CITY OF VANCOUVER

REFERRAL REPORT

Report Date:	February 25, 2025
Contact:	Cathy Joe
Contact No.:	604-829-9230
RTS No.:	17695
VanRIMS No.:	08-2000-20
Meeting Date:	March 11, 2025

TO: Vancouver City Council

FROM: General Manager of Planning, Urban Design and Sustainability

SUBJECT: CD-1 (25) Amendment: 3215 Macdonald Street

RECOMMENDATION TO REFER

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

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

RECOMMENDATION FOR PUBLIC HEARING

A. THAT the application by Proscenium Architecture and Interiors Inc., on behalf of Three Putt Investments (MacDonald) Ltd., the registered owner of the land located at 3215 Macdonald Street [*PID 009-123-628; Lot G Block 5 District Lot 139 Plan 11218*] to amend CD-1 (25) (Comprehensive Development) District By-law No. 4076 to increase the maximum floor space ratio (FSR) from 1.20 to 2.75 and the maximum building height to 16.8 m (55 ft.) to permit the development of a five-storey mixed-use building containing approximately 22 rental units with commercial space on the ground floor, be approved in principle;

FURTHER THAT the draft CD-1 By-law amendment, 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 Proscenium Architecture and Interiors Inc. received on December 21, 2023;

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 Recommendations A and B be adopted on the following conditions:

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

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

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

REPORT SUMMARY

This report evaluates an application to amend CD-1 (25) (Comprehensive Development) District By-law No. 4076 for 3215 Macdonald Street to permit a five-storey mixed-use residential building containing approximately 22 rental units with commercial space on the ground floor. Staff have assessed the application and conclude that it meets the intent of the *Secured Rental Policy* (SRP).

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

COUNCIL AUTHORITY/PREVIOUS DECISIONS

- Vancouver Plan (2022)
- Secured Rental Policy (2012, last amended 2024)
- Interim Housing Needs Report (2025)
- Housing Vancouver Strategy (2017)
- Residential Rental District Schedules Design Guidelines (2022, last amended 2024)
- Family Room: Housing Mix Policy for Rezoning Projects (2016)
- High-Density Housing for Families With Children Guidelines (1992, last amended 2022)
- Community Amenity Contributions Policy for Rezonings (1999, last amended 2024)
- Green Buildings Policy for Rezonings (2010, last amended 2023)
- Urban Forest Strategy (2014, amended 2018)

- Latecomer Policy (2021)
- Vancouver Development Cost Levy By-law No. 9755
- Vancouver Utilities Development Cost Levy By-law No. 12183

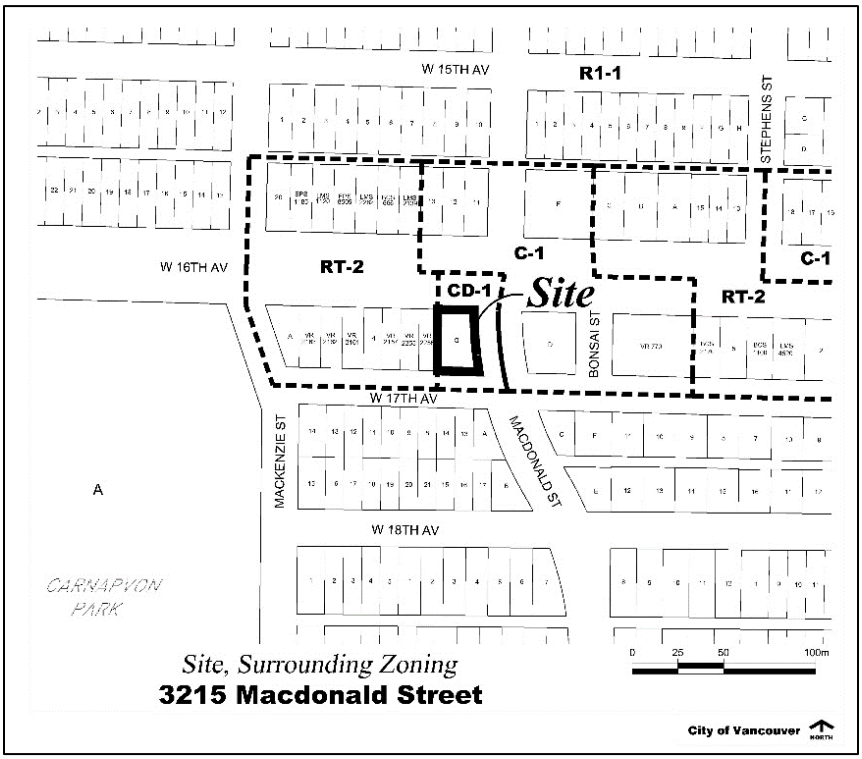
REPORT

Background/Context

Site and Context

The subject site is zoned CD-1 (25) and located on the southwest corner of 16th Avenue and Macdonald Street (Figure 1). The property consists of an irregular shaped single lot, with a frontage of 33.8 m (111 ft.) along Macdonald Street and a depth of 19.85 m (64 ft.) on 16th Avenue. The total site area is 700.6 sq. m (7,541 sq. ft.) and is developed with a single-storey office building constructed in 1951. There are no existing residential tenants on site.

Figure 1: Surrounding Zoning and Context



The surrounding area contains a mix of uses. Neighbouring sites across Macdonald Street to the east and 16th Avenue to the north are zoned C-1 containing a gas station, retail, and commercial services (coffee shops, cafes, restaurants, hair studios, dentists, animal clinic, health and beauty services, fitness centres and retail stores). Lots surrounding the site to the west, south, and north are zoned primarily for residential uses under R1-1 and RT-2.

