proposed siting of the plaza allows for increased separation and openness between the proposed development and existing buildings. Staff conditions in Appendix B seek to further enhance the public realm with integrated plaza, pedestrian mews, and commercial unit design elements to encourage public gathering opportunities, add visual interest, and strengthen the residential character along the side streets.

Public Amenities – The primary public benefit from this proposal is the delivery of purpose-built rental housing (571 rental units), with 20% of the residential floor area for below-market rental units, as required by the MIRHP Program. The ability to deliver additional public benefits in a private development is dependent upon the overall financial performance of the proposal. Staff have reviewed the pro forma and other supporting financial documents, and have determined there is no additional lift beyond the delivery of the below-market rental units.

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 457 residential units be secured as market rental housing, and 114 residential units be secured as below-market rental housing, at 20% below the CMHC average market rents for the area with rents capped at the RTA annual allowable rental increase regardless of a change in tenancy.

Real Estate Services staff reviewed the application and the costs of securing the rental housing units, including the 20% of the residential floor area at below-market rents, and have determined no CAC is expected. 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.

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.

In accordance with the provisions of Section 3.1A(d) of the Vancouver DCL By-law, the applicant has requested and is expected to be eligible for a 100% waiver of the City-wide DCL attributed to the residential floor area qualifying as Class A "for-profit affordable rental housing". Class A means rental housing where a minimum 20% of the residential floor area is secured as below-market rental units with maximum average rents for each type of unit that do not exceed the rates set out in the DCL By-laws.

Based on rates in effect as of September 30, 2024 and the proposed 43,202 sq. m (465,022 sq. ft.) of residential, the value of the DCL waivers for the residential floor area is estimated to be $10,982,380. The value of the Utilities DCL for the proposed residential floor area is estimated to be $6,881,647. Compliance with DCL waiver requirements will continue to be assessed through the development permit stage up to occupancy permit issuance at which point the applicant will be required to submit a rent roll that sets out the initial monthly rents for each unit.

The DCLs on the proposed 3,751 sq. m (40,377 sq. ft.) of commercial floor area cannot be waived, and are estimated to be $1,252,309. 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 Program – The application is subject to a public art contribution estimated at $1,000,696. The final contribution will be based on the 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).

FINANCIAL IMPLICATIONS

As noted in the Public Benefits section, this project is expected to provide 571 rental units, of which 20% of the residential floor area will be secured at below market rents, DCLs and a public art contribution. See Appendix G for additional details.

CONCLUSION

Staff have reviewed the application to rezone the site at 4545-4575 West 10th Avenue from C-2 to CD-1 to permit the development of a mixed-use development containing 571 rental units, with 20% of the residential floor area for below-market rental units, and conclude that the application is consistent with the objectives of the *Moderate Income Rental Housing Pilot Program*. Staff further conclude that the form of development generally represents an appropriate urban design

response to the site and context. If approved, this application would make a contribution to the achievement of key housing goals outlined in the *Housing Vancouver Strategy*.

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.

* * * * *

4545-4575 West 10th 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 5.1 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 6.5 of this by-law; and

   (b) “Below-Market Rental Units” means dwelling units that meet the requirements of approved Council policies and guidelines for below-market rental housing, as secured by a housing agreement and registered on title to the property.

Uses

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

   (a) Cultural and Recreational Uses;

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

   (c) Institutional Uses;

(d) Live-Work Use;

(e) Office Uses;

(f) Retail Uses;

(g) Service Uses;

(h) Utility and Communication Uses; and

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

Conditions of Use

5.1 A minimum of 20% of the total dwelling unit area must be below-market rental units.

5.2 The design and layout of at least 35% of the total number of below-market rental 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.

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

(a) display of flowers, plants, fruits and vegetables in conjunction 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

6.1 Computation of floor area must assume that the site area is 11,966 m^2, being the site area at the time of the application for the rezoning evidenced by this by-law, prior to any dedications.

6.2 The maximum floor space ratio for all uses combined is 3.92.

6.3 The total floor area for commercial uses must be a minimum of 3,751 m^2.

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

6.5 Computation of floor area 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.

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

6.7 Where floor area associated with residential storage area is excluded, a minimum of 20% of excluded floor area above base surface must be located within the below-market rental units as storage area.

Building Height

7.1 Building height must not exceed 68.3 m.

7.2 Despite section 6.1 of this by-law and the building height regulations in section 10 of the Zoning and Development By-law, if the Director of Planning permits common rooftop amenity space or mechanical appurtenances including elevator overrun and rooftop access structures, the height of the portions of the building with the permitted common rooftop amenity space or mechanical appurtenances must not exceed 76.8 m.

Horizontal Angle of Daylight

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

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

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

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

8.5 An obstruction referred to in section 8.3 above means:

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

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

8.6 The Director of Planning or Development Permit Board may vary the horizontal angle of daylight requirement if the Director of Planning or Development Permit Board considers all applicable Council policies and guidelines and:

(a) the minimum distance of unobstructed view is at least 3.7 m; or

(b) the habitable room is within a unit assigned to below-market rental housing units containing a minimum of 3 bedrooms, where the horizontal angle of daylight requirement is varied for no greater than 1 of the habitable rooms in the unit.

* * * * *

4545-4575 West 10th 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 prepared by Musson Cattell Mackey Architects, received November 14, 2023, with supplementary drawings received July 29, 2024.

THAT, prior to approval of the form of development, the applicant shall obtain approval of a development application by the Director of Planning or Development Permit Board who shall have particular regard to the following for each development permit application:

Urban Design

1.1 Design development to the interface of the plaza and pedestrian mews to enhance activation and safety of the public places.

Note to Applicant: Recommended improvements include, but are not limited to:

(a) Activating the west side of the plaza by integrating the features of existing commercial frontage and open space into the overall plaza design.

(b) Striving for a floor-to-floor height of no less than 17 ft. for the corner retail to enhance viability.

(c) Providing outdoor amenities on the second level roof of building one to make a more sociable interface with both mews.

(d) Creating gathering opportunities at the entrance of the mews on West 9th Avenue.

(e) Adding visual interest to the exterior wall of the parkade access ramp along the west-east mews.

1.2 Design development to mitigate the impact of privacy on the existing buildings.

Note to Applicant: This may be achieved by:

(a) Avoiding excessive balconies and windows that face the adjacent existing building.

(b) Adding perimeter landscape screen for the outdoor amenity space on level six.

1.3 Design development to improve the public realm interface with the residential streets to add visual interest and strengthen residential character.

Note to Applicant: This may be achieved through the following design measures:

(a) Emphasize individual entry identity of ground-oriented units with customized entry doors, porches, canopies, patios, and landscaping.

(b) Provide recognizable and inviting residential entrances as distinctive features in the streetscape.

(c) Reduce the visual impact of the parkade entrance on Tolmie Street.

(d) Minimize exposure of retaining walls through treatments like stepped ground levels, natural grading, terraced planters, layered landscaping, etc.

(e) Limit the impact of the generator and gas meter to make room for more usable open space and landscaped areas whenever possible.

1.4 Design development to enhance livability and sociability.

Note to Applicant: Recommended improvements include, but are not limited to:

(a) Enhancing connections between buildings to facilitate the sharing of indoor and outdoor amenities in the central building.

(b) Locating outdoor amenities on the roof of the south podium for better solar access.

(c) Encouraging intentional design of the lobbies and corridors to promote social interaction and resident well-being, with features like seating in lobbies, naturally lit corridors, social nooks, and wider corridor spaces.

(d) Considering bringing the north elevator of the central building up to the courtyard.

1.5 Design development to the parkade and/or building footprint to support tree retention along the north property line.

Note to Applicant: Refer to Landscape Condition 1.6. This condition requires the applicant to explore building design solutions at the development permit application stage to ensure that the proposed retention of the on-site trees can be successfully achieved.

Landscape Design

1.6 Design development to ensure successful retention of existing trees. Refer to Urban Design Condition 1.5. This may be achieved by, but not limited to the following:

(a) Updated Arborist Report and Tree Management Plan (TMP):

(i) Further arborist reporting is required to ensure certainty and to comment on the specific conditions of safe tree retention.

(ii) Submit an updated Arborist Report and TMP with context of the proposed development, specifically addressing Trees #1610 & #1613 and any necessary mitigation measures or pruning required.

(iii) Tree protection barriers should be clearly illustrated and dimensioned on TMP.

(b) Tree protection zone(s) (TPZ):

(i) The critical root zones (CRZ) of Tree #1610 and #1613 appears to be impacted by parkade excavation, and the proposed setback along the north property line does not seem adequate to ensure retention. The underground parking structures should be setback further or notched away from the CRZ to protect these trees.

