CITY OF VANCOUVER

REFERRAL REPORT

Report Date:	January 21, 2025
Contact:	Allison Smith
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Meeting Date:	February 4, 2025

TO: Vancouver City Council

FROM: General Manager of Planning, Urban Design and Sustainability

SUBJECT: CD-1 Rezoning: 4910-4950 Willow 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-laws, in accordance with the recommendations set out below, for consideration at the Public Hearing.

RECOMMENDATION FOR PUBLIC HEARING

A. THAT the application by Michael Green Architecture on behalf of The Children's Family House Society of B.C., the registered owner of the lands located at 4910-4950 Willow Street [*Lots 1 to 3 Block 837 District Lot 526 Plan 7686; PIDs 010-352-082, 010-352-104 and 010-352-121 respectively*], to rezone the lands from R1-1 (Residential Inclusive) District to CD-1 (Comprehensive Development) District to increase the maximum floor space ratio (FSR) from 0.70 to 3.78 and the maximum building height from 11.5 m (38 ft.) to 55.8 m (183 ft.), to permit the development of a 14-storey institutional building, 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 for the CD-1 By-law, generally as prepared by Michael Green Architecture, received July 12, 2024;

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

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

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

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

D. THAT subject to approval of the CD-1 By-law, the Vancouver Development Cost Levy By-law and Vancouver Utilities Development Cost Levy By-law be amended to introduce a new use, definition and rate for “temporary accommodation for medical care”, generally as set out in Appendix C;

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 4910-4950 Willow Street from R1-1 (Residential Inclusive) District to CD-1 (Comprehensive Development) District, under the *Cambie Corridor Plan*. The application proposes a 14-storey institutional building with temporary accommodation for children and individuals seeking medical care, and their families and caregivers, to be operated by the non-profit organization, The Children’s Family Housing Society of B.C., commonly known as the Ronald McDonald House (RMH).

Staff have assessed the application and have concluded that it generally meets the intent of the *Cambie Corridor Plan*. Staff recommend the application be referred to a Public Hearing, with the

recommendation of the General Manager of Planning, Urban Design and Sustainability to approve it, subject to a Public Hearing and the conditions outlined in Appendix B.

COUNCIL AUTHORITY/PREVIOUS DECISIONS

- Vancouver Plan (2022)
- Cambie Corridor Plan and Cambie Corridor Public Realm Plan (2018)
- Green Buildings Policy for Rezonings (2010, last amended 2024)
- Solar Access Guidelines for Areas Outside of Downtown (2024)
- Community Amenity Contributions Policy for Rezonings (1999, amended 2024)
- Vancouver Development Cost Levy By-law No. 9755
- Vancouver Utilities Development Cost Levy By-law No. 12183
- Public Art Policy (2014)
- Urban Forest Strategy (2018)
- Latecomer Policy (2021)

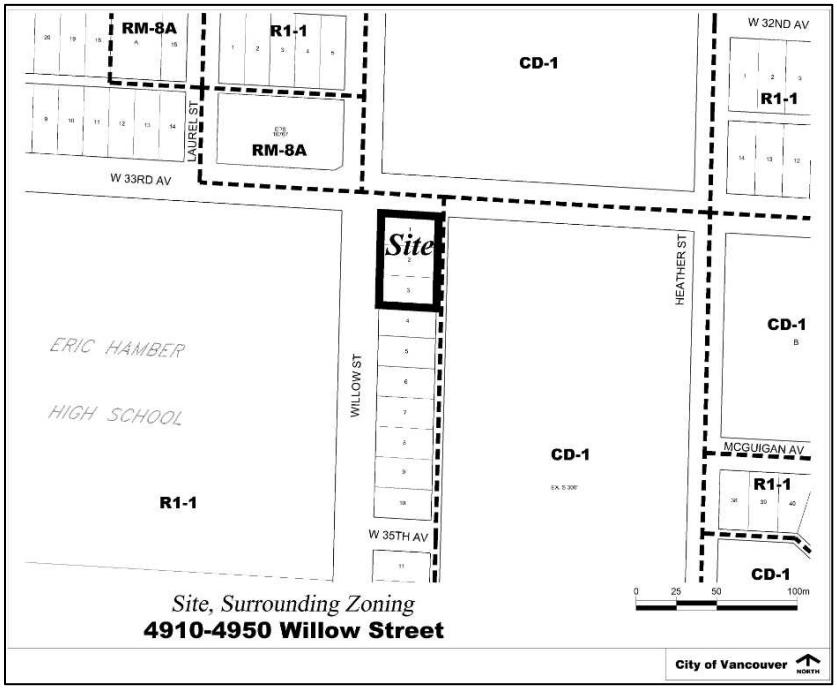
REPORT

Background/Context

1. Site and Context

The subject site is comprised of three lots currently occupied with single detached dwellings, at the southeast corner of Willow Street and 33rd Avenue (Figure 1). A rear lane abuts the eastern property line. The site has an area of 2,013.6 m (21,675 sq. ft.), with a frontage of 187.5 ft. and depth of 116 ft. There is a significant grade change, with the site sloping downwards from the rear lane towards Willow Street.

Figure 1: Location Map



The area is characterized by a mix of uses and building types, as well as large sites neighbouring the subject property which are under construction and/or anticipating redevelopment. There is an existing RMH which will continue to operate located approximately three blocks to the north of the subject site, adjacent to the BC Women's and Children's Hospital. The newly rebuilt Eric Hamber Secondary School is located across Willow Street to the west.

The Heather Lands site across the lane to the east has been approved for rezoning to allow for three- to 28-storey buildings with a diversity of housing tenures, a childcare facility, a site for a Conseil Scolaire Francophone French language school, a park and public open space, office, retail, and a cultural centre. The project is a joint venture partnership between the xʷməθkʷəy̓ əm (Musqueam Indian Band), Sḵwx̱wú7mesh (Squamish Nation), and səlilwətaɬ (Tsleil-Waututh Nation) (collectively the local Nations) and Canada Lands Company.

To the north across 33rd Avenue, the Archdiocese of Vancouver site has been approved for rezoning to allow for a 13-storey community care facility and a 14-storey residential rental building.

Neighbourhood Amenities – The following neighbourhood amenities are in close proximity to the site:

- **Parks:** Future Heather Lands parks and open spaces (50 m), Oak Meadows Park (200 m), Queen Elizabeth Park (450 m), VanDusen Botanical Garden (500 m).

- **Community Space:** Bloedel Conservatory (800 m), Jewish Community Centre (1 km) and the future Oakridge Community Centre (1.2 km).

- **Childcare:** Djavad Mowafaghian YMCA Child Care Centre (350 m), La Garderie de L'Ile Aux Enfants (550 m), Little Munchkin Daycare (850 m), Little Oak Montessori Children's House (950 m) and JCC Childcare (1 km).

- **Institutional:** BC Women's and Children's Hospital (350 m).

2. Policy Context

Vancouver Plan (2022) – The *Vancouver Plan* was approved by Council on July 22, 2022 and is a land use strategy to guide long-term growth of the City over the next 30 years. The *Vancouver Plan* serves as a framework with further implementation planning work to follow over the next few years.

The site is located within the *Cambie Corridor Plan* which generally aligns with the *Vancouver Plan.*

Cambie Corridor Plan (2018)– The site is located within the Queen Elizabeth neighbourhood of the *Cambie Corridor Plan* (Plan), which envisions rezonings for four-storey strata or six-storey rental housing buildings with a density of up to 2.5 FSR.

The Institutional Sites policies of the Plan recognize the importance of non-profit operated institutional uses in the Plan, as they form an integral part of the city's social fabric. This section of the Plan highlights the City's intent to work with non-profits to retain and increase these uses

in the Cambie Corridor. Expansion of the RMH's service provision in Vancouver is in keeping with this direction.

Strategic Analysis

1. Proposal

The rezoning application proposes a new Ronald McDonald House (RMH), which provides a facility for children and individuals, and their families and caregivers, from across British Columbia and the Yukon seeking medical care at the BC Women's and Children's Hospital. The facility would offer temporary accommodation, as well as associated support services including food and meal programs, wellness and mental health programs, and guest amenity spaces. The new RMH would provide temporary accommodation for the out-of-town individuals they serve within 75 units with self-contained washrooms and kitchenettes, as well as ancillary office space for RMH staff and volunteers to support the operations of the facility.