Neighbourhood Amenities – The following amenities exist in the area:

- **Public Parks** - Carnarvon Park (200 m), Trafalgar Park (1 km), Connaught Park (1.1 km), and Valdez Park (1.2 km).
- **Community Spaces** – Kitsilano Community Centre (1 km) and Kitsilano Rink (1 km).
- **Childcare Facilities** – Carnarvon Community Out of School Care (600 m), LIFT Early Learning Centre (700 m), Trafalgar Out of School Care Society (950 m), and St. James Day Care Center (1.2 km).
- **Public Library** – Kitsilano Branch Library (800 m).

Local School Capacity – The site is within the catchment area of Carnarvon Elementary School and Prince of Wales Secondary School. According to the Vancouver School Board (VSB)'s 2021 Long Range Facilities Plan, both Carnarvon Elementary and Prince of Wales Secondary School will be operating under capacity in the coming years, with a capacity at 64% and 63% by 2031.

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.

Policy Context

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

Secured Rental Policy (SRP) – The SRP encourages the construction of new purpose-built rental housing in Vancouver. Updates to the SRP were approved by Council in December 2021 to streamline the delivery of new rental housing. These included clarifying opportunities for rezoning in low-density areas close to public transit, shopping, and other daily needs.

The SRP outlines the following locational eligibility criteria for sites in existing CD-1 areas:

- Where existing rental units do not currently exist, and
- Infill development, where appropriate, on sites where existing tenants are not displaced.

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.

Housing Vancouver Strategy (2017) – Housing Vancouver 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 35,500 purpose-built rental units. This rezoning will contribute towards targets for purpose-built market rental housing units.

Strategic Analysis

1. Proposal

The rezoning proposal is for a five-storey mixed-use residential building containing approximately 22 rental units with commercial space on the ground floor (Figure 2). The building height is 16.8 m. (55 ft.) with a total floor area of 1,926.7 sq. m (20,739 sq. ft) and a floor space ratio (FSR) of 2.75. Loading and underground parking are accessed from 17th Avenue.

2. Land Use

The proposed residential and commercial uses are consistent with the SRP.

3. Form of Development, Height and Density (Refer to drawings in Appendix C and statistics in Appendix F)

In accessing urban design performance, staff considered the built-form expectations of the *Residential Rental Districts Schedules Design Guidelines* ("Guidelines").

Figure 2. Project Perspective View from Northeast at the intersection of Macdonald Street and 16th Avenue

Height and Density – The site is currently zoned CD-1 (25) from 1963. The proposed building encompasses a FSR of 2.75, with a net floor area of 1,926.7 sq. m (20,739 sq. ft.), and a height of 16.8 m. (55 ft.).

Interface to the neighbours – As there are residential uses that share the west property line, the proposal provides a 1.5 m. (4 ft.10 in.) west side setback with minimal bedroom windows on the western facade. The proposal's outdoor amenity area on level five includes landscape screening to minimize the views towards the western neighbours.

Private Amenity Spaces –There is an indoor amenity area proposed on level five adjacent to the outdoor amenity space which is located along the southern side of the building. A condition

has been added to provide translucent glazing in the balcony railing design to minimize privacy concerns.

Public Realm – Staff have included conditions in Appendix B to enhance and improve the public realm on 16th Avenue with the intent of providing ease of use and comfort for pedestrian movement and improve the pedestrian experience adjacent to the commercial storefronts.

Urban Design Panel – Staff determined a review by the Urban Design Panel was not required as staff support six-storey market rental buildings along arterial streets in the city.

Staff reviewed the site-specific conditions and have concluded that the proposal reflects the SRP's built form and height and is appropriate for the 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 approximately 22 rental units to the City's inventory of rental housing, which would contribute to the targets set out in the *Housing Vancouver Strategy* (see Figure 3[1]).

Figure 3: Progress Towards 10 Year Housing Vancouver Targets (2024-2033) for Secured Market Rental Housing as of Sep 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 Canada Mortgage and Housing Corporation (CMHC) Market Rental Survey) for the Westside/Kerrisdale, which this site is located, is 1.1 %. 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 40.9% family units in a mix of two-bedroom and three-bedroom units, thereby exceeding the policy. These units must be designed in accordance with the *High Density Housing for Families with Children Guidelines*. The application as proposed is consistent with the policy and a provision is included in the CD-1 By-law to meet the minimum unit mix requirements.

Average Rents and Income Thresholds - Average rents for units on the Westside are shown in Figure 4. The market rental housing will provide options which are significantly more affordable than average home ownership costs as illustrated in Figure 4.

Figure 4: Market Rents in Newer Westside Buildings, Costs of Ownership and Household Income Served

		Newer Rental Buildings Westside		Monthly Costs of Ownership for Median-Priced Apartment –Westside (with 20% down payment)		
Unit	**Average Unit Size**	**Average Market Rent[1]**	**Average Household Income Served**	**Monthly Costs of Ownership[2]**	**Average Household Income Served**	**Down-Payment at 20%**
Studio	365 sf	$1,902	$76,080	$2,837	$113,480	$106,000
1-bed	611 sf	$2,306	$92,240	$3,473	$138,920	$132,000
2-bed	804 sf	$3,372	$134,880	$5,193	$207,720	$198,400
3-bed	998 sf	$4,434	$177,360	$7,982	$319,280	$311,890

[1] Data from the October 2023 CMHC Rental Market Survey for apartments in purpose-built rental buildings completed in the year 2014 or later on the Westside of Vancouver.

[2]Based on the following assumptions: median of all BC Assessment apartment sales prices in Vancouver Westside in 2023 by unit type, 20% down-payment, 5% mortgage rate (in-line with Bank of Canada conventional rate), 25-year amortization, $150-$250 monthly strata fees and monthly property taxes at $2.92 per $1,000 of assessed value (2021 assessments and property tax rate).

Security of Tenure – Purpose-built rental housing offers secure rental tenure. All 22 units in the proposal would be secured through a Housing Agreement and a Section 219 Covenant for the longer of 60 years and the life of the building. Covenants will be registered on title to prohibit the stratification and/or separate sale of individual units.

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

If any eligible tenants are identified through the City's regulatory approvals process, the applicant will be required to provide a Tenant Relocation Plan that meets the City's TRPP.