(ii) According to the Arborist Report, the minimum Tree Protection Zone (TPZ) for Tree #1610 is 10.1 m, and 12 m for Tree #1613. However, the TPZ indicated on the TMP is significantly reduced and insufficient. Though root growth may be constrained by the previous retaining wall and building (since demolished), the CRZ is expected to extend at least to the location of the former wall/building. Arborist commentaries and adjustments to the TPZ are needed to ensure these trees receive adequate protection.

(iii) Explore retention of Trees #1618 and #1619. These two trees, identified as high-value and in good condition per the Arborist Report, may be good candidates for retention consideration. A finalized strategy for tree removal/retention, with justifications for each tree coordinated with the site plan, is required.

1.7 Design development to enhance the public-private realm interface with special attention to the streetscape, public plaza, pedestrian mews and lane interface. Refer to UDP consensus items and Urban Design Condition 1.1. This may be achieved by, but not limited to the following:

(a) Provide a detailed program for the public plaza at the southwest corner along West 10th Avenue, improving the hardscape-to-softscape balance, and incorporating site furniture and pedestrian-friendly elements, such as benches, lighting, etc., to enhance usability and comfort.

(b) Expand the pedestrian mews and enrich the pedestrian experience. Design visually prominent and inviting entrances along both the front streetscape and rear lane to foster greater community interaction.

(c) Implement a landscape terracing strategy to address grade transitions and reduce the need for tall exposed retaining walls, especially at the northeast corner, using screening where appropriate.

<u>Standard conditions required at time of development permit:</u>

1.8 Provision of a detailed Landscape Plan illustrating soft and hard landscaping.

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

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

Note to Applicant: The sections should illustrate, the slab design and location, the soil profile, tree root ball, tree canopy and any associated landscaping. For private patios and amenity areas, illustrate and dimension planters on slab, planter sizes (inside dimension), soil, root ball, retaining walls, steps, patios and portions of the adjacent building, such as residential units or amenity rooms. Soil volumes for tree planning, growing mediums and planting depths must exceed CSLA standards.

1.10 Provision of a Tree Management Plan as part of the Landscape Plans, in coordination with arborist report tree management plan.

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

1.11 Provision of an arborist “letter of undertaking” to include signatures by the owner and arborist.

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

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

Note to Applicant: New street trees to be shown and confirmed on the development permit plans. Contact Engineering (604.871.6131) to confirm tree planting locations and Park Board (604.257.8587) for tree species selection and planting requirements. Provide a notation on the plan as follows: "*Final spacing, quantity and tree species to the satisfaction of the General Manager of Engineering Services. New trees must be of good standard, minimum 6 cm caliper, and installed with approved root barriers, tree guards and appropriate soil. Root barriers shall be 8 ft. long and 18 in. deep. Planting depth of*

root ball must be below sidewalk grade. Call Park Board for inspection after tree planting completion".

Housing

1.13 The design and layout of at least 35% of the market rental units, and at least 35% of the below-market rental units must:

(a) be suitable for family housing; and

(b) include two or more bedrooms.

1.14 A minimum of 20% of the total residential floor area must be below-market rental units.

1.15 The proposed unit mix, including 35 studio units (6.1%), 325 one-bedroom units (56.9%), 170 two-bedroom units (29.8%) and 41 three-bedroom units (7.2%) is to be included in the Development Permit drawings.

Note to Applicant: Any changes in the unit mix from the rezoning application may be varied under the discretion of the Director of Planning or Development Permit Board provided that it does not go lower than 35% of the market rental units and 35% of the below-market rental units, designed to be suitable for families with children.

1.16 The unit mix to be included in the Development Permit drawings, including studio units, one-bedroom units, two-bedroom units, and three-bedroom units, will generally target the unit mix guidelines in the *Moderate Income Rental Housing Pilot Program: Application Process, Project Requirements and Available Incentives*, for both the market rental and below-market rental income units, and must include 35% family units (two-bedroom and three-bedroom units).

Note to Applicant: Any changes in the unit mix from the rezoning application may only be considered under the discretion of the Director of Planning or Development Permit Board provided that it does not go lower than 35% of the dwelling units designed to be suitable for families with children and meets the intent of the unit mix guidelines in the *Moderate Income Rental Housing Pilot Program*.

1.17 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 1.8 m by 2.7 m minimum dimensions (S. 4.3.2).

Note to Applicant: The below-market rental units should be designed to the same standards of livability as the market rental units.

Social Policy

Fulfill, to the satisfaction of the Managing Director of Social Policy, the Sustainable Food Systems requirements of the *Rezoning Policy for Sustainable Large Developments* by providing the following three food assets: urban agriculture plots, edible landscaping, and a third food asset.

1.18 Improve and revise design of urban agriculture boxes to follow *Urban Agriculture Guidelines* by:

(a) Confirming in drawings and a table that the number and size of plots meets the criteria set in Section 3.1.3(a).

(b) Confirming in drawings the provision of support facilities including hose bibs, storage shed, composting, potting bench, and an electrical outlet. (Section 3.1.5).

(c) Providing a shadow study proving no less than 4-to-6-hours of direct sun exposure on garden plots (Spring & Summer).

Note to Applicant: Please provide the design rationale regarding the spacing of the urban agriculture plots. The plots currently appear to be distributed in varying concentrations throughout the site. This distributed pattern may mean there are fewer opportunities for gardeners to encounter one another, thereby reducing the social value of the agricultural plots. Staff strongly encourage more concentrated clusters of agriculture plots to allow more social interaction.

1.19 Revise the edible landscaping proposal to be consistent with the *Sustainable Large Developments Administrative Bulletin*, including:

(a) Providing a table of areas outlining the total edible landscape area as subtotal of total landscape area.

(b) Confirming in drawings that edible plantings will be substantively included throughout the site's landscaped areas. Please also indicate in drawings areas with concentrated plantings to demonstrate sufficient provision.

(c) Providing a plant list of the specific plants proper for edible landscaping.

(d) Confirming educational or interpretive signage next to plantings.

Note to Applicant: The current proposal, design of and content does not meet requirements from *Urban Agriculture for the Private Realm Guidelines* and *Sustainable Large Developments Administrative Bulletin.*

1.20 Provide a third food asset to satisfy the requirements of the *Rezoning Policy for Sustainable Large Developments*.

Note to Applicant: Please note the scale of apiculture is insufficient to be considered an eligible food asset on its own. Rather, it can be considered as part of edible landscaping to be one eligible food asset. As such, the Applicant is asked to propose another food asset. Preliminary community input suggests a potential asset could be infrastructure for a community food market (e.g., space for 1-10 tents, outdoor seating, and access to electricity and water).

The Applicant is encouraged to reach out to food policy staff to discuss food asset options prior to resubmission to streamline the review process. (foodpolicy@vancouver.ca).

Sustainability

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

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

Engineering

1.22 Provision of updated architectural and landscape plans to reflect the Public Bike Share (PBS) space in compliance with the Design Standards for Public Bike Share to the satisfaction of the General Manager of Engineering Services, including:

(a) Minimum 16 m by 4 m (52 ft. by 13 ft.) station fully on private property at/near the intersection of Tolmie Street and West 9th Avenue.

Note to Applicant: Shift PBS space east so that full 4 m is located on private property. Ensure PBS maneuvering space is not in conflict with existing electrical kiosk cabinet.

(b) Removal/relocation of building elements and/or landscaping in conflict with the station.

Note to Applicant: Shift PBS space east and remove portion of proposed landscaping.

1.23 Provision of an updated signed, sealed and finalized Transportation Assessment and Management Study (TAMS), to the satisfaction of the General Manager of Engineering Services, including:

(a) Commentary on changes to the development plan as part of the development permit application, as well as any required re-analysis. Including but not limited to:

(i) Updated review of the parking and loading design considering vehicle and truck turning movements and identification of vehicle turning swaths considering the following:

i. Largest anticipated design vehicles and loading vehicles.

Note to applicant: Assume a minimum design vehicle of: TAC-P for Class A loading spaces, SU-9 for Class B loading spaces, and WB-17 for Class C loading spaces.

ii. Two-way flow the full length of the west ramp access and maneuvering aisles through the parkade for Class B loading vehicles.

iii. Loading to and from both the east and west lanes.

1.24 Provision of a Transportation Demand Management (TDM) Plan

Note to Applicant: Submit TDM Plan A, B, C or D. Council approved amendments to the Parking Bylaw and the Transportation Demand Management (TDM) Administrative Bulletin. These requirements will apply to site development permits following this rezoning. Refer to Engineering's bylaw enactment condition 2.8 (a) (i).