Figure 2: View of the Building, Looking East

A 14-storey building is proposed, with a podium ranging from one- to four-storeys. The tower is concentrated closer to 33rd Avenue at the northern portion of the site. The total proposed floor area is 7,611.7 sq. m (81,932 sq. ft.), with a recommended density of 3.78 FSR. The recommended density is slightly higher than the 3.5 FSR proposed in the application, which corrects an error in the density calculation in the submitted proposal. The maximum building height is 55.8 m (183 ft.), which is also slightly higher than the height of 54.7 m (179 ft.) proposed in the application. Staff recommend the maximum building height of 55.8 m (183 ft.) to the top of the building, as there is no consistent height for the roof or parapet due to the unique roofline design.

A total of 77 vehicle parking spaces and 44 bicycle spaces are proposed within 3 levels of underground parking, accessed from Willow Street. The primary pedestrian entrance is located

on Willow Street with a secondary entrance at the rear, providing a pedestrian connection across the lane to a future park on the Heather Lands.

2. Land Use

The rezoning application proposed social housing as the use for the building, however following staff review and analysis, staff have determined that the proposed facility and its operations differ from typical social housing projects. Although the RMH offers accommodation at affordable rates in keeping with social housing, the facility would not be regulated by the Residential Tenancy Act, nor does it determine eligibility for the families served based on income, which is a requirement of the City's definition of social housing.

In addition, use of the facility is temporary in nature with some guests staying at the RMH for a period shorter than 30 days depending on the length of treatment being sought at the BC Women's and Children's Hospital.

The recommended use is temporary accommodation for medical care, which is defined in the CD-1 By-law in Appendix A of this report. The nature of this institutional use is consistent with the Plan for the site.

3. Form of Development, Height and Density

(Refer to application drawings in Appendix D, project statistics in Appendix J and Urban Design Panel minutes in Appendix E)

In assessing urban design performance, staff considered the built form expectations of the Plan, the intent of current zoning, and general urban design objectives.

While the Plan anticipates up to six storeys for market housing tenures, the application is for a 14-storey institutional building. The Plan allows increases in height and density to facilitate the delivery of institutional uses that provides community serving uses, as is proposed in this application.

The proposal generally achieves the following urban design objectives: contextual fit, shadow performance, and appropriate neighbouring relationships.

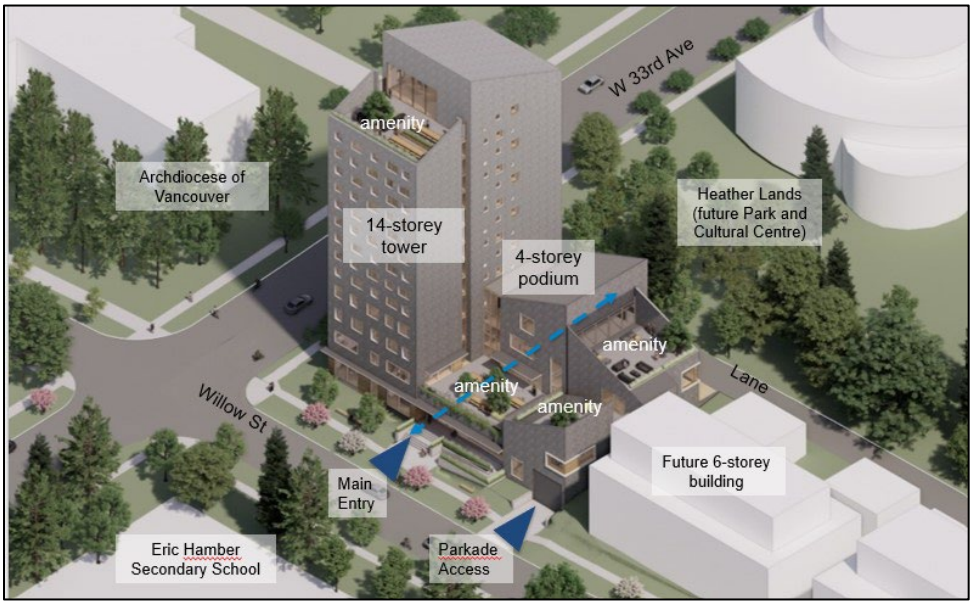
Height –The proposed 14-storey tower responds to the future evolving context, including to the Heather Lands site which anticipates three- to 28-storey buildings, and the Archdiocese of Vancouver site which anticipates 13- and 14-storey towers. The proposed four-storey podium at the lane steps down to a one-storey podium fronting Willow Street, maximizing sunlight access to common outdoor amenity areas and offers a transition to the southerly neighbour.

Density – Staff support a density of 3.78 to facilitate the delivery of the proposed RMH.

Shadowing –The *Solar Access Guidelines for Areas Outside of Downtown* states that shadowing should be minimized on parks, public open space, and school yards from 10:00 a.m. to 4:00 p.m. Under the policy, exceptions can be made for community serving uses. Although the proposed massing will slightly shadow adjacent properties (see the shadow study diagrams in Appendix D), staff support the proposal, noting the unique community benefit of the proposed use and the siting of the built form. Due to the corner tower placement and the low podium, shadowing is minimized on the properties to the north, shadowing is minimized on the

anticipated northern open space of Heather Lands to the east, and shadowing on the school grounds is limited to the parking area.

Figure 3: Project Perspective Looking Northeast



Public Realm and Interface – Due to the RMH's unique programmatic requirements, along with the challenging contextual conditions, key urban design objectives are to enhance the pedestrian experience of the streetscape and to improve perimeter and cross-site accessibility (see Figure 4). Staff have included a condition in Appendix B to improve this interface.

Figure 4: Rendering of the Proposed Public Realm Interface from Willow Street

Private Amenity Space – Due to the unique programmatic needs of the proposal, the common indoor and outdoor amenity exceeds the typical minimum standard. Staff have included a density exclusion for shared amenity in the CD-1 By-law.

Urban Design Panel – The Urban Design Panel reviewed the project on October 9, 2024 and supported the height and density with recommendations (see Appendix E).

Staff reviewed the recommendations of the Urban Design Panel, public feedback, the site conditions and context, and conclude that the proposed built form, height, and density present a balanced response to the goals of policy in delivering this unique community serving use. Staff support the proposal subject to the Urban Design conditions detailed in Appendix B.

4. Housing

Should the rezoning be approved, a Housing Agreement will be used to secure the units proposed with this application as temporary accommodation for medical care for the longer of 60 years and the life of the building.

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

Two out of the three existing residential tenancies are eligible under the City's *Tenant Relocation and Protection Policy* (TRPP). The applicant has provided a Tenant Relocation Plan (TRP) for eligible tenants which meets the requirements of the City's TRPP, which is summarised in Appendix F of this report. The right of first refusal will not be available for existing tenants due to the unique nature of this project.

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

5. Transportation and Parking

The site is well served by transit, with bus routes along Oak and Cambie Streets. King Edward and Oakridge-41st Avenue SkyTrain stations are both approximately 1.4 km from the site. The application proposes 77 vehicle parking spaces and 44 bicycle spaces within 3 levels of underground parking.

Parkade access is proposed from Willow Street due to the steep grade change on the site. The applicant has identified that providing parkade access from the rear lane would have major implications on the shared amenity spaces and programming of the RMH, which are integral to their operation.

In addition, the applicant has noted that the RMH has limited vehicle trips generated, as many families arrive to Vancouver by helicopter from other regions across the province and the Yukon. Families who come to the facility with a vehicle would generally travel between the RMH and the nearby hospital on foot, with their vehicle remaining in the underground parking area for most of their stay.

Staff support the proposed access on Willow Street due to the implications of a rear lane parkade access on the building design and operations, and expected reduced vehicle trips generated by the specific needs of RMH guests.

Engineering conditions in Appendix B include new sidewalks, improvements to the Willow Street and 33rd Avenue intersection for pedestrians, upgraded street lighting and new lane lighting adjacent to the site.

