CITY OF VANCOUVER

REFERRAL REPORT

Report Date:	January 7, 2025
Contact:	Kent MacDougall
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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: 282 West 49th Avenue (Langara Family YMCA)

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 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 Musqueam Capital Corp., on behalf of YMCA BC Properties Foundation, the registered owner of the lands located at 282 West 49th Avenue [*PID 007-595-573; Lot 4 Block 1165 District Lot 526 Plan 16033*], to rezone the lands from CD-1 (103) By-law No. 4900 to a new CD-1 (Comprehensive Development) District to permit a mixed-use development with a total floor area of 53,928 sq. m (580,472 sq. ft.); building heights of 8, 33 and 37 storeys; and residential, retail, service, institutional and cultural and recreational uses, be approved in principle;

FURTHER THAT the draft CD-1 By-law, be 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 Boniface Oleksiuk Politano Architects, received September 9, 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(s) described in Part 2 of Appendix B, the Director of Legal Services be instructed to prepare the necessary Housing Agreement By-law(s) 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 application to amend the Sign By-law to establish regulations for the 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, subject to the enactment of proposed new CD-1 By-law, CD-1 (103) By-law No. 4900, be amended to remove 282 West 49th Avenue generally as set out in Appendix C;

FURTHER THAT the draft CD-1 (103) by-law amendments, prepared for the Public Hearing in accordance with Appendix C, be approved in principle.

F. THAT Recommendations A through E be adopted on the following conditions:

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

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

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

REPORT SUMMARY

This report evaluates an application to rezone the site at 282 West 49th Avenue to create a new CD-1 (Comprehensive Development) District. The proposed rezoning would permit the

redevelopment of the existing Langara Family YMCA recreational facility with a mixed-use development consisting of: an eight-storey building containing a two-storey community centre facility with associated childcare and six-storeys of non-profit owned social housing; a 33-storey rental residential tower with commercial space at ground level; and a 37-storey strata residential tower. The rezoning proposal includes 88 social housing units, 308 secured rental units, and 269 strata-titled residential units. A maximum building height of 119 m (390 ft.), with additional height for mechanical and architectural appurtenances, and a total floor area of 53,928 sq. m (580,472 sq. ft.) are proposed. The site, located in the Langara neighbourhood, is identified as one of the Unique Sites in the *Cambie Corridor Plan* (the "Plan").

Staff have assessed the application and conclude that it meets the intent of the *Transit-Oriented Areas Rezoning Policy* and the general intent of the Plan. The 88 social housing units and 308 secured market rental units would, if approved, contribute towards achieving the City's targets as identified in the *Housing Vancouver Strategy*. Staff support the application, subject to design development and other conditions. 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

Relevant Council policies for this site include:

- *United Nations Declaration on the Rights of Indigenous Peoples (UNDRIP) Strategy (2022)*
- *UNDRIP Action Plan 2024-2028 (2024)*
- *Transit-Oriented Areas Rezoning Policy (2024)*
- *Cambie Corridor Plan* (2018)
- *Cambie Corridor Public Realm Plan* (2018)
- *Vancouver Plan (2022)*
- *CD-1 (103) By-law No. 4900* (1975, last amended 2000)
- *Rezoning Policy for Sustainable Large Developments* (2018, last amended 2024)
- *Green Buildings Policy for Rezonings* (2010, last amended 2023)
- *Housing Vancouver Strategy* (2017)
- *Housing Vancouver 10-Year Housing Targets (2024)*
- *Housing Vancouver Three-Year Action Plan (2024)*
- *Housing Design and Technical Guidelines* (2018)
- *Interim Housing Needs Report (2025)*
- *Family Room: Housing Mix Policy for Rezoning Projects* (2016)
- *High-Density Housing for Families with Children Guidelines* (1992, last amended 2022)
- *Community Amenity Contributions – Through Rezonings* (1999, last amended 2024)
- *Childcare Design Guidelines* (1993, last amended 2021)
- *Urban Forest Strategy* (2014, last updated 2018)
- *Public Art Policy and Procedures for Rezoned Developments* (2014, last updated 2021)
- *Vancouver Development Cost Levy By-law No. 9755*
- *Vancouver Utilities Development Cost Levy By-law No. 12183*

CITY MANAGER'S/GENERAL MANAGER'S COMMENTS

The City Manager recommends approval of the foregoing.

REPORT

Background/Context

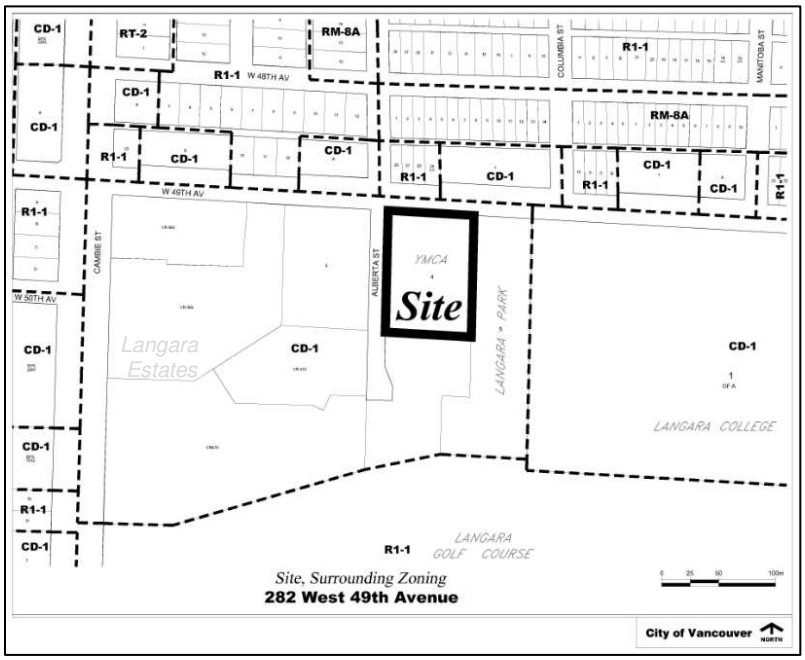
1. Site and Context

The subject site is comprised of one legal parcel located at the southeast corner of West 49th Avenue and Alberta Street (see Figure 1). The site has an area of 8,092.1 sq. m (87,103 sq. ft.), with a frontage of 75.6 m (248 ft.) along West 49th Avenue and a depth of 107 m (351 ft.) on Alberta Street. The site is currently developed with a two-storey YMCA recreational facility, including surface parking on the southern portion of the lot.

The site is owned by YMCA BC Properties Foundation (YMCA BC). Musqueam Capital Corp. (MCC), in partnership with Townline Homes Inc., have secured the site and are pursuing rezoning and redevelopment.

The site's existing zoning is CD-1 and the surrounding properties are R1-1, CD-1, and RM-8A (see Figure 1). Uses are generally residential and institutional with Langara Park and Langara College to the east, Langara Golf Course to the south and the Langara Estates townhouse development to the west and southwest. The Langara Estates are currently part of the same CD-1 zone as the rezoning site.

Figure 1: Surrounding Zoning and Context



Neighbourhood Amenities – The following amenities are within close proximity:

- *Parks:* Langara Park (50 m), Tisdall Park (500 m), Columbia Park (650 m), Cambie Park (850 m)
- *Cultural/Recreational/Community Space:* Langara Golf Course (50 m)
- *Childcare Facilities:* Langara Child Development Centre (400 m), Jamieson YMCA Kids Club (850 m)

Local School Capacity – The site is located within the catchment area of Dr. Annie B. Jamieson Elementary School and Sir Winston Churchill Secondary School. According to the Vancouver School Board (VSB)'s 2020 Long Range Facilities Plan, Dr. Annie B. Jamieson Elementary School will be operating above capacity in the coming years, with a capacity utilization at 123% by 2031 and Sir Winston Churchill Secondary School will be operating under capacity, with a capacity utilization at 93% by 2031.

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

2. Policy Context

United Nations Declaration on the Rights of Indigenous Peoples (UNDRIP) Strategy – In March 2021, City Council adopted a motion to create a United Nations Declaration on the Rights of Indigenous Peoples (UNDRIP) Task Force, which was convened in partnership with the Musqueam Indian Band, Squamish Nation and Tsleil-Waututh Nation. The UNDRIP Strategy was developed over a year of intergovernmental collaboration and dialogue by the Task Force and has been endorsed by the Councils of all three Nations. The UNDRIP Strategy includes 79 Calls to Action for implementation of UNDRIP by City Council. In June 2024, a five-year Action Plan was presented to implement the long-term Vancouver UNDRIP Strategy. This plan was co-developed by the intergovernmental UNDRIP Task Force together with colleagues at the staff and Council level from the Musqueam, Squamish and Tsleil-Waututh Nations and the City of Vancouver.

This application aligns with a number of Calls to Action within the UNDRIP Strategy and five-year Action Plan by respecting and upholding Indigenous rights, including the right to self-determination and economic participation. Specifically, this application aligns with Action 1.2B: Facilitate Musqueam, Squamish, and Tsleil-Waututh projects and prioritize or fast-track Nation-led affordable housing developments, an initial housing action within the five-year Action Plan.

Transit-Oriented Areas (TOA) Designation By-law and Transit-Oriented Areas Rezoning Policy – To align with provincial legislation, Council adopted the *Transit-Oriented Areas Designation By-law* and approved the *Transit-Oriented Areas Rezoning Policy* (the "TOA Policy") that establishes heights and densities for developments in Transit-Oriented Areas ("TOAs"). The TOA Policy guides rezoning applications that are being considered under the provincial regulations for TOAs identified in the *Transit-Oriented Areas Designation By-law*. The heights and densities enabled through the provincial legislation in some cases exceed what has been enabled through existing City of Vancouver land use policy, and responds to an increase in population growth over and above what was anticipated. Therefore, rezoning applications in TOAs are expected to build on approved area plan goals and objectives where applicable,

respond to existing and emerging neighbourhood conditions, and plan for infrastructure upgrades which all contribute towards building vibrant and resilient neighbourhoods.

The TOA Policy also includes provisions related to Reconciliation allowing for rezoning applications to be considered for residential and 100% commercial projects which meet the needs of the Musqueam Indian Band, Squamish Nation, and Tsleil-Waututh Nation, and urban Indigenous peoples to advance the City's UNDRIP commitments and Reconciliation goals. These projects may exceed the heights and/or densities outlined in the policy and will be considered on a case-by-case basis.

Cambie Corridor Plan – In 2018, Council adopted the final *Cambie Corridor Plan* (the "Plan"), which identifies the subject site as one of several large sites requiring site-specific policy direction to respond to the existing uses, unique characteristics, site size and local context. Unique Sites provide an opportunity to deliver diverse and affordable housing options, local amenities, and increased neighbourhood vibrancy to help shape a complete community.

The Plan supports redevelopment of the Langara YMCA facility by introducing new housing options and on-site amenities within proximity of rapid transit. Redevelopment of the site is to be evaluated in accordance with principles and policies set out in the Plan to determine supportable density. Further, the Plan envisioned low- and mid-rise buildings varying in height, as well as opportunities to explore higher buildings toward the south of the site. The Plan contains inclusionary affordable housing objectives and also recognizes the significant community-serving role of the site. The provision of community serving uses is to be prioritized and considered through the rezoning process.

Vancouver Plan – Approved by Council on July 22, 2022, *Vancouver Plan* 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. This rezoning includes social housing addressing priorities within the Housing Vancouver Strategy; and the site is located within the *Cambie Corridor Plan* area and subject to the TOA Policy, which are generally in alignment with the *Vancouver Plan*.

Rezoning Policy for Sustainable Large Developments – The *Rezoning Policy for Sustainable Large Developments* sets out criteria that large sites, defined as those larger than 8,000 sq. m (1.98 acres) or containing more than 45,000 sq. m (484,375 sq. ft.) of new floor area must address as part of a rezoning application. The policy requires defined plans or studies on eight different areas to demonstrate how the proposal will achieve the City's sustainability goals. This policy is applicable to the subject site, which is considered a large site at 1.99 acres in size, and 53,928 sq. m (580,472 sq. ft.) of floor area, and has been addressed as part of the application and staff review. A discussion on the response to the policy for the application is included in '8. Environmental Sustainability and Natural Assets'. Affordable housing requirements in this policy do not apply to areas that have recently adopted community plans (e.g. Cambie Corridor Unique Sites).

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

Housing Vancouver Strategy (2024) – 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 10,000 supportive, social or non-profit co-operative housing units and 35,500 purpose-built rental units. If approved, this rezoning will contribute towards targets for strata, social and purpose-built market rental housing units.