1.25 Provision of parking access, per Parking By-law Section 4 and the Design Supplement:

(a) Safe, functional parkade access interface with the City right-of-way, including:

(i) Provide secondary access from east lane.

(ii) Improved sightlines and conflict mitigation measures at the top of the west ramp.

(iii) Minimum 20 ft. offset distance (measured along the Tolmie Street property line) between the edge of the parkade entrance on Tolmie Street to the property line of 4597 West 10th Avenue.

(iv) Design of the P1 parking level to accommodate a knock-out panel, for future access to the adjacent site at 4597 West 10th Avenue.

Note to Applicant: Refer to Engineering's by-law enactment condition 2.6.

(b) Safe, functional grades on the ramp and in parking areas: flattened ramp slopes serving large trucks to an ideal minimum of 10% but no more than 15%, with appropriate transition slopes.

1.26 Provision of Loading spaces, per the Parking By-law Section 5 and the Design Supplement.

Note to Applicant: Amendments to loading rates and design requirements in the Parking Bylaw were approved by Council on November 15, 2023. New requirements came into effect January 1, 2024 and apply to all development permits received after this date.

1.27 Provision of bicycle spaces, per Parking By-law Section 6, including:

(a) Class B spaces fully on private property, outside of all required SRW areas.

Note to Applicant: Refer to Engineering's bylaw enactment conditions 2.2 and 2.3.

1.28 Provision of passenger space(s), per Parking By-law Section 7 and the Design Supplement.

Note to Applicant: Amendments to the Design Supplement came into effect January 1, 2024 and apply to all development permits received after this date.

1.29 Provision of the following general revisions to architectural plans, including:

(a) Section drawings showing elevations and minimum vertical clearances for parking levels, loading bays, ramps, and to the underside of raised security gates considering mechanical projections and built obstructions.

(b) Design elevations at all breakpoints on both sides of ramps, drive aisles, loading and passenger loading spaces.

1.30 Sustainable Large Developments are expected to be leaders in waste minimization and waste diversion. At time of issuance of a development permit, the applicant must provide a Zero Waste Design and Operations Plan that includes:

(a) Adequate space for collection bins and zero waste initiatives in buildings (F.3.1). Mandatory requirements for Zero Waste Initiatives:

(i) Solid waste storage amenities should be located at grade (ground level) and adjacent to the area where collection vehicles are allowed access to the amenity. If at grade amenity is not permissible, the amenity should be placed no more than one level down from grade. They must be designed to ensure all waste collection day activities (e.g. staging and collecting) occur on-site, as opposed to placing bins onto city property collection. A vertical clearance of 4.5 m should be accommodated through the entire access route for a waste collection vehicle. Where the vehicle is tipping a front-end bin, allow 6.5 m-7.5 m vertical clearance.

(ii) The size of storage rooms must be in compliance with the guidelines set out in the *Garbage and Recycling Storage Amenity Design Supplement* allowing a sufficient number of carts/containers to meet the needs of every building.

(iii) The space allotted must exceed the minimum set out in the guidelines to allow for waste diversion programs to ensure items banned from garbage are not put in garbage (e.g. electronics, foam packaging).

(iv) There must be an infrastructure and maintenance plan to maintain a litter-free environment in exterior areas (e.g. public sidewalks and paths).

(b) Occupant/Public communication, education program required (F.3.2); including minimum of three items from Occupant/Public Education and Outreach Actions list under the Sustainable Large Developments Admin Bulletin.

(c) Additional Zero Waste Actions: Recycling, Organics and Waste Collection Systems (F.3.3). Buildings must incorporate zero waste efforts beyond the provision of standard recycling bins. The applicant must show how they plan to meet this objective by choosing and implementing as least seven initiatives from a list of 18 items.

(d) Post Occupancy Plan Implementation Report Plan (F.3.4). The applicant must acknowledge intent to provide a Plan Implementation Report post-occupancy, with details regarding who will be responsible for submitting. Prior to DP issuance the applicant must agree to the terms and conditions set out in the Solid Waste Reporting Covenant.

1.31 Provision of a waste management plan with the following information:

(a) Types of waste streams to be provided.

(b) Quantity and type of container for each waste stream.

(c) Collection frequency of each waste stream.

(d) Clear description of how the waste containers are to be transported to the designated staging area.

(e) Clear indication of waste staging location on the architectural drawings.

Note to Applicant: The City recommends separate stream collection for cardboard, paper and containers. RecycleBC provides free separated stream collection for multi-family properties.

1.32 Display the following note on the Landscape plan submitted to Engineering:

(a) “The required Green Infrastructure improvements on 4545-4575 West 10th Avenue will be as per City-issued design.”

(b) Illustrate general size and location of Green Infrastructure with appropriate annotations.

Note to Applicant: Callouts must be included along with the note. Refer also to Engineering enactment condition 2.4.

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

1.33 Provision of a landscape and site plan that reflects the improvements to be provided as part of the Services Agreement.

Note to Applicant: Drawings must indicate that the off-site designs submitted as part of the Development Permit application are preliminary and that the drawings will be revised according to the off-site geometric design which will be provided by the City of Vancouver through the Development Permit process.

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

(a) All proposed streetscape materials on City property to be City standard materials.

Note to Applicant: Deviations from the standard streetscape materials must be justified in a report and approved by City prior to the Development Permit application. Encroachment agreements may be required for non-standard streetscape materials on City property.

(b) Delete proposed “Vibropressed Slabs” special treatment from City boulevard along West 9th Avenue and Tolmie Street.

Note to Applicant: Surface treatment in the lane is to be standard asphalt only. Surface treatments in hardscape areas of the boulevard and plaza are to be in standard concrete only.

(c) Provide street trees where space permits.

(d) Provide engineered soil under new sidewalks for better growing conditions of the street trees.

(e) 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 eight 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 tree species to the satisfaction of the General Manager of Engineering Services. New trees must be of good standard, installed with approved root barriers and appropriate soil volumes. Installation of Engineered Soil may be required to obtain appropriate soil volumes based on site conditions. Root barriers shall be of rigid construction, 8 ft. long and 18 in. in depth. Planting depth of root ball must be below sidewalk grade. Contact Park Board at pbdevelopment.trees@vancouver.ca inspection after tree planting completion".

1.35 Submission to Engineering of an updated architectural plan showing City issued Building Grades for the site.

Note to Applicant: When providing additional property line elevations for proposed

entrances, plazas, parking stalls, etc., interpolate a continuous grade between the elevations provided on the City-supplied Building Grade plan.

Ensure that any topographic survey used for design purposes is derived from a benchmark with elevations consistent with those denoted on the City issued building grade plan.

For more information, please contact Engineering, Streets Design Branch at building.grades@vancouver.ca or call 604-871-6373.

1.36 Provision of a Rainwater Management Agreement to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services registered prior to issuance of a Development Permit. Provision of a final signed and sealed Rainwater Management Plan, which includes a written report, supporting calculations, computer models and drawings to the satisfaction of the General Manager of Engineering Services prior to the issuance of any building permit.

1.37 Provision of a final signed and sealed standalone rainwater Operations and Maintenance Manual to the satisfaction of the General Manager of Engineering Services prior to the issuance of any building permit.

Note to Applicant: The development site release rate requirement is intended to mitigate the increased major development discharge flows and future impacts to the surrounding West 9th Avenue storm sewers in lieu of sewer upgrades. Developer's Engineer to ensure site's rainwater overland flow route is outlined on-site grading plans for review.

1.38 Provision of a lighting simulation to support all offsite lighting upgrades to City standards and Illuminating Engineering Society of North America (IESNA) recommendations.

Note to Applicant: A lighting simulation is required as part of the Building Permit application process.

1.39 A Key Plan shall be submitted by the applicant and approved by the City prior to any third party utility drawing submissions. It is highly recommended that the applicant submit a Key Plan to the City for review as part of the Building Permit application. 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 is to be shown on the plan (e.g., BC Hydro, Telus, Shaw, etc.) and the applicant is to provide documented acceptance from the third party utilities prior to submitting to the City.

Note to Applicant: Use of street for temporary power (e.g., temporary pole, pole mounted transformer or ducting) is to be coordinated with the City well in advanced of construction. Requests will be reviewed on a case by case basis with justification provided substantiating need of street space against other

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

1.40 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.

1.41 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.

1.42 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.

1.43 Developer's Engineer to submit a sewer abandonment plan to the City that details the following:

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

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

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

1.44 Provision of a Construction Management Plan submitted directly to TransLink (MRN@translink.ca) with a copy of the correspondence provided to the City of Vancouver a minimum eight weeks prior to the start of any construction activity.