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 fulfil energy system sub-metering and enhanced commissioning requirements throughout the project.

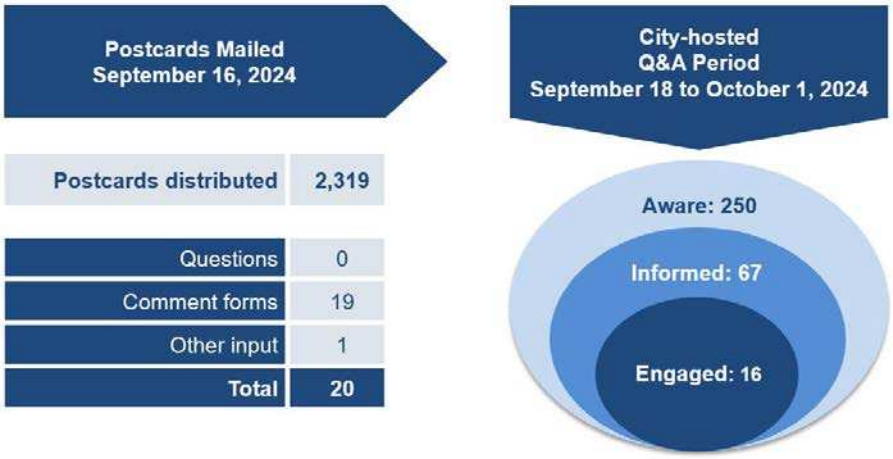
Natural Assets – The *Urban Forest Strategy* seeks to protect and strengthen Vancouver's urban forest and tree canopy. The Protection of Trees By-law requires permission to remove trees that meet certain conditions to protect as many healthy, viable trees while still meeting the challenges of development and housing priorities.

There are 16 on-site by-law sized trees and one City-owned tree proposed for removal. Retention of these trees is not possible as they are located within the proposed building envelope and underground parking area. The applicant is to coordinate with the Park Board for the proposed removal of the City tree. Seven neighbouring by-law sized trees and six City-owned trees are proposed to be retained. Landscape conditions in Appendix B ensure that new plant and tree species planted as part of the development will be consistent with the *Cambie Corridor Public Realm Plan*.

7. Public Input

Public Notification – A rezoning information sign was installed on the site on August 29, 2024. Approximately 2,319 notification postcards were distributed within the neighbouring area on or about September 16, 2024. Application information and an online comment form was provided on the Shape Your City (shapeyourcity.ca/) platform.

Figure 6: Overview of Notification and Engagement



Question and Answer Period – A question and answer period/virtual open house was held from September 18, 2024 to October 1, 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.

Public Response and Comments – Public input is collected via online questions, comment forms, through email, and by phone. A total of 20 submissions were received.

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

Generally, comments of support fell within the following areas:

- **Building Design:** Building is attractive and fits in with the growing neighbourhood. In support of the mass timber design.
- **Housing:** Providing affordable housing for families with children seeking medical care is a positive asset to the community.
- **Location:** Proposal is in a great location to support families with children receiving medical care at the nearby hospital.

Generally, comments of concern fell within the following areas:

- **Height and Density:** Building is out of context in terms of height and density.
- **Housing:** Social housing is not supported.
- **Rezoning Process:** The rezoning process should be expediated to support social housing.

Response to Comments – Additional height and density can be considered to support project viability for institutional projects, as is proposed in this application. The proposed height is in keeping with the emerging context, including future developments on the Heather Lands to the east and the Archdiocese of Vancouver site to the north. The tower proposed in this application is concentrated on the northern side of the site, adjacent to 33rd Avenue.

The proposal is for a new RMH, which provides important affordable accommodation options and support services for children and individuals from across the province and the Yukon who are receiving medical care at BC Women's and Children's Hospital, as well as their families and caregivers.

The rezoning application is being processed through the SHORT Program, which expedites social housing projects through the rezoning, development permit and building permit approvals stages. Although staff determined the appropriate use for this project to be institutional through the processing of the application, the project will continue to be expedited through the SHORT Program as the facility meets similar objectives to social housing through the provision of affordable temporary accommodation for those in need.

8. Public Benefits

Community Amenity Contribution (CAC) – Section 8.1(3) of the *Community Amenity Contributions Policy for Rezonings* provides an exemption for community facilities meeting certain criteria (e.g. provision of a social service, operated by a non-profit society secured for long-term use). Staff have assessed the RMH proposal and concluded that it is eligible for a CAC exemption.

Development Cost Levies (DCLs) – The site is currently subject to both City-wide and Utilities DCLs. 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.

Staff recommend amending the City-wide DCL and City-wide Utilities DCL By-laws to introduce a new reduced rate for temporary accommodation for medical care use that would be subject to a DCL rate of $10 per Building Permit. Proposed amendments to the DCL By-laws are included in Appendix C.

Public Art Program – No public art contribution is applicable to the project, as the floor area of this rezoning application is less than 100,000 sq. ft.

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

Financial Implications

As noted in the Public Benefits section, this project is exempt from CACs and public art contributions, and is subject to reduced DCLs.

The RMH will be secured as temporary accommodation for medical care by a Housing Agreement and Section 219 covenant for the longer of the life of the building and 60 years. Similar to social housing projects, the project is expected to be self-sustaining over the long-term and does not require operating subsidies and property tax exemptions from the City.

CONCLUSION

Staff have reviewed the application to rezone the site at 4910-4950 Willow Street from R1-1 to CD-1 to permit the development of a 14-storey institutional building with a new RMH. Staff have assessed the application and conclude that it generally meets the intent of the Plan.

The General Manager of Planning, Urban Design and Sustainability recommends that the application be referred to public hearing with the draft CD-1 By-law shown in Appendix A, subject to the public hearing, along with the conditions of approval listed in Appendix B.

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4910-4950 Willow Street
PROPOSED CD-1 BY-LAW PROVISIONS

Note: A by-law to rezone an area to a new 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) "Temporary Accommodation for Medical Care" means the use of premises to provide temporary accommodation with associated on-site services at below-market rates for children or other individuals seeking medical care at local health facilities, and their families and caregivers, but excludes a Community Care or Assisted Living Facility or Group Residence; and

   (b) Institutional Uses includes Temporary Accommodation for Medical Care.

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) Institutional Uses, limited to Temporary Accommodation for Medical Care;

   (b) Utility and Communication Uses; and

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

Floor Area and Density

5.1 Computation of floor area must assume that the site area is 2,013.6 m^2, being the site area at the time of the application for the rezoning evidenced by this by-law, prior to any dedications.

5.2 The maximum floor space ratio for all uses combined is 3.78.

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

5.4 Computation of floor area must exclude:

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

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

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

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

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

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

(ii) bicycle storage, and

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

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

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

(f) all storage area below base surface.

5.5 The Director of Planning or Development Permit Board may exclude common amenity areas from the computation of floor area, to a maximum of 21% of the total permitted floor area, if the Director of Planning or Development Permit Board considers the intent of this by-law and all applicable Council policies and guidelines.

Building Height

6.1 Building height must not exceed 55.8 m.

Horizontal Angle of Daylight

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

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

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

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

7.5 An obstruction referred to in section 7.3 above means:

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

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

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

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

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

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4910-4950 Willow 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 Michael Green Architecture, received July 12, 2024.

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

Urban Design

1.1 Design development to improve the at-grade pedestrian-oriented public realm interfaces along West 33rd Avenue and Willow Street.

Note to Applicant: Explore options to improve the at-grade interface by:

(a) Reinforcing the near views with high-quality materials and detailing, e.g., at expanses of blank walls; and/or

(b) Providing additional activation, glazing and transparency.

1.2 Design development to encourage pedestrian activity and transitional spaces between the public and private spaces adjacent to the lane.

Note to Applicant: Explore further activation of the lane including the following:

(a) Improving pedestrian entrances and wayfinding;

(b) Reducing expanses of blank walls, and/or;

(c) Employing further articulation, human-scale detailing, lighting, colour and/or landscape.

1.3 Consideration to improve overall site accessibility, including access to the main project lobby entrance, access from the lane, and access from West 33rd Avenue.