Strategic Analysis

1. Proposal

The rezoning application proposes a mixed-use development with three buildings of varying heights including a 37-storey residential building with 269 strata units, a 33-storey mixed-use building with 308 rental units and ground floor commercial space, and an eight-storey mixed-use building consisting of a private non-profit operated childcare facility, six-storeys of social housing with approximately 88 units, and a replacement YMCA community centre facility envisioned as a community hub that will provide a variety of programming, services and resources for people of all ages and backgrounds including youth mental health, employment, newcomer, chronic disease, health, wellness, and conditioning services as well as activity programs for youth and families.

Figure 2: Project Perspective looking Southwest from 49th Avenue

2. Economic Reconciliation

Economic Reconciliation is a crucial process that acknowledges the impacts of colonial history on First Nations peoples and seeks to create a future of healing, self-determination, and prosperity. For Musqueam, it involves addressing the historical injustices caused by systemic disempowerment, such as residential schools, the 60s Scoop, land dispossession, and cultural suppression. Through Economic Reconciliation, Musqueam aims to restore cultural and economic sovereignty, supporting the community's long-term well-being and resilience. This

rezoning opportunity is a significant step in this process, designed to generate sustainable revenues for the community while preserving Musqueam values and cultural heritage.

This project embodies the Musqueam tatəl̓wí:ls approach, which emphasizes collaboration, iterative decision-making, and a deep commitment to ensuring that all solutions reflect the teachings and traditions passed down by Musqueam Ancestors and elders. Guided by the principles of self-determination, autonomy, and free, prior, and informed consent, the rezoning opportunity will integrate Musqueam culture with contemporary development practices, ensuring that the project serves both the Musqueam community and the broader city of Vancouver. It will generate revenue to help address the significant housing needs on reserve and create sustainable revenue streams through condominium development and the market rental building, all while providing job opportunities, educational spaces, and critical revenue that will be reinvested to meet the needs of Musqueam members and support the community's immediate needs and long-term goals. Ultimately, the profits generated will play a vital role in rebuilding Musqueam's economy, benefiting the community and its members for generations to come.

Aligned with the UNDRIP Strategy (2022) and the UNDRIP Action Plan (2024-2028), this development will support Musqueam's self-governance and enhance opportunities for economic partnerships and revenue-sharing. It will also help address the significant housing needs on reserve and create sustainable revenue streams. By integrating the principles of economic sustainability and environmental stewardship, this project will set a model for future economic reconciliation efforts, fostering a collaborative path forward that honours both Musqueam culture and the City of Vancouver's commitment to reconciliation.

3. Land Use

The proposed residential, commercial, institutional, and cultural and recreational uses are consistent with the Plan.

4. Form of Development, Height and Density (refer to drawings in Appendix B and statistics in Appendix I)

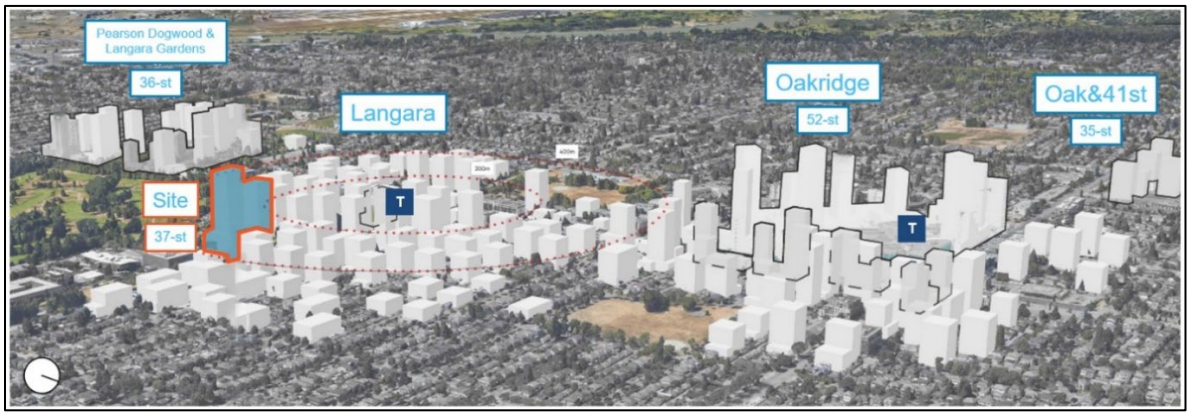
In assessing urban design performance, staff considered the City of Vancouver UNDRIP Action Plan 2024-2028, the built form and site design expectations of the *Cambie Corridor Plan* and *Public Realm Plan*, the *Transit-Oriented Areas Rezoning Policy*, and feedback from the Urban Design Panel.

Form of Development and Open Spaces – The UNDRIP Action Plan emphasizes Indigenous cultural presence, and the importance of prioritizing the Nations' art, expression, and language. Strategy 1.8B supports the relevance of cultural visibility in the public realm. The proposal responds to the UNDRIP Action Plan intent by signalling the Musqueam presence in a major municipal town centre skyline. The proposed open spaces demonstrate greater visibility for Musqueam in the public realm with Indigenous elements such as the Stewardship Pavilion and Musqueam Cultural Amenity and the Indigenous Gardens.

The Langara neighbourhood, part of the *Cambie Corridor Plan*, adjacent to the Langara – 49th Avenue Station, is emerging as a transit-oriented mixed-used node with various residential options, offices, shops, recreational and educational institutes, outdoor spaces, and parks. The recently adopted *Transit-Oriented Areas Rezoning Policy* expands on the Plan to further emphasize the neighbourhood as a high-density mixed-use node. The project responds to the emerging context of the Langara neighbourhood as a secondary node to Oakridge. It is

consistent with the *Cambie Corridor Plan* where the Oakridge Municipal Town Centre is still prioritized, with taller buildings, as the primary node.

Figure 3: Emerging Context of Transit-Oriented Nodes



As identified in the Plan, Unique Sites have distinctive characteristics and offer a higher potential to contribute to housing, local amenities, neighbourhood vibrancy and shaping a complete community. The proposal reflects the Unique Site objectives with a YMCA community hub, a childcare facility, commercial units, and a wide range of housing options.
The Plan focuses height and density closer to Alberta Street. The public realm and open spaces are prioritized with active edges; pedestrian connections; public, private, and semi-private open spaces; and a small northwest sidewalk plaza for gathering and socializing. The Plan also includes built-form parameters such as tower separation, setbacks, and floor plate size (average 650 sq. m (7,000 sq. ft.) specifically for this Unique Site).

The proposal reflects the Plan's objectives with increased height and a second tower along Alberta Street. Priority is given to the public realm and open spaces with the inclusion of: active edges and retail spillover; through-site pedestrian connections; a public open space with children's play area; a stewardship pavilion; a Musqueam cultural amenity; and an Indigenous garden. The massing reflects the Plan's built-form parameters, including a floor plate of approximately 669 sq. m (7,200 sq. ft.).

Staff have prepared conditions to further activate the public realm along 49th Avenue and to strengthen the pedestrian-oriented experience of the central open space.

Height and Density – The Plan anticipates low- and mid-rise buildings with a tower of about 20 storeys toward the southwest of the site. Density is site-specific and varies with urban design performance evaluated according to the Plan's built-form guidelines. The TOA Policy includes provisions allowing for rezoning applications to be considered for projects which advance the City's UNDRIP commitments and Reconciliation goals. These projects may exceed the heights and/or densities outlined in the policy and will be considered on a case-by-case basis. The proposal is for three buildings at heights of 8, 33 and 37 storeys in response to the emerging neighbourhood, emphasizing the Musqueam presence in a major municipal town centre skyline, and generally reflecting the Plan's urban design objectives. The proposal generally meets the policy framework expectations and proposes a floor area of 53,928 sq. m (580,472 sq. ft.) which equates to a floor space ratio (FSR) of 6.66.

Shadowing – The Plan direction includes minimizing shadowing impact on the surrounding public space, sidewalks and parks. The proposal minimizes shadow impact by locating taller buildings as far west as possible.

Private Amenity Space – On-site common indoor and outdoor amenities for residents are offered on various levels throughout the development, as expected by the Plan. Staff have included a condition to explore a partial rooftop storey on the south tower for additional amenities, as expected by the Plan and allowed by the *Zoning and Development By-Law*.

Urban Design Panel – The Urban Design Panel (UDP) reviewed the project on October 9, 2024, and supported this application with recommendations for design development to enhance the pedestrian experience of the proposal; improve the architectural expression of the YMCA and the Social Housing building; and focus on sustainability objectives through design development (see Appendix E).

Staff reviewed the recommendations of the UDP, as well as the site-specific conditions, and have concluded that the proposal reflects the Plan guidance related to built form, height and density and is appropriate for the context. Staff support the application subject to the Urban Design conditions detailed in Appendix B.

5. Housing

This project proposes three buildings, one building containing 308 market rental housing units to be owned by the Musqueam Nation, another containing 269 strata housing units, and a third building containing 88 social housing units to be owned by YMCA BC. The housing type and affordability for each is described below.

Secured Market Rental Housing Building

The *Housing Vancouver Strategy* seeks to deliver a range of housing tenures across the housing continuum. This application, if approved, would add 308 rental housing units to the City's inventory of rental housing, and contribute to the targets set out in the *Housing Vancouver Strategy* (see Figure 4[1]). The rental building would be owned and operated by the Musqueam Nation.

Figure 4: Progress towards 10 Year Housing Vancouver Targets (2024-2033) for Secured Market Rental Housing as of September 30, 2024

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

1. New 10-year targets were adopted in 2024, with tracking starting from January 1st, 2024.
2. Previous targets established in 2017 included 20,000 purpose-built rental, market and below-market combined, with tracking starting in 2017. As of December 31st, 2023, 87% of the previous targets had been reached.
3. Unit numbers exclude the units in this proposal, pending council's approval of this application.

Vacancy Rates – Vancouver has exhibited historically low vacancy rates in the last 30 years. In 2023, the purpose-built apartment vacancy rate was 0.8% in Vancouver. The vacancy rate (based on Canada Mortgage and Housing Corporation (CMHC) Market Rental Survey) for the Southeast Vancouver where this site is located, is 0.4%. 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. In the market rental building, this application proposes 39% family units thereby exceeding the policy. These units must be designed in accordance with the *High-Density Housing for Families with Children Guidelines*. The application, as proposed, is consistent with the policy and a provision is included in the CD-1 By-law to meet the minimum unit mix requirements.

Average Rents and Income Thresholds – Average market rents in newer rental buildings on the westside are shown in the left-hand columns in Figure 5. Based on these averages, the market rental housing is anticipated to provide options that are significantly more affordable than average home ownership costs as illustrated in Figure 5.

Figure 5: Market Rents in Newer Westside Buildings, Costs of Ownership and Household Income Served

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

[1] Data from the October 2023 CMHC Rental Market Survey for apartments in purpose-built rental buildings completed in the year 2014 or later on the Westside of Vancouver
[2]Based on the following assumptions: median of all BC Assessment apartment sales prices in Vancouver Westside in 2021 by unit type, 20% down-payment, 5% mortgage rate (in-line with Bank of Canada conventional rate), 25-year amortization, $150-$250 monthly strata fees and monthly property taxes at $2.92 per $1,000 of assessed value (2020 assessments and property tax rate).

Security of Tenure – Purpose-built rental housing offers secure rental tenure. All 308 rental units in the proposal would be secured through a Housing Agreement and a Section 219 Covenant for the longer of 60 years and the life of the building. Covenants will be registered on title to prohibit the stratification and/or separate sale of individual units.

Social Housing Building

This application, if approved, would add 88 of social housing units to the City's non-market housing inventory, which would contribute to the targets set out in the *Housing Vancouver*

Strategy (see Figure 6[1]). The social housing building will be owned and operated by YMCA BC, subject to the conditions outlined in Appendix B and in line with the City's *Community Amenity Contributions Policy for Rezonings*.

Figure 6: Progress Towards 10 Year Housing Vancouver Targets (2024-2033) for Social and Co-op Housing as of June 30, 2024

Category	10-Year Targets[1, 4]	Units Approved Towards Targets[2, 3]
Social and Co-op Housing	7,900	204 (2%)

1. New 10-year targets were adopted in 2024, with tracking starting from January 1, 2024.
2. Previous targets established in 2017 included 12,000 non-market housing units with tracking starting in 2017. As of December 31st, 2023, 78% of the previous targets had been reached (including TMH projects and multi-phased major developments).
3. Unit numbers exclude the units in this proposal, pending council's approval of this application.
4. Previous targets established in 2017 included 12,000 non-market housing units with tracking starting in 2017. As of December 31st, 2023, 78% of the previous targets had been reached (including TMH projects and multi-phased major developments).