5. Transportation and Parking

The site is served by regular bus service along 16th Avenue and Macdonald Street as part of TransLink's Frequent Transit Network (FTN). The site is close to bicycle lanes at Trafalgar Street and Balaclava Street. On March 29, 2022, Council also endorsed a rapid transit station at Macdonald and Broadway as part of the future Millennium Line SkyTrain extension to UBC (UBCx).

Vehicle and bicycle parking are provided over one level of underground parking, accessed from 17th Avenue. The application proposes 12 vehicle spaces, 43 bicycle spaces and two loading spaces. Parking and loading are to meet the Parking By-law at the development permit stage.

Engineering conditions require public realm improvements along Macdonald Street, 16th Avenue and 17th Avenue including new sidewalks, curb ramps, new bus stop amenities, upgraded street lighting and upgraded intersection street lighting at Macdonald Street and 17th Avenue as set out 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 & emissions and embodied carbon targets in the Vancouver Building By-law, as well as 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.

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.

There are eight off-site trees and one on-site tree. Four of the off-site trees and the one on-site tree are proposed to be removed due to their location within the proposed building envelope. New street trees are proposed on both 16th Avenue and Macdonald Street boulevards, to be confirmed at the time of development permit. See Appendix B for landscape and tree conditions.

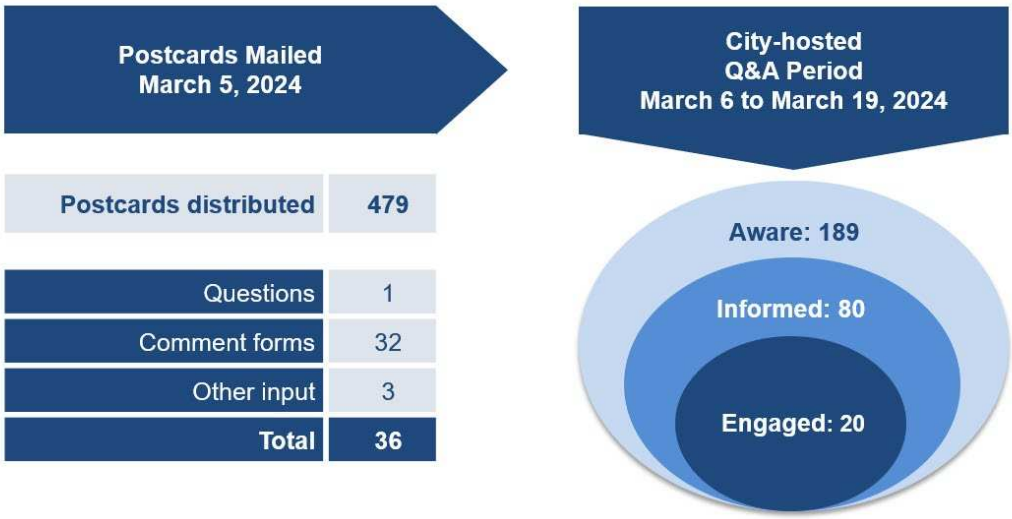
7. Public Input

Public Notification – A rezoning information sign was installed on the site on February 21, 2024. Approximately 479 notification postcards were distributed within the neighbouring area on or about March 5, 2024. Application information and an online comment form was provided on the Shape Your City (shapeyourcity.ca/) platform.

Question and Answer Period – A question and answer period was held from March 6, 2024 to March 19, 2024. Questions were submitted by the public and posted with a response over a two-week period.

Public Response and Comments – Public input was collected via online questions, comment forms, through email, and by phone. A total of 36 submissions were received.

Figure 5: Overview of Notification and Engagement



Generally, comments of support fell within the following areas:

- **Rental housing:** The development adds much needed rental housing to the area.
- **Height, density, and massing:** The height, density, and massing is appropriate. However, even greater density would be supported.
- **Retail space:** Commercial space on the ground floor is a welcome addition to the building.
- **Location:** The building is in an ideal location, along transit routes, and near shops and amenities.

Generally, comments of concern fell within the following areas:

- **Height**: The height of the building is too tall for the area. A three or four-storey building would be preferred instead.
- **Traffic:** Traffic congestion will increase significantly. Pedestrian safety is a major concern.
- **Parking:** There is not enough vehicle parking in this proposal to support the increased density. Street parking congestion will worsen.
- **Density:** The proposed density is too high for the neighbourhood.

Response to Public Comments

Height and density: The proposal is generally consistent with the SRP and RR Design Guidelines.

Traffic and Parking: Engineering staff have reviewed the application with respect to transportation impacts and have included conditions to deliver improvements that will address safety for all road users. This includes intersection upgrades along Macdonald Street and 16th and 17th Avenues with upgraded street and intersection lighting, sidewalk and curb ramp improvements and the installation of parking signage on streets.

8. Public Benefits

Community Amenity Contributions (CAC) –This application is subject to a negotiated CAC under the *Community Amenity Contributions Policy for Rezonings*. The applicant has proposed that all 22 residential units be secured as rental housing for the longer of 60 years and the life of the building. 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.

Real Estate Services staff reviewed the application and the costs of securing the 22 rental housing units and have determined no additional CAC is expected.

Development Cost Levies (DCLs) – The site is subject to the City-wide and Utilities DCL, which will be calculated on the floor area proposed at the development permit stage.

The applicant has not requested a DCL waiver in accordance with the provisions of the City-wide and Utilities DCL By-laws. As per Section 3.1B of those By-laws, all rezoning applications that qualify as "for-profit affordable rental housing" should request a DCL waiver at the rezoning application stage and relevant conditions should be secured in the conditions of enactment. Should the applicant wish to request a DCL waiver at a later stage, the applicant would be expected to return to Council for a subsequent Public Hearing to amend the rezoning conditions.

