CITY OF VANCOUVER

REFERRAL REPORT

Report Date:	May 6, 2025
Contact:	Nick Danford
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VanRIMS No.:	08-2000-20
Meeting Date:	May 20, 2025

TO: Vancouver City Council

FROM: General Manager of Planning, Urban Design and Sustainability

SUBJECT: CD-1 Rezoning: 4975-4997 Joyce 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 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 Sightline Properties Ltd., on behalf of:

- Bhagwan Sarup Dhir and Usha Rani Dhir, the registered owners of 4997 and 4975 Joyce Street [*Lots 10 and 13 Except the East 7 Feet and the West 10 Feet now highways Block 17, 47 and 48 District Lots 36 and 51 Plan 2620; PIDs 013-585-916 and 013-235-133 respectively*]; and

- Madan Mohan Dhir and Darshna Devi Dhir, the registered owners of 4993 and 4983 Joyce Street [*Lots 11 and 12, Except the East 7 Feet and the West 10 Feet now highways, Block 17, 47 and 48 District Lots 36 and 51 Plan 2620; PIDs 007-625-189 and 013-586-033 respectively*],

to rezone the lands at 4975-4997 Joyce Street from RM-4 (Residential) District to CD-1 (Comprehensive Development) District to increase the maximum floor space ratio (FSR) from 0.75 to 18.9 and the maximum building height from 10.7 m (35 ft.) to 127.2 m (417 ft.), to permit a 38-storey, mixed-use development, with 408 rental units, of which 10% of the residential floor area will

be secured at below-market rents with commercial uses 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 Ciccozzi Architects, received April 2, 2024, updated March 28, 2025;

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

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

C. THAT subject to 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

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

REPORT SUMMARY

This report evaluates an application to rezone the properties at 4975-4997 Joyce Street to a CD-1 (Comprehensive Development) District to permit a 38-storey mixed-use development with 408 rental units, of which 10% of the residential floor area will be secured at below-market rents with commercial uses on the ground floor.

Though the application exceeds the anticipated height and density for this site in the *Joyce-Collingwood Precinct Plan*, the proposal delivers over 400 rental units with a portion at below-market rental rates, within 200 m of a rapid transit station.

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

COUNCIL AUTHORITY/PREVIOUS DECISIONS

- Vancouver Plan (2022)
- Joyce-Collingwood Precinct Plan (2016)
- Transit-Oriented Areas (TOA) Designation By-law and Transit-Oriented Areas (TOA) Rezoning Policy (2024)
- Interim Housing Needs Report (2025)
- Family Room: Housing Mix Policy for Rezoning Projects (2016)
- Community Amenity Contributions Policy for Rezonings (1999, last amended 2024)
- Green Buildings Policy for Rezonings (2010, last amended 2024)
- Tenant Relocation and Protection Policy (2015, last amended 2019)
- Vancouver Development Cost Levy By-law No. 9755
- Vancouver Utilities Development Cost Levy By-law No. 12183
- 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 zoned RM-4 and is located on the west side of Joyce Street, mid-block between Vanness Avenue and Wellington Avenue, 200 m north of the Joyce-Collingwood Skytrain station (see Figure 1). Comprised of four parcels and developed with four single detached houses. The frontage along Joyce Street is 40.2 m (132 ft.) and an area of 1,285.6 sq. m (13,838 sq. ft.).

The properties to the north along Joyce Street, are zoned RM-4 and developed with single detached houses. To the east, across Joyce Street, properties are zoned RM-4 residential district and C-2C commercial district that are generally one or two storey developments. South of the site, two station-marking towers, as envisioned in the *Joyce-Collingwood Precinct Plan* (Plan), are located on the northeast and northwest corners of the intersection at Joyce Street

and Vanness Avenue. These towers are 30 and 35-storeys. To the west, properties are developed with mid-rise multi-residential buildings ranging up to 14-storeys.

Figure 1: Location Map – Site and Context

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

- *Parks* – Melbourne Park (500 m), Gaston Park (500 m), and Collingwood Park (650 m).
- *Cultural/Community Spaces* – Collingwood Neighbourhood House (350 m), Collingwood Neighbourhood House Annex (850 m), Collingwood Library Branch (1.2 km), Renfrew Community Centre and Killarney Community Centre (2 km).
- *Childcare* – Future childcare facility to be located at 3362-3384 Vanness Avenue (220 m) and Collingwood Early Learning and Care Centre (450 m).

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

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.

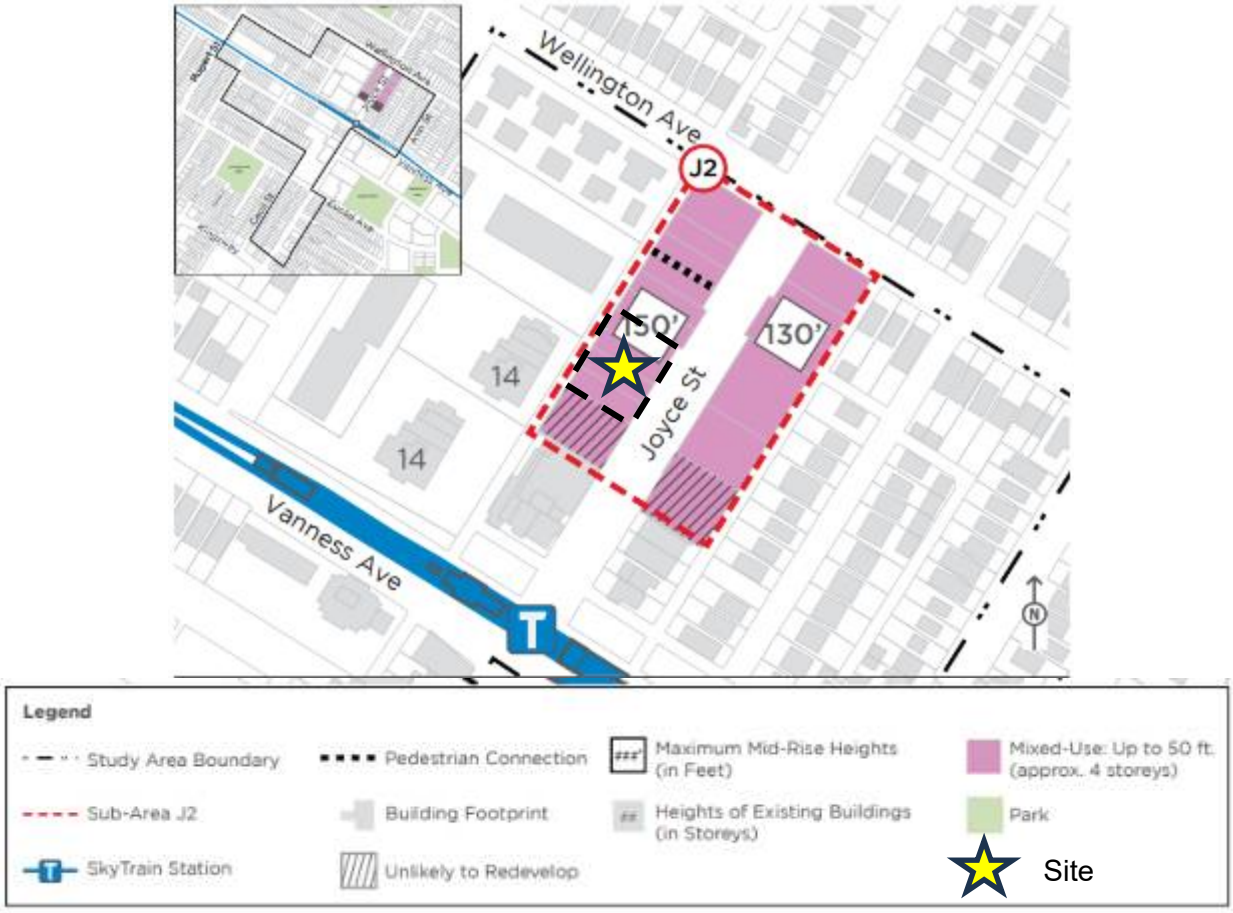
2. Policy Context

Vancouver Plan – The *Vancouver Plan* was approved by Council in 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 land use strategy in the *Vancouver Plan* identifies this area as a Rapid Transit Area.

Joyce-Collingwood Precinct Plan – In 2016, Council approved the *Joyce-Collingwood Precinct Plan* (Plan). The subject site, outlined in black in Figure 2, is located within subarea J2 of the Plan. The Plan has not been updated since adopted. The Plan envisions a mixed-use strata development in this location contemplating a maximum density of 5.0 FSR and height up to 45.7 m (150 ft.) or approximately 15-storeys. The proposal exceeds the anticipated height, density and expected residential tenure in the Plan.