The *Plan* also sets a 30-year target of 2,250 social housing units. If approved, this project will add 88 units to this target.

Figure 7: Progress towards 30-Year Cambie Corridor Plan Targets for Social and Co-op Housing as of 2023 Year-End

Category	30-Year Targets[1, 4]	Units Approved Towards Targets[2, 3]
Social and Co-op Housing	2,250	308 (14%)

**Unit numbers exclude the units in this proposal, pending council's approval of this application.*

Housing Mix – The *Family Room: Housing Mix Policy for Rezoning Projects* policy requires a minimum of 35% family units, and the *Plan* includes a target of 50% family units for new social housing developments. The project proposes 50% family units in the social housing building, a mix of two-bedroom and three-bedroom units, thereby meeting these policies. These units must be designed in accordance with the *High-Density Housing for Families with Children Guidelines*. The application as proposed is consistent with the policy and a provision is included in the CD-1 By-law to meet the minimum unit mix requirements.

Affordability – The City's affordability requirement for social housing buildings is for at least 30% of units to be occupied by households with incomes below the BC Housing Income Limits ("HILs") levels, as published by the British Columbia Housing Management Commission (CMHC), or equivalent. This proposal will meet this affordability requirement for social housing. The rental rates for such units will also be no higher than 30% of the household income.

Security of Tenure – Should the rezoning be approved, a Housing Agreement will secure the residential units proposed with this application as Social Housing for the longer of 60 years and the life of the building. Covenants will be registered on title to prohibit the stratification and/or separate sale of individual units.

Strata Building

This application, if approved, will provide 269 strata-titled residential units.

Family Unit Mix – For strata residential, the *Family Room: Housing Mix Policy for Rezoning Projects* requires a 35% family housing requirement, with at least 10% three-bedroom units. Units are to be designed in accordance with the *High-Density Housing for Families with Children Guidelines*. This application proposes 53% family units, including 43% two-bedroom units and 10% three-bedroom units, thereby exceeding the policy.

Tenants

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

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

6. Community Centre and Associated Childcare

The site is currently developed with an existing YMCA facility. The proposal includes a replacement YMCA community centre, with an associated private non-profit operated 49-space childcare facility. The replacement YMCA facility is envisioned as a community hub that will provide a variety of programming, services and multipurpose spaces that include recreational opportunities, and resources for people of all ages and backgrounds.

The childcare facility is to be retained by the owner and is expected to be run by a non-profit childcare operator. It will be a requirement that the childcare facility comply with the *Childcare Design Guidelines* and *Childcare Technical Guidelines* and be licensable as a licensed childcare facility in accordance with the Community Care and Assisted Living Act (British Columbia) and its Regulations. The childcare facility use, and City's right of first refusal to purchase the facility should YMCA BC cease to own and/or operate in the future, will be secured through legal agreements.

7. Transportation and Parking

The site is well-served by public transit. It is within two blocks of the existing Langara-49th Avenue Canada Line Station, located on the northeast corner of West 49th Avenue and Cambie Street. The site is also within two blocks of frequent bus service along 49th Avenue connecting Metrotown and the University of British Columbia (UBC). Both 49th Avenue and Cambie Street are part of TransLink's Frequent Transit Network (FTN). The property is approximately three-blocks west of the Ontario Greenway along Ontario Street, following the popular Ontario Bikeway linking False Creek to East Kent Avenue South (along the Fraser River).

Parking, loading, bicycle and passenger loading spaces are required to meet the Parking By-law. Proposed parking reductions may be considered at the development permit stage with acceptable Transportation Demand Management (TDM) or other management measures. The project is required to provide street improvements along Alberta Street, and improvements at the intersection of Columbia Street and 49th Avenue including installation of an upgraded traffic signal and contributions to traffic calming measures to improve overall safety.

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

8. 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 and emissions and embodied carbon targets in *Vancouver Building By-law*, a summary of the resilient building measures considered for the application, and a commitment to fulfil energy system sub-metering and enhanced commissioning requirements throughout the project.

Large Developments – The *Rezoning Policy for Sustainable Large Developments* requires rezoning applications to commit to strategies and outcomes in the following areas. Subject to conditions outlined in Appendix B, staff support the application's response in each of these areas:

- Sustainable site design and access to nature: Refer to Form of Development, Height, and Density section above.
- Sustainable food systems: The application proposes that the project will pursue an ethnobotanical and medicinal garden (including a Indigenous seed bank), site-wide Indigenous and edible plantings (including mason bee houses to support pollination), and a Musqueam stewardship pavilion with infrastructure to support traditional food preservation.
- Green mobility: Refer to the Transportation and Parking section above.
- Rainwater Management: At the development permit stage, a Rainwater Management Plan will be required, which will contain targets for capturing and treating rainwater on the site.
- Zero waste planning: A Zero Waste Plan was submitted as part of the rezoning application, which included commitments for physical design and operations.
- Resilience: Strategies will include building scale design including proposed materials for building longevity, performance in varied climatic conditions, structural seismic resilience, and support for disaster preparedness.

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 29 existing trees on the site with 20 to be removed. Approximately 46 replacement trees are proposed throughout the site. There are seven street trees in total on City lands adjoining the site. Trees along 49th Avenue and Alberta Street are proposed to be retained and protected during construction. See Appendix B for landscape and tree conditions. Detailed landscape design to be confirmed at future permitting stages.

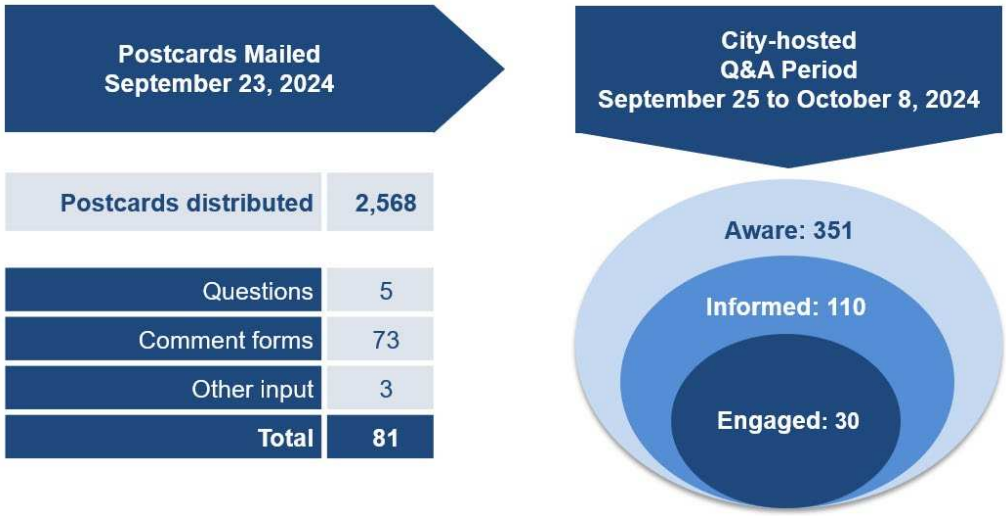
9. Public Input

Public Notification – A rezoning information sign was installed on the site on September 10, 2024. Approximately 2,658 notification postcards were distributed within the neighbouring area on or about September 25, 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 25, 2024, to October 8, 2024. Questions were submitted by the public and posted with a response over a two-week period. A flythrough video 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 81 submissions were received.

Figure 8: Overview of Notification and Engagement



Generally, comments of support fell within the following areas:

- **Housing:** The proposed amount of housing helps to alleviate the housing demand in the city. Provision of rental and social housing is appreciated, and the inclusion of strata seems appropriate.

- **Location:** The height and density are appropriate given the proximity of the development to a Canada Line station and post-secondary school.

- **Amenities**: YMCA is a valued part of the neighbourhood and an upgrade is exciting and overdue.

Generally, comments of concern fell within the following areas:

- **Amenities and infrastructure (Pool):** The proposed development does not replace the existing swimming pool, which is considered a valued asset to the community. There are already not enough swimming pools across the city to meet the demand of a growing population.

- **Amenities and infrastructure (General)**: Concerns exist on whether the neighborhood has enough schools, recreational services, childcare, and transportation infrastructure to serve the influx of residents this development is expected to bring in. These are currently insufficient for the neighbourhood.

- **Traffic:** The neighbourhood regularly experiences traffic congestion. Concerns exist about the additional population density associated with this development and whether this will further strain existing traffic. Pedestrian safety is also a concern.

- **Neighbourhood Character**: The buildings heights are incompatible with the existing neighbourhood character, and would cause shadows, reduce privacy, and block views.

Response to Public Comments

Amenities and infrastructure: A replacement pool was not included in this rezoning proposal. While acknowledging the loss of a valued asset to the community, in order to better serve the evolving needs of the South Vancouver community, the YMCA conducted a thorough review of their role and identified key areas for improvement. These included addressing housing shortages, providing accessible childcare, combating social isolation, supporting health and wellness, and expanding community programming. To achieve these goals, the new YMCA will prioritize essential services and multipurpose spaces that include recreational opportunities over traditional amenities like a pool or large gymnasium. This shift allows the YMCA to maximize space and offer vital programs that meet the community's unique needs. The resulting facility will be a community hub, providing a range of services and resources for people of all ages and backgrounds including youth mental health, employment, newcomer, chronic disease, health, wellness, and conditioning services as well as activity programs for youth and families.

Traffic: Residential parking as well as visitor, loading and accessible parking have been provided as required by the Parking By-law. The site is well-served with transportation options including a nearby SkyTrain station. The Transportation Demand Management (TDM) Plan also proposes a variety of sustainable transportation strategies to reduce the demand for vehicle use. Transportation related conditions can be found in Appendix B.

Neighbourhood Character: The proposed height, density, uses and proportion of social housing units are generally consistent with the intent of the TOA Policy and *Cambie Corridor Plan*. Staff have prepared conditions to better fit with the existing and emerging contexts by strengthening the pedestrian-oriented experience and further activate the public realm, maximizing the openness between buildings as much as possible, and to build upon the project's architectural expression and character.

10. Public Benefits

Community Amenity Contribution (CAC) – This application is subject to a negotiated CAC under the *Community Amenity Contributions Policy for Rezonings*.

As set out in the in the *Community Amenity Contributions through Rezonings Policy*, in-kind amenities may be owned by the City, senior levels of government, or Indigenous or non-profit organizations subject to a number of conditions to ensure ongoing long-term use and availability of the amenity as if it were City-owned and operated.

The applicant has offered:

- 88 units of social housing valued at $43,000,000 as an in-kind CAC, to be owned and operated by the YMCA, a non-profit corporation. As a condition of by-law enactment, a Housing Agreement and Section 219 Covenant will be required to be registered on title to ensure the social housing will be owned by a non-profit corporation, and preclude, among other things, stratification, sale of individual units and rentals for less than one month at a time; and
- A 49-space childcare facility valued at $9,000,000 as an in-kind CAC, to be owned and operated by the YMCA, a non-profit corporation.

For the 88 units of social housing, recognizing that these units are offered as part of the CAC package, should the YMCA cease to own and/or operate the social housing, the City will have an option to purchase the units for a nominal amount or an option to lease the units for a nominal amount. Conditions are included in Appendix B.

For the 49-soace childcare facility, recognizing that this facility is offered as part of the CAC package, should YMCA BC cease to own and/or operate the childcare facility, the City will have an option to purchase the childcare facility for a nominal amount, or an option to lease the childcare facility for a nominal amount. Conditions are included in Appendix B.

The long-term operation of the in-kind amenities will be at the applicant's sole cost, and will be secured to the satisfaction of the City as conditions of enactment as provided for in Appendix B.

For the 308 units of rental residential housing to be secured for the longer of 60 years or the life of the building through a Housing Agreement and Section 219 Covenant to be registered on title. The City will not pursue the *Cambie Corridor Plan*'s policy for below-market rental housing (20% of rental residential floor area) as part of Economic Reconciliation to help address significant housing needs on reserve and create sustainable revenue streams for the Musqueam Nation.

Real Estate Services staff reviewed the applicant's development proforma and conclude that the CAC offered by the application is appropriate.