Based on rates in effect as of September 30, 2024 and the proposed 1,667.4 sq. m (17,948 sq. ft.) of residential floor area and 259.3 sq. m (2,791 sq. ft.) of commercial floor area, the DCLs are estimated to be $776,040.

Public Art Program – The application is not subject to the *Public Art Policy and Procedures for Rezoned Developments* as the total floor area is below the minimum threshold of 9,290 sq. m (100,000 sq. ft.).

Financial Implications

As noted in the Public Benefits section, this project is expected to provide a DCL. See Appendix E for additional details.

CONCLUSION

Staff have reviewed the application to amend CD-1 (25) (Comprehensive Development) District By-law for 3215 Macdonald Street to permit a five-storey mixed-use building containing approximately 22 rental units with commercial space on the ground floor. Staff conclude that it meets the intent of the *Secured Rental Policy* and contributes 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 amendments to the CD-1 (25) By-law 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.

* * * * *

3215 Macdonald Street
DRAFT CD-1 (25) AMENDMENTS

Note: A by-law will be prepared generally in accordance with the provisions listed below, subject to change and refinement prior to posting.

1. This By-law amends the indicated provisions of By-law No. 4076.

2. Council renumbers section 2 as section 7.

3. Council adds the following sections in the correct numerical order:

"Uses

2. 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;

   (c) Institutional Uses;

   (d) Manufacturing Uses;

   (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

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

   (a) be suitable for family housing; and

   (b) have 2 or more bedrooms.

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

3.3 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 combination with a permitted use;

(b) farmers' market;

(c) neighbourhood public house;

(d) public bike share; and

(e) restaurant,

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

Floor Area and Density

4.1 Computation of floor area must assume that the site area is 700.6 m^2, being the site area at the time of the application for the rezoning evidenced by this by-law, prior to any dedications.

4.2 The maximum floor space ratio for all uses combined is 2.75.

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

4.4 Computation of floor area must exclude:

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

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

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

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

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

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

(ii) bicycle storage, and

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

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

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

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

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

Building Height

5.1 Building height must not exceed 16.8 m.

5.2 Despite section 5.1 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 rooftop mechanical appurtenances including elevator overrun and rooftop access structures, the height of the portions of the building with the permitted mechanical appurtenances must not exceed 19.5 m.

Horizontal Angle of Daylight

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

6.2 For the purposes of section 6.1 above, habitable room means any room except a bathroom or a kitchen.

6.3 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.

6.4 The plane or planes referred to in section 6.3 above must be measured horizontally from the centre of the bottom of each window.

6.5 An obstruction referred to in section 6.3 above means:

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

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

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

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

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

* * * * *

3215 Macdonald Street
CONDITIONS OF APPROVAL

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

PART 1: CONDITIONS OF APPROVAL OF THE FORM OF DEVELOPMENT

Note: Consideration by Council at the Public Hearing of the proposed form of development is in reference to plans prepared by Proscenium Architecture and Interiors Inc., received on December 21, 2023.

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:

Urban Design

1.1 Design development to increase front setbacks of residential entry area to improve transition in form and massing to the existing adjacent development.

Note to Applicant: The Intent is to blend the front building line at grade with existing residential neighbours to the west. This can be achieved by:

(a) Providing a setback for the portion of the front building line of the residential vestibule and bike entry area to merge with the adjacent residential building line.

1.2 Design development to strengthen a pedestrian-oriented commercial frontage and public realm interface.

Note to Applicant: Refer to C-2 Residential Rental Tenure Design Guidelines. This can be achieved by:

(a) Relocating the bike racks from the Statutory Right-of-Way along West 16th Avenue to an area that does not obstruct pedestrian movement.

(b) Providing a landscape screening surrounding the PMT to reduce visibility from public streets. Refer to ENG condition 1.22 and Landscape condition 1.6.

1.3 Design development to mitigate the impacts on privacy and overlook on nearby residential development.

Note to Applicant: Refer to C-2 Residential Rental Tenure Guidelines. The intent is to improve privacy with adjacent residential neighbours. This can be achieved by:

(a) Providing taller guardrails with translucent glazing in the balcony railing design for upper-level amenity deck.

(b) Providing landscape screening along West 17th Avenue, where applicable.

1.4 Design development of building massing to reduce the appearance of bulk and massing of upper-level balconies projecting into the front yard setback.

Note to Applicant: Refer to C-2 Residential Rental Tenure Guidelines. The intent is to reduce the appearance of building projection with enclosed balconies projecting into the front yard setback. This can be achieved by providing simple cantilevered balconies projecting within the front yard setback not more than 50% of the building façade along 16th Avenue.

1.5 Design development to improve the security of the building entrances.

Note to Applicant: Provide a security gate along south side of building at grade to vehicles entering into parkade and garbage collection.

Landscape

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

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

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

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

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

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

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

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

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

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

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

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

1.13 Coordination for the provision of new street trees, and any proposed removals and/or canopy pruning of City-owned tree adjacent to the development site with Park Board Urban Forestry.

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 or email pbdevelopment.trees@vancouver.ca) 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 6cm caliper, and installed with approved root barriers, tree guards and appropriate soil. Root barriers shall be 8 feet long and 18 inches deep. Planting depth of root ball must be below sidewalk grade. Call Park Board for inspection after tree planting completion*".

Sustainability

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

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

Housing

1.15 The proposed unit mix, including 5 studio units (22.7 %), 8 one-bedroom units (36.4 %), and 8 two-bedroom units (36.4 %), 1 three-bedroom units (4.5%) is to be included in the development permit drawings.

Note to Applicant: Any changes in the unit mix from the rezoning application may only 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 dwelling units designed to be suitable for families with children.

1.16 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).

(d) A balcony for each unit with 1.8 by 2.7 m minimum dimensions (S. 4.3.2).

Engineering

1.17 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

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

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

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

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

1.19 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.

1.20 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.

1.21 Provision of a crossing design applications to the satisfaction of the General Manager of Engineering Services, prior to development permit issuance.