Figure 2: Sub-area J2 – Joyce Street North of the Station – Joyce-Collingwood Precinct Plan

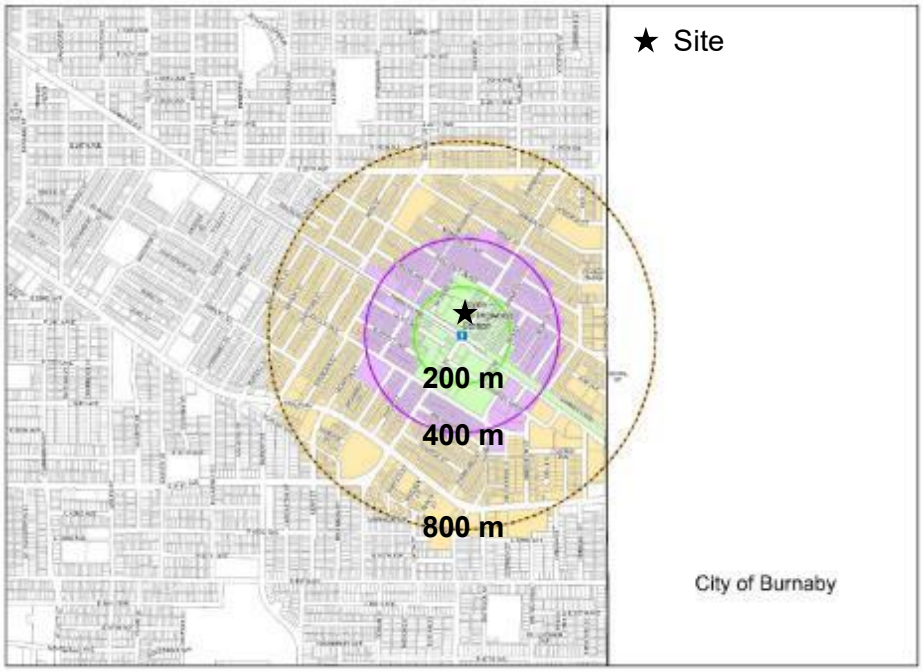


Transit-Oriented Areas (TOA) Designation By-law and Transit-Oriented Areas (TOA) Rezoning Policy – To align with provincial legislation, Council adopted a by-law and rezoning policy that establishes heights and densities for developments within Transit-Oriented Areas (TOAs). This site is within Tier 1 or within 200 m of a Skytrain station of the TOA Policy. The

Policy allows for consideration of up to 20-storeys and 5.5 FSR for rental residential developments, providing the proposal includes a minimum 20% of the residential floor area secured at below-market rates.

The proposal exceeds the height and density in the Policy and does not provide 20% of the residential floor area as below-market rental housing.

Figure 3: Joyce-Collingwood Station TOA Map Sites



Housing Vancouver Strategy – Introduced in 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 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 – 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.

Strategic Analysis

1. Proposal

The rezoning application proposes a 38-storey mixed-use development with 408 rental units, of which 10% of the residential floor area will be secured at below-market rents with commercial uses on the ground floor (Figure 3). The proposal includes a floor area of 24,298 sq. m (261,542 sq. ft.) a building height of 127.2 m (417 ft.), and a FSR of 18.9. Vehicle access is proposed from the west lane.

2. Land Use

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

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

In assessing urban design performance, staff considered the built-form expectations of the *Joyce Collingwood Station Precinct Plan* (Plan) as well the *Transit Oriented Areas Rezoning Policy* (TOA).

Form of Development – While the Plan anticipates a mid-rise development of approximately 12 to 15 storeys over a four-storey podium and the TOA enables a 20-storey tower, the application proposes a 38-storey tower with ground floor commercial. The proposal generally reflects the vision of the Plan to locate towers in close proximity to the station and contributing to the skyline. The form generally reflects the requirements and design guidelines for towers including floorplate size, building separation, building width, and setbacks. The proposal also meets the urban design guidelines to create neighbourhood connectivity and vibrant street fronts.

Figure 4: Project Perspective Looking West

Height – The Plan anticipates a mid-rise building approximately 12 to 15 storeys (up to 150 ft) and the TOA enables 20-storeys. The proposal is for a 38-storey tower. While the height and density of the project significantly exceed what is envisioned by the Plan, it achieves a significant amount of rental housing in close proximity to rapid transit, which is reflective of current needs and more recent approaches to station area planning. Staff have assessed the form of development including confirmation of no shadowing on public parks and open spaces. Therefore, the proposed height is supported as in keeping with the emerging context.

Density – The Plan estimates a density of up to 5.0 FSR and the TOA enables a density of up to 5.5 FSR. At 18.9 FSR, the application exceeds the anticipated density in the policies, however this is appropriate in relation to a project of this height and form of development.

Public Realm and Interface – The Plan envisions creating neighborhood connectivity and vibrant street fronts including a mid-block pedestrian connection to ensure porosity throughout the neighbourhood. The proposal includes an active link along the site's western edge and an enhanced side yard at the southwest corner. Staff have prepared a condition to further enhance the active link's treatment.

Private Amenity Space – The development offers on-site common indoor and outdoor amenities for the residents at grade and atop the tower.

Urban Design Panel (UDP) – The Urban Design Panel reviewed the project on September 18, 2024, and supported this application with recommendations to improve and develop the public realm interface and strategy (see Appendix E).

Staff have reviewed the recommendations of the UDP and the site-specific conditions. Although the height and density of the proposal do not fully align with the expectations of the Plan and TOA, the built form, height, and density are consistent with their intent and are considered 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 408 rental units including 10% of residential floor area as below-market rental units (at a 15% discount to city-wide average rents), to the City's inventory of rental housing, which would contribute to the targets set out in the *Housing Vancouver Strategy* (see Figure 5).

Figure 5: Progress Towards 10 Year Housing Vancouver Targets (2024-2033) for Secured Market Rental Housing as of December 31, 2024

Housing Type	CATEGORY	10-YEAR TARGETS	Units Approved Towards Targets*
Purpose-Built Market Rental Housing Units	Market Rental	30,000	5,633 (19%)
	Developer-Owned Below Market Rental	5,500	768 (14%)
	Total	35,500	6,401 (18%)

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 2024, the purpose-built apartment vacancy rate was 1.6% in Vancouver. The vacancy rate (based on the Canada Mortgage and Housing Corporation (CMHC) Market Rental Survey) for the Southeast Vancouver area, where 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 (two or more bedrooms). This application proposes 34.3% two-bedroom family units thereby not meeting this policy. While encouraged, no three-bedroom units are proposed. 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 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 – If approved, starting rents for the below-market units will be 15% 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 15% less the city-wide average market rent by unit type current at the time of unit turnover.

Figure 6 below shows 2025 starting rents for the below-market rental units. Average market rents and incomes served for newer rental buildings on the eastside are shown in the middle two columns, and costs for home ownership are shown in the far-right columns. Figure 5 demonstrates that below-market rental housing and market rental housing provide options that are more affordable than home ownership.

Figure 6 – Below-Market Unit Average Rents, Market Rents in Newer Buildings, Cost of Ownership and Household Incomes Served

	Below-Market Rental Units		Newer Rental Buildings Eastside		Monthly Costs of Ownership for Median-Priced Apartment –Eastside (with 20% down payment)		
Unit Type	2025 Starting Rents[1]	Average Household Income Served	Average Market Rent[2]	Average Household Income Served	Monthly Cost of Ownership (BC Assessment[3]	Average Household Income Served[4]	Down-payment at 20%
Studio	$1,375	$55,012	$1,776	$71,040	$2,200	$88,000	$79,550
1-bed	$1,561	$62,458	$2,116	$84,640	$2,885	$115,400	$108,000
2-bed	$2,180	$87,210	$2,839	$113,560	$3,809	$152,360	$141,300
3-bed	$2,995	$119,816	$3,245	$129,800	$5,565	$222,600	$213,000

1. *Starting rents shown are calculated based on a 15 per cent discount to city-wide average market rents as published by CMHC in the fall 2024 Rental Market Report and set in the Rental Incentive Programs Bulletin for the year 2025.*
2. *Data from October 2023 CMHC Rental Market Survey for buildings completed in 2014 or later on the Eastside of Vancouver*
3. *Based on the assumptions: Median of all BC Assessment strata apartment sales prices in Vancouver Eastside in 2021 by unit type, 20% down-payment, 5% mortgage rate (in-line with qualifying rate), 25-year amortization, $250-$350 monthly strata fees and monthly property taxes at $2.92 per $1,000 of assessed value (2021 assessments and property tax rate)*
4. *Incomes are estimated based on rents or monthly ownership costs at 30% of income.*

To qualify for a below-market rental unit, a household's gross annual income cannot exceed the maximum income requirements for the unit type, (see Figure 6) with at least one household member per bedroom. Policy 12.2.17 of the Plan specifies that below-market rental units will be subject to tenant income testing and monitoring requirements, as described in the *Rental Incentive Programs Bulletin*. All residents will have equal access to common indoor and outdoor amenities and facilities shown in Appendix D.