Note to Applicant: Explore options to reduce the overall number of stairs and length of ramps, and/or explore alternate ramp and stair locations and/or configurations.

Landscape

1.4 Provision of revised survey, landscape and arborist documents with respect to the following:

(a) Tree OS08 is an unsurveyed tree and its location is approximate. Survey documents to be updated to confirm the location of this tree.

(b) Landscape documents to be coordinated with arborist documents and tree management plan with respect to tree retention items. Tree protection barriers are to be shown on landscape documents, complete with dimensions. Any critical arborist supervision areas and notes should be included within landscape documents.

Note to Applicant: Ensure Arborist and Landscape documents are coordinated with revised survey for location of tree OS08. Arborist documents to be revised as necessary to demonstrate safe retention of this tree.

1.5 Design development to ensure proposed plant species (trees, shrubs, grasses, etc.) are consistent with the applicable sub-sections of the *Cambie Corridor Public Realm Plan*.

Note to Applicant: Refer to section 4.1 for additional information regarding plant species.

<u>Conditions required at time of development permit:</u>

1.6 Provision of revised and coordinated landscape documents with respect to tree retention items:

(a) Illustrate and show all existing trees as per arborist documents, note or show if they are retained or removed, and show trees labelled as per arborist documents;

(b) Illustrate, and dimension tree protection barriers, including any phased protection barriers; and

(c) Note all areas requiring arborist supervision, and any critical arborist notes relating to retention of existing trees.

Note to Applicant: If required, a separate tree retention plan can be included within the Landscape drawing set.

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, rooftop areas, semi-private patio areas and planters.

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

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

Final location, quantity, tree species to the satisfaction of the General Manager of Engineering. Contact Engineering Services (Streets Design Branch) at 604-871-6131 to confirm planting location. New tree must be of good standard, minimum 6 cm calliper and installed with approved root barriers, tree guards and appropriate soil. Root barriers shall be 8 feet long and 18 inches deep. Planting depth of root ball must be below sidewalk grade. New street trees to be confirmed prior to issuance of the building permit. Call Park Board at 311 for tree species selection and planting requirements. Park Board to inspect and approve after tree planting completion.

1.9 Coordination with Park Board Urban Forestry for:

(a) The provision of new street trees;

(b) Any proposed City owned tree removals including collection of fees per appraised CTLA (Council of Tree and Landscape Appraisers) tree values; and

(c) Any pruning of City-owned trees adjacent to the development site.

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

Crime Prevention through Environmental Design (CPTED)

1.10 Provision of Crime Prevention Through Environmental Design (CPTED) Plan, incorporating CPTED principles.

Engineering

1.11 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

1.12 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

1.13 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.

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

1.15 Provision of a crossing design application to the satisfaction of the General Manager of Engineering Services, prior to Development Permit issuance.

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

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

1.16 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:

(ii) “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.”

(c) 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.

(d) Deletion of:

(i) Non-standard surface treatment from City property; and

Note to Applicant: Remove stamp painted asphalt and grass strip from the laneway and pavers from the boulevard. See A012, L00, L01, and L02.

(ii) Concrete encroachment into lane.

Note to Applicant: Asphalt aprons are permissible.

(e) Underground building slab is to be entirely accommodated within private property.

(f) Streetscape designed on Willow Street and West 33rd Avenue in compliance with the Cambie Corridor 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.

1.17 Remove existing retaining wall encroachments from Willow Street, West 33rd Avenue and the lane.

1.18 Update the architectural plans to provide:

(a) All types of parking, loading, bicycle, end-of-trip facilities and passenger loading spaces individually numbered, and labelled on the drawings;

(b) Dimensions of columns and column encroachments into parking spaces;

(c) 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

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

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

(a) A Groundwater Management Plan which includes:

(i) Construction-related and permanent groundwater management, including anticipated groundwater discharge rates for City approval.

Note to Applicant: Provide an updated seepage analysis which: 1) reflects the depth and area of the parkade per submitted architectural drawings, and 2) includes a sensitivity analysis using the measured groundwater elevation.

(ii) An Impact Assessment which achieves the following objectives:

(a) Analysis to confirm no significant risks from groundwater extraction/diversion; and

(b) no dewatering of peat due to the associated risk of offsite settlement.

1.20 Provision of immediate notification to the City of any changes that may be material to the City's review of the submitted final hydrogeological study (e.g. if the proposed excavation depth increases).

Note to Applicant: E-mail the City at groundwater@vancouver.ca.

1.21 Submission of the anticipated start date for excavation, and the contact details for the professional services that have been retained to conduct the discharge to the sewer flow monitoring prior to Building Permit issuance for excavation.

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

1.22 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.

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

1.23 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.

1.24 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

1.25 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.

Sustainability

1.26 All new buildings in the development will meet the requirements of the Green Buildings Policy for Rezonings (amended November 27, 2024) 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

PART 2: CONDITIONS OF BY-LAW ENACTMENT

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

Housing

2.1 Make arrangements to the satisfaction of the General Manager of Planning, Urban Design and Sustainability (or successor in function) and the Director of Legal Services to enter into a Housing Agreement and a Section 219 Covenant securing all units to be

used for temporary accommodation for medical care for a term equal to the longer of 60 years and the life of the building, subject to the following terms and conditions:

(a) A no separate-sales covenant;

(b) A no stratification covenant;

(c) That the units will be legally and beneficially owned by a non-profit corporation, society, or charity or by or on behalf of the city, the Province of British Columbia, or Canada as a single legal entity and used only to provide temporary accommodation for medical care with on-site support services and programs, and prohibiting the separate sale or transfer of legal or beneficial ownership of any such units;

(d) That the units will be occupied by individuals who meet the eligibility criteria which are established by The Children's Family House Society of B.C., or as approved by the General Manager of Planning, Urban Design and Sustainability, to determine the eligibility of a person to occupy a unit in the building;

(e) A requirement that not less than 30% of the units will have annual rental rates that are not more than 30% of the maximum housing income limit respective to the unit type, as set out in the current "Housing Income Limits" table published by the British Columbia Housing Management Commission, or equivalent publication;

(f) Requiring such units to be used for "temporary accommodation for medical care", as that term is defined in the Vancouver Development Cost Levy By-law No. 9755; and

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

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

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

(a) Provide a Tenant Relocation Plan to the satisfaction of the General Manager of Planning, Urban Design and Sustainability as per the Tenant Relocation and Protection Policy that is effective at the time of submission of the Development Permit Application.

(b) Provide a notarized declaration prior to issuance of the Development Permit that demonstrates that each tenant has been given written notice of the intent to redevelop the property; that indicates the number of units occupied on the date of the notice; and includes copies of a letter addressed to each 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 whether each tenant has indicated interest in the Right of First Refusal to return to the new building (if applicable); the names of any tenants who have ended their tenancy; the reason for its end (e.g. tenant decision or mutual agreement to end tenancy); the outcomes of their search for alternate accommodation (if assistance was requested by the tenant) and their total compensation amount(s); the names of tenants still remaining in the building; the status of the applicant's search for relocation options (if assistance was requested by the tenant) and/or additional assistance rendered, as required through their Tenant Relocation Plan.

Note to Applicant: If a long period of time elapses between Public Hearing and before issuance of Demolition Permit, the City may request an additional Interim Tenant Relocation Report be submitted.

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

Engineering

2.3 Make arrangements to the satisfaction of the General Manager of Engineering Services, the Director of Legal Services, and the Approving Officer for the consolidation of Lots 1, 2 and 3, Block 837, District Lot 526, Plan 7686 to create a single parcel and subdivision of that site to result in the dedication of the following for road purposes:

(a) The west 0.5 m (Willow Street);

(b) The north 0.7 m (West 33rd Avenue); and

(c) An additional corner cut at the northwest corner of the site measuring 7.5 m along West 33rd Avenue and 3.3 m along Willow Street as per the diagram below.