Note to Applicant: Submission of a crossing application is required. Please review the City's construction and design manuals and show typical commercial crossing design on the plans and indicate if any existing street furniture, poles street trees or underground utility is impacted by the crossing design and location.

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

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

(a) The following statements are to be added on the site and landscape plans:

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

Note to Applicant: Drawings must indicate that the off-site designs submitted as part of the development permit application are preliminary, and that a final off-site geometric design will be provided by the City of Vancouver through the development process.

(ii) "Tree species, final spacing, quantity and location to the satisfaction of the General Manager of Engineering Services. New trees must be of good standard, minimum 6cm caliper, and installed with approved root barriers, tree guards 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 feet long and 18 inches deep, centre on each street tree adjacent to the sidewalk and any off street bike facility. Planting depth of root ball must be below sidewalk grade. Contact Park Board at pbdevelopment.trees@vancouver.ca for inspection after tree planting completion".

(iii) "The required Green Infrastructure improvements on 3215 Macdonald Street will be as per City-issued design."

Note to Applicant: Callouts must be included along with the note. For further information, contact Green Infrastructure Implementation Branch, ESRGGIIDL@vancouver.ca

(b) Provide street trees where space permits.

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

(d) Deletion of:

(i) Proposed metal planter shown encroaching onto City street (L1.01).

(ii) Special surface treatments from the City boulevard along West 16th Avenue and Macdonald Street.

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

(iii) Proposed table with seats shown over City street.

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

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

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

1.23 Gates/doors are not to swing more than 0.3 m (1 ft.) over the property lines or into the SRW area.

1.24 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.

1.25 Provision of an updated 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.

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

(a) Convenient, internal, stair-free loading access to/from all site uses.

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

1.27 Vehicle spaces, per Parking By-law Section 4 and the Design Supplement, including:

(a) Improved maneuvering for stalls AV09, RC08 and the Class A loading bay located in the underground parking.

Note to Applicant: Maneuvering review for these spaces to be provided or space RC08 may need to be removed/relocated. A TAC-P design vehicle to be used for any maneuver diagrams submitted.

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

(a) Additional 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, accessible spaces, and entrances.

1.29 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.

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

1.30 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. All required electrical plants will be provided within private property.

Notes 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

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

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

(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.

1.32 Provision of a $30,000 cash security deposit prior to building permit issuance, for protection, relocation and/or delivery of bus stop amenities (stop# 50113), adjacent to the site.

Note to Applicant: All supply, removal and relocation of street furniture shall be by the City's street furniture contractor, and coordinated with the City of Vancouver Street Furniture Coordinator.

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

2.1 Make arrangements for release of an Easement & Indemnity Agreement 378108M (commercial crossing) prior to building occupancy.

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

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

(a) Provision of adequate water service to meet the domestic and fire flow demands of the development. Based on the confirmed Fire Underwriter's Survey Required Fire Flows and domestic flows submitted by Rocky Point Engineering Ltd. dated December 7, 2023, no water main upgrades are required to service the development.

Notes to Applicant: The main servicing the proposed development is 150 mm on West 17th Avenue or 300 mm on West 16th Avenue. Should the development require water service connections larger than the servicing main, the developer shall upsize the existing main to the satisfaction of the General Manager of Engineering Services. The developer is responsible for 100% of the cost of the upgrade. The maximum water service connection size is 300mm.

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

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

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

Notes to Applicant: No sewer upgrades are required.

Development to be serviced to the existing 200 mm SAN and 375 mm STM sewers in West 17th Avenue.

(c) Provision of street improvements, and appropriate transitions, along West 16th Avenue adjacent to the site, including:

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

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

(i) 1.2 m wide hardscaped front boulevard.

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

(iii) Integral concrete curb and slab at the bus stop on Macdonald Street per City standards.

(iv) Pedestrian curb ramps at the intersection of West 17th Avenue and Macdonald Street adjacent to the site.

(e) Provision of Street improvements, and appropriate transitions, along West 17th Avenue adjacent to the site, including:

(i) 1.8 m wide broom finish saw-cut concrete sidewalk.

(ii) Corner curb ramps.

(iii) Removal of existing driveway and replacement with full-height curb, boulevard, and sidewalk.

(iv) 50mm mill and overlay of asphalt pavement from curb to curb along the site's frontage.

Note to Applicant: Extent of mill and overlay subject to review by City Engineer pre and post construction. Road reconstruction on West 17th Avenue to meet City's Higher-Zoned Street standards.

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

(i) Street improvements on Macdonald Street to install a subsurface infiltration trench under future sidewalk and/or bus stop to treat and retain 90% of average annual rainfall from the sidewalk and roadway to the greatest extent practical.

Notes to Applicant: These improvements generally include a subsurface storage area filled with drain rock.

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

(g) Provision of street trees where space permits.

Note to Applicant: Final spacing, quantity and location of the trees to the satisfaction of the General Manager of Engineering Services. Tree species to the approval of the City Arborist. Street tree planting to include appropriate soil volumes and approved root barriers of rigid material, 8' long and 18" deep, center on each street tree adjacent to the sidewalk and any off-street bike facility. Installation of Engineered Soil under new sidewalks may be required to obtain appropriate soil volumes based on site conditions.

(h) Provision of bus stop amenities adjacent to the site including all associated passenger facilities including (shelter, seating, litter can, advertising panels, foundations, drainage, electrical connection, etc.) and reinstallation at a new location determined by Engineering Services.

Note to applicant: All removal/relocation or installation of street furniture shall be by the City's street furniture contractor, and coordinated with the City of Vancouver Street Furniture Coordinator. Bus shelters shall be place in such a way as to maintain accessibility for bus boarding and alighting.

(i) Provision for the Installation of parking regulatory signage on streets adjacent to the site.

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

(k) Provision of the entire intersection street lighting upgrade to current City standards and IESNA recommendations.

(i) Macdonald Street/West 17th Avenue

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

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

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.