Note to Applicant: The City of Vancouver and TransLink have authority over construction works carried out on a City street that is designated as part of the Major Road Network (MRN). This development site has been identified as being adjacent the MRN, as defined under the South Coast British Columbia Transportation Authority Act (https://www.translink.ca/plans-and-projects/projects/roads-bridges-and-goods-movement), on one or more frontages. Potential impacts to the road network due to site specific construction activity must be reviewed and approved for all sites proposing street use outside of currently regulated zone limitations.

https://vancouver.ca/streets-transportation/traffic-management-for-construction-and-special-events.aspx

1.45 Provision of construction details to determine ability to meet municipal design standards for shotcrete removal (City of Vancouver Design Guidelines, Construction Standards and

Encroachment By-law (#4243) section 3A) and access around existing and future utilities adjacent your site prior to Building Permit issuance.

Note to Applicant: Current construction practices regarding shotcrete shoring removals have put City utilities at risk during removal of encroaching portions of the shoring systems. Detailed confirmations of these commitments will be sought at the Building Permit stage with final design achievements certified and confirmed with survey and photographic evidence of removals and protection of adjacent utilities prior to 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

1.46 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 and construction (i.e. consideration to the building design or sourcing adjacent private property to construct from) and be aware that a minimum 60 days lead time for any major crane erection/removal or slab pour that requires additional street use beyond the already identified project street use permissions.

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

1.47 Provision of a crossing design application for any new crossing proposals to the satisfaction of the General Manager of Engineering Services, prior to Development Permit issuance.

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:

Engineering

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

2.1 Make arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for release of the following charges from title prior to building occupancy:

(a) Right-of-Way 473327M (for pole anchor purposes).

Note to Applicant: Confirmation that all utility works have been removed from the Right-of-Way Area is required prior to release of Right-of-Way 473327M.

(b) Easement and Indemnity Agreement 28209H (pertaining to a 1920s grading plan of 9th Avenue).

(c) Easement and Indemnity Agreements 144294M and 492972M (commercial crossing agreements).

Note to Applicant: If the crossing is to remain in its original state, then the release of this agreement will not be necessary.

(d) Easement GC68117 (encroachment of a fire protection siamese connection onto West 10th Avenue).

(e) Reciprocal Easements 473328M and 473329M (as shown on Explanatory Plan 9811- for joint use of a common commercial crossing no longer in existence).

Note to Applicant: Arrangements are to be secured prior to zoning enactment, with release to occur prior to issuance of an occupancy permit for the site. Provision of a letter of commitment will satisfactorily address this condition for zoning enactment.

2.2 Provision of a statutory right-of-way (SRW) for public use of the plaza proposed adjacent to West 10th Avenue.

2.3 Provision of a statutory right-of-way (SRW) for public pedestrian use of the north-south pathway proposed through the site from West 9th Avenue to the plaza and the east-west pathway proposed from Tolmie Street to the north-south pathway.

2.4 Provision of a statutory right-of-way (SRW) for public pedestrian use over a portion of the site, adjacent to West 10th Avenue, to achieve a 5.5 m offset distance from the back of the existing curb to the building face. The SRW will be free of any encumbrance such as structure, bicycle racks, stairs, planter walls, and mechanical vents at grade and is to accommodate the underground parking structure within the SRW agreement.

Note to Applicant: A survey plan prepared by a British Columbia Land Surveyor showing the existing dimension from the back of the City curb to the existing property line to determine the final SRW width required. Refer to Engineering's approval of the form of development condition 1.32.

2.5 Provision of entry into an agreement to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services, for a statutory right-of-way (SRW) to provide a (16 m (52 ft.) by 4 m (13 ft.)) Public Bike Share Station on private property at the intersection of Tolmie Street and West 9th Avenue.

2.6 Provision of entry into a shared access agreement, to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services, to provide access to underground parking to the adjacent development site at 4597 West 10th Avenue.

2.7 Provision of a Services Agreement to detail the on-site 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 and provided. 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, or other form of security to the satisfaction of the Director of Legal Services and Director of Finance (which other form of security may be pursuant to agreements drafted to the satisfaction of the Director of Legal Services), as security for the Services, is provided. The timing for 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 2.9 (a), 2.9 (b), 2.9 (c), 2.9 (d), the Services are not excess and/or extended services and the applicant is not entitled to a Latecomer Agreement.

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

(a) Provision of adequate water service to meet the fire flow demands of the project. Based on the confirmed Fire Underwriter's Survey Required Fire Flows submitted by CREUS Engineering Ltd. on August 15, 2023, no water main upgrades are required to service the development.

Note to Applicant: The main servicing the proposed development is 200 mm. Should the development require water service connections larger than 200 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 300mm. Should the development's Fire Underwriter's Survey Required Fire Flow calculation change as the building design progresses, a resubmission to the City of Vancouver Waterworks Engineer is required for re-evaluation of the Water System.

(b) Provision of adequate sewer (storm and sanitary) service to meet the demands of the project. Implementation of development(s) at 4545-4575 West 10th Avenue require the following in order to improve Storm and Sanitary sewer flow conditions.

Note to Applicant: The Developer has the option to choose the development site servicing towards West 10th Avenue (Option A) or West 9th Avenue (Option B). The associated sewer upgrades for either option is presented below.

Option A: (West 10th Avenue Site Servicing, Recommended Servicing)

Local Servicing Upgrade:

(i) Separate 115.5 m of existing 550 mm COMB main to 900 mm STM and 300 mm SAN in West 10th Avenue from MH_423929 fronting 4545-4575 West 10th Avenue to MH_423931 at the intersection of West 10th Avenue and Sasamat Street.

Off-site Servicing Upgrade:

(ii) Separate 206.4 m of existing 550 mm COMB main to 900 mm STM and 375 mm SAN in West 10th Avenue from MH_423931 at the intersection of West 10th Avenue and Sasamat Street to MH_413068 at the intersection of West 10th Avenue and Trimble Street.

(iii) Separate 19.7 m of existing 550 mm COMB main to 900 mm STM and 375 mm SAN in Trimble Street from MH_413068 to MH_423938 at the intersection of West 10th Avenue and Trimble Street.

(iv) Separate 83.2 m of existing 675 mm COMB main to 900 mm STM and 375 mm SAN in Trimble Street from MH_423938 at the intersection of West 10th Avenue and Trimble Street to MH_419451 at the intersection of West 9th Avenue and Trimble Street.

Developer's Engineer to submit design brief, calculations and/or model, and design drawings to the City. All submittals including Issued for Construction (IFC) drawings are required to be reviewed and accepted by the City Engineer prior to building permit issuance.

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.

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

Development to be serviced to the proposed 900 mm Storm and 300 mm Sanitary sewers in West 10th Avenue.

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

The City reserves the right to deliver the West 10th Avenue Storm and Sanitary upgrade as per the provisions under the Services Agreement at the applicant's cost. Prior to commencing any design work, the Applicant is to contact the Development Water Resources Management (DWRM) Branch at utilities.servicing@vancouver.ca.

The required sewer upgrades on public land are located in or near an archeologically sensitive area. Archaeological review/studies will be required prior to construction.

Option B: (West 9th Avenue Site Servicing)

Local Servicing Upgrade:

(i) No City sewer upgrades required.

Off-site Servicing Upgrade:

(ii) No City sewer upgrades required.

The post-development ten-year flow rate discharged from the site shall be no greater than 25L/s/Ha of site area. The post-development estimate shall utilize the 2100 IDF curves to account for climate change.

Note to Applicant: The release rate of 25L/s/Ha is to be adhered to for the total flows discharged from the site and including both stormwater and groundwater flows. Compliance with this release rate control requirement shall be demonstrated by the Developer's Engineer with the necessary supporting calculations, documents, references, and implementation of rainwater detention storage facilities such as an on-site detention tank and/or equivalent detention facilities as approved by the City's Rainwater Management team. All associated release rate control documents and calculations are to be submitted for review as a part of the Development Permit application and to the City's Rainwater Management Team at rainwater@vancouver.ca at Development Permit Stage.

Note to Applicant: Development to be serviced to the existing 375 mm Storm and 200 mm Sanitary sewers in West 9th Avenue.

(c) Street improvements, and appropriate transitions, along West 10th Avenue adjacent to the site, including:

(i) Minimum 3.0 m wide broom finish saw-cut concrete sidewalk.

(ii) Curb ramp at the intersection of West 10th Avenue and Sasamat Street adjacent to the development site.