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

2.4 Provision of a Services Agreement to detail the on- and off-site works and services necessary or incidental to the servicing of the Rezoning Site (collectively called the "Services") such that they are designed, constructed, and installed at no cost to the City and all necessary street dedications and rights-of-way for the Services are provided all to the satisfaction of the General Manager of Engineering Services. No development permit for the Rezoning Site, or any portion thereof, or for any building or improvements thereon will be issued until the letter of credit, as security for the Services, is provided. The timing for the delivery of the Services shall be determined by the General Manager of Engineering Services in his sole discretion and holds shall be placed on such permits as deemed necessary in his sole discretion. Except as explicitly provided for in Condition 2.5(a), 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.

Note to Applicant: Based on the confirmed Fire Underwriter's Survey Required Fire Flows and domestic flows submitted by Creus Engineering dated July 9, 2024, no water main upgrades are required to service the development.

The main servicing the proposed development is 200 mm. Should the development require water service connections larger than 200 mm, the developer shall upsize the existing main to the satisfaction of the General Manager of Engineering Services. The developer is responsible for 100% of the cost of the upgrading. The maximum water service connection size is 300 mm.

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

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

Note to Applicant: Implementation of development(s) at 4910-4950 Willow Street. does not require any sewer upgrades. Development to be serviced to the existing 250 mm combined sewers in Willow Street. If Heather Lands sewer project is completed, the Development is to be serviced to the proposed STM and SAN sewers in Willow Street.

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

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

Note to Applicant: All proposed streetscape materials on the boulevard along Willow Street and West 33rd Avenue should meet the Cambie Corridor Streetscape Design Guidelines. The Streetscape Design Guidelines are viewable online at https://vancouver.ca/streets-transportation/streetscape-design-guidelines.aspx and are to be used alongside the City's design guidelines and construction standards.

(d) Provision of intersection improvements at Willow Street and West 33rd Avenue including:

(i) Upgrades to the existing traffic signal including pedestrian countdown timers and accessible pedestrian signals (APS).

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.

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

(f) Provision of new or replacement duct banks that meet current City standard; and

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

(g) 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.

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.

(h) 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' long and 18" 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.

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

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

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.

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

(a) Willow Street and West 33rd Avenue intersection improvements including upgrades to the existing traffic signal including pedestrian countdown timers and accessible pedestrian signals (APS) per condition 2.4(d).

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

Environmental Contamination

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

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

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

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

Agreements

Note to Applicant: Where the Director of Legal Services deems appropriate, the preceding agreements are to be drawn, not only as personal covenants of the property owners, but also as Covenants pursuant to Section 219 of the Land Title Act.

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

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

* * * * *

4910-4950 Willow Street
PROPOSED CONSEQUENTIAL BY-LAW AMENDMENTS

DRAFT AMENDMENT TO THE SUBDIVISION BY-LAW NO. 5208

Council amends Schedule A of the Subdivision By-law in accordance with the plan labelled Schedule A and attached to and forming part of this By-law by deleting the following properties from the R1-1 maps forming part of Schedule A of the Subdivision By-law:

(a) Lot 1 Block 837 District Lot 526 Plan 7686; PID: 010-352-082;

(b) Lot 2 Block 837 District Lot 526 Plan 7686; PID: 010-352-104; and

(c) Lot 3 Block 837 District Lot 526 Plan 7686; PID: 010-352-121.

DRAFT AMENDMENTS TO THE VANCOUVER DEVELOPMENT COST LEVY BY-LAW NO. 9755

Introduce the definition of “temporary accommodation for medical care” in section 1.2 as “Temporary Accommodation for Medical Care” means “the use of premises on the land zoned as CD-1 ([xx]) By-law [xx] to provide temporary accommodation with associated on-site services at below-market rates for children or other individuals seeking medical care at local health facilities, and their families and caregivers, but excludes a Community Care or Assisted Living Facility or Group Residence” and introduce “temporary accommodation for medical care” to Schedule C with rate of $10 per Building Permit.

DRAFT AMENDMENTS TO THE VANCOUVER UTILITIES DEVELOPMENT COST LEVY BY-LAW NO. 12183

Introduce the definition of “temporary accommodation for medical care” in section 1.2 as Temporary Accommodation for Medical Care” means “the use of premises on the land zoned as CD-1 ([xx]) By-law [xx] to provide temporary accommodation with associated on-site services at below-market rates for children or other individuals seeking medical care at local health facilities, and their families and caregivers, but excludes a Community Care or Assisted Living Facility or Group Residence” and introduce “temporary accommodation for medical care” to Schedule C with rate of $10 per Building Permit.

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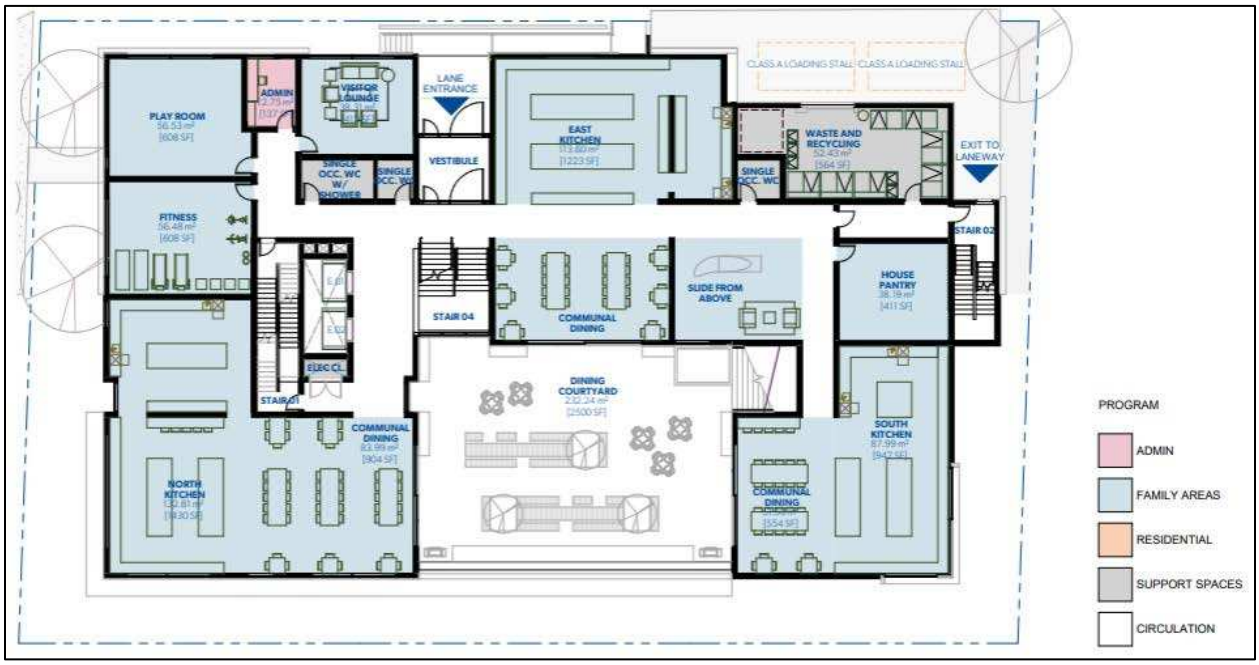
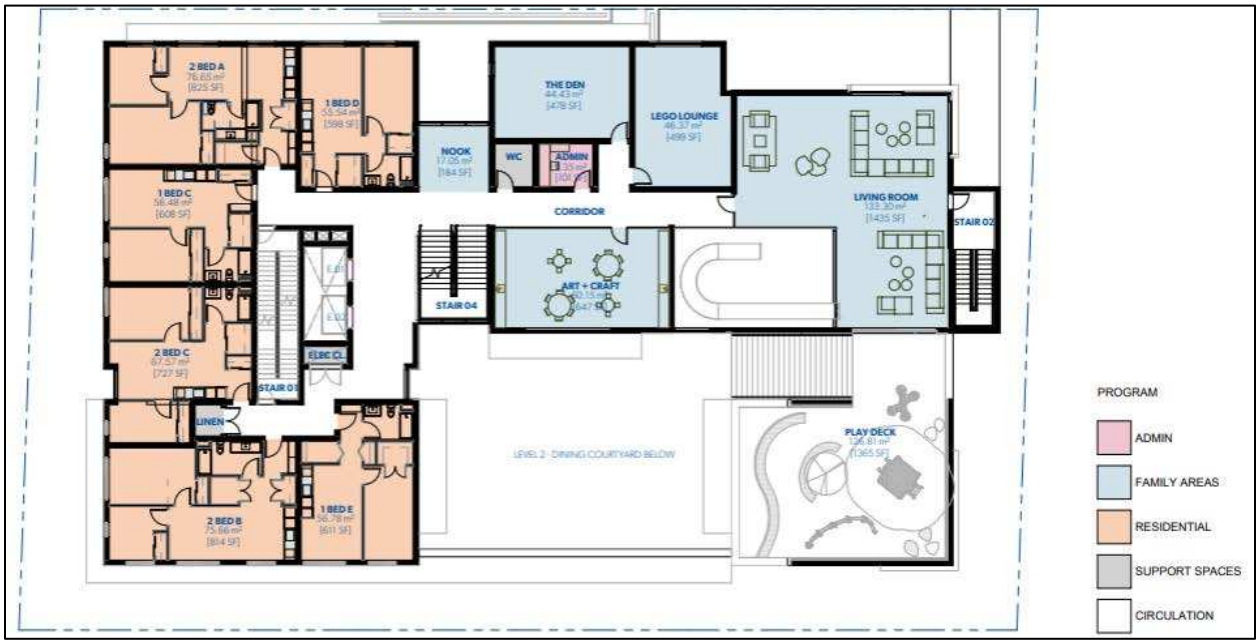
4910-4950 Willow Street
FORM OF DEVELOPMENT DRAWINGS