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 408 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.

Tenants – The rezoning site contains existing rental residential units, including five units of secondary rental housing.

There are four existing residential tenancies, all of which are eligible for enhanced tenant relocation and protection requirements under the City's *Tenant Relocation and Protection Policy* (TRPP) for applications considered under the *Transit Oriented Areas Rezoning Policy*.

The applicant has provided a Tenant Relocation Plan (TRP) for eligible tenants which meets the enhanced tenant protection requirements of the City's TRPP, which is summarized in Appendix F of this report.

The existing residential tenancies are governed by the Residential Tenancy Act (British Columbia).

5. Parking and Transportation

The site is within 200 m of the Joyce-Collingwood Skytrain station and well-served by transit. The R4 41st Avenue Rapid Bus also terminates at Joyce-Collingwood Skytrain Station. Vanness Avenue, just south of the site, is a cycling route.

Vehicle and bicycle parking is provided on six levels of underground parking, accessed from the rear lane. The application proposes 157 vehicle parking spaces and 640 bicycle spaces. Conditions included in Appendix B require the proposal meet the requirements of the Parking By-law.

6. Environmental Sustainability and Natural Assets

Green Buildings – The *Green Buildings Policy for Rezoning* 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 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.

Natural Assets – The *Urban Forest Strategy* seeks to preserve, protect and strengthen Vancouver's urban forest and tree canopy. The Protection of Trees By-law aims to maintain a healthy urban forest by requiring permission be sought to remove trees that meet certain conditions. The intent is to retain and protect as many healthy, viable trees as possible, while still meeting the challenges of development. This is in keeping with City goals to achieve resilient and healthy natural systems in our urban areas.

The site contains 7 on-site trees, with 5 City trees adjacent on Joyce Street. No on-site trees are proposed for retention and City trees are proposed to be retained. The landscape plan proposes approximately 26 new on-site trees. The final number of new trees will be determined through the development permit process. See Appendix B for form of development, landscape, and engineering conditions.

7. Public Input

Public Notification – A rezoning information sign was installed on the site on August 1, 2024. Approximately 2,932 notification postcards were distributed within the neighbouring area on or about August 21, 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 September 4, 2024 to September 17, 2024. Questions were submitted by the public and posted with a response over a two week period. A digital model was made available for online viewing.

In-person Information Session – An in-person information session was held on September 4, 2024 at the Collingwood Neighbourhood House at 5288 Joyce Street. City staff, the applicant team and 83 members of the public attended the event.

Public Response and Comments – Public input is collected via online questions, comment forms, through email, and by phone. A total of 108 submissions were received.

Figure 7: Overview of Notification and Engagement

Below is a summary of feedback received from the public by topic. See Appendix G for a comprehensive summary of the public input received.

Generally, comments of support fell within the following areas:

- **Density:** This development adds much-needed density to the neighborhood.
- **Location:** The development is supported given its proximity to transit hubs, sustainable travel options, and its location in a high-traffic area.
- **Housing:** The project adds much-needed housing to the neighborhood, providing rental and affordable housing options.

Generally, comments of concern fell within the following areas:

- **Amenities and Infrastructure:** The current amenities and infrastructure in the neighbourhood are insufficient to support the proposed density and necessitates additional facilities and services.
- **Density:** The proposed development introduces too much density, exceeding the area's capacity and potentially disrupting the neighborhood's character.
- **Traffic and Parking:** There are concerns the proposed development will negatively impact traffic, leading to congestion and safety concerns.
- **Family Units:** More two and three bedroom (family) units should be provided.

Staff Response to Comments:

Amenities and Infrastructure – The *Joyce Station Area Precinct Plan's* public benefit strategy outlines the priorities for amenities and infrastructure in the local area. These priorities will continue to be considered as part of a city-wide infrastructure and amenity review which will inform future capital planning and spending. The progress towards achieving the Joyce Station Area Precinct PBS is outlined in the PBS dashboard attached to this rezoning. See Appendix H. Where there are site-specific opportunities, the city will look to deliver in-kind amenities as part of new developments (e.g. childcare, social facilities, cultural facilities, affordable housing, etc.).

Height and Density – Despite the proposal exceeding the anticipated height and density in applicable policies, staff recognize the delivery of over 400 rental units with a component of below-market rental next to a rapid transit station. Staff are supportive of the proposal subject to conditions in Appendix B.

Traffic and Parking – Provisions of the Parking By-law are required to be met at the time of development permit.

Family Units – Staff recommended that the applicant include three-bedroom units in the proposal. However, the applicant indicated that they would not be able to provide three-bedroom units, citing economic challenges in including this unit type in the development.

8. 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 408 residential units be secured as rental housing with 10% of the residential floor area (approximately 40 units) at 15% below City-wide CMHC average market rents.

As a condition of by-law enactment, a Housing Agreement and Section 219 Covenant are required to be registered on title to preclude, among other things, stratification of the building, separate sale of individual units, and rentals for less than 90 days at a time.

Real Estate Services staff reviewed the application and the cost of securing the rental housing units including the 10% of the residential floor area at below-market rents and have determined no CAC is expected.

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

This application was eligible for the Class B waiver of (a portion of) the City-wide DCLs applicable to the residential portion of the building, however the applicant has elected not to seek the waiver. As per Section 3.1B of the Vancouver Development Cost Levy By-law, the decision to seek the waiver is made at the rezoning application stage. Should the applicant wish to request a DCL waiver at a later stage, the application would be expected to return to Council for a subsequent public hearing to amend the rezoning conditions.

Based on rates in effect as of September 30, 2024 and the proposed 23,975 sq. m

(258,068 sq. ft.) of residential floor area and 343 sq. m (3,691 sq. ft.) of commercial floor area, DCLs are estimated to be $10,028,177.

Public Art Program – The application is subject to a public art contribution estimated at $518,277. The final contribution will be calculated based on rate in effect and the floor area at the development permit stage. Applicants may elect to provide on-site artwork or cash-in-lieu (at 80% of the public art budget).

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

FINANCIAL IMPLICATIONS

As noted in the Public Benefits section, this project is expected to provide secured rental housing including 10% of the residential floor area secured as below-market units, DCLs and a public art contribution. See Appendix I for additional details.

CONCLUSION

Staff review of the application has concluded that it generally meets the intended uses of the *Joyce-Collingwood Precinct Plan.* Though the application exceeds the anticipated height and density in applicable policies, the proposal delivers a significant amount of rental units with a portion at below-market rental rates, within 200 m of a rapid transit station. This form of development more generally reflects recent approaches to station area planning, and appropriately considers current land economics and project viability pertaining to below market rental developments in this area of the City.

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.

* * * * *

4975-4997 Joyce Street
PROPOSED CD-1 BY-LAW PROVISIONS

Note: A by-law to rezone an area to CD-1 will be prepared generally in accordance with the provisions listed below, subject to change and refinement prior to posting.

Zoning District Plan Amendment

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

[*Note: Schedule A, not attached to this appendix, is a map that amends the City of Vancouver zoning map. Should the rezoning application be referred to Public Hearing, Schedule A will be included with the draft by-law that is prepared for posting.*]

Designation of CD-1 District

2. The area shown within the heavy black outline on Schedule A is hereby designated CD-1 (___).

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 6.4 of this by-law; and

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

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;
   (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 10% of the total dwelling 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 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.

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

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

(b) farmers' market;

(c) neighbourhood public house;

(d) public bike share; and

(e) restaurant,

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

Floor Area and Density

6.1 Computation of floor area must assume that the site area is 1,285.6 m^2, being the site area at the time of the application for the rezoning evidenced by this by-law, prior to any dedications.

6.2 The maximum floor space ratio for all uses combined is 18.9.

6.3 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.

6.4 Computation of floor area and dwelling unit area must exclude:

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

(i) the total area of these exclusions must not exceed 16.5% 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.

6.5 The Director of Planning or Development Permit Board may exclude from the computation of floor area, common amenity areas, 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.

6.6 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 127.2 m.

7.2 Despite section 7.1 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 132.2 m.

Access to Natural Light

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.