(iii) Approximately 115 m of new curb and gutter where the existing curb has substandard height, including road reconstruction as required to accommodate the new curb and gutter.

(iv) Removal of the existing driveway crossings and reconstruction with full-height curb, boulevard, and sidewalk.

(d) Street improvements, and appropriate transitions, along Tolmie Street adjacent to the site, including:

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

(ii) Corner curb ramp at the intersection of Tolmie Street and West 9th Avenue adjacent to the development site.

(iii) A single curb bulge at the south east corner of the intersection with West 9th Avenue, including road reconstruction if/as required to accommodate the curb bulge.

(iv) Removal of the existing driveway crossing and reconstruction of the curb.

(v) Full-depth road reconstruction from curb to curb, approximately 700 sq. m.

Note to Applicant: Road reconstruction on Tolmie Street to meet City "Higher Zoned Street" standards.

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

(e) Street improvements, and appropriate transitions, along West 9th Avenue adjacent to the site, including:

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

(ii) Raised pedestrian crossings and marked crosswalks at the following locations:

i. East leg of the intersection with Tolmie Street.

ii. West leg of the intersection with Sasamat Street.

(iii) Corner curb ramps at the intersection of West 9th Avenue and Sasamat Street adjacent to the development site.

(iv) A double curb bulge at the southwest corner of the intersection with Sasamat Street, including relocation of the existing catch basin, and road reconstruction if/as required to accommodate the curb bulge.

(v) Full-depth road reconstruction from curb to centreline, approximately 750 sq. m.

Note to Applicant: Road reconstruction on West 9th Avenue to meet City "Higher Zoned Street" standards.

(vi) Install a bioretention curb bulge system at eastern downhill end of the street to treat and retain 90% of average annual rainfall from the right-of-way to the greatest extent practical.

Note to Applicant: These improvements generally include placement of plants, growing medium, and perforated pipe sub drain connected to the sewer system. Coordination with geometric required.

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

(f) Street improvements, and appropriate transitions, along Sasamat Street adjacent to the site, including:

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

(ii) Corner curb ramp.

(iii) Curb and gutter, including relocation of the existing catch basin, and road reconstruction if/as required to accommodate the curb and gutter.

Note to Applicant: Road reconstruction on Sasamat Street to meet City "Higher Zoned Street" standards.

(iv) Standard concrete lane crossing, new curb returns and curb ramps at the existing lane entry.

Note to Applicant: North side of the laneway entry from Sasamat Street requires relocating the existing wood pole conflicting with access for large Class C loading vehicles. Arrangements to be made with public utility companies for pole relocation.

(v) Install a bioretention curb bulge system at northern downhill end of the street to treat and retain 90% of average annual rainfall from the right-of-way to the greatest extent practical.

Note to Applicant: These improvements generally include placement of plants, growing medium, and perforated pipe sub drain connected to the sewer system. Coordination with geometric required.

(vi) Installation of a subsurface infiltration trench and/or permeable pavement in the laneway to treat and retain 90% of average annual rainfall from the laneway to the greatest extent practical.

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

(g) Street improvements along the existing east-west lane, adjacent to the site and appropriate transitions, including the following:

(i) Full depth pavement reconstruction.

Note to Applicant: Lane reconstruction to meet City higher-zoned lane standards.

(ii) Relocate existing catch basin to the lane's centreline.

(iii) New standard concrete lane crossing, with new lane returns and ramps on both sides, at the lane entrance on Sasamat Street.

(h) Installation of parking regulatory signage on streets adjacent to the site.

(i) Provision of street trees where space permits.

(j) Provision of speed humps at the following locations:

(i) Sasamat Street between West 9th Avenue and West 10th Avenue.

(ii) Tolmie Street between West 9th Avenue and West 10th Avenue.

(iii) West 9th Avenue between Sasamat Street and Tolmie Street.

(iv) Lane north of West 10th Avenue between Blanca Street and Tolmie Street.

(v) Lane North of West 10th Avenue between Sasamat Street and Trimble Street.

(k) Provision of improvements at the intersection of Sasamat Street and West 10th Avenue including:

(i) Design and installation of a new traffic signal.

(ii) Entire intersection street lighting upgrades to current City standards and IESNA recommendations.

Note to Applicant: This condition is latecomer eligible.

(l) Provision of improvements at the intersection of Tolmie Street and West 10th Avenue including:

(i) Design and installation of a new traffic signal.

(ii) Entire intersection street lighting upgrade to current City standards and IESNA recommendations.

Note to Applicant: This condition is latecomer eligible.

(m) Upgraded street lighting (roadway and sidewalk) and new lighting on plaza to current City standards and IESNA recommendations.

(n) Provision of street lighting upgrades to current City standards and IESNA recommendations at the intersections of:

(i) Sasamat Street and West 9th Avenue.

(ii) Tolmie Street and West 9th Avenue.

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

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

(p) Provision of new electrical service cabinet/kiosk on Sasamat Street.

Note to Applicant: The kiosk shall be fed by BC Hydro underground grid. As such, a right-of-way space shall be provided on-site to accommodate BC Hydro pad mounted transformer.

Note to Applicant: A Development and Major Projects construction coordinator will contact the Applicant in the Development Permit stage and coordinate the submission of the detailed Electrical design. The detailed Electrical design is required prior to the start of any associated electrical work and is to conform with the current City Engineering Design Manual, Construction Specifications, Standard Detail Drawing, Canadian Electrical Code, and the Master Municipal Construction Documents.

2.8 Provision of a Section 219 Covenant to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services to place a hold on the issuance of any Development Permit for the Rezoning Site, and such agreement shall include, without limitation, the following provisions:

(a) That no Development Permit for the Rezoning Site or any improvements or building thereon shall be issued until the following have been satisfied:

(i) Provision of a Transportation Demand Management (TDM) Plan for each subsequent development permit of the rezoning site, meeting the requirements as described in the Transportation Demand Management for Developments Bulletin, for the approval of the General Manager of Engineering Services.

Note to Applicant: Refer to Engineering's approval of the form of development condition 1.24.

(ii) Entry into a shared access agreement, to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services, to provide access to underground parking to the adjacent development site at 4597 West 10th Avenue.

Note to Applicant: Refer to Engineering's approval of the form of development condition 1.25 (a) (iv) and bylaw enactment condition 2.6.

(iii) Design of the P1 parking level to accommodate a knock-out panel, for future access to the adjacent site at 4597 West 10th Avenue.

Note to Applicant: Refer to Engineering's approval of the form of development condition 1.25 (a) (iv) and bylaw enactment condition 2.6.

(b) Such other terms and conditions as the Director of Legal Services, in consultation with the General Manager of Engineering Services, may in their sole discretion require.

2.9 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) New traffic signal and intersection street lighting upgrade at Sasamat Street and West 10th Avenue per condition 2.7 (k).

(b) New traffic signal and intersection street lighting upgrade at Tolmie Street and West 10th Avenue per condition 2.7 (l).

(c) Local and off-site sewer servicing upgrades along West 10th and Trimble Street per condition 2.7 (b).

And for and only if the following works constitute excess and/or extended services:

(d) New electrical service cabinet/kiosk on Sasamat Street as per condition 2.7 (p).

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

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

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

Housing

2.10 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 class A for profit affordable rental housing, excluding Seniors Supportive or Assisted Housing, and including at least 20% 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 housing units, and the remaining units to be secured as market rental units, subject to the conditions set out below for such units, subject to the conditions set out below for such units and in accordance with the requirements set out in the *Moderate Income Rental Housing Pilot Program Rezoning Policy,* 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 housing dwelling units in the project will be at least 20% 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 housing 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 housing unit, the starting rent for such new tenancy will be at least 20% 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 housing 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 units.

(h) That the applicant will verify the ongoing eligibility of existing tenants in the below-market rental housing 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 housing 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 housing units, and a summary of the results of eligibility testing for these units.

(j) Such other terms and conditions as the General Manager of Planning, Urban Design and Sustainability (or successor in function) and the Director of Legal Services may require in their sole discretion.

The Housing Agreement and Section 219 Covenant will also ensure the use and access of the amenity spaces, currently designated on the plans submitted for rezoning as “amenity”, and any other amenity spaces as may be shown on the development plans approved in connection with the development permit, shall be shared and made available to all residential occupants and/or tenants of the building as a common space in perpetuity.

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-law enacted pursuant to section 565.2 of the Vancouver Charter prior to enactment of the rezoning by-law.

Social Policy

2.11 Fulfill, to the satisfaction of the Director of Social Policy, the Sustainable Food Systems requirements of the *Rezoning Policy for Sustainable Large Developments* by delivering a minimum of three food assets. To secure this condition, the applicant may be required to enter into one or more agreements with the City including, but not be limited to, the following:

(a) Permit holds subject to completion of the design, construction, and satisfactory acceptance of the food assets.