Housing

2.3 Make arrangements to the satisfaction of the General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services to enter into a Housing Agreement and a Section 219 Covenant to secure all residential units as secured market rental housing units, excluding Seniors Supportive or Assisted Housing, pursuant to the City's Secured Market Rental Program, for a term equal to the longer of 60 years and the life of the building, subject to a no-separate-sales covenant and a no-stratification covenant, a provision that none of such units will be rented for less than one month at a time, and such other terms and conditions as the General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services may require.

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

Environmental Contamination

2.4 As applicable:

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

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

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

Agreements

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

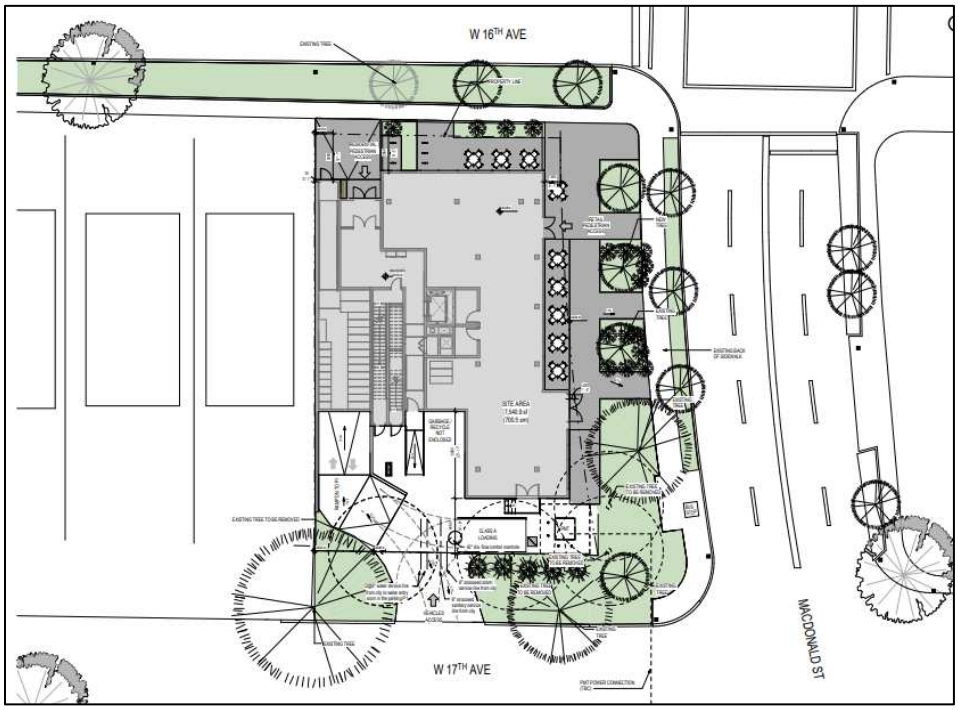
The preceding agreements are to be registered in the appropriate Land Title Office, with priority over such other liens, charges and encumbrances affecting the subject site as is considered advisable by the Director of Legal Services, and otherwise to the satisfaction of the Director of Legal Services prior to enactment of the By-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 a form satisfactory to the Director of Legal Services. The timing of all required payments, if any, shall be determined by the appropriate City official having responsibility for each particular agreement, who may consult other City officials and City Council.

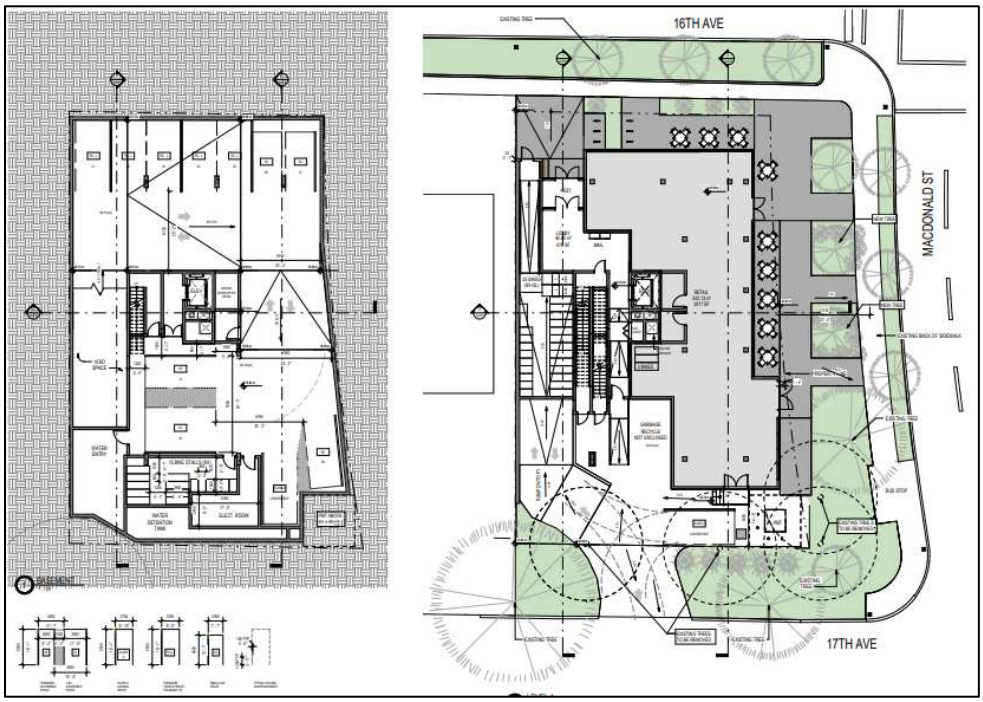
* * * * *

3214 Macdonald Street
FORM OF DEVELOPMENT DRAWINGS

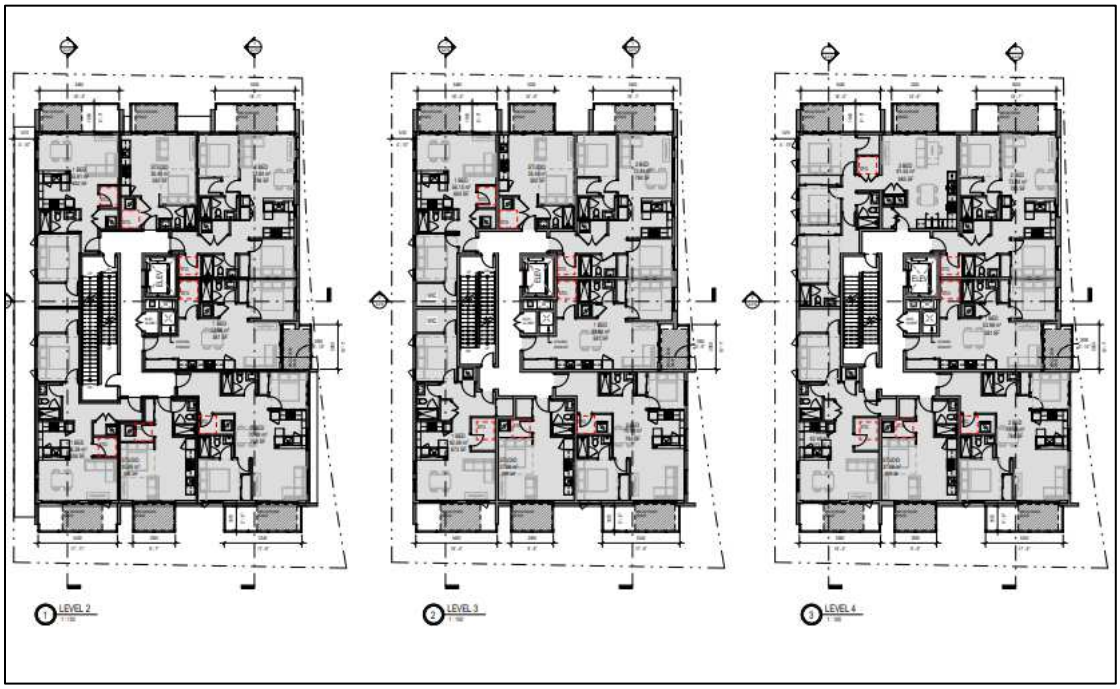
Site Plan



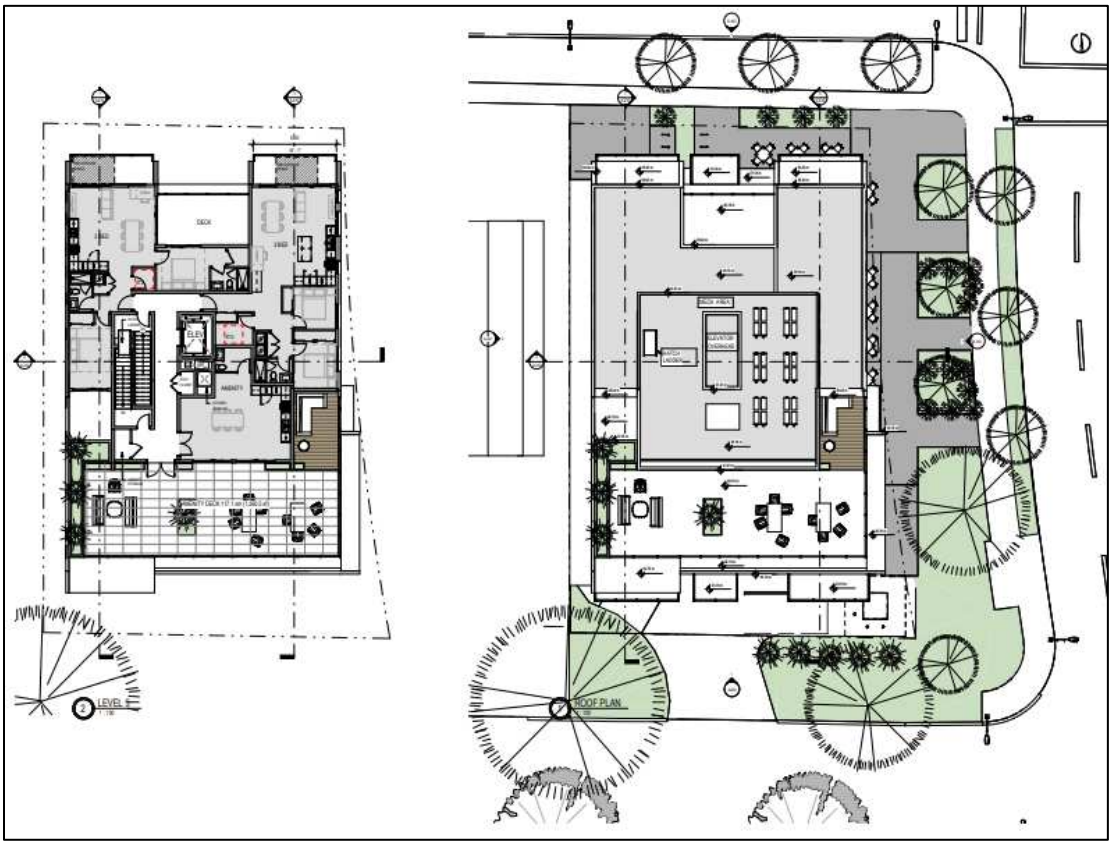
Floor Plans – Basement and Level 1



Floor Plans – Levels 2 to 4



Top Floor and Roof Plans



Building Elevations: North and South

Building Elevations: East and West

Perspective View from Northwest

Perspective View from Southeast

Perspective View from 16th Avenue

Perspective View from South

3215 MACDONALD STREET
PUBLIC CONSULTATION SUMMARY

1. List of Engagement Events, Notification, and Responses

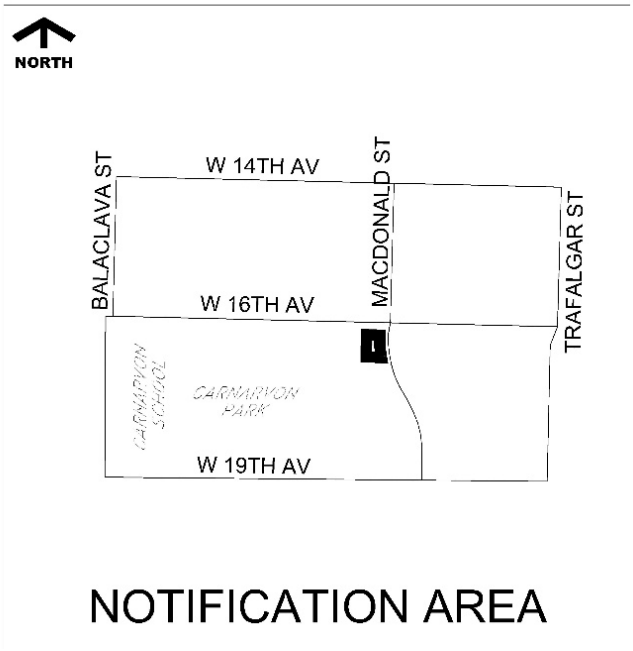
	Date	Results
Events		
Question and Answer Period	March 6, 2024 – March 19, 2024	189 participants (aware)* • 80 informed • 20 engaged
Public Notification		
Postcard distribution – Notice of rezoning application and virtual open house	March 5, 2024	479 notices mailed
Public Responses		
Online questions	March 6, 2024 – March 19, 2024	1 submittal
Online comment forms • Shape Your City platform	February 2024 – June 2024	32 submittals
Overall position • support • opposed • mixed	February 2024 – June 2024	32 submittals • 17 responses • 11 responses • 4 responses
Other input	February 2024 – June 2024	3 submittals
Online Engagement – Shape Your City Vancouver		
Total participants during online engagement period	February 2024 – June 2024	550 participants (aware)* • 237 informed • 33 engaged

Note: All reported numbers above are approximate.

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

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

2. Map of Notification Area



3. Analysis of All Comments Received

Below is an analysis of all public feedback by topic.

Generally, comments of support fell within the following areas:

- **Rental housing:** The development adds much needed rental housing to the area.
- **Height, density, and massing:** The height, density, and massing is appropriate. However, even greater density would be supported.
- **Retail space:** Commercial space on the ground floor is a welcome addition to the building.
- **Location:** The building is in an ideal location, along transit routes, and near shops and amenities.

Generally, comments of concern fell within the following areas:

- **Height**: The height of the building is too tall for the area. A three or four-storey building would be preferred instead.
- **Traffic:** Traffic congestion will increase significantly. Pedestrian safety is a major concern.

- **Parking:** There is not enough vehicle parking in this proposal to support the increased density. Street parking congestion will worsen.

- **Density:** The proposed density is too high for the neighbourhood.

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

General comments of support:

- This project does not displace existing residents.
- The added density will support local business.
- The building will revitalize the neighbourhood.
- The building fits the neighbourhood.

General comments of concern:

- The commercial space is unnecessary and takes up potential residential space.
- The building height is too low. A six-storey building would be preferred over a five-storey building.
- Family-sized, 3-bedroom units should be prioritized.

Neutral comments/suggestions/recommendations:

- The pedestrian experience should be improved by continuing the sidewalk down West 17th Ave.
- The bus stop should be incorporated better in the design.
- The rear of the building has wasted space.

* * * * *

3215 Macdonald Street
PUBLIC BENEFITS SUMMARY

Project Summary:

Amendment to CD-1 (25) to permit a five-storey mixed-use rental building containing 22 rental housing units with commercial space on the ground floor.

Public Benefit Summary:

The proposal would provide approximately 22 residential rental units and a DCL contribution.

	Current Zoning	**Proposed Zoning**
Zoning District	CD-1 (25)	Amended CD-1 (25)
FSR (site area = 700.6 sq. m (7,538 sq. ft.))	1.2	2.75
Floor Area (sq. ft.)	840.7 sq. m (9,049 sq. ft.)	1,926.7 sq. m (20,739 sq. ft)
Land Use	Commercial	Mixed-use Rental and Commercial

Summary of Development Contributions Expected Under Proposed Zoning

City-Wide DCL[1]	$489,787
City-Wide Utilities DCL[1]	$286,253
TOTAL	**$776,040**

Other Benefits (non-quantified): 22 rental housing units secured through a Housing Agreement for the greater of 60 years and the life of the building.

[1]Based on by-laws in effect as of September 30, 2024. DCL by-laws 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, see the City's DCL Bulletin for details.

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3215 Macdonald Street
APPLICANT, PROPERTY, AND DEVELOPMENT PROPOSAL INFORMATION

Address	Property Identifiers (PIDs)	Legal Description
3215 Macdonald Street	009-123-628	Lot G Block 5 District Lot 139 Plan 11218

Applicant Information

Architect	Proscenium Architecture and Interiors Inc.
Developer/Owner	Three Putt Investments (Macdonald) Ltd.

Development Statistics

	Permitted Under Existing Zoning	Proposed
Zoning	CD-1 (25)	Amend CD-1 (25)
Site Area	700.6 sq. m (7,541 sq. ft.)	700.6 sq. m (7,541 sq. ft.)
Land Use	Commercial	Mixed-use Rental and Commercial
Maximum Density	1.20	2.75
Floor Area	840.7 sq. m (9,049 sq. ft.)	1,926.7 sq. m (20,739 sq. ft)
Maximum Height	Two storeys	16.8 m (55 ft)
Parking, Loading and Bicycle Spaces	Per Parking By-law	Per Parking By-law to be confirmed at the development permit stage
Natural Assets	1 on-site, 8 off-site	2 new on-site trees with additional off-site trees to be confirmed at development permit stage

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