Level 1 Floor Plan

Level 2 Floor Plan



Level 3 Floor Plan

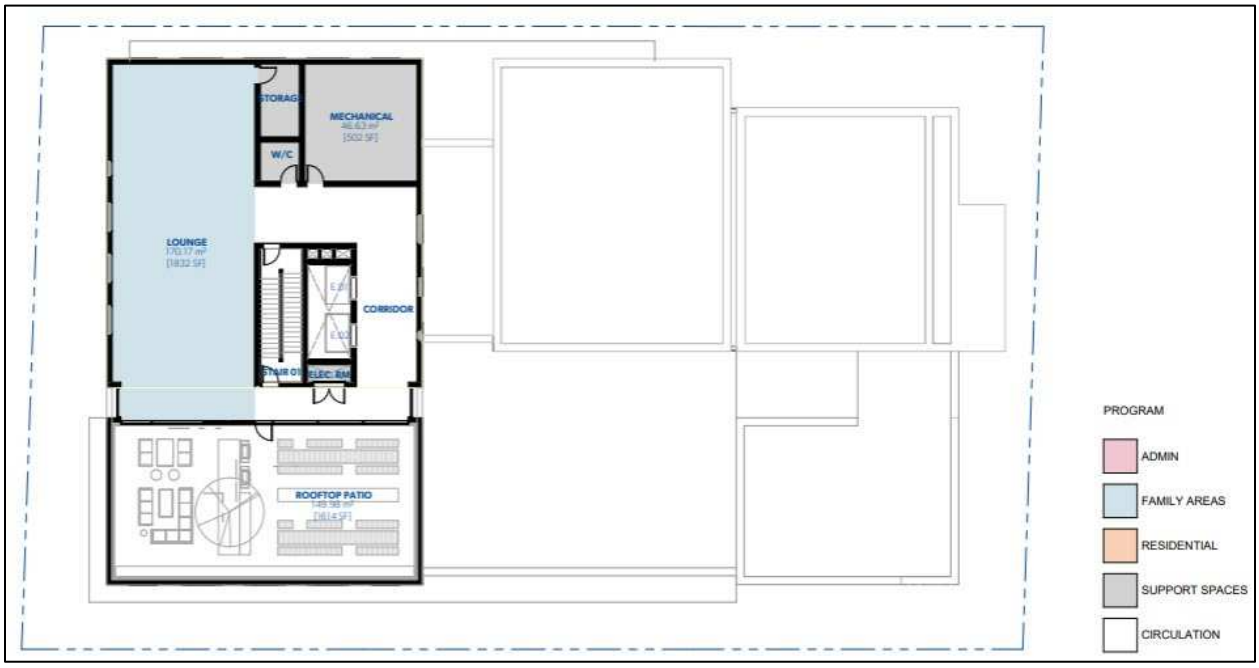


Level 4 Floor Plan

Level 5 Floor Plan

Typical Floor Plan for Levels 6-13

Level 14 Floor Plan

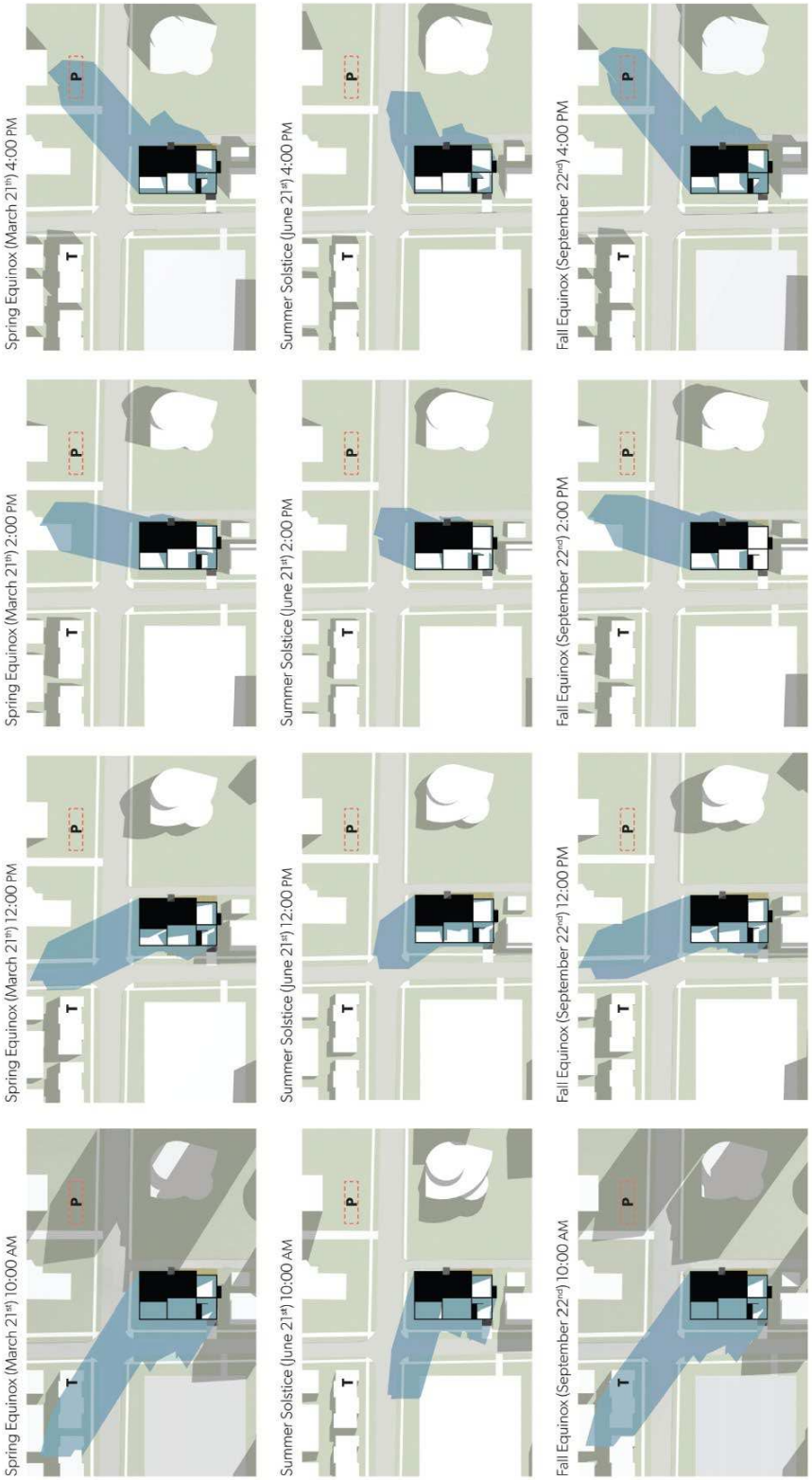


West Elevation

East Elevation

North and South Elevation

Shadow Studies



P - Proposed 300 sqm Minor Plaza (Cambie Corridor Public Realm Plan, 3.8)
T - Avenue 33 Townhome Development