(b) Agreements regarding the installation, and maintenance of the food assets.

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

Community Benefit Agreement

2.12 As per the City of Vancouver's *Community Benefits Agreement Policy*, applicant must enter into a Community Benefits Agreement, which will commit the Applicant and its development partners to:

(a) Participate in a First Source Hiring program, in consultation and partnership with community stakeholder groups and the City, making new entry level jobs available to equity seeking community members in Vancouver first and striving for an overall target of 10% of labour (including that for contractors, subcontractors and other possible vendors) sourced from low-income communities and equity seeking groups across the city; including women, Indigenous people, racialized communities, and others facing barriers to opportunity due to discrimination, exclusion and stigmatization. They must provide best efforts to achieve this target by prioritizing new and entry-level hires through a First Source Hiring Program, in consultation with community stakeholders and a third party monitor.

(b) Demonstrate best efforts to procure a minimum of 10% of material goods and services from third party certified social impact and/or equity seeking businesses and social enterprises, across the entire lifecycle of the development site, prioritizing Vancouver-based ventures but extending through supply chains regionally and outside the Province and the Country where and when required. This includes, where applicable, post-occupancy and ongoing service needs.

(c) Demonstrate best Efforts to attain 10% procurement of materials, goods and services from Vancouver companies or companies located in Metro Vancouver or British Columbia. These may or may not also be equity seeking third party certified businesses as defined in the policy.

2.13 In order to monitor and evaluate these compliance targets, the following must be complete as part of the prior to conditions before development permit issuance:

(a) Connect with the Social Planner responsible for the CBA conditions to review the CBA policy and process.

(b) Send a high level construction schedule, including estimates on number of workers on site, and amount of procurement activity.

(c) Retain the services of an independent third party to the satisfaction of the City to assist in monitoring and reporting on the progress towards reaching these goals on an agreed upon timeline with the City of Vancouver during and upon completion of the project and its various development phases. This may include, where applicable and where possible, post-occupancy and ongoing service needs.

(d) Participate in a Project Specific Implementation and Monitoring Working Group with City staff, industry and training and skill development bodies, employment services organizations, and community representatives with knowledge of social procurement, social hiring, and community economic development.

Note to Applicant: Agreeing to these conditions as per the City of Vancouver CBA Policy does not preclude the applicant from entering into any additional agreements with communities including ones geographically located nearby the development site, or sites, or with First Nations. Please ask to be connected with the Planner on the CBA Policy implementation for more information, questions, and support, as this condition may impact any early procurement processes for this development.

Please connect with the CBA planner for more information about the CBA policy (ced@vancouver.ca) and visit our CBA website for more information. https://vancouver.ca/people-programs/community-benefit-agreements.aspx.

Public Art

2.14 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 official; and provide development details to the satisfaction of the Public Art Program Manager.

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

Environmental Contamination

2.15 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 to Applicant: 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.

* * * * *

4545-4575 West 10th Avenue
CONSEQUENTIAL AMENDMENTS

SIGN BY-LAW No. 11879

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

"4545-4575 West 10th Avenue [CD-1#] [By-law #] C-2"

NOISE CONTROL BY-LAW No. 6555

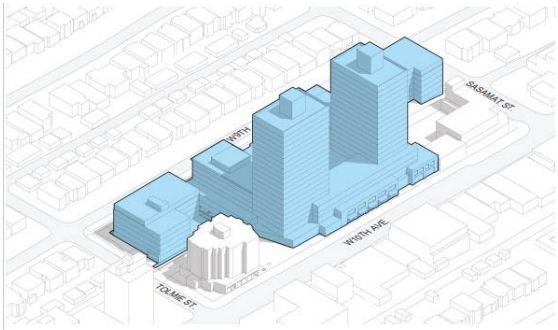
Amend Schedule B (Intermediate Zone) by adding the following:

"[CD-1 #] [By-law #] 4545-4575 West 10th Avenue"

* * * * *

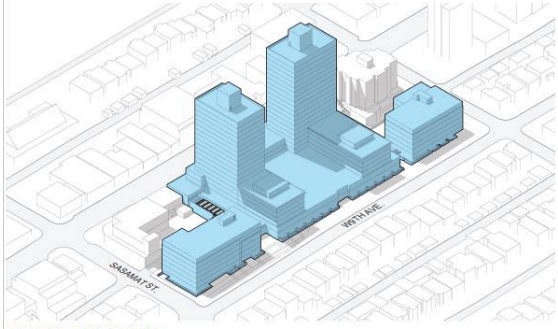
4545-4575 West 10th Avenue
FORM OF DEVELOPMENT DRAWINGS (2024)

Massing Renderings

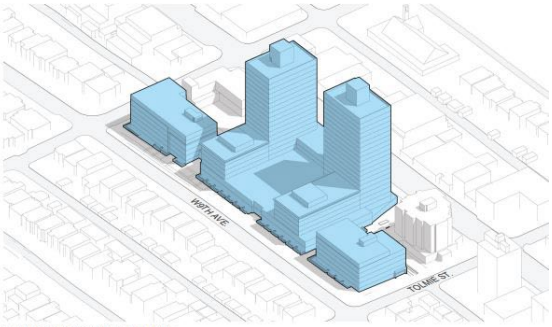


AERIAL VIEW LOOKING NORTH/EAST OVER W 10th AVENUE.

AERIAL VIEW LOOKING SOUTH/EAST OVER W 9th AVENUE.



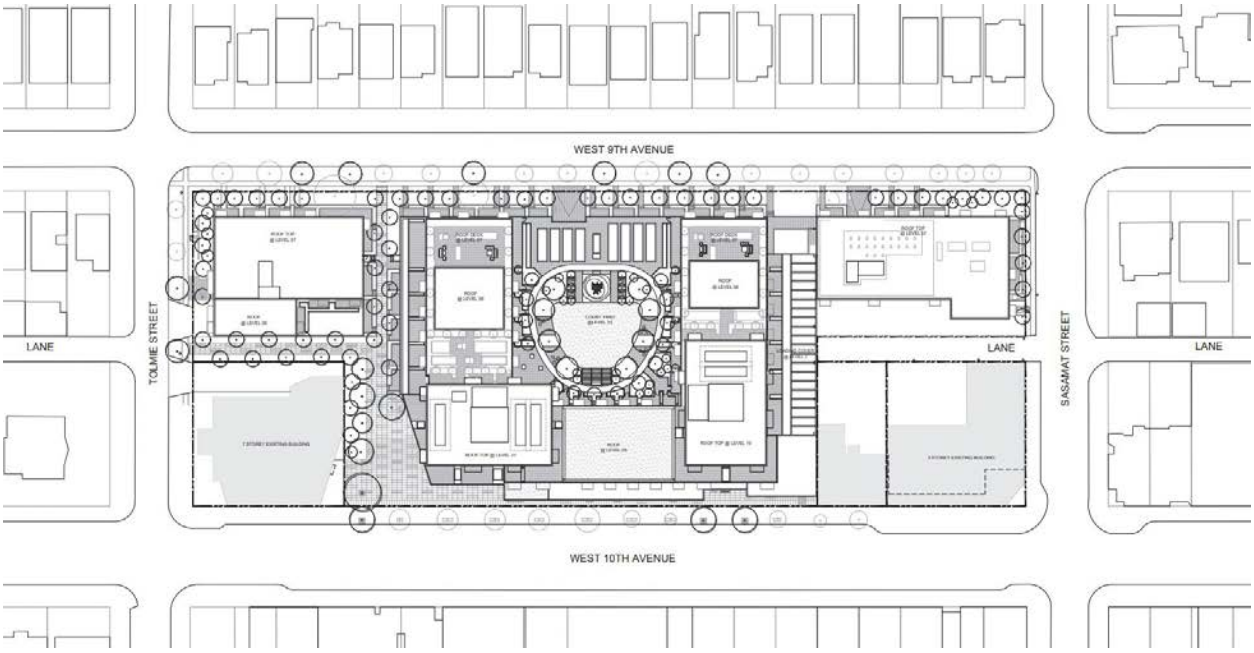
VIEW LOOKING UP W 10th AVENUE.