Acoustics

9. A development permit application for dwelling uses must include an acoustical report prepared by a licensed professional acoustical engineer demonstrating that the noise levels in those portions of dwelling units listed below will not exceed the noise levels expressed in decibels set opposite such portions of the dwelling units. For the purposes of this section, the noise level is the A-weighted 24-hour equivalent (Leq24) sound level and will be defined simply as noise level in decibels.

Portions of dwelling units	**Noise levels (Decibels)**
Bedrooms	35
Living, dining, recreation rooms	40
Kitchen, bathrooms, hallways	45

* * * * *

4975-4997 Joyce 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 Ciccozzi Architecture, received April 2, 2024, updated March 28, 2025.

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

Urban Design

1.1 Design development to further enhance the public realm interface.

Note to applicant: Suggested strategies include:
(a) Ensure public pedestrian access from the street to the lane and avoid creating a dead-end condition. Remove elements that interrupt access and maintain full-width openness.
(b) Increase transparency and incorporate additional glazing at the entrance lobby and ground-floor retail areas. This approach aims to create a more open and inviting public realm interface.

Crime Prevention CPTED

1.2 Provisions for Crime Prevention Through Environmental Design (CPTED) including:
(a) particular regard for mischief in alcoves and vandalism such as graffiti; and
(b) encouraging natural visual surveillance.

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

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

Landscape Design

1.4 Design development to improve the public – private realm interface with special attention to the street frontage and lane interface;

Note to Applicant: refer to UDP consensus items and Urban Design conditions.

This may be achieved by the following:

- enhance the public realm and encourage social interaction by adding more amenities such as benches, planters, landscape features and/or public arts, particularly near the southwest corner plaza facing Joyce Street;
- implement a terracing strategy to reduce the need for tall, exposed retaining walls along the lane.

1.5 Design development to ensure maximized tree growing medium and planting depths for trees, shrubs to ensure long term viability of the landscape;

Note to Applicant: Structural slabs need to be designed to ensure adequate depth and continuous soil volumes. Growing mediums and planting depths should exceed CSLA standards.

1.6 Provision of a detailed Landscape Plan illustrating soft and hard landscaping;

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

1.7 provision of detailed architectural and landscape cross sections (minimum 1/4" inch 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.

1.8 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.

1.9 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.

1.10 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: Contact Streets Engineering, ph: 604.871.6131 to confirm tree planting locations and Park Board, ph: 604.257.8587 for tree species selection and planting requirements.

Sustainability

1.11 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

1.12 The proposed unit mix, including 112 studio units (27.5%), 156 one-bedroom units (38.2%), and 140 two-bedroom units (34.3%) is to be revised in the Development Permit drawings to achieve at least 35% family units separately in both the market rental and below-market portions.

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.

1.13 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 by 2.7 m minimum dimensions (S. 4.3.2).

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

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

Engineering

1.15 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

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

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

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

1.17 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.

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

1.19 Provision of garbage and recycling storage amenity design to the satisfaction of the General Manager of Engineering Services.

Note to Applicant: Draw and label container outlines and if the site is mixed use, demonstrate separated solid waste amenities for use types, and label each amenity.

Refer to the Garbage and Recycling Facility Storage Amenity Design Supplement for more information. Guidelines: Garbage and Recycling Storage Facility Design (vancouver.ca)

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

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

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

ii. "Tree species, final spacing, quantity and location to the satisfaction of the General Manager of Engineering Services. New trees must be of good standard, minimum 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".

(b) existing locations of:

i. street furniture; and

Note to Applicant: For drawings with existing street furniture displayed, a note must be added stating:

“All removals, relocations, reinstallations and replacements of street furniture must be carried out by the City Street Furniture Contractor in coordination with the City Street Furniture Coordinator.”

ii. poles and guy wires.

Note to Applicant: Poles and guywires that are to be removed or relocated must be called out and the existing and proposed locations shown. Letters must be provided from the appropriate public utility companies that confirm that pole relocation proposed is possible.

(c) deletion of:

i. non-standard treatment in the Statutory Right-of-Way and front boulevard.

ii. existing retaining walls from City boulevard along Joyce Street.

(d) streetscape designed in compliance with the "All other City areas" Streetscape Design Guidelines.

Note to Applicant: Where a design detail is not available, make note of the improvement on the plan. Public realm changes include all 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 design guidelines and construction standards.

1.21 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.

1.22 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;

(b) minimum [3.4 m (11.2 ft) width], 10.2 m (33.5 ft) length for Class B spaces; and

(c) minimum 1.3 m (4.3 ft) side clearance for Class B spaces.

Note to Applicant: Council approved amendments to the Parking Bylaw for loading rates and design requirements. These requirements will apply to site development permits following this rezoning.

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

(a) An elevator for all spaces located below the first level of underground parking, accommodating two people with two bicycles. A separate bicycle call button is to be provided on all floors requiring bicycle access to allow users to call the bicycle elevator directly.

Note to Applicant: Provide doors on both ends to allow bicycles to easily roll in and out. The elevator shall be a freight style elevator with durable finishes and minimum interior dimensions of 1.7 m (5.5 ft) x 2.0 m (6.7 ft) and 1.1 m (3.5 ft) wide doors.

1.24 Update the architectural plans to provide:

(a) dimensions of columns and column encroachments into parking spaces;

(b) 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; and

(c) design elevations at all breakpoints on both sides of ramps, drive aisles, loading and passenger loading spaces, accessible spaces, and entrances.

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

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

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

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

1.26 Provision of the Developer's Engineer to submit sewer design brief, calculations and/or model, and design drawings to the City Engineer prior to building permit issuance.

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

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

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

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

(b) All third-party service lines to the development are to be shown on the plan (e.g., BC Hydro, TELUS, and Shaw, etc.) and the applicant is to provide documented acceptance from the third-party utilities prior to submitting to the City.

Note to Applicant: It is highly recommended that the applicant submits a Key Plan to the City for review as part of the building permit application.

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

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

https://vancouver.ca/files/cov/Key%20Plan%20Process%20and%20Requirements.pdf

1.29 Show all City supplied building grades (BGs) and entranceway design elevations (DEs) on the architectural and landscape plans, while ensuring 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.

Note to Applicant: When providing additional property line elevations for proposed entrances, interpolate a continuous grade between the elevations provided on the City supplied building grade plan.

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

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

PART 2: CONDITIONS OF BY-LAW ENACTMENT

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

Engineering

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

2.1 Make arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for the consolidation of Lots 10 - 13, all except the east 7 feet and the west 10 feet now highways, Blocks 17, 47 and 48, District Lots 36 and 51, Plan 2620 to create a single parcel.

2.2 Provision of a statutory right-of-way (SRW) for public pedestrian use over a portion of the site, adjacent to Joyce Street, 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, stairs, planter walls, and mechanical vents at grade and is to accommodate the underground parking structure within the SRW agreement.

Note to Applicant: The preparation of this legal agreement includes the requirement for collection of a fee by Development Building and Licences for service as approved in the following Council Report: https://council.vancouver.ca/20241127/documents/pspc4.pdf and will be due prior to issuance of the Development Permit.

2.3 Provision of a Services Agreement to detail the on- and off-site works and services necessary or incidental to the servicing of the Rezoning Site (collectively called the "Services") such that they are designed, constructed, and installed at no cost to the City and all necessary street dedications and rights-of-way for the Services are provided all to the satisfaction of the General Manager of Engineering Services. No development permit for the Rezoning Site, or any portion thereof, or for any building or improvements thereon will be issued until security for the Service is provided. The timing for the delivery of the Services shall be determined by the General Manager of Engineering Services in his sole discretion and holds shall be placed on such permits as deemed necessary in his sole discretion. Except as explicitly provided for in Condition 2.4, the Services are not excess and/or extended services and the applicant is not entitled to a Latecomer Agreement.

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

i. Note to Applicant: Based on the confirmed Fire Underwriter's Survey Required Fire Flows and domestic flows submitted by Aplin & Martin Consultants Ltd. dated March 4, 2024, no water main upgrades are required to service the development.

ii. The main servicing the proposed development is 300 mm (Joyce Street) or 200 mm (lane). The maximum water service connection size is 300 mm.

iii. 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.

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

(b) Provision of adequate sewer (storm and sanitary) service to meet the demands of the project, and to maintain acceptable sewer flow conditions, implementation of development(s) at 4975 Joyce Street require a local servicing upgrade, entailing:

i. Upsize 96.56 m of existing 200 mm SAN to 300 mm SAN on L/W Joyce Street from MH406432 fronting 4983 Joyce Street to MH406430 fronting 5055 Joyce Street.

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 300 mm SAN and existing 550 STM sewers in lane west of Joyce Street.

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

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

i. 3 m wide broom finish saw-cut concrete sidewalk;

ii. minimum 1.2 m wide hardscape front boulevard;

iii. 50 mm depth mill and inlay from curb to road centerline, along the site's frontage; and

Note to Applicant: 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 design guidelines and construction standards. Confirm if your site is within a Streetscape Design Guideline area and follow the applicable guidelines.

(d) Provision of street improvements with appropriate transitions, along the lane adjacent to the site, including:

i. 50 mm minimum mill and pave lane along the site's frontage.

Note to Applicant: Lane reconstruction to meet City "Higher-Zoned Lane" standards.

Note to Applicant: Refer to https://vancouver.ca/streets-transportation/street-design-construction-resources.aspx.

(e) Provision of improvements at the intersection of Joyce Street and Wellington Avenue including:

i. entire intersection street lighting upgrade to current City standards and IESNA recommendations;

ii. design and installation of a new traffic signal; and

iii. installation of WB left turn bay.

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

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

(g) Provision of new or replacement duct banks that meet 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.

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

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

(i) Provision of new electrical service cabinet/kiosk on Wellington St. or extend new ducts/conductors from existing service cabinet M8449KDBHR at 5058 Joyce Street due to Wellington Street and Joyce Street TS upgrade.

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

A Development and Major Projects construction coordinator will contact the Applicant 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.

(j) Provision of street trees where space permits.

Note to Applicant: Final spacing, quantity and location to the satisfaction of the General Manager of Engineering Services. Tree species to the approval of the City Arborist. Street tree planting to include appropriate soil volumes and approved root barriers of rigid construction, 8 ft. long and 18 ft. deep, centre 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.

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

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

(a) Sewer local servicing upgrade per condition 2.3(b).

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

(b) Intersection improvements per condition 2.3(e).

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

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

(c) New electrical service cabinet/kiosk on Wellington Street or extend new ducts/conductors from existing service cabinet M8449KDBHR per condition 2.3(i).

Note to Applicant: An administrative recovery charge will be required from the applicant 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.

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

Housing

2.5 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 rental housing, excluding Seniors Supportive or Assisted Housing, and including at least 10% of the residential floor area that is counted in the calculation of the dwelling unit area per the CD-1 By-law to be secured as below-market rental dwelling units, and the remaining units to be secured as market rental dwelling units, subject to the conditions set out below for such units and in accordance with the requirements set out in the *Below Market Rental Housing Policy for Rezonings*, 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 90 days 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 15% below the average market rent for private rental apartment units city-wide as published by the most recent Canada Mortgage and Housing Corporation in the Rental Market Survey Data Tables for Vancouver at the time when the Occupancy Permit is issued;
(e) That a rent roll indicating the agreed maximum average initial monthly rents for the below-market rental housing dwelling units will be required prior issuance of an occupancy permit, to the satisfaction of the General Manager of Planning, Urban Design or Sustainability (or successor in function) and the Director of Legal Services;
(f) Following initial occupancy, on a change in tenancy for a below-market rental housing dwelling unit, the starting rent for such new tenancy will be at least 15% below the rent for private rental apartment units city-wide as published by the Canada Mortgage and Housing Corporation in the most recent Rental Market Survey Data Tables for Vancouver for that unit type at the time of the change in tenancy;

(g) That the applicant will verify eligibility of new tenants for the below-market rental housing dwelling units, based on the following:
   i. For new tenants, annual household income cannot exceed (4) four times the annual rent for the unit (i.e. at least 25% of household income is spent on rent); and
   ii. There should be at least one occupant per bedroom in the unit.

(h) That the applicant will verify the ongoing eligibility of existing tenants in below-market rental housing dwelling units every five (5) years after initial occupancy:
   i. For such tenants, annual household income cannot exceed 5 times the annual rent for the unit (i.e. at least 20% of income is spent on rent); and
   ii. There should be at least one occupant per bedroom in the unit.

(i) On an annual basis, or at the request of the City, the applicant will report to the City of Vancouver on the operation of the below-market rental housing dwelling units which will ensure that the City can confirm that the units are being operated as agreed, and will include a rent roll for the below-market rental housing dwelling units, and a summary of the results of eligibility testing for these units; and

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

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

2.6 Enter into a Section 219 Covenant and/or such other agreements as the General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services determine are necessary to require the applicant to:

(a) Provide a Tenant Relocation Plan to the satisfaction of the General Manager of Planning, Urban Design and Sustainability as per the *Transit-Oriented Areas Rezoning Policy* and the *Tenant Relocation and Protection Policy* that is effective at the time of submission of the development permit application.

(b) Provide a notarized declaration prior to issuance of the development permit that demonstrates that each tenant has been given written notice of the intent to redevelop the property; that indicates the number of units occupied on the date of the notice; and includes copies of a letter addressed to each eligible tenant summarizing the Tenant Relocation Plan offer and signed as received by each eligible tenant.

(c) Provide an Interim Tenant Relocation Report to the satisfaction of the General Manager of Planning, Urban Design and Sustainability prior to issuance of the demolition permit. The Report must include, but may not be limited to, the names of tenants; whether each tenant has indicated interest in the Right of First Refusal to return to the new building; each tenant's choice of either the financial compensation or temporary rent top-up option; the names of any tenants who have ended their tenancy; the reason for its end (e.g. tenant decision or mutual agreement to end tenancy); the outcomes of their search for alternate accommodation (if assistance was requested by the tenant), and their temporary rent top up amount for the first year of tenancy in the alternative unit (if applicable) and total compensation amount(s); the names of tenants still remaining in the building; the status of the applicant's search for relocation options (if assistance was requested by the tenant) and/or additional assistance rendered, as required through their Tenant Relocation

Plan. A copy of the Temporary Rent Top-Up Calculation Form for each tenant that chooses the Temporary Rent Top up option must also be provided with the Interim Tenant Relocation Report.

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

Public Art

2.7 Execute an agreement satisfactory to the Director of Legal Services and the Arts, Culture and Community Services Deputy General Manager, Arts, Culture & Tourism (ACT) for the provision of public art in accordance with the City's Public Art Policy, such agreement to provide for security in a form and amount satisfactory to the aforesaid officials; and provide development details to the satisfaction of the Public Art Program Manager.

Note to Applicant: Provide development details to the satisfaction of the Head of Public Art (a checklist will be provided) confirming the selection of Option A, Art on Site, or Option B, 80% cash-in-lieu of art.

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

Environmental Contamination

2.8 If applicable:

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

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

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

Agreements

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

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

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

* * * * *

4975-4997 Joyce Street
CONSEQUENTIAL AMENDMENTS

SIGN BY-LAW No. 11879

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

“4975-4997 Joyce Street [CD-1 #] [By-law #] C-2”

NOISE CONTROL BY-LAW No. 6555

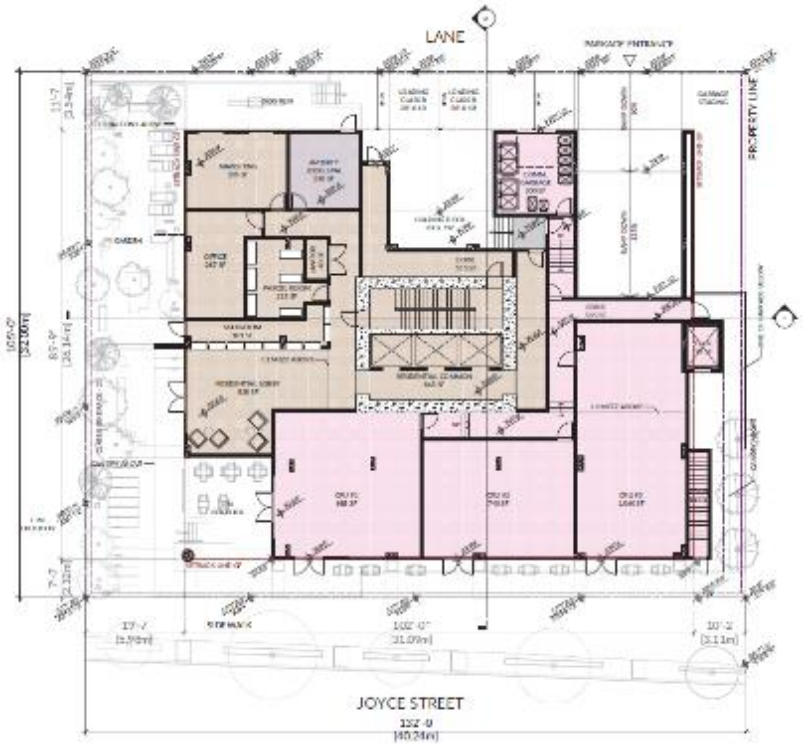
Amend Schedule B (Intermediate Zone) by adding the following:

“[CD-1 #] [By-law #] 4975-4997 Joyce Street”

* * * * *

4975-4997 Joyce Street
FORM OF DEVELOPMENT DRAWINGS

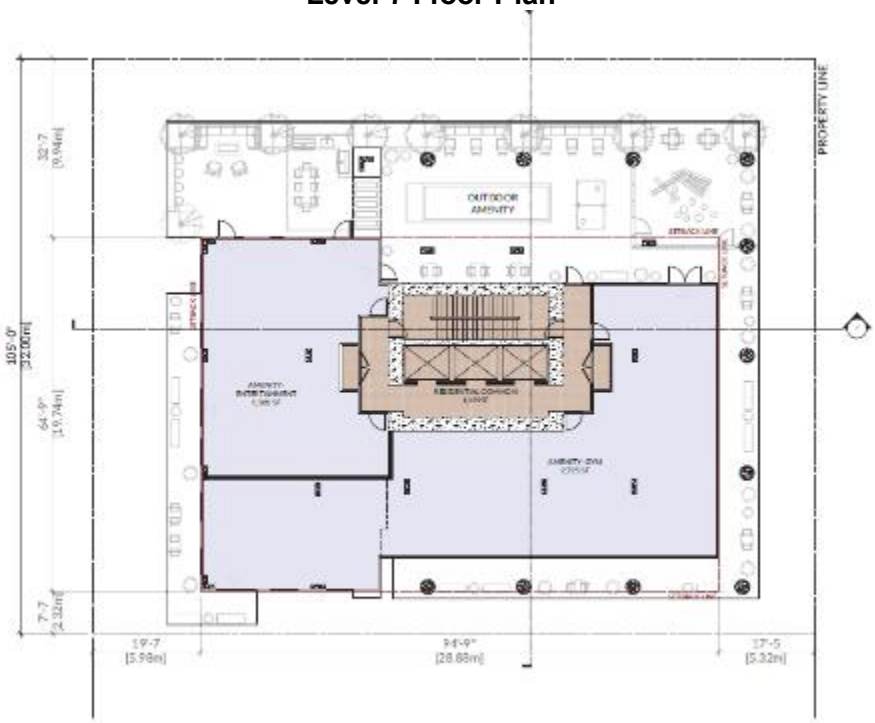
Level 1 Floor Plan & Site Plan



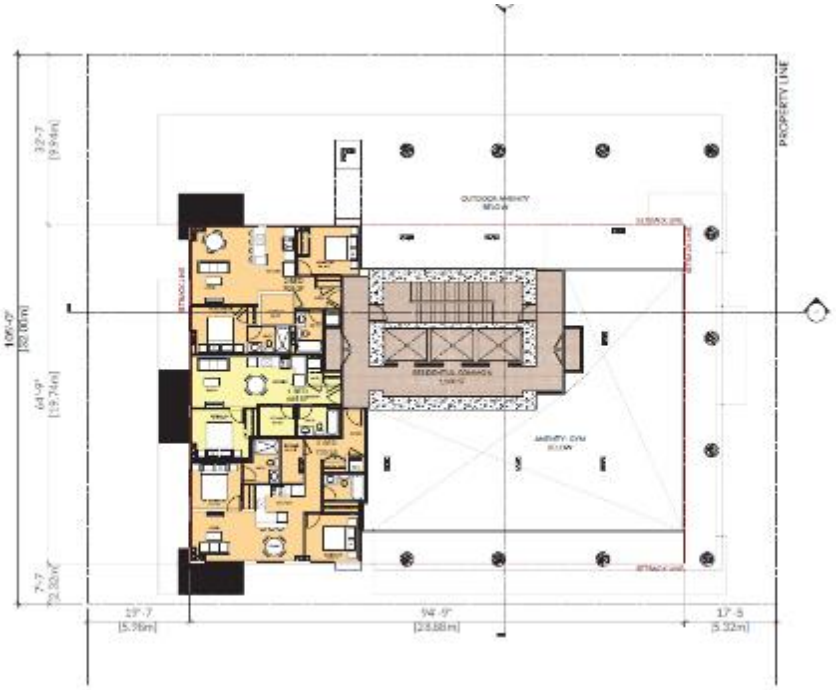
Level 2 Floor Plan

Levels 3-6 Floor Plans

Level 7 Floor Plan



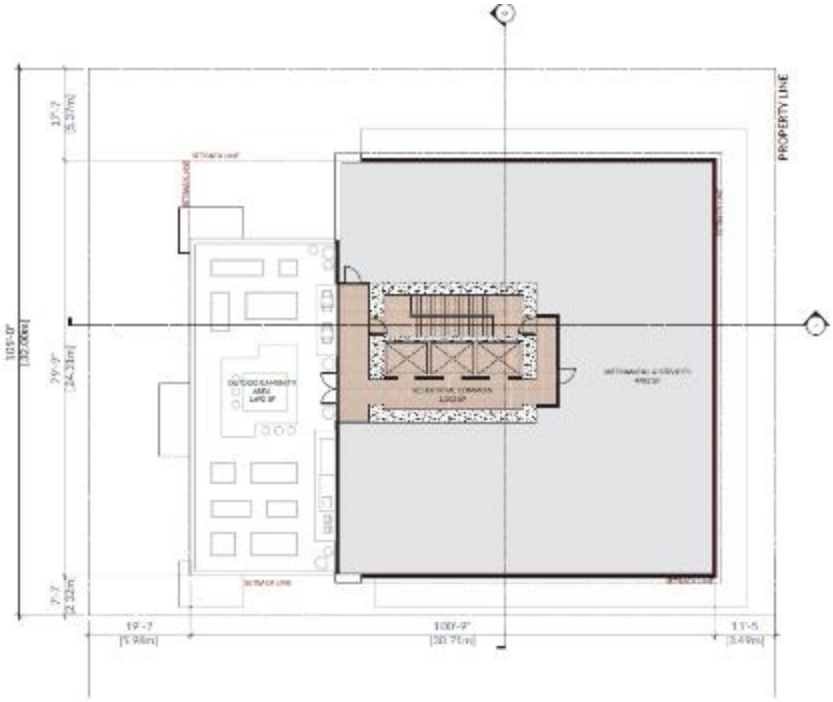
Level 8 Floor Plan



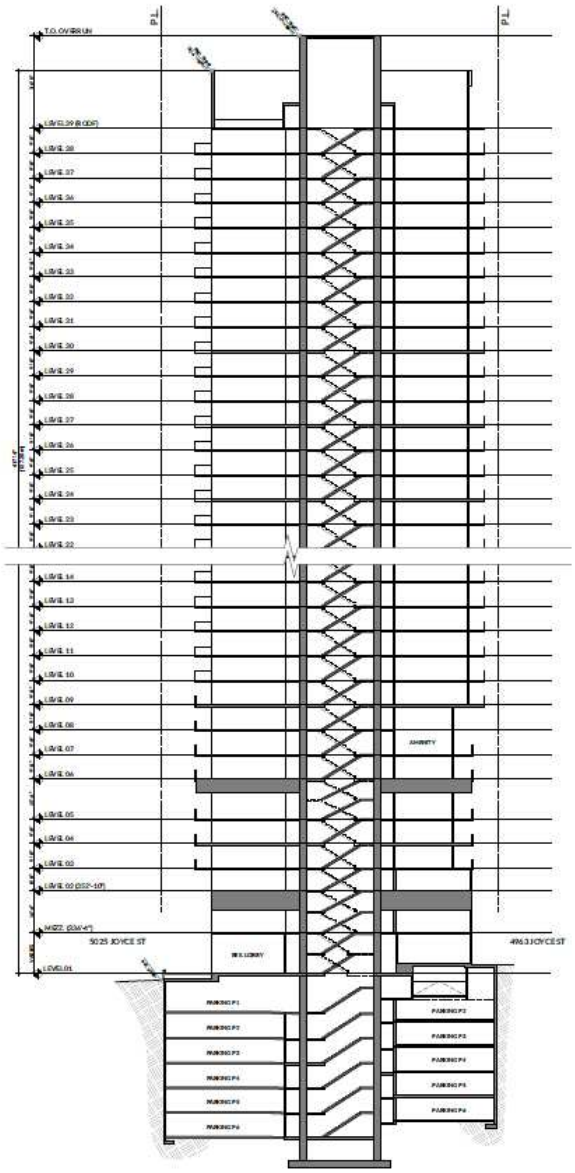
Level 9 Floor Plan

Levels 10-38 Floor Plan

Roof Floor Plan



Section


T.O. OVERRUN
P.L.
P.L.
LEVEL 39 (ROOF)
LEVEL 38
LEVEL 37
LEVEL 36
LEVEL 35
LEVEL 34
LEVEL 33
LEVEL 32
LEVEL 31
LEVEL 30
LEVEL 29
LEVEL 28
LEVEL 27
LEVEL 26
LEVEL 25
LEVEL 24
LEVEL 23
LEVEL 22
LEVEL 14
LEVEL 13
LEVEL 12
LEVEL 11
LEVEL 10
LEVEL 09
LEVEL 08
LEVEL 07
LEVEL 06
LEVEL 05
LEVEL 04
LEVEL 03
LEVEL 02 (152'-10")
MEZZ. (134'-4")
5025 JOYCE ST
4963 JOYCE ST
LEVEL 01
AMENITY
PARKING P1
PARKING P2
PARKING P3
PARKING P4
PARKING P5
PARKING P6
PARKING P2
PARKING P3
PARKING P4
PARKING P5
PARKING P6