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4910-4950 Willow Street
URBAN DESIGN PANEL

Address:	4910-4950 Willow Street
Permit No.:	RZ-2024-00061
Description:	To rezone the subject site from R1-1 (Residential Inclusive) District to CD-1 (Comprehensive Development) District. The proposal is to allow for the development of a 14-storey Ronald McDonald House facility and includes: 75 social housing units; a floor space ratio (FSR) of 3.5; and a building height of 54.7m (179 ft.) with additional height for rooftop amenity space. This application is being considered under the Cambie Corridor Plan.
Application Status:	Rezoning Application
Architect:	Michael Green Architecture
Delegation:	Natalie Telewiak, Architect, MGA Stephen Vincent, Landscape, MGA Richard Pass, CEO Ronald McDonald House
Staff:	Michele Alborg & Allison Smith

EVALUATION: Support with Recommendations (6/0)

Planner's Introduction:

Allison Smith, Rezoning Planner, introduced the project with a brief description of the existing site context, followed by an overview of the anticipated context as per the Cambie Corridor Plan. Allison concluded the presentation with a description of the site and a summary of the rezoning proposal.

Michele Alborg, Development Planner gave an overview of the form of development, followed by an urban design analysis for this project. Michele then gave a brief description of the proposed public realm interfaces, façade expression, and site accessibility before concluding with staff questions for the Panel.

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

1. Please comment on the proposed height, density, and massing along with integration into the surrounding context.
2. Please comment on the success of the proposed interfaces to:
   - W 33rd Ave
   - Willow St, and
   - the lane
3. Please comment on the façade expression of the tower.
4. Any further comments for consideration at future application stages.

Applicant's Introductory Comments:

Applicant Natalie Telewiak Architect for MGA noted the objectives and gave a general overview of the project followed by Stephen Vincent, Landscape Architect presenting on the landscape design.

Applicant and staff took questions from Panel.

Panel's Consensus on Key Aspects Needing Improvement:

Having reviewed the project, it was moved by **Bob Lilly** and seconded by **Reza Mousakhani** and was the decision of the Urban Design Panel:

THAT the Panel Recommend **Support with recommendations** to the project with the following recommendations to be reviewed by City Staff:

1. The applicant to review the building's cross section and entrance ramp design to find a more inclusive and welcoming solution to the primary building entrance;

2. The applicant to explore solutions to ensure a safe and accessible connection across the lane to the park.

Summary of Panel Commentary:

The panel noted support for the project.

The panelist noted the project is a great addition to the neighborhood and support the height, density and massing.

A panelist noted the strong aesthetic and supported the public realm interface. There was concern about stair and ramp access, and recommended solutions such as reducing the ramp length, seating, a landing, additional landscape, widening of stairs and/or dropping the ground floor height. The panelist also noted that the connection across the lane is confusing.

A panelist noted that the massing is beautiful and quite playful, offering a nice alternative to the typical podium tower typology in Vancouver. They recommended additional articulation of the north face at grade, not necessarily glazing but a solution which improves the human scale. As for the façade expression, the recommendation included additional articulation to the south face. The reduction of glazing is a positive for sustainability outcomes and to explore strategies to increase the level of natural light into the units.

A panelist noted the beautiful and elegant approach. Recommendations included celebrating the walkway to the northern hospital site and suggested a walking loop around the facility. Panel noted concerns with amount of slope of the ramp and stairs and suggested making the ramp more accessible by breaking it up or to have landings that are not as narrowed with more of a landscape feature; or gathering space to view neighbouring activity. In addition, panel suggested there could be more additional activation for the W 33rd Ave interface.

A panelist noted the interface on W 33rd Ave could be further activated; also noting the windows may not be the best solution due to the unique program of the facility. Panelist also recommended further exploration of site accessibility.

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

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4910-4950 Willow 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.
Notice to End Tenancies	• Landlord to provide regular project updates to tenants throughout the development approvals process (quarterly) • A minimum of four months' notice to end tenancy after all permits are issued is required (e.g. all development, building, and demolition permits in place).
Moving Expenses (flat rate or arrangement of an insured moving company)	• A flat rate of $1000 will be provided to all eligible tenants.
Assistance in Finding Alternate Accommodation (3 options)	• Staff have distributed tenant needs assessment surveys • These surveys will be used in relocation efforts and to identify tenants' needs and preferences. • Applicant Is expected to monitor rental market and provide tenants requesting assistance with three options in Vancouver that best meet the tenants' identified priorities.
Additional Support for Low Income Tenants or Tenants Facing Other Barriers to Appropriate Housing	• If there are low income tenants or tenants facing other barriers to housing, as defined in the TRP Policy, the applicant is expected to assist them in securing a permanent, suitable affordable housing option.
First Right of Refusal (if applicable) (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)	• Not applicable for this project

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4910-4950 Willow Street
PUBLIC CONSULTATION SUMMARY

1. List of Engagement Events, Notification, and Responses

	Date	Results
Event		
Question and Answer Period (City-led)	September 18, 2024 – October 1, 2024	250 participants (aware)* • 67 informed • 16 engaged
Public Notification		
Postcard distribution – Notice of rezoning application and virtual open house	September 16, 2024	2,319 notices mailed
Public Responses		
Online questions	September 17, 2024 – October 1, 2024	no submittals
Online comment forms • Shape Your City platform	August 2024 – November 2024	19 submittals
Overall position • support • opposed • mixed	August 2024 – November 2024	19 submittals • 15 responses • 4 responses • no responses
Other input	August 2024 – November 2024	1 submittal
Online Engagement – Shape Your City Vancouver		
Total participants during online engagement period	August 2024 – November 2024	575 participants (aware)* • 212 informed • 19 engaged

Note: All reported numbers above are approximate.

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

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

2. Map of Notification Area

3. Analysis of All Comments Received

Below is an analysis of all public feedback by topic.

Generally, comments of support fell within the following areas:

- **Building Design:** Building is attractive and fits in with the growing neighbourhood. In support of the mass timber design.
- **Housing:** Providing affordable housing for families with children seeking medical care is a positive asset to the community.
- **Location:** Proposal is in a great location to support families with children receiving medical care at the nearby hospital.

Generally, comments of concern fell within the following areas:

- **Height and Density:** Building is out of context in terms of height and density.
- **Housing:** Social housing is not supported.
- **Rezoning Process:** The rezoning process should be expediated to support social housing.

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

General comments of support:

- Communal balconies are supported as it fosters community.
- In support of the building form, height, massing, and use.
- Appreciative of the engagement and consultation with the local Nations.
- Project provides a positive asset to the community.
- Development of this site is desired.
- Project is beneficial to families of patients that require longer term housing.
- Parkade access is thoughtful and appropriate.

General comments of concern:

- Building has an unattractive blank wall.
- Proposed development is too large.
- The proposed development is not suited for this location due to the narrow lane.

Neutral comments/suggestions/recommendations:

- Traffic calming and active transportation infrastructure upgrades should be considered.

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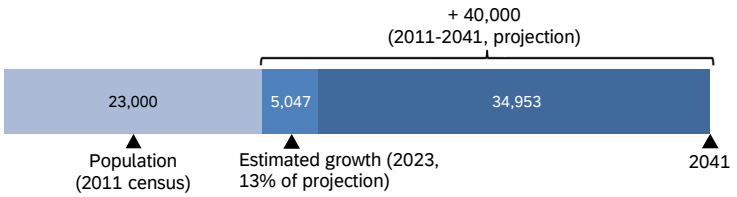
PUBLIC BENEFITS IMPLEMENTATION DASHBOARD
CAMBIE CORRIDOR PLAN (2018) – North of 57th Avenue

Updated 2023 year-end

POPULATION GROWTH[a]

The Cambie Corridor has grown by approximately 5,050 people since the 2011 census. The plan projects an additional growth of approximately 34,950 people by 2041.