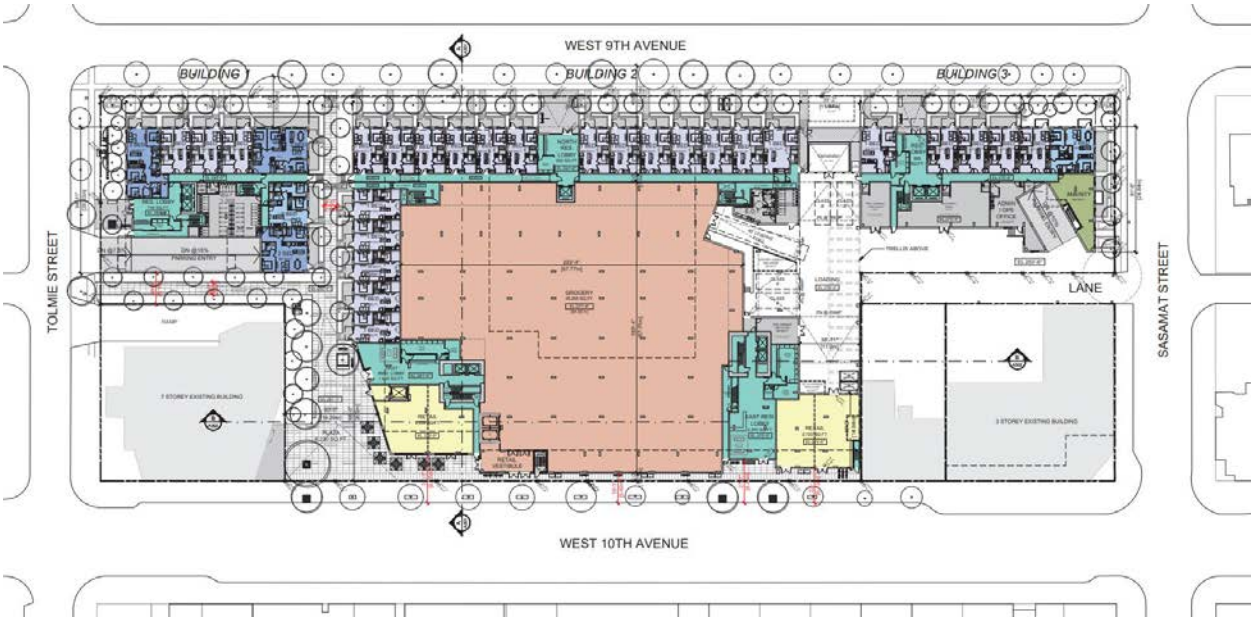
VIEW LOOKING DOWN W 9th AVENUE.

Aerial Perspective Looking Northeast

Site Plan

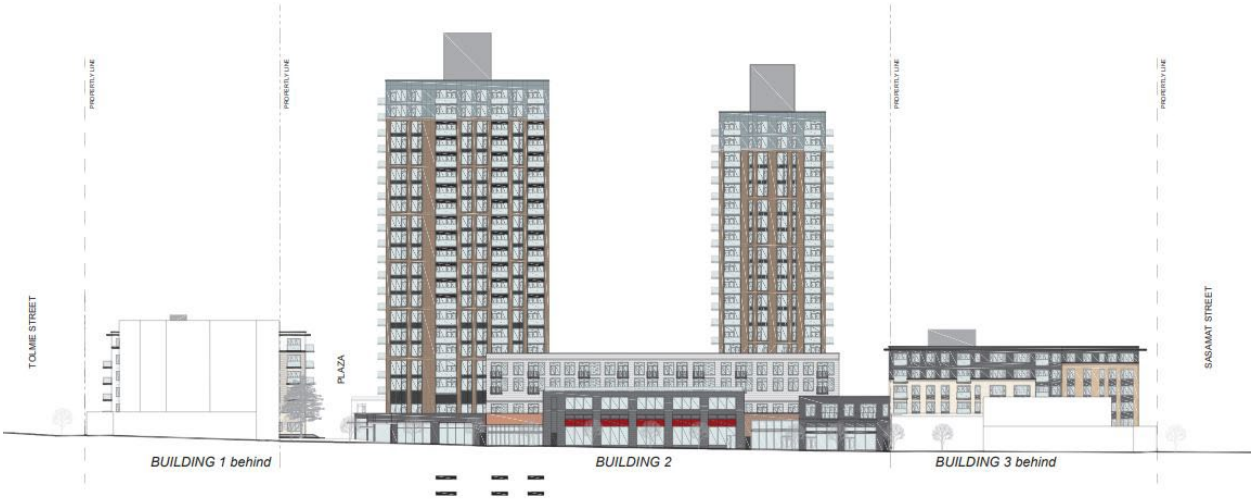


Level One Floor Plan



Landscape Plan

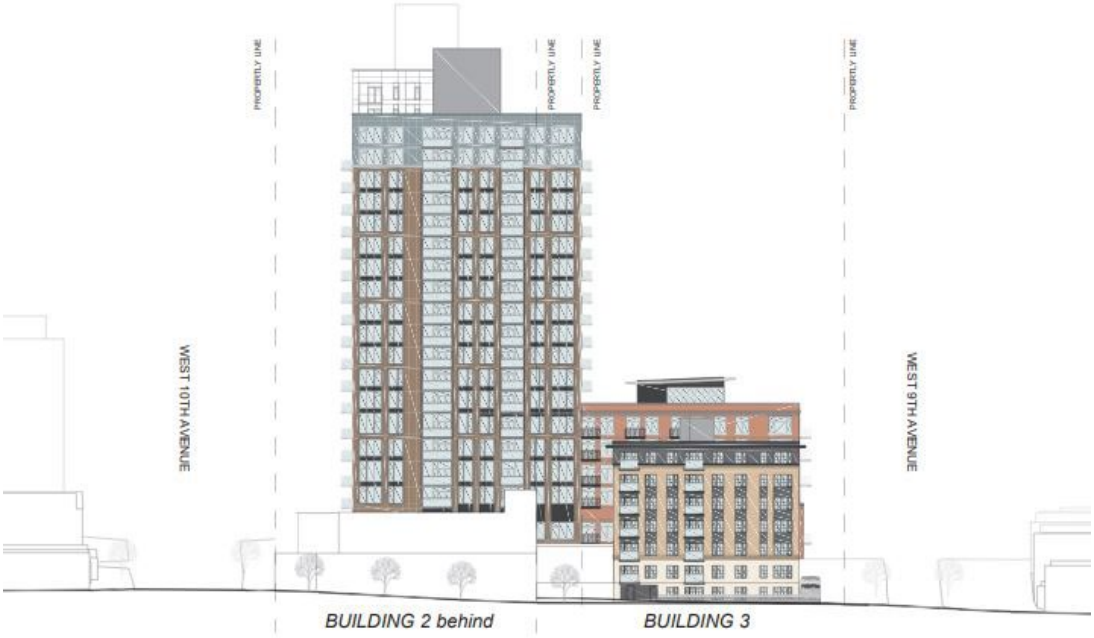
South Elevation



North Elevation

West Elevation

East Elevation



Shadow Study (revised)

SPRING EQUINOX
MARCH 19th

10:00 AM 12:00 PM 2:00 PM 4:00 PM

SUMMER SOLSTICE
JUNE 21st

10:00 AM 12:00 PM 2:00 PM 4:00 PM

FALL EQUINOX
SEPTEMBER 22nd

10:00 AM 12:00 PM 2:00 PM 4:00 PM

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4545-4575 West 10th Avenue
URBAN DESIGN PANEL

Urban Design Panel Minutes

The Urban Design Panel (UDP) reviewed this application on February 21, 2024. A summary of the decision is provided below. The full meeting minutes can be found online:

https://vancouver.ca/files/cov/udp-minutes-02-21-2024-final.pdf

EVALUATION: Support with Recommendations (4/3)

Planner's Introduction:

Scott Erdman, Rezoning Planner, introduced the project with a brief description of the existing site context, followed by an overview of the anticipated context as per the Moderate Income Rental Housing (MIRHPP) Pilot Program. Scott concluded the presentation with a description of the site and a summary of the rezoning proposal.

Grace Jiang, Development Planner gave an overview of the neighbourhood context in relation to the proposal, followed by the expectations of the built form guidelines for this project. Grace then gave a brief description of the proposed project before concluding with Staff questions for the Panel.

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

1. Comment on the height, massing, and density, with the following considerations:
    - Existing and evolving context;
    - Transitions to the surrounding areas;
    - Impacts on pedestrian experience along the local shopping street.

2. Comment on the placement of the towers, considering the impacts to the neighbouring buildings, the character of streetscape, and solar access to open spaces.

3. Comment on the quality of the public realm design. Please consider:
    - Contribution to a vibrant neighbourhood shopping area;
    - Provision of diverse open spaces to foster neighbourhood social connection, including size and location of the public plaza, pedestrian mews;
    - Building interface and setbacks; and
    - Making space for nature.