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

In accordance with the provisions of the Vancouver Charter and the City's DCL By-laws, social housing is exempt from DCLs where a minimum 30% of the dwelling units are occupied by households with incomes below BC Housing Income Limits as set out in the current "Housing Income Limits" table published by the British Columbia Housing Management Commission, or equivalent publication, for which a Section 219 covenant, Housing Agreement, or other security that restricts the use of such units is registered against title and where the housing is owned by the City or a non-profit organization. The proposed social housing project is expected to meet these criteria and the value of the exemption is estimated at $2,850,256 based on rates in effect

as of September 30, 2024 and the proposed 6,893 sq. m. (74,200 sq. ft.) of residential floor area.

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

Based on DCL rates in effect as of September 30, 2024 and the proposed 43,854 sq. m. (472,039 sq. ft.) of strata and rental residential floor area, 178 sq. m. (1,915 sq. ft.) of commercial (retail) floor area, $18,193,056 of DCLs would be expected from this development. The proposed community centre and childcare would be subject to a nominal DCL charge (totaling $40).

A development may qualify for 12 months of in-stream rate protection from DCL rate increases, provided that an application has been received prior to the rate adjustment. See the City's DCL Bulletin for details on DCL rate protection.

Public Art Program – The *Public Art Policy for Rezoned Developments* requires rezonings having a floor area of 9,290.0 sq. m (100,000 sq. ft.) or greater to contribute public art or provide 80% cash in lieu as a condition of rezoning. Public art budgets are based on a formula (2016) of $21.3125 per sq. m ($1.98 per sq. ft.) for areas contributing to the total FSR calculation, except social housing, which is exempt. With an estimated 47,034 sq. m (506,272 sq. ft.) contributing to the FSR, this project will contribute a public art budget of approximately $1,002,412. The Public Art rate is finalized at the development permit stage and is subject to Council approval of periodic adjustments to address inflation.

Community Centre Replacement – The applicant proposes to replace the existing Langara YMCA facility with a new community centre facility that will prioritize essential services and multipurpose spaces that include recreational opportunities over traditional amenities like a pool or large gymnasium. As this new facility replaces an existing facility, the new community centre floor area is not considered a CAC.

A summary of public benefits associated with this application can be found in Appendix H.

Financial Implications

As noted in the Public Benefits section, this project is expected to provide market rental units, non-profit owned and operated community centre facility with associated childcare, social housing units, DCLs and a public art contribution.

The proposal contributes to Economic Reconciliation, through foregoing a requirement for below-market rental housing on site, to help address significant housing needs on reserve and create sustainable revenue streams for the Musqueam Nation.

CONCLUSION

Staff conclude that the proposed land use and form of development are consistent with the intent of the *Transit-Oriented Areas Rezoning Policy* and the *Cambie Corridor Plan*. As well, the proposal represents a unique opportunity to contribute towards long-term economic prosperity and self-sufficiency for the Musqueam people.

The General Manager of Planning, Urban Design, and Sustainability recommends that the application be referred to Public Hearing together with the draft CD-1 By-law as generally shown in Appendix A, with a recommendation that these be approved, subject to the Public Hearing, along with the conditions of approval listed in Appendix B.

* * * * *

282 West 49th Avenue
PROPOSED CD-1 BY-LAW PROVISIONS

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

Zoning District Plan Amendment

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

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

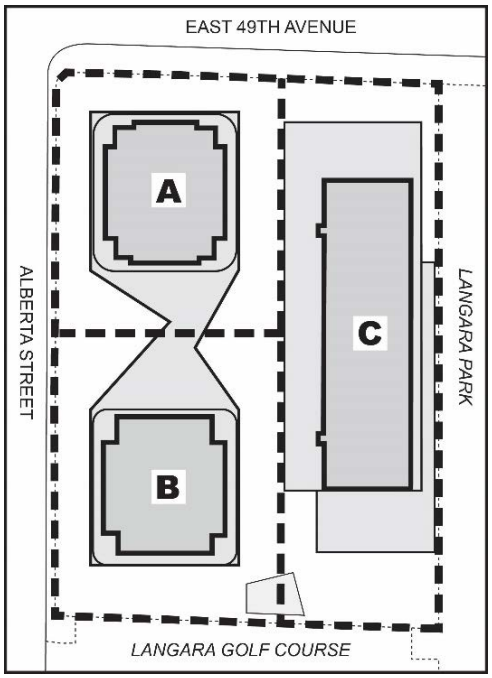
Designation of CD-1 District

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

Sub-areas

3. The site is to consist of three sub-areas generally as illustrated in Figure 1, solely for the purposes of establishing the maximum permitted building height and permitted floor area for each sub-area.

Figure 1: Sub-areas



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 and Multiple Dwelling;

   (c) Institutional Uses;

   (d) Retail Uses;

   (e) Service Uses;

   (f) Utility and Communication Uses; and

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

Conditions of Use

5.1 The design and layout of at least 35% of the total market rental dwelling units must:

   (a) be suitable for family housing; and

   (b) have 2 or more bedrooms.

5.2 The design and layout of at least 35% of the total social housing dwelling units must:

   (a) be suitable for family housing; and

   (b) have 2 or more bedrooms.

5.3 The design and layout of at least of 35% of the dwelling units not used for market rental or social housing must:

   (a) be suitable for family housing; and

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

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

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

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 conjunction with a permitted use;

(b) farmers' market;

(c) neighbourhood public house;

(d) public bike share; and

(e) restaurant,

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

Floor Area and Density

6.1 Computation of floor area must assume that the site area is 8,092.1 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 area for all uses combined is 53,929 m^2.

6.3 The floor area for all permitted uses in each sub-area must not exceed the maximum permitted floor area for that sub-area, as set out in in Table A.

Table A: Maximum Permitted Floor Area

Sub-Area	Maximum Permitted Floor Area (m^2)
A	21,442
B	22,591
C	9,896

6.4 In sub-area A, the total floor area for commercial uses must be a minimum of 178 m^2.

6.5 In sub-area C, the total floor area for social housing must be a minimum of 6,697 m^2.

6.6 In sub-area C, the total floor area for community centre or neighbourhood house must be a minimum of 2,372 m^2.

6.7 In sub-area C, the total floor area for child day care facility uses must be a minimum of 700 m^2.

6.8 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.

6.9 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 floor area being provided, 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 and 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 of non-dwelling uses.

6.10 The Director of Planning or Development Permit Board may exclude from the computation of floor area:

(a) common amenity areas, to a maximum of 10% of the total permitted floor area being provided;

(b) additional floor area as required to meet licensing requirements for the Child Day Care Facility;

(c) additional floor area for balconies, decks, and any other appurtenances if the Director of Planning considers the impact on bulk, privacy, and overlook; and

(d) unenclosed outdoor areas underneath building overhangs, except that they must remain unenclosed for the life of the building,

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

7.1 Building heights in each sub-area must not exceed the permitted height for that sub-area, as set out in Table B.

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, mechanical appurtenances including elevator overruns and machine rooms, and architectural appurtenances in a sub-area, the height of the portions of the building with the permitted common rooftop amenity space, elevator overrun or machine room or other mechanical appurtenance, or architectural appurtenance, must not exceed the permitted building height for that sub-area, as set out in Table B.

Table B: Permitted Building Height

Sub-area	Building height	Building height for portions of building with permitted common rooftop amenity spaces, mechanical appurtenances other than elevator overruns and machine rooms, and architectural appurtenances	Building height for portions of building with permitted elevator overruns and machine rooms
A	102 m	106 m	113 m
B	119 m	123 m	130 m
C	31 m	35 m	35 m

Horizontal Angle of Daylight

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

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

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

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

8.5 An obstruction referred to in section 8.3 above means:

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

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

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

(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.

* * * * *

282 West 49th Avenue
CONDITIONS OF APPROVAL

Note: If the application is referred to a Public Hearing, these Conditions of Approval will be referenced in the Summary and Recommendations included in the hearing agenda package. Any changes to the conditions approved by Council will be contained in its decisions. 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: Considerations by Council at the Public Hearing of the proposed form of development is in reference to plans prepared by Boniface Oleksiuk Politano Architects, received September 9, 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 strengthen the pedestrian-oriented experience of the central open space.

Note to Applicant: Key elements include well-defined, clearly delineated pedestrian and vehicular zones, commercial patios and high-traffic paths; clear wayfinding with integrated structures and signage; and universal accessibility throughout the site. Refer to the Urban Design Panel Recommendations 1 and 2.

1.2 Design development to further activate the public realm by extending the commercial frontage on West 49th Avenue as much as possible.

Note to Applicant: This can be achieved by re-orienting the northern tower residential lobby and maximizing the opportunity of at-grade commercial space.

1.3 Design development to maximize openness between the buildings as much as possible.

Note to Applicant: Suggested strategies include adjusting floorplate shapes and/or shifting the towers west, to maximize the separation to the YMCA and social housing building. This will further enhance the sense of openness, daylight access, livability, and privacy.

1.4 Design development of building massing to reduce the appearance of bulk and massing as much as possible.

Note to Applicant: Suggested strategies include reducing overhangs and projections, and breaking up balconies.

1.5 Confirmation of functional and appropriately sized co-located residential indoor and outdoor amenity spaces, including children’s play area for each building.

Note to Applicant: Refer to the *High-Density Housing for Families with Children Guidelines*, Section 3. Criteria for indoor amenity includes wheelchair-accessible washroom(s) and kitchenette. Consider additional partial-storey amenity space atop the strata tower, per the *Cambie Corridor Plan*. (Refer to Housing Condition 1.16).

1.6 Design development to build upon the project's architectural expression and character.

Note to Applicant: Given its skyline prominence, architectural expression and character can further visually-distinguish the project. Suggested strategies include a balance of visual variations and consistencies, with engaging elements, for all three buildings equally (i.e. equal material use on the community centre and social housing building). Refer to the Urban Design Panel Recommendation 3.

Landscape

1.7 Design development to improve the public realm, all site edges and interfaces:

(a) Enhance a pedestrian-oriented ground floor street frontage, public realm interface, while improving the drop-off and loading zones by clearly delineating and separating pedestrian activities from vehicular traffic flow;

(b) Provide more substantial layers of plantings to enhance the landscape and street frontage along Alberta Street; and

(c) Ensure the perimeter and landscape treatment along the east property line should be designed to preserve the existing grade of Langara Park, with no grading into the park;

Note to Applicant: Refer to UDP consensus items, Urban Design Conditions and Park Board Planning Conditions.

1.8 Provision of updated and coordinated Arborist Report and Landscape Plan.

Note to Applicant: Trees #847-854 are shown to be retained on the Landscape Plans, but indicated to be removed in the Arborist Report and Tree Management Plan. Updated and coordinated documentation and drawings will be required to confirm.

1.9 Coordination with the Park Board Urban Forestry team to ensure successful retention of City Trees #B, C, D, E, and F.

Note to Applicant: It appears that the excavation work along the north property line will encroach on the critical root zones of these City trees. This is subject to further review and comment from Park Board Urban Forestry, refer to Urban Forestry Conditions 1.25).

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

Note to Applicant: The plans should be at 1/8 in.:1 ft. scale minimum. The Plant List should include the common and botanical name, size and quantity of all existing/ proposed plant material. Plant material should be clearly illustrated on the Plan and keyed to the Plant List. The landscape plan should include the public realm treatment (to

the curb) and all existing or proposed street trees, adjoining walkways, surface materials, PMT/Vista transformers and public utilities such as lamp posts, hydro poles, fire hydrants.

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

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

1.12 Provision of a Tree Management Plan as part of the Landscape Plans, in coordination with the 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.

1.13 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.

1.14 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, 604-871-6131, to confirm tree planting locations and Park Board, 604-257-8587, for tree species selection and planting requirements.

Housing

Market Rental Building

1.15 The proposed market rental unit mix, including 61 studios (20%), 127 one-bedroom units (41%) and 120 two-bedroom units (39%) is be included in the Development Permit drawings.

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

1.16 The market rental building should be designed in accordance with the *High-Density Housing for Families with Children Guidelines*, including, but not limited to:

(a) An outdoor amenity area to include areas suitable for a range of children's play activities and urban agriculture, appropriate in size for the scale of the project and situated to maximize sunlight access (S. 3.3.2, 3.4.3);

(b) A minimum of 2.3 sq. m (24.7 sq. ft.) of bulk storage for each dwelling unit (S.4.4.2);

(c) A multi-purpose indoor amenity space appropriate in size for the scale of the project, with a wheelchair accessible washroom and kitchenette. Consider positioning this adjacent to the children's play area to enable parental supervision from the amenity room (S. 3.7.3); and

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

Social Housing Building

1.17 The proposed social housing unit mix, including 18 studios (21%), 24 one-bedroom units (29%), 29 two-bedroom units (32%) and 17 three-bedroom units (18%) is to be included in the Development Permit drawings.

Note to Applicant: A mix of 50% two or three-bedroom social housing units is targeted, per Cambie Corridor Plan policy 7.1.5. 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 social housing units designated to be suitable for families with children.

1.18 The social housing building should be designed in accordance with the *High-Density Housing for Families with Children Guidelines*, including, but not limited to:

(a) An outdoor amenity area to include areas suitable for a range of children's play activities and urban agriculture, appropriate in size for the scale of the project and situated to maximize sunlight access (S. 3.3.2, 3.4.3);

(b) A minimum of 2.3 sq. m (24.7 sq. ft.) of bulk storage for each dwelling unit (S. 4.4.2);

(c) A multi-purpose indoor amenity space appropriate in size for the scale of the project, with a wheelchair accessible washroom and kitchenette. Consider positioning this adjacent to the children's play area to enable parental supervision from the amenity room (S. 3.7.3); and

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

1.19 Design development of the social housing should reference the BC Housing Design and Construction Standards, the City of Vancouver Housing Design and Technical Guidelines, and other forms of best practices for social housing unit design, including but not limited to unit sizes, outdoor and indoor amenity space, and a minimum of five per cent of units as wheelchair accessible.

Strata Housing Building

1.20 The proposed strata housing unit mix, including 28 studio units (10%), 98 1-bedroom units (36%), 116 two-bedroom units (43%), and 27 three-bedroom units (10%) is to be included in the Development Permit drawings.

Note to Applicant: Any changes in the unit mix from the rezoning application may only be varied under the discretion of the Director of Planning or Development Permit Board provided that it does not go lower than 35% of all strata units designed to be suitable for families with children, of which at least 25% must be two-bedroom units and at least 10% must be three-bedroom units.

1.21 The strata housing building should be designed in accordance with the *High-Density Housing for Families with Children Guidelines*, including, but not limited to:

(a) An outdoor amenity area to include areas suitable for a range of children's play activities and urban agriculture, appropriate in size for the scale of the project and situated to maximize sunlight access (S. 3.3.2, 3.4.3);

(b) A minimum of 2.3 sq. m (24.7 sq. ft.) of bulk storage for each dwelling unit (S. 4.4.2);

(c) A multi-purpose indoor amenity space appropriate in size for the scale of the project, with a wheelchair accessible washroom and kitchenette. Consider positioning this adjacent to the children's play area to enable parental supervision from the amenity room (S.3.7.3); and

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

Childcare

1.22 Applicant to provide a 49-space licensed childcare facility (2 x 12 spaces for 0-3 year olds, and 25 spaces for 3-5 year olds) that meets the intent of the City's *Childcare Design Guidelines* and *Childcare Technical Guidelines*, including a minimum of 611 sq. m / 6,577 sq. ft. functional indoor space (exclusive of elevators and corridors), and 292 sq. m / 3,143 sq .ft. of outdoor space, to be owned by and operated by the YMCA (or other non-profit childcare society).

Note to Applicant: Licensed capacity is determined by VCH Community Care Facility Licensing (CCFL) and is contingent upon meeting the BC Childcare Licensing Regulations, Director of Licensing Standards of Practice, and other Provincial childcare licensing requirements. A 49-space facility includes three childcare programs (2 x 12 spaces for infants/toddlers aged 0-3, and 25 spaces for 3-to-5 year olds). To meet Provincial Childcare Licensing standards, each program must function discretely, including e.g. contiguous indoor and outdoor spaces dedicated to each program, without requiring children to cross through one program to get to their own. Ensure that outdoor space provided has large enough dimensions accommodate all outdoor play elements required for the program it is meant to support (e.g. any climbing structures, play huts, bike paths, sand pits, etc.).

Park Board Planning

1.23 Design development to improve interface between site and Langara Park:

(a) Development to meet existing grades along eastern property line.

Note to Applicant: No grading in the park shall be permitted.

(b) Applicant to confirm that proposed building and parkade setbacks will not preclude use of adjacent Langara Park for future park or building uses.

(c) No direct development parcel or building access into Langara Park.

Note to Applicant: Per Engineering conditions and Landscape conditions, an SRW will be required for public access pathway within the eastern portion of the development site.

1.24 Design development to improve interface between the development site and Langara Golf Course.

(a) Development to meet existing grades along southern property line.

(b) Limit direct north-south pedestrian access points from the development site into Langara Golf Course to maximum of one, at a location to the satisfaction of the General Manager of Parks and Recreation.

1.25 Design development to ensure no non-park building, subsurface building structure, road, infrastructure or other non park use is located within or otherwise encroaches upon any park parcel.

Note to Applicant: Secant pile, cut-off wall and any other measures proposed to manage and mitigate groundwater inflows shall be designed and installed entirely within the subject property.

1.26 Design development to minimize shadowing of Langara Park by the development. Shadowing shall not increase beyond what is shown in the rezoning application.

1.27 Provide confirmation that no construction staging will be permitted within Langara Park or the Langara Golf Course unless prior authorization given by General Manager of Parks and Recreation, in their sole discretion and all necessary legal agreements are entered into. Ensure construction throughout all project phases does not inhibit access to and from the Langara Golf Course.

Urban Forestry

1.28 Provision of coordination with Engineering to ensure grades are raised along W 49th Avenue for the safe retention of Tree B, C, D, E, and F for sidewalk construction.

1.29 Submission of a construction phasing plan to ensure the safe retention of City trees.

Note to applicant: Confirm where site and machinery access is proposed, including construction logistics, crane setup and swing, pickup, loading, etc.

1.30 Provision of an updated arborist report and Tree Management Plan, including:

(a) Outline any additional tree protection mechanisms that may need to be put in place in coordination with construction logistics;

(b) Provide an illustrative pruning plan for City Trees if clearance pruning is necessary to facilitate the construction; and

(c) Outline the low impact construction methodologies required for the safe retention of City trees along W 49th Avenue to facilitate the construction of the underground parkade.

1.31 Provision of a tree removal application and payment.

Note to applicant: The removal of Tree G and H are supported as they would not withstand the level of disturbance imposed by this development. Removals are contingent on an application and collection of tree values. Contact PBdevelopment.trees@vancouver.ca to initiate this process.

1.32 Provision of an updated Landscape Plan, including:

(a) New front boulevard along Alberta St. that is minimum 2 meters wide with structural soil and continuous trenching.

(b) Tree species:

(i) Gymnocladus dioicus 'Espresso'.

Note to Applicant: Contact PBdevelopment.trees@vancouver.ca for tree inspection after tree planting completion.

Food Policy

1.30 Fulfill, to the satisfaction of the Director of Social Policy, the Sustainable Food Systems requirements of the *Rezoning Policy for Sustainable Large Developments*.

Note to Applicant: Staff appreciate the submission of five food program elements that work to support Musqueam's vision for the space. Considering the scale and type of food assets proposed, these five elements can be grouped into two food assets. Please see below for our responses to the elements.

Staff are eager to collaborate to ensure the food assets meet the City's requirements, while honouring Musqueam's vision for the space.

1.31 Design development to include a Musqueam ethnobotanical and medicinal garden and supporting infrastructure.

Note to Applicant: Staff recognize the applicant has proposed providing an indigenous seedbank as an additional food asset. The seedbank has clear benefits to supporting cultural foodways; however, it will be considered as one food asset with the garden given the scale of a seedbank relative to the scale of the development, and its complementary role in supporting the garden. The applicant is also expected to provide tools, teaching space, and other supporting infrastructure (e.g. storage, access to water) to enable successful programming of the garden.

At the development permit stage, the Applicant should provide additional details for how these elements will be designed, programmed, and resourced to ensure successful use and stewardship by the Musqueam community and residents. Drawings should also be provided to demonstrate the scale and design of the space.

1.32 Design development to include sufficient allocation of Indigenous and edible plantings and fruit-bearing trees throughout the site consistent with the City's *Sustainable Large Developments Administrative Bulletin* and the *Urban Agriculture Guidelines for the Private Realm.*

Note to Applicant: The scale of the proposed Indigenous and edible plantings and fruit-bearing trees are considered one food asset, under the umbrella of edible landscaping. At the development permit stage, the Applicant should provide additional details for how these elements will be designed, programmed, and resourced to ensure successful use and stewardship by the Musqueam community and residents. Drawings will also be required to demonstrate sufficient plantings throughout the project where there are landscaping elements.

Staff are supportive of a mason bee apiary as it is complementary to the other food assets given their efficiency at pollination; however, its limited scale and impact means it does not constitute an individual food asset, but rather it can be considered in the context of edible landscaping (e.g., mason bee populations will inherently be supported through the native plantings, and mason bees produce limited bee-related products).

1.33 Provide a stewardship pavilion and Musqueam cultural amenity space with infrastructure for traditional food preservation activities (e.g. fruits, vegetables, and salmon) and other cultural food programming activities (e.g. learning sessions through the ethnobotanical and medicinal garden).

Note to Applicant: Staff are excited to collaborate with Musqueam to actualize infrastructure for traditional Musqueam food preservation practices. The Applicant should provide drawings and additional programming details prior to development permit. This food asset is contingent on receiving Vancouver Coastal Health approval to run food preservation activities; however, note staff are available to work with the Applicant to engage the health authority to ensure requirements are met. Staff also remain flexible to the location of this infrastructure should there be an opportunity to relocate it indoors.

Social Infrastructure

1.34 Design the community hub facility to be at least 32,318 sq. ft. to meet the programming and access needs for newcomers, youth, and people living with chronic illnesses.

Note to Applicant: These population groups were identified in the rezoning book. A community hub that accessibly provides services for these groups would align with 1) *Spaces to Thrive*, the City's social infrastructure strategy, and 2) the *Cambie Corridor Plan* which prioritizes the provision of community-serving uses for the YMCA site.

Sustainability

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

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

Engineering

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

Archaeological Sites (See VanMap – Provincial Heritage Site Layer)

1.36 The developer is responsible for exercising due diligence to avoid damage to any unrecorded archaeological sites, which are still protected under the Heritage Conservation Act (HCA).

Note to Applicant: The land onsite and adjacent to the site are within or near an archaeologically sensitive area.

1.37 All archaeological sites, whether Provincial Crown or private land, and regardless of condition, are protected by the HCA. HCA-protected archaeological sites or objects cannot be disturbed or altered without a permit issued by the Archaeology Branch (Ministry of Forests, Lands Natural Resource Operations and Rural Development).

1.38 Archaeological review / studies will be required prior to construction on public land (https://www.bclaws.gov.bc.ca/civix/document/id/complete/statreg/96187_01#section2).

Construction Details

1.39 Provision of construction details to determine ability to meet municipal design standards for shotcrete removal (City Design Guidelines and Construction Standards and Encroachment By-law (#4243) section 3A) and access around existing and future utilities adjacent to the 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 building occupancy. Provision of written acknowledgement of this condition is required. Please contact Engineering Services at shoringreview@vancouver.ca for details.

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

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

1.40 Limitations on soil anchors.

Note to Applicant: Developments fronting onto existing rapid transit infrastructure must ensure there is no interference for the current or potential future rapid transit infrastructure. To protect for potential future underground rapid transit along W 49th Ave, shoring plans will follow the typical City shoring process with requirements for fibreglass soil anchors.

Permissible Street Use

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

Note to Applicant: Prepare a mitigation plan to minimize street use during excavation & 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 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

Gas Service

1.41 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.

Lighting Simulation

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

Crossing

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

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

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

Bicycle Design and Access

1.44 Provision of passenger space(s), per Parking By-law Section 7 and the Design Supplement, including:

(a) Convenient, internal, stair-free access to/from site uses; and

(b) Provision of the following general revisions to architectural plans, including:

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

(ii) Dimension of columns and column encroachments into parking spaces;

(iii) 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

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

Parkade Layout and Access

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

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

(i) Design development to minimize driveway crossings and conflicts with the public realm.

(b) Provision of loading spaces, per the Parking By-law Section 5 and the Design Supplement, including:

(i) Minimum 10.7 m (35 ft.) of stall length for the parallel Class B loading space;

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.

(c) Provision of the following general revisions to architectural plans, including:

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

(ii) Dimension of columns and column encroachments into parking spaces;

(iii) 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

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

Public Bike Share

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

(a) Minimum 10.0 m by 4.0 m (62 ft. by 13 ft.) station fully on private property near the intersection of West 49th Avenue and Alberta Street;

(b) Relocate all utilities (i.e. vents, drains, access points etc.) outside of the station footprint and provide an uninterrupted broom finished saw-cut concrete surface;

(c) Maximum 3% cross-slope and 5% grade along the length of the station;

(d) Minimum 5.0 m (16.4 ft.) vertical clearance; and

(e) Show and label the location of the on-site electrical connection to the station.

Note to Applicant: See illustrative figure below.

TDM Plan

1.47 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 By-law and the Transportation Demand Management (TDM) Administrative Bulletin. These requirements will apply to site development permits following this rezoning.

Landscape Plan

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

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

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

(a) All proposed streetscape materials on City of Vancouver (City) property to be City standard materials;

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

(b) Delete proposed pavers from the City boulevard along Alberta Street;

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

(c) Provide street trees where space permits;

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

(e) Display of the following note(s):

(i) "This plan is NOT FOR CONSTRUCTION and is to be submitted for review to Engineering Services a minimum of 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) "Final spacing, quantity and tree species to the satisfaction of the General Manager of Engineering Services. New trees must be of good standard, installed with approved root barriers and appropriate soil. Installation of Engineered Soil may be required to obtain appropriate soil volumes based on site conditions. Root barriers shall be of rigid material, 8 feet long and 12 inches in depth. Planting depth of root ball must be below sidewalk grade. Contact Park Board at

pbdevelopment.trees@vancouver.ca inspection after tree planting completion".

1.50 Display the following note on the Landscape Plan submitted to Engineering:

(a) "The required Green Infrastructure improvements on 282 W 49th Ave will be as per City-issued design."

Note to Applicant: Callouts must be included along with the note.

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

1.51 Delete portions of proposed retaining wall shown within the west future dedication area (see A1.02 and L1.01).

Building Grades

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

Note to Applicant: When providing additional property line elevations for proposed entrances, plazas, parking stalls, etc., interpolate a continuous grade between the elevations provided on the City supplied Building Grade plan.

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

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

Rainwater Management

1.53 This development will be required to provide on-site rainwater management in accordance with Building By-law requirements (Book II, Division B, Article 2.4.2.5).

Note to Applicant: The proponent will be required to demonstrate compliance with these requirements at the Plumbing Permit application stage. See vancouver.ca/rainwater for more information.

Note that if the rainwater management plan includes rainwater managed across parcel boundaries, additional submission requirements and review process will be required to demonstrate that by-law conflicts with this approach are overcome, and there is no guarantee that this will be successful. If rainwater is proposed to be managed across parcel boundaries, please provide the following at the DP Application stage:

(a) Provide a site-wide Rainwater Management Plan (RWMP) clearly indicating the required release rate and volume capture strategies for each individual parcel and the proposed sizing of the shared rainwater management system(s) to

demonstrate how the overall site rainwater management targets are met. This should include the following minimum details:

(i) Catchment areas and the location of any receiving stormwater management features;

(ii) Phasing of rainwater management systems to ensure that rainwater management targets will be meet within each development phase;

(iii) Parcel boundaries and ownership (private vs. public);

(iv) Outline how each of the management criteria from the Vancouver Building By-law (VBBL) Book II, Division B, Article 2.4.2.5 are met for each parcel through the site-wide RWM strategy, including supporting calculations;

(v) Ensure that the routing of rainwater across property boundaries is in conformance with relevant by-laws including the Vancouver Building By-law (VBBL) Book II, Plumbing Systems; and

(vi) As each development parcel will move forward, submit information for each parcel demonstrating conformance with the site-wide RWMP or provide an update to the site-wide RWMP as necessary.

(b) If rainwater is proposed to be managed across parcel boundaries, registration of Rainwater Management Agreement(s) for maintenance, cost-sharing, easements, etc. may be required to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services prior to issuance of a DP.

(c) If rainwater is proposed to be managed across parcel boundaries, provide a final signed and sealed RWMP, which includes a written report, supporting calculations, computer models and drawings to the satisfaction of the General Manager of Engineering Services prior to the issuance of any building permit.

(d) If rainwater is proposed to be managed across parcel boundaries, provide a final signed and sealed standalone rainwater Operations and Maintenance (O&M) Manual to the satisfaction of the General Manager of Engineering Services prior to the issuance of any building permit.

Note that where rainwater is proposed to be managed across parcel boundaries, for the purposes of obtaining a building permit(s) an Alternative Solution is required (see https://vancouver.ca/home-property-development/alternative-solutions.aspx).

Note that as indicated above, these additional submission requirements only apply if a complex rainwater management strategy involving rainwater managed across parcel boundaries is proposed. If the development remains as a single parcel or rainwater management systems are contained within each individual parcel, these additional submission requirements do not apply. Please contact rainwater@vancouver.ca for further information.

Potable Water Conservation

1.54 Provision of a Water Balance for the building(s) and parcel with the content and supporting documentation as per the specifications outlined in the Administration Bulletin for Sustainable Large Developments.

Note to Applicant: The landscape plans and potable water calculations provided in the application generally meet the Potable Water Management requirements under the Rezoning Policy for Sustainable Large Developments. The final designs of landscaping and internal plumbing must meet the water conservation targets under the policy. At time of development permit application, a refined Water Balance for the building(s) and parcel must be provided using final proposed occupancy figures.

Final Hydrogeological Study

1.55 Provision of a complete Hydrogeological Study, as required by the Zoning and Development By-law (Section 4.3.4), which addresses the requirements outlined in the Groundwater Management Bulletin, including but not limited to:

(a) Constuction-related and permanent groundwater management, including quantitative estimates (in litres per minute) of anticipated construction and permanent (post-construction) groundwater discharge rates for City approval;

Note to Applicant: Clarify recommendation for embedment depth of groundwater cut-off wall.

(b) An updated Impact Assessment to confirm that there are no significant risks from groundwater extraction/diversion.

Note to Applicant: Provide specific discussion/analysis on risks associated with artesian groundwater conditions encountered on site.

Sewer Abandonment Plan

1.56 Provision of Developer's Engineer submittal of a sewer abandonment plan to the City that details the following:

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

(b) The 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 issuance of the Sewer Permit.

Sewer Design Brief

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

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

Note to Applicant: The City reserves the right to deliver the storm and sanitary upgrades as per the provisions under the Services Agreement at the applicant's cost. Prior to commencing any design work, the Applicant is to contact the Development Water Resources Management (DWRM) Branch at utilities.servicing@vancouver.ca.

Utilities

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

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

Note to Applicant: BC Hydro System Vista, Vista switchgear, pad mounted transformers, low profile transformers and kiosks as well as telecommunications kiosks are to be located on private property with no reliance on public property for placement of these features.

Key Plan Submission

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

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

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

Note to Applicant: Use of street for temporary power (e.g., temporary pole, pole mounted transformer or ducting) is to be coordinated with the city well in advanced of construction. Requests will be reviewed on a case by case basis with justification provided substantiating need of street space against other alternatives. If street use for temporary power is not approved, alternate means of providing power will need to be proposed. An electrical permit will be required.

Bus Stop Amenities (Security)

1.61 Provision of a cash security deposit of $30,000 to be retained prior to demolition for (new/relocation/removal) (of the existing) bus stop passenger amenities adjacent the site (stop# 51968, East Bound West 49th Avenue @ Alberta Street), including (shelter, seating, litter can, advertising panels, foundations, drainage, electrical connection, etc.) (and reinstallation at a new location) determined by Engineering Services (, if required due to construction.)

Note to Applicant: All (removal / relocation) of street furniture shall be by the City's street furniture contractor, and coordinated with the City of Vancouver Street Furniture Coordinator. (Bus shelters shall be place in such a way as to maintain accessibility for bus boarding and alighting. Refer to the City's Engineering Design Manual (Section 9.2.2) for additional information.)

Garbage (Solid Waste)

1.62 Provision of an updated Zero Waste Planning document to address current requirements. As the above-referenced Rezoning application of 282 West 49th Avenue. satisfies the site size requirement for large developments, it must show leadership in waste minimization and waste diversion as per the Rezoning Policy for Sustainable Large Developments, as referenced in the Applicant's submission of the "Sustainable Large Developments Response". Section F of the Policy outlines a list of zero waste requirements which must be met for this site, including:

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

(i) Solid waste storage amenity should be located at grade (ground level) and adjacent to the area where collection vehicles are allowed access to the amenity. If at grade amenity is not permissible, the amenity should be placed no more than one level down from grade. They must be designed to ensure all waste collection day activities occur on-site, as opposed to placing bins onto City property for collection;

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

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

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

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

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

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

1.63 Provision of a separate waste room should be provided for retail building occupants.

1.64 Provision of outdoor waste or recycling bins in public open spaces on site.

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:

Engineering

2.1 Make arrangements to the satisfaction of the General Manager of Engineering Services, Director of Legal Services and the Approving Officer for the subdivision of the site to result in the dedication of the North 3.0 meters of the site (along West 49th Avenue) and the West 2.5 meters of the site (along West 49th Avenue) for road purposes.

Note to Applicant: A Subdivision Plan is required to effect the above noted dedications. 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

2.2 Provision of a statutory right-of-way (SRW) for public use of the east-west pedestrian pathway proposed along the southern edge of the site.

2.3 Provision of entry into an agreement to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services, for a statutory right-of-way (SRW) to provide a (19.0 m (62 ft.) by 4.0 m (13 ft.)) Public Bike Share Station on private property at the intersection of West 49th Avenue and Alberta Street, and to secure the ongoing operation and maintenance of the Public Bike Share Station by the owner.

2.4 Provision of Easement(s) or Right(s) of Way, to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services, as may be required based on servicing strategy. Public Utility Easements 1447741 & 1448218 (LTO Explanatory Plan 13257) or Right(s) of Way bounding the existing sewer mains within #302

Greensboro Place are required to be widened to meet the minimum City of Vancouver Engineering Manual standards and to accommodate public utility access to the proposed sewers that convey flows from Alberta Street and the subject development site. No structure encroachment is accepted.

Note to Applicant: Widening of Public Utility Easements 1447741 & 1448218 (LTO Explanatory Plan 13257) will require expansion southward into #6706 Alberta Street. This property (Langara Golf Course) is the City of Vancouver owned property and necessary liaison, coordination, and confirmation will be required with the City of Vancouver Parks Board and Engineering Services.

2.5 Provision of a Natural Watercourse Covenant.

Note to Applicant: Records indicate the potential presence of natural watercourse (a historic stream) crossing a section of the identified sewer upgrade. A legal agreement is required to ensure that should the watercourse be discovered or impact the site during development and beyond, that its flow will not be obstructed.

2.6 Provision of a Services Agreement to detail the on-site and off-site works and services necessary or incidental to the servicing of the Rezoning Site (collectively called the "Services") such that they are designed, constructed and installed at no cost to the City and all necessary street dedications and rights-of-way for the Services are provided. No development permit for the Rezoning Site, or any portion thereof, or for any building or improvements thereon will be issued until the letter of credit, 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 2.7 (Sewer Upgrade), the Services are not excess and/or extended services and the applicant is not entitled to a Latecomer Agreement.

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

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/20231003/documents/r2.pdf and will be due prior to issuance of the Development Permit.

Water Design

(a) Provision of adequate water service to meet the fire flow demands of the project. Based on the confirmed Fire Underwriter's Survey Required Fire Flows and domestic flows submitted by KM Civil Consulting dated August 19, 2024, no water main upgrades are required to service the development.

Note to Applicant: The main servicing the proposed development is 300 mm. The maximum water service connection size is 300 mm.

Note to Applicant: 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.

Sewer Design

(b) Provision of adequate sewer (storm and sanitary) service to meet the demands of the project. Implementation of development(s) at 282 West 49th Avenue require the following in order to improve SAN and STM sewer flow conditions:

Note to Applicant: The Developer has the option to choose the development site servicing towards Alberta Street (Option A) or West 49th Avenue (Option B). The associated sewer upgrades for Option A and Option B are presented below.

Option A: (Alberta Street Site Servicing, Recommended Servicing)

Local Servicing Upgrade:

(i) Upsize 121.8 m of existing 200 mm SAN to 300 mm SAN on Alberta Street from MH417116 fronting 282 West 49th Avenue to MH405435 fronting 6706 Alberta Street.

(ii) Upsize 121.9 m of existing 375 mm STM to 450 mm STM on Alberta Street from MH417115 fronting 282 West 49th Avenue to MH405436 fronting 6706 Alberta Street.

Off-site Servicing Upgrade:

(i) Upsize 185.2 m of existing 200 mm SAN to 375 mm SAN within Sewer easement located south of 302 Greensboro Place from MH405435 to MH405439.

(ii) Upsize 64.1 m of existing 250 mm SAN to 450 mm SAN within Sewer easement located south of 302 Greensboro Place from MH405439 to MH405441.

(iii) Upsize 93.8 m of existing 450 mm STM to 600 mm STM within Sewer easement located south of 302 Greensboro Place from MH405436 to MH405438.

(iv) Upsize 33.0 m of existing 525 mm STM to 675 mm STM within Sewer easement located south of 302 Greensboro Place from MH405438 to MH1938921.

(v) Upsize 123.3 m of existing 525-600 mm STM to 750 mm STM within Sewer easement located south of 302 Greensboro Place from MH1938921 to MH405441.

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

Note to Applicant: Re-alignment of the above noted sewer main upgrades can be considered in the detailed design by the Developer's Engineer to mitigate disturbances to the #302 Greensboro Place residences rear yards and minimize impacts/encroachment into the existing Critical Root Zones of trees adjacent to the existing sewer main alignment. Should sewer re-alignment be pursued, necessary measures are to be taken to ensure full abandonment of the existing sewer mains that are remaining in place and meet all minimum Public Utility Easements requirements as per the City of Vancouver Engineering Design Manual - 2.2.3 Statutory Rights-of-Way.

Note to Applicant: Development to be serviced to the proposed 300 mm SAN and 450 mm STM sewers in Alberta Street.

Note to Applicant: The City reserves the right to deliver the storm and sanitary upgrades as per the provisions under the Services Agreement at the applicant's cost. Prior to commencing any design work, the Applicant is to contact the Development Water Resources Management (DWRM) Branch at utilities.servicing@vancouver.ca.

Option B: (West 49th Avenue Site Servicing)

Local Servicing Upgrade:

(i) No City sewer upgrades required.

Off-site Servicing Upgrade:

(i) No City sewer upgrades required.

The post-development 10-year flow rate discharged from the site shall be no greater than 25L/s/Ha of site area. The post-development estimate shall utilize the 2100 IDF curves to account for climate change.

Note to Applicant: The release rate of 25L/s/Ha is to be adhered to for the total flows discharged from the site and including both stormwater and groundwater flows.

Note to Applicant: The development site release rate requirement is intended to mitigate the increased development discharge flows and future impacts to the surrounding West 49th Avenue storm sewers as the development site is discharging to a new sewer catchment area.

Note to Applicant: Development to be serviced to the existing 300mm combined sewer in West 49th Avenue or proposed 1200 mm Storm and 525 mm Sanitary sewers in West 49th Avenue upon completion of the Alberta Trunk Sewer Phase 1A UDCL sewer trunk upgrades.

General Requirements

As per Section 2.12 of the Sewer and Watercourse By-law #8093, the existing combined, storm and sanitary connections to the site are to be abandoned. Abandonment of the existing services must be specified on the engineering drawings and completed prior to occupancy of the proposed development.

The engineering drawings must also specify the 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.

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

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

<u>Streets Design, Transportation (+ new driveway crossing), GI, Bus Stop Amenities</u>

(c) Provision of Street improvements along West 49th Avenue, adjacent to the site and appropriate transitions, including the following:

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

(ii) 3.0 m x 14.5 m concrete bus passenger landing pad;

(iii) Corner curb ramp;

(iv) Curb and gutter including road reconstruction if/as required to accommodate the new curb and gutter;

(v) Minimum 2.0 m wide raised asphalt protected bike lane;

(vi) Type E curb between the sidewalk and bike lane;

(vii) Protected intersection corner, including relocation of the existing traffic signal pole; and

(viii) Provision of street trees where space permits;

Note to Applicant: Final spacing, quantity and location of the trees to the satisfaction of the General Manager of Engineering Services. Tree species to the approval of the City Arborist. Street tree planting to include appropriate soil volumes and approved root barriers of rigid material, 8' long and 18" deep, center on each street tree adjacent to the sidewalk

and any off-street bike facility. Installation of Engineered Soil under new sidewalks may be required to obtain appropriate soil volumes based on site conditions.

(ix) Integral concrete curb and slab at the bus stop on West 49th Avenue per City standards.

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

(i) Minimum 2.0 m wide front boulevard with street trees;

(ii) Minimum 2.4 m wide broom finish saw-cut concrete sidewalk;

(iii) Corner curb ramp;

(iv) Curb bulge, including relocation of the existing catch basin and pedestrian signal pole, and road reconstruction if/as required to accommodate the curb bulge;

(v) Removal of the existing driveway crossings and reconstruction of the curb and gutter;

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

(e) Improvements at the intersection of Columbia Street & West 49th Avenue including:

(i) Design and installation of a new traffic signal to accommodate the proposed geometric changes.

(f) Provision for the construction of, or full funding for, future street improvements from the centerline of West 49th Avenue and Alberta Street adjacent to the site including any transition areas to connect existing and new curb alignments, all to the satisfaction of the General Manager of Engineering Services. These improvements will generally include the following:

(i) Minimum 50 mm of mill and pave from curb to the centreline along the development site's frontage;

Note to Applicant: Asphalt pavement reconstruction on Alberta St. to meet City "Higher Zoned Street" standards, and on West 49th Avenue to meet City "Bus Routes" standards.

(ii) New concrete curb and gutter;

(iii) Raised asphalt protected bike lane;

(iv) Concrete sidewalk;

(v) Curb ramps.

Note to Applicant: City of Vancouver to provide approved Geometric design. All elements of the Geometric design must be constructed to meet City Standards including, but not limited to relocation of existing catch basins or installation of new catch basins where required to accommodate the geometric design.

Note to applicant: All proposed streetscape materials on the boulevard along West 49th Avenue and Alberta Street 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.

(g) Parking, loading, bicycle, and passenger loading spaces must be provided and maintained in accordance with the requirements of the Vancouver Parking By-law.

(h) Provision of 0.45 m (1.5 ft.) of (low growing groundcover / sod grass strip) between any planting and sidewalk.

(i) Provision and confirmation of the following are required in order for Engineering to support plant materials on the street right-of-way, including:

(j) All planting on street rights-of-way are to be maintained by the adjacent property owner;

(ii) No permanent irrigation system shall be installed in the street right-of-way;

(iii) All plant material within the same continuous planting area that is located on street right-of-way within 10.0 m (32.8 ft.), measured from the corner, of an intersection, pedestrian crossing, entrance to a driveway or other conflict areas where sightlines need to be maintained for safety reasons, shall not exceed a mature height of 0.6 m (2 ft.) measured from the sidewalk;

(iv) All plant material within the street right-of-way that is located outside of the areas described in the bullet above shall not exceed 1.0 m (3.3 ft.) in height, measured from the sidewalk; and

(v) Plants shall be planted in such a way as to not encroach on the sidewalk, street, lane, and/or bike lane and shall provide a minimum 0.45 m (1.5 ft.) buffer of low groundcover in planting beds adjacent to sidewalks.

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

(i) Street improvements along Alberta Street, install a bioretention system in proposed curb bulge.

Note to Applicant: These improvements generally include placement of plants, growing medium, and perforated pipe sub drain connected to the sewer system. To be coordinated with Streets and Transportation.

Note to Applicant: Green Infrastructure (GI) should be used to manage rainwater from the street right-of-way as required in the Rain City Strategy. The retention standard for the right-of-way is to treat and retain 90% of average annual rainfall where possible. These design standards are applied to the prescribed GI measures listed above.

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

Electrical

(k) Provision of electrical infrastructure improvements to the satisfaction of the General Manager of Engineering Services prior to building occupancy, including but not limited to:

(i) Upgraded street lighting (roadway and sidewalk) to current City standards and IESNA recommendations;

(ii) Alberta Street / West 49th Avenue entire intersection street lighting upgrade to current City standards and IESNA recommendations;

(iii) New or replacement duct banks that meet current City standard; and

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

(iv) New electrical service cabinet / kiosk on Alberta Street.

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

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

Parking Management

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

2.7 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 upgrade is required and is latecomer eligible per condition number 2.4(b) Provision of adequate sewer (storm and sanitary) service to meet the demands of the project.

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

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

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

2.8 Provision for the collection of a Latecomer deposit or charge to satisfy the Owner/Site proportionate share cost for:

(a) Intersection of Columbia and West 49th Avenue is under a Latecomer Agreement. This site will be a subsequent developer to the agreement and pay a Latecomer deposit for their proportionate share based upon developable floor area, less 1 FSR, taken from the approved DP drawings. Collection of the Latecomer deposit will be made prior to issuance of the first building permit for the site.

Housing

<u>Secured Market Rental Housing Building</u>

2.9 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 in the 33-storey mixed-use rental building as secured market rental housing units, excluding Seniors Supportive or Assisted Housing, pursuant to the City's Cambie Corridor Plan and the Transit-Oriented Areas Rezoning Policy, for a term equal to the longer of 60 years and the life of the building, subject to a no-separate-sales covenant and a no-stratification covenant, a provision that none of such units will be rented for less than one month at a time, and such other terms and conditions as the General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services may require.

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

2.10 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 an agreement and Section 219 Covenant to ensure the use and access of the common outdoor amenity space that connects the rental and strata buildings, located on the plans submitted for rezoning in an elevated courtyard at L2 and designated as “amenity”, shall be shared and made available to all residential occupants and/or tenants of the strata and rental buildings as a common space in perpetuity. .

Social Housing Building

2.11 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 dwelling units in the 8-storey mixed-use building as social housing in perpetuity, which will contain the following terms and conditions:

(a) A no separate-sales covenant;

(b) A no stratification covenant;

(c) That the social housing units will be legally and beneficially owned by one or more non-profit corporations, or by or on behalf of the City, the Province of British Columbia, or Canada as a single legal parcel and used only to provide rental housing for terms of not less than one month at a time and prohibiting the separate sale or transfer of legal or beneficial ownership of any such units;

(d) A requirement that not less than 30% of the social housing units will be occupied only by households with incomes below the current applicable Housing Income Limits, as set out in the current “Housing Income Limits” table published by the British Columbia Housing Management Commission, or equivalent publication, and each rented at a rate no higher than 30% of the aggregate household income of the members of the household occupying such social housing unit;

(e) A requirement that such units to be used for "social housing", as that term is defined in the Vancouver Development Cost Levy By-law No. 9755; and

(f) 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.

Note to Applicant: A Right of First Refusal, Option to Purchase, and Option to Lease agreement are required as described in Condition 2.19 below.

2.12 The owner is responsible for demonstrating that they will create, implement and comply with a Building Maintenance Plan (“Plan”) for the social housing floor space, to the

satisfaction of the General Manager of Planning, Urban Design, and Sustainability. The Plan will include, at a minimum, the following elements:

(a) A commitment to plan and carry out effective and efficient property management, maintenance and capital replacement of the building;

(b) Ensure financial viability and sustainability of the property ensuring adequate income/funds to meet costs over the life of the building;

(c) Require the owner to maintain a capital replacement reserve that is adequately funded from the operating budget (i.e. does not rely on government funding); and

(d) The owner/operator is responsible for the ongoing maintenance of the building over its full operational life.

Note to Applicant: The final plan is to be submitted by the non-profit housing operator and will be required prior to the issuance of the occupancy permit(s) for the applicable building. At the request of the City, from time to time, the Owner will make the Plan including the capital maintenance plan available to the City.

Childcare

2.13 Make arrangements to the satisfaction of the General Manager of Arts, Culture and Community Services and Director of Legal Services to provide a 49-space licensed childcare facility. To secure this condition, the applicant will enter into agreements with the City which include, but may not be limited to, the following requirements:

(a) Design development to ensure that the childcare facility is licensable by Vancouver Coastal Health's Community Care Facilities Licensing (CCFL) and meets the City's *Childcare Design Guidelines* and *Childcare Technical Guidelines*;

(b) Design development to ensure that the indoor and outdoor spaces of the childcare are designed to maximize opportunities for healthy child development while ensuring an operationally sustainable facility for the operator;

(c) The facility is to be entirely contained within a fee-simple air space parcel with all shared systems to be maintained by the airspace parcel strata/owner (as applicable pursuant to an air space parcel easement agreement and all shared costs shall be apportioned fairly and equitably, all to the satisfaction of the General Manager of Arts, Culture and Community Services and Director of Legal Services;

(d) The 49-space childcare facility will be secured on title in perpetuity; and

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

2.14 Make arrangements to the satisfaction of the satisfaction of the Director of Legal Services, the General Manager of Real Estate and Facilities Management and the General Manager of Arts, Culture and Community Services, for the continuous operation of the 49-space licensed childcare facility on Sub-Area 'C' to be constructed under condition #2.12. To secure this condition, the applicant will enter into one or more agreements with the City which include, but may not be limited to, the following requirements::

(a) A Section 219 covenant registered on title to secure;

(i) The use of the facility, in perpetuity, as a licensed 49 space childcare facility;

(ii) The operation of the childcare facility by a registered not-for-profit organization, to the satisfaction of the Managing Director of Social Policy and Projects;

Note to Applicant: At the owners request, City staff are available to provide advice or input on the selection of a suitable not-for-profit childcare operator; and

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

Note to Applicant: To reflect the applicant's wishes that the childcare facility remains owned and operated by YMCA BC (or non-profit corporation selected by them), the continuous ownership and operation of the childcare facility will be further secured by a Right of First Refusal, Option to Purchase, and Option to Lease agreement as described in Condition 2.19 below.

Food Policy

2.15 Fulfill, to the satisfaction of the Director of Social Policy, the Sustainable Food Systems requirements of the Rezoning Policy for Sustainable Large Developments by delivering a minimum of three food assets. To secure this condition, the applicant may be required to enter into one or more agreements with the City, all to be satisfied at no cost to the City and to the satisfaction of the General Manager of Arts, Culture and Community Services and the Director of Legal Services, which agreement(s) may include, but not limited to, the following provisions and requirements:

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

(b) Covenants of the owner securing the installation and maintenance of the food assets at the sole cost and expense of the owner, and provision of statutory rights-of-way in favour of the City to secure public access thereto; and

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

Public Art

2.16 Execute an agreement satisfactory to the Director of Legal Services and the Managing Director of Arts & Culture 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 Head of Public Art.

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

Planning

2.17 Make arrangements for the release or modification of registered covenant F7531 prior to issuance of the first building occupancy permit for the site, all to the satisfaction of the Director of Legal Services.

Environmental Contamination

2.18 If applicable:

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

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

Community Amenity Contributions

2.19 Make arrangements to the satisfaction of the General Manager of Planning, Urban Design and Sustainability, the Director of Legal Services and the General Manager of Finance to ensure the conditions for the ownership of in-kind amenities as set out in the Community Amenity Contribution Policy for Rezonings (2020) are met, including but not limited to:

(a) Securing the ongoing long-term use and availability of the in-kind amenities through legal agreements, including Section 219 covenants and/or statutory rights of way;

(b) Options to purchase the in-kind amenities if the owner, or designate, intend to sell all or a portion of the in-kind amenity, as further set out in the preceding conditions of by-law enactment;

(c) Options to lease the in-kind amenities for a nominal amount if the owner, or designate are unable to continue operation of all or a portion of the in-kind amenity, as further set out in the preceding conditions of by-law enactment;

(d) Securing the provision of affordable community access to the in-kind amenities equivalent to the value of the CAC credit secured through the rezoning;

(e) Payment of all costs to construct, finish, furnish and equip the amenity, including all applicable up-front development costs;

(f) Selection of a non-profit operator for each in-kind amenity to the satisfaction of the City;

(g) Mortgaging or financing of the in-kind amenities should be limited to reasonable on-site capital renewal and improvement of the asset subject to Council approval; and

(h) The Owner shall inform the City of any financial or other agreements in place with respect to the delivery, ownership, or operation of the in-kind CACs in the case of private development partnerships with non-profit organizations.

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.

* * * * *

282 West 49th Avenue
PROPOSED CONSEQUENTIAL AMENDMENTS

DRAFT AMENDMENT TO THE SIGN BY-LAW NO. 11879

Amend Schedule A (CD-1 Zoning Districts regulated by Part 9) by adding the following:

"282 West 49th Avenue [CD-1 #] [By-law #] C-2"

DRAFT AMENDMENT TO THE NOISE CONTROL BY-LAW NO. 6555

Council amends Schedule B (Intermediate Zone) by adding the following:

"[CD-1 #] [By-law #] 285 West 49th Avenue"

282 West 49th Avenue
DRAFT AMENDMENTS FOR CD-1(103) BY-LAW NO. 4900 – LANGARA ESTATES

1. This By-law amends the indicated provisions of By-law No.4900.

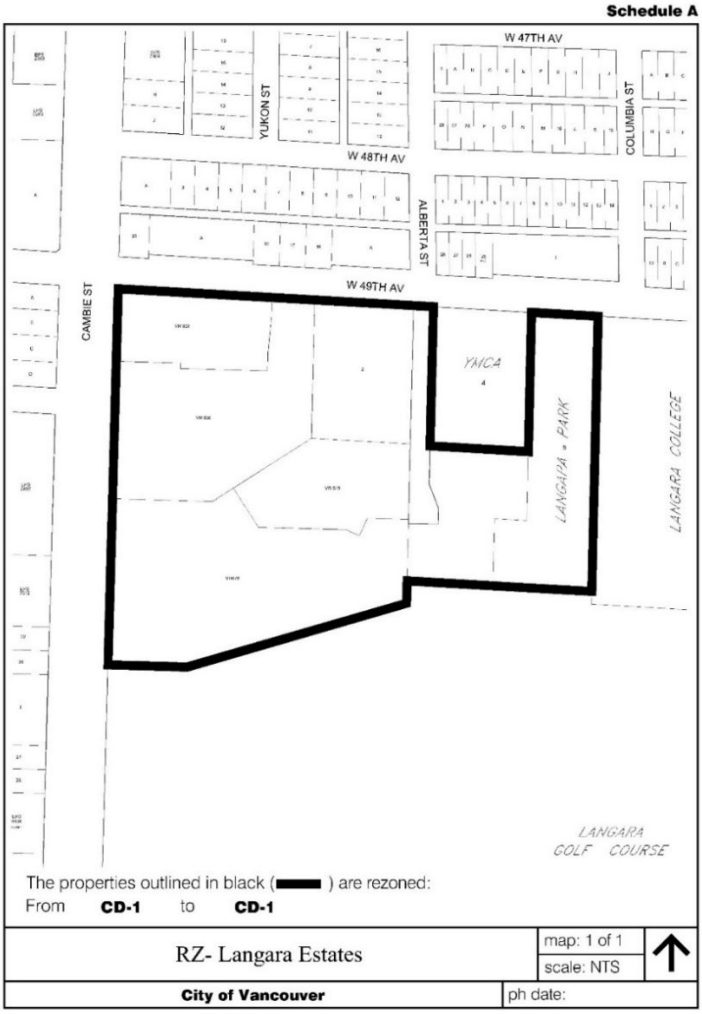
2. Council strikes out Section 1 and substitutes the following:

   "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.".

3. In section 2, Council strikes out "The area shown outlined in black on the said plan is rezoned CD-1 and the only uses permitted within the said area and the only uses for which development permits will be insured are:" and substitutes "The area shown within the heavy black outline on Schedule A is rezoned CD-1 and the only uses permitted within this CD-1 and the only uses for which development permits will be issued are:".

4. Council strikes out Schedule D and substitutes the map attached to this By-law as Schedule A.

Schedule A



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282 West 49th Avenue
FORM OF DEVELOPMENT DRAWINGS

Site Plan

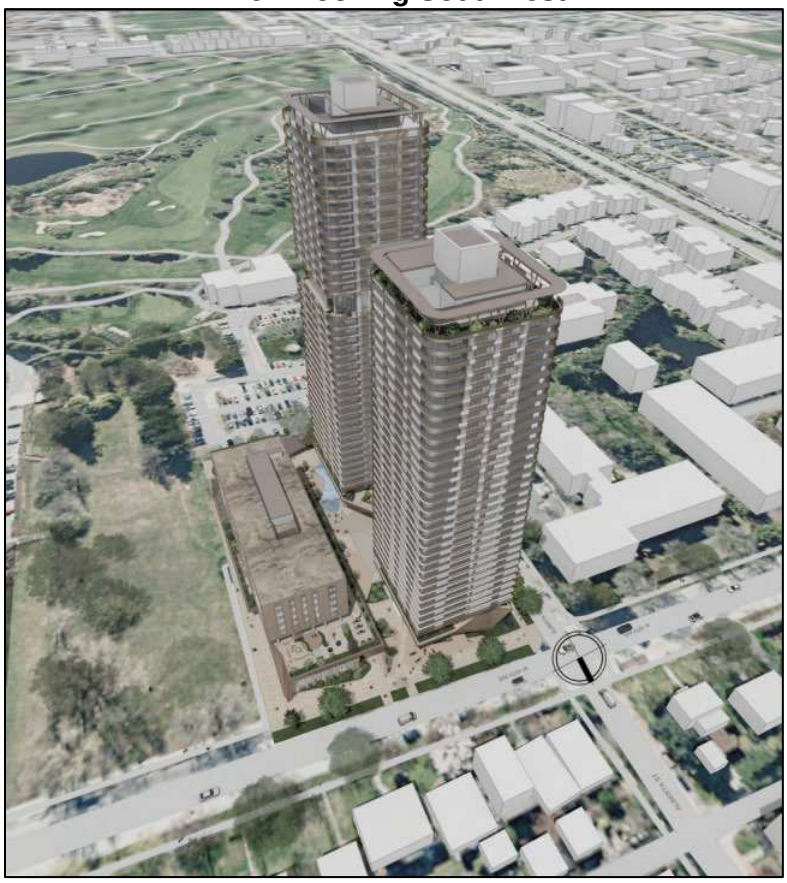
View From West 49th Avenue Looking West

View From West 49th Avenue Looking South

View From Langara Park Looking Northwest

View Looking Northeast

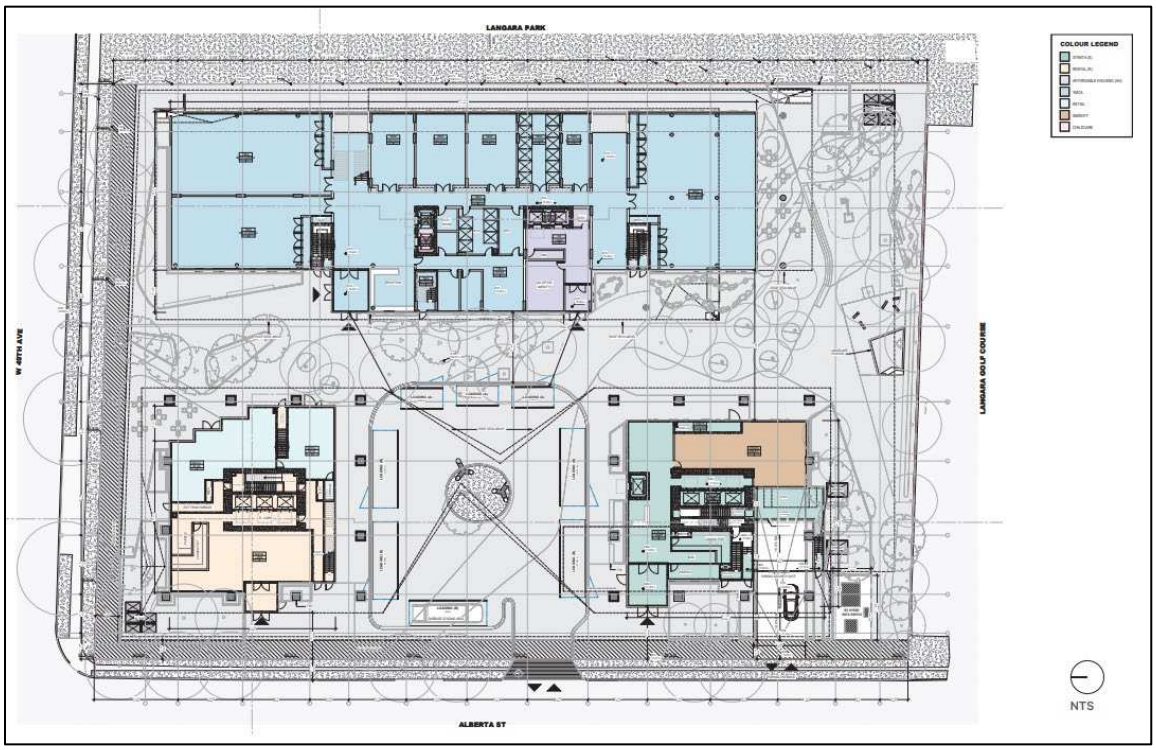
View Looking Southwest