Aerial View Looking North

* * * * *

4975-4997 Joyce Street
URBAN DESIGN PANEL

The Urban Design Panel (UDP) reviewed the original rezoning application package on September 18, 2024. This proposal was a 38-storey mixed use building. A summary of the decision is provided below. The full meeting minutes can be found online:

ADVICE FROM THE PANEL ON THIS APPLICATION IS SOUGHT ON THE FOLLOWING:

1) The additional height and density for this height-density transit-oriented node.

2) The proposed public realm and landscape strategy.

3) Any further comments for consideration at future application stages (e.g. contribution to the skyline).

APPLICANT'S INTRODUCTORY COMMENTS:
The applicant Sandro Mancini, Architect, Ciccoozzi Architecture, noted the objectives of the project and gave a general overview of the scope. Mike Enns, Landscape Architect than gave a presentation on the landscape strategy.

Staff and the applicant team then took questions from the panel.

PANEL'S CONSENSUS ON KEY ASPECTS NEEDING IMPROVEMENT:

Having reviewed the project, it was moved by **HELEN BESHARAT** and seconded by **ARNO MATIS** and was the decision of the Urban Design Panel:

THAT the Panel recommends **Support with recommendations** with the following recommendations:

> THAT the applicant team carefully review the summary of panel consensus comments, as reflected in the meeting minutes.

SUMMARY OF PANEL CONSENSUS COMMENTS:
General support for an increase in height and density subject to the following comments.

Panel recommends further contributions are required during the development permit stage to support the increased height and density.

Panel noted to further develop the sustainability initiatives at the development permit stage. Panel noted consideration be given to the provision of the three-bedroom units.

Panel noted further improvement and development of the landscape and public realm strategy at the development permit stage.

Applicant's Response: The applicant team thanked the panel for their comments.

* * * * *

4975-4997 Joyce Street
SUMMARY OF TENANT RELOCATION PLAN TERMS

Tenant Relocation and Protection Requirements	Tenant Relocation Plan Offer
Financial Compensation	• Compensation in the form of free rent, a lump sum payment, or a combination of both, will be available for each unit eligible for Tenant Relocation Plan according to the following schedule: o 4 months' rent for tenancies up to 5 years; o 5 months' rent for tenancies over 5 years and up to 10 years; o 6 months' rent for tenancies over 10 years and up to 20 years; o 12 months' rent for tenancies over 20 years and up to 30 years; o 18 months' rent for tenancies over 30 years and up to 40 years; and o 24 months' rent for tenancies over 40 years. OR • For tenants that wish exercise their Right of First Refusal to return to the new building, a temporary rent top-up to mitigate rent increases while waiting to return to the new building. OR • A one-time lump sum rent top-up payment, equivalent to the estimated value of a rent top-up for 33 months.
Notice to End Tenancies	Landlord to provide regular project updates to tenants throughout the development approvals process. A minimum of four months' notice to end tenancy after all permits are issued is required (e.g. all development, building, and demolition permits in place).
Moving Expenses (flat rate or arrangement of an insure moving company)	A flat rate of $750 or $1000 will be provided to all eligible tenants depending on the type of unit.
Assistance in Finding Alternate Accommodation (3 options)	Staff will distribute tenant needs assessment surveys. These surveys will be used in relocation efforts and to identify tenants' needs and preferences. The applicant has committed to monitor the rental market and provide tenants requesting assistance with three options in Vancouver that best meet the tenants' identified priorities.
Additional Support for Low Income Tenants or Tenants Facing Other Barriers to Appropriate Housing	For low income tenants and tenants facing other barriers to housing, as defined in the Tenant Relocation and Protection Policy (TRPP), the applicant has

	committed to assisting in securing a permanent, suitable affordable housing option.
First Right of Refusal (Where starting rents are anticipated to be higher than what the tenant currently pays, provide a 20% discount off starting rents for any returning tenants)	The applicant has committed to offering all eligible tenants the Right of First Refusal to return to the new building at either a 20% discount to city-wide average market rents by unit type for the City of Vancouver, as published annually, or at the tenant's current rent, whichever is less.

* * * * *

4975-4997 Joyce Street
PUBLIC CONSULTATION SUMMARY

1. List of Engagement Events, Notification, and Responses

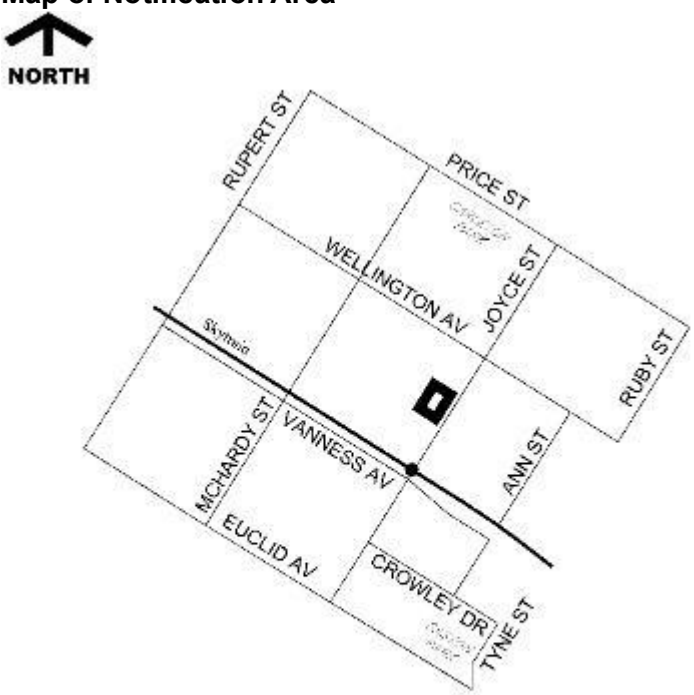
	Date	Results
Events		
Question and Answer Period (City-led)	September 4, 2024 - September 17 2024	335 participants (aware)* • 133 informed • 40 engaged
In-person Information Session	September 4, 2024	88 attendees
Public Notification		
Postcard distribution – Notice of rezoning application and Question and Answer Period	August 21, 2024	2,932 notices mailed
Public Responses		
Online questions	September 4, 2024 - September 17 2024	5 submittals
Online comment forms • Shape Your City platform	July 2024 – January 2025	51 submittals
Overall position • support • opposed • mixed	July 2024 – January 2025	51 submittals • 27 responses • 19 responses • 5 responses
Other input	July 2024 – January 2025	52 submittals
Online Engagement – Shape Your City Vancouver		
Total participants during online engagement period	July 2024 – January 2025	1,322 participants (aware)* • 580 informed • 56 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:

- **Density:** This development adds much-needed density to the neighborhood.
- **Location:** The development is supported given its proximity to transit hubs, sustainable travel options, and its location in a high-traffic area.
- **Housing:** The project adds much-needed housing to the neighborhood, providing rental and affordable housing options.

Generally, comments of concern fell within the following areas:

- **Amenities & Infrastructure:** The current amenities and infrastructure in the neighbourhood are insufficient to support the proposed density and necessitates additional facilities and services.
- **Density:** The proposed development introduces too much density, exceeding the area's capacity and potentially disrupting the neighborhood's character.

- **Traffic and Parking:** There are concerns the proposed development will negatively impact traffic, leading to congestion and safety concerns.

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

General comments of support:

- The proposed building height is appropriate.
- The proposed commercial space at grade is supported.
- Development is generally desired.
- The development will positively impact and revitalise the neighbourhood.

General comments of concern:

- There are not enough schools or daycares in the neighbourhood to support this density.
- There is a lack of existing infrastructure to accommodate this development.
- The building is too tall.
- There are concerns that the development does not adhere to relevant policy and is non-compliant.

Neutral comments/suggestions/recommendations:

- Additional amenities and infrastructure are required for the development, with specific references to childcare, schools, community centres, grocery stores and parks.
- A review of the *Joyce-Collingwood Station Area Precinct Plan* should be conducted, and the plan should be updated as appropriate.
- More 2 and 3-bedroom suites should be provided.

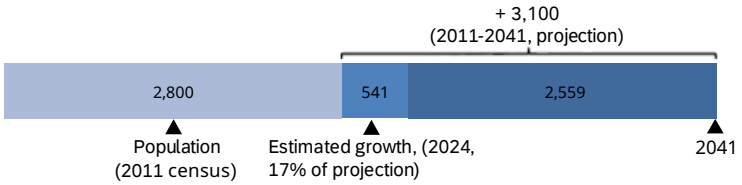
* * * * *

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

Updated year-end 2024

3. POPULATION GROWTH [b]

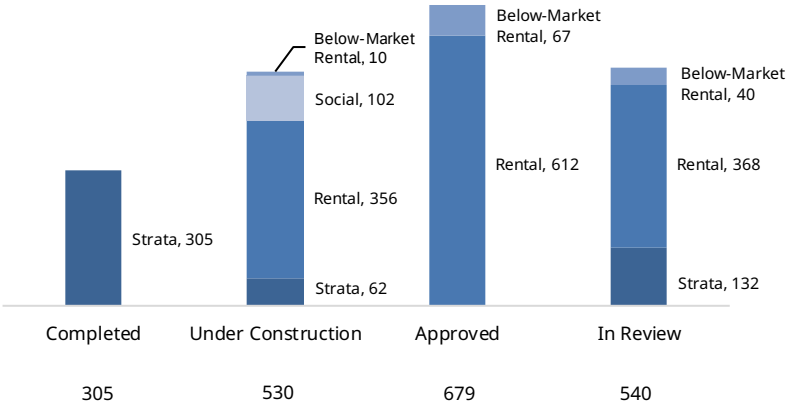
4. The Joyce-Collingwood Station Precinct Area has grown by approximately 540 people since the 2011 census. The plan projects an additional growth of approximately 2,550 people by 2041.



5. DEVELOPMENT ACTIVITY (UNITS) [c]

Recent rezoning approvals:

- 3362-3384 Vanness Avenue & 3347 Clive Avenue
- 5055 Joyce Street
- 3235-3261 Clive Avenue
- 3279-3297 Vanness Avenue
- 5050-5080 Joyce Street



PUBLIC BENEFITS ACHIEVED AND IN PROGRESS SINCE 2016 [d]

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

TARGETS See Chapter 17 of the Joyce-Collingwood Station Precinct Plan for more details	COMPLETED	UNDER CONSTRUCTION	PLANNING / DESIGN	PROGRESS
HOUSING [e] • Direct 30% of community amenity contributions and development cost levies towards affordable housing • Work with BC Housing, St. Mary's Parish, and others to renew and increase affordable housing - plan identifies opportunities for 720 units of mixed-income affordable housing		• 102 social housing units • 356 secured market rental units • 10 below-market rental units		→

CHILDCARE [f] • ~ 74 additional spaces for children 0-4 yrs (37 of these are to be on City-owned property) • ~ 30 additional spaces for children 5-12 yrs	• 30 spaces for children 5-12 yrs (Renfrew Elementary) [f]			0% of childcare spaces (0-4 yrs) achieved 100% of childcare spaces (5-12 yrs) achieved ○
TRANSPORTATION / PUBLIC REALM • New or upgraded sidewalks • Seek wider sidewalks along Joyce Street • Safety improvements to intersection at Joyce Street and Vanness Avenue • Improve north and south connectivity by upgrading active transportation connections under the SkyTrain • Work with TransLink on the second phase of station upgrades • Conduct a neighbourhood-wide multi-modal transportation study	• Second phase of station upgrades and associated improvements to BC Parkway and Vanness Avenue			→
CULTURE • Preserve, stabilize, and secure existing cultural assets • Retain or create multi-use neighbourhood creative spaces • Public art		• 1 public art installation		○
CIVIC / COMMUNITY • Collingwood Library renewal • Fire Halls #5 and #20 renewal	• Fire Hall #5 expansion and renewal [g]			→
SOCIAL FACILITIES • Opening MOSAIC and Collingwood Neighbourhood House Annex at Wall Centre Central Park facilities • Opening Killarney Seniors' Centre • Explore opportunities to provide additional operating support to Collingwood Neighbourhood House	• MOSAIC and Collingwood Neighbourhood House Annex at Wall Centre Central Park • Killarney Seniors' Centre			✓
PARKS AND OPEN SPACES • Collingwood Park renewal (playground improvements and wading pool spray pad replacement) • New local dog park • Collingwood Neighbourhood House plaza renewal • Create plazas on lanes north of the SkyTrain station	• SkyTrain/bus bay plaza upgrades	• Collingwood Park renewal • Plazas on lanes north of the SkyTrain station		→

• Explore opportunities to expand public use and activation under SkyTrain guideway • Plant trees in parks, open spaces, and along streets				

EXPLANATORY NOTES

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

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

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

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

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

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

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

[f g] Public benefits in proximity of the Station Area but outlined in the Joyce-Collingwood Public Benefits Strategy and/or serving residents in Joyce-Collingwood.

* * * * *

4975-4997 Joyce Street
PUBLIC BENEFITS SUMMARY

Project Summary

Rezone to permit a 38-storey mixed use building, containing 408 rental residential units and commercial units on the ground level.

Public Benefit Summary:

The proposal will provide 408 rental units including, 10% of the residential floor area secured as below-market rental with initial rents at 15% below city-wide CMHC averages, DCLs and public art.

	Current Zoning	Proposed Zoning
Zoning District	RM-4	CD-1
Floor Space Ratio (Site area = 1,285.6 sq. m (13,838 sq. ft..))	0.75	18.9
Floor Area	964 sq. m (10,376 sq. ft.)	24,298 sq. m (261,542 sq. ft.)
Land Use	Residential	Rental Residential, Commercial

Summary of Development Contributions Expected under Proposed Zoning

City-wide DCL[1]	$6,181,879
Utilities DCL[1]	$3,846,298
Public Art[2]	$518,277
TOTAL	**$10,546,454**

[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] 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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4975-4997 Joyce Street
APPLICANT, PROPERTY, AND DEVELOPMENT PROPOSAL INFORMATION

PROPERTY INFORMATION

Address	Property Identifier (PID)	Legal Description	Registered Owners
4975 Joyce Street	013-235-133	Lot 13 Except the East 7 Feet and the West 10 Feet now highways Block 17, 47 and 48 District Lots 36 and 51 Plan 2620	Bhagwan Sarup Dhir and Usha Rani Dhir
4983 Joyce Street	013-586-033	Lot 12 Except the East 7 Feet and the West 10 Feet now highways Block 17, 47 and 48 District Lots 36 and 51 Plan 2620	Madan Mohan Dhir and Darshna Devi Dhir
4993 Joyce Street	007-625-189	Lot 11 Except the East 7 Feet and the West 10 Feet now highways Block 17, 47 and 48 District Lots 36 and 51 Plan 2620	Madan Mohan Dhir and Darshna Devi Dhir
4997 Joyce Street	013-585-916	Lot 10 Except the East 7 Feet and the West 10 Feet now highways Block 17, 47 and 48 District Lots 36 and 51 Plan 2620	Bhagwan Sarup Dhir and Usha Rani Dhir

APPLICANT INFORMATION

Developer	Sightline Properties
Architect	Ciccozzi Architects

SITE STATISTICS

Site Area	1,285.6 sq. m (13,838 sq. ft.)

DEVELOPMENT STATISTICS

	Permitted Under Existing Zoning	Proposed
Zoning	RM-4	CD-1
Land Use	Residential	Rental Residential, Commercial
Density	0.75	18.9 FSR
Maximum Height	10.7 m (35 ft.)	120 m (394 ft.)
Floor Area	964 sq. m (10,376 sq. ft.)	24,298 sq. m (261,542 sq. ft.)
Parking and Bicycle Spaces	As per Parking By-law	Vehicle parking spaces: 157 Class A bicycle spaces: 617 Class B bicycle spaces: 23 Loading spaces: 4 Passenger loading spaces: 0
Natural assets	7 on-site trees 5 City trees	Retain 0 off-site tree Retain 5 City trees Approx. 26 new on-site trees Confirmed at the development permit stage

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