Applicant's Introductory Comments:

Applicant Mark Whitehead, Architect noted the objectives and gave a general overview of the project. Stephen Vincent, Landscape Architect then gave a presentation on the landscape strategy. The planning team then took questions from the panel.

Panel's Consensus on Key Aspects Needing Improvement:

Having reviewed the project, it was moved by Mr. AEPLI and seconded by Ms. LEMIEUX and was the decision of the Urban Design Panel:

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

1) Further Design Development required to the massing and fine grain detail along 10th Avenue and the ground level.
2) Consider more commercial space and programming in and around the plaza and west of the site.
3) Consider a greater number of 3-bedroom units.
4) Reconsider the placement of towers to balance the density distribution across the site, minimize the shadowing to the open spaces, and contribute to the 10th Avenue streetscape.
5) Providing small-scale retail units and fine-grained frontage design along West 10th Avenue.
6) Increasing the width of the public pedestrian mews.
7) Provide greater differentiation between the architectural expressions of the two towers.
8) Taking the Safeway site historical features into consideration for place-making.

Summary of Panel Commentary:

The panel generally supported the height and density.

The placement of the towers is too close to the West 10th Avenue and could be reconsidered and refined with a view to minimize the shadowing to the open spaces and contribute to the 10th Ave streetscape.

Consider some readjustment of tower lobbies to help with the above.

Address the sameness of the architectural expression of the two towers.

The architecture lacks a sense of place. Consider the history of the site to create a greater sense of place and identity of the project.

The mews connection between 9th and 10th Avenue could benefit from further design development and more width to enhance the pedestrian and public experience.

Not having the retail wrap around the plaza is a missed opportunity.

Consider incorporating smaller scale retail in front of the big box retail.

Consider greater number of 3-bedroom units.

A panelist noted the grocery store frontage lacks fine-grain animation.

A panelist noted the 6th floor podium is crowding 10th Avenue.

A few panelists noted due to the massive scale, the project should include accessibility units. A few panelists noted the terraced planters at the northeast corner do not appear successful. The relationship of that building to the public realm is not resolved – it is too high up above grade.

* * * * *

4545-4575 West 10th Avenue
PUBLIC CONSULTATION SUMMARY

1. List of Engagement Events, Notification, and Responses

	Date	Results
Event		
Pre-application Information Sessions	May 24, 2022; May 25, 2022; June 9, 2022; June 27, 2023	~535 attendees
In-person Information Session	February 8, 2024	~230 attendees
Question and Answer Period (City-led)	January 22, 2024 – February 11, 2024	1,301 participants (aware)* • 408 informed • 203 engaged
Public Notifications		
Postcard distribution – Notice of rezoning application and Q&A period	January 5, 2024	1,752 notices mailed
Postcard distribution – Notice of updated application information	July 31, 2024	1,757 notices mailed
Public Responses		
Online questions	January 22, 2024 – February 11, 2024	129 submittals
Online comment forms • Shape Your City platform	December 2023 – October 2024	392 submittals
Overall position • support • opposed • mixed	December 2023 – October 2024	392 submittals • 257 responses • 94 responses • 41 responses
Other input	December 2023 – October 2024	187 submittals
Online Engagement – Shape Your City Vancouver		
Total participants during online engagement period	December 2023 – October 2024	4,148 participants (aware)* • 1,274 informed • 448 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

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 development adds much-needed housing, including rental and affordable options, and aids in addressing the housing crisis.
- **Neighbourhood and density:** The development will positively impact the neighborhood, and the additional density will assist in revitalizing the community.
- **Uses:** The provision of a grocery store and mix of commercial uses is supported.
- **Business and commerce:** The development will support local businesses with increased patronage.

Generally, comments of concern fell within the following areas:

- **Building height and scale:** The proposed towers are considered too tall and out of scale with the neighborhood.

- **Traffic and parking:** The development will significantly increase traffic congestion. There are concerns current infrastructure is not designed to handle additional traffic volume and may lead to potential safety issues and the need for infrastructure upgrades.
- **Building design:** The design of the building is unattractive and monotonous. There are concerns that the façade feels imposing and hostile and fails to respect the scale and character of the surrounding neighborhood.
- **Streetscape:** The streetscape and pedestrian interface are inadequate, with concerns about narrow sidewalks, insufficient setbacks, and a lack of liveliness.
- **Public Space:** The proposed public plaza is too small, poorly designed, and not appropriately located on the site.
- **Public Amenities:** This proposal should be offering public amenities, such as a childcare facility or library.

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:

- This project would provide much-needed housing for University of British Columbia (UBC) staff and students.
- Development is supported on this currently underutilized site.
- The development is supported due to its proximity to high-traffic and transit-oriented areas.
- The project is supported given its proximity to UBC.

General comments of concern:

- The proposed development will add excessive density to the neighbourhood.
- The parking entrance access is poor, particularly for pickup, delivery, and loading.
- The development does not fit or maintain the character of the neighbourhood.
- The proposed buildings will block access to sunlight, casting shadows on neighbouring properties and parks.
- The development does not provide enough park space, and there are concerns that limited space provided will be only privately accessible.

Neutral comments/suggestions/recommendations:

- A lower or mid-rise building is preferred over the proposed high-rise.
- The rezoning application should be approved and expedited.
- A childcare facility should be included.

* * * * *

4545-4575 West 10th Avenue
PUBLIC BENEFITS SUMMARY

Project Summary

Rezoning application to permit a mixed-use development with 571 rental units (including 114 below-market rental units), and commercial space, including a grocery store.

Public Benefit Summary:

The proposal would provide 571 rental units, with 20% of the residential floor area for below-market rental units, as well as DCLs and a public art contribution.

	Current Zoning	Proposed Zoning
Zoning District	C-2	CD-1
FSR (site area = 11,966 sq. m [128,805 sq. ft.])	3.50	3.92
Buildable Floor Area	41,882 sq. m (450,818 sq. ft.)	46,953 sq. m (505,399 sq. ft.)
Land Use	Commercial	Mixed Use

Summary of Development Contributions Expected under Proposed Zoning

City-wide DCL[1, 2]	$953,542
Utilities DCL[1]	$7,180,414
Public Art[3]	$1,000,696
TOTAL	**$9,134,652**

Other benefits (non-quantified): 571 rental units, of which 20% of the residential floor area would be rented at below market rates, secured for the greater of 60 years and the life of the building.

[1] Based on by-laws in effect as of September 30, 2024. 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] The applicant has requested and is expected to be eligible for a Class A (100%) waiver of the City-wide DCL applicable to the residential portion of the building. The value of the DCL waiver is estimated to be $10,982,380. The application is therefore subject to the maximum average starting rents and unit sizes by unit type applicable to "class A for-profit affordable rental housing" as per the By law. These requirements will be secured by a Housing Agreement, and compliance will be assessed through the development permit stage to occupancy permit issuance.

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

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4545-4575 West 10th Avenue
APPLICANT, PROPERTY, AND DEVELOPMENT PROPOSAL INFORMATION

PROPERTY INFORMATION

Address	Property Identifier (PID)	Legal Description
4545-4575 West 10th Avenue	008-735-972	Lot B of Lots 3 and 4 Block 150 District Lot 540 Plan 13082

APPLICANT INFORMATION

Developer	BentallGreenOak (Canada) LP
Architect	Musson Cattell Mackey Partnership
Registered Owner	Sun Life Assurance Company of Canada

DEVELOPMENT STATISTICS

	Permitted Under Existing Zoning	Proposed
Zoning	C-2	CD-1
Site Area	11,966 sq. m (128,805 sq. ft.)	
Land Use	Commercial	Mixed Use
Maximum FSR	3.50	3.92
Maximum Height	22.0 m (72 ft.)	68.3 m (224 ft.) (top of roof parapet of tallest tower) 76.8 m (252 ft.) (mechanical/elevator overrun/access)
Floor Area	41,882 sq. m (450,818 sq. ft.)	46,953 sq. m (505,399 sq. ft.)
Unit Mix	n/a	Total: 571 units Studio: 35 units (6%) 1-Bedroom: 325 units (57%) 2-Bedroom: 170 units (30%) 3-Bedroom: 41 units (7%)
Parking and Bicycle Spaces	n/a	444 vehicle parking spaces 1,107 Class A bicycle spaces 9 Class B and 1 Class C loading spaces To be confirmed at development permit stage
Natural Assets	51 trees and cedar hedges on subject site, City boulevard	31 trees to be retained 15-30 new trees proposed To be confirmed at development permit stage

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