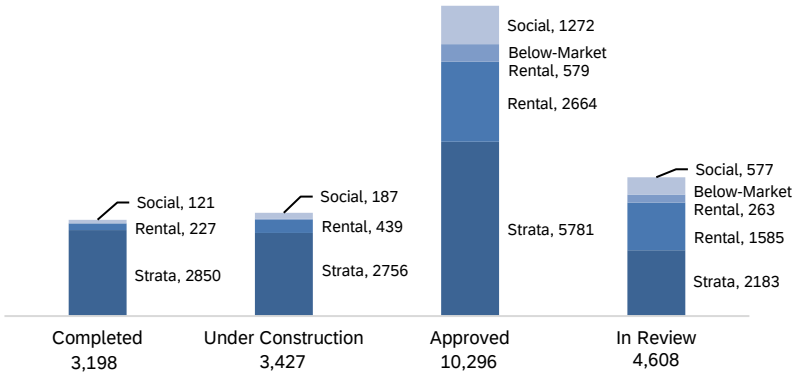


DEVELOPMENT ACTIVITY (UNITS)[b]

Recent rezoning approvals:

- 4711-4787 Cambie Street
- 5515-5525 Elizabeth Street
- 5235-5275 Kersland Drive
- 618 West 32nd Avenue
- 5079-5161 Ash Street

**This list does not include any townhouse developments under the RM-8A/AN District Schedule*



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

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

TARGETS See Chapter 13 of the Cambie Corridor Plan for more details	COMPLETED	UNDER CONSTRUCTION	PLANNING / DESIGN	PROGRESS
HOUSING[d] • ~ 4,700 additional secured market rental units • ~ 2,250 additional social housing units • ~ 400 additional below-market rental units **Gross numbers of units reported*	• 227 secured market rental units • 121 social housing units • 98 temporary modular housing[e] units	• 439 secured market rental units • 187 social housing units		14% of secured market rental target achieved 14% of social housing target achieved →
CHILDCARE • ~ 1,080 additional spaces for children (all age groups)	• Restoration of 8 Oaks Acorn childcare outdoor area	• 135 spaces for children 0-4 yrs (Oakridge Civic Centre, Eric Hamber Secondary School, and 6409-6487 Cambie Street) • 60 spaces for children 5-12 yrs (Oakridge Civic Centre)		18% of childcare spaces target achieved →
TRANSPORTATION / PUBLIC REALM • Upgrade/expand walking and cycling networks • Complete Street design on Cambie Street and major streets	• 45th Avenue bikeway improvements • Interim plazas (17th Avenue and Cambie Street; 18th Avenue and Cambie Street) • 29th Avenue and Cambie Street plaza and public art • R4 Rapid Bus on 41st Avenue (bus priority lanes and bus stop improvements)	• Westbound complete street on King Edward Avenue (Yukon Street to Columbia Street) • 49th Avenue transportation upgrades (street paving and bike lane improvements)	• 54th Avenue curb bulge bio-retention upgrade (Cambie Street to Neal Street) • Cambie Street and 31st Avenue closure • Cambie Street Complete Streets (30th Avenue to 41st Avenue)	✓

• "Car-light" Heather Street greenway	• Cambie Complete Streets (35th Avenue to McGuigan Avenue) • Ontario Street and 16th Avenue curb bulge bio-retention upgrade • Oak Street and 27th Avenue pedestrian and bike signal • Eastbound complete street on King Edward Avenue (Yukon Street to Columbia Street) and improved crossing at King Edward Avenue and Yukon Street • Slow Streets installation (Ontario Street and 33rd Avenue)		• Alberta Street transportation and green rainwater infrastructure upgrades	
CULTURE • 5 new artist studios • Public art	• 5 public art installations	• Cultural space, performance theatre, outdoor performance space, and 2 artist studios (Oakridge Civic Centre)	• 12 public art installations	✓
CIVIC / COMMUNITY • Oakridge Civic Centre • Oakridge library renewal and expansion • Additional library branch • Hillcrest Community Centre (fitness centre expansion) • Firehall #23 • Community Policing Centre		• Community centre and library (Oakridge Civic Centre)	• VanDusen and Bloedel Strategic Plan	✓
HERITAGE • 5% allocation from cash community amenity contributions in Cambie Corridor	• 5% allocation from cash community amenity contributions • James Residence • Milton Wong Residence • Turner's Dairy			✓
SOCIAL FACILITIES • Renewal and expansion of Oakridge Seniors Centre • Youth hub • Non-profit organization centre • Additional seniors' centre		• Youth and seniors' centre (Oakridge Civic Centre) • Non-profit office space (5470 Cambie Street)		✓
PARKS AND OPEN SPACES • New parks on large sites • Queen Elizabeth Master Plan and Phase 1 upgrades • 6 plazas and enhanced open spaces • Neighbourhood park improvements	• Upgrades to Riley Park and Hillcrest Park • Lillian To Park • Douglas Park playground renewal • Queen Elizabeth Park tennis court resurfacing	• New park (Oakridge Centre)	• Alberta Street blue-green system and Columbia Park renewal • Queen Elizabeth Master Plan • Heather Park off-leash dog area • Little Mountain Plaza and Wedge Park	✓

EXPLANATORY NOTES

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

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

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

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

[c] Public Benefits Achieved: Public benefits in planning/design typically include large City- or partner-led projects or master plans that have begun a public process or have made significant progress in planning or design stages but have not yet moved to construction. Public benefits secured through

developer-initiated applications are not included in the planning/design column and not counted towards public benefits achieved prior to construction as numbers and status may change throughout the permitting process.

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

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

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4910-4950 Willow Street
PUBLIC BENEFITS SUMMARY

Project Summary:

A new Ronald McDonald House in the form of a 14-storey institutional building.

Public Benefit Summary:

The proposal would provide a facility with temporary accommodation and support services for guests seeking medical care at local health facilities, and their families and caregivers.

	Current Zoning	Proposed Zoning
Zoning District	R1-1	CD-1
FSR (site area = 2,013.64 sq. m. (21,675 sq. ft.))	0.70	3.78
Buildable Floor Space (sq. ft.)	15,173	81,932 sq. ft.
Land Use	Residential	Institutional

Summary of Development Contributions Expected under Proposed Zoning

City-Wide DCL[1]	$10
City-Wide Utilities DCL[1]	$10
Total	**$20**

Other benefits (non-quantified): Provision of a facility with temporary accommodation and supports for individuals seeking medical care, and their families and caregivers.

[1] Based on rates in effect as of September 30, 2024 and assuming temporary accommodation for medical care uses would be subject to separate nominal DCL charges; rates are subject to future adjustment by Council including annual inflationary adjustments. DCLs are payable at building permit issuance based on rates in effect at that time. A development may qualify for 12 months of in-stream rate protection, see the City's DCL Bulletin for details.

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4910-4950 Willow Street
APPLICANT, PROPERTY, AND DEVELOPMENT PROPOSAL INFORMATION

PROPERTY INFORMATION

Street Address	Parcel Identifier (PID)	Legal Description
4910-4950 Willow Street	010-352-082 010-352-104 010-352-121	Lots 1 to 3 Block 837 District Lot 526 Plan 7686

APPLICANT INFORMATION

Architect	Michael Green Architecture	
Property Owner	010-352-082 010-352-104 010-352-121	The Children's Family House Society of B.C., Inc. No. S0015534

DEVELOPMENT STATISTICS

	Permitted Under Existing Zoning	Proposed	
Zoning	R1-1	CD-1	
Uses	Residential	Institutional	
Maximum FSR	0.70 FSR	3.78 FSR	
Floor Area	1,409.6 sq. m. (15,173 sq. ft.)	7,611.7 sq. m (81,932 sq. ft.)	
Maximum Height	11.5 m (37.7 ft.)	55.8 m (183 ft.)	
Parking, Loading and Bicycle Spaces	Per Parking By-law	Vehicle Parking Bicycle Parking Loading Spaces	77 38 Class A and 6 Class B 2 Passenger Confirmed at development permit stage
Natural Assets	16 existing on-site by-law trees; 7 City trees	16 on-site trees for removal; 1 City tree proposed for removal; 6 City trees to be retained Confirmed at development permit stage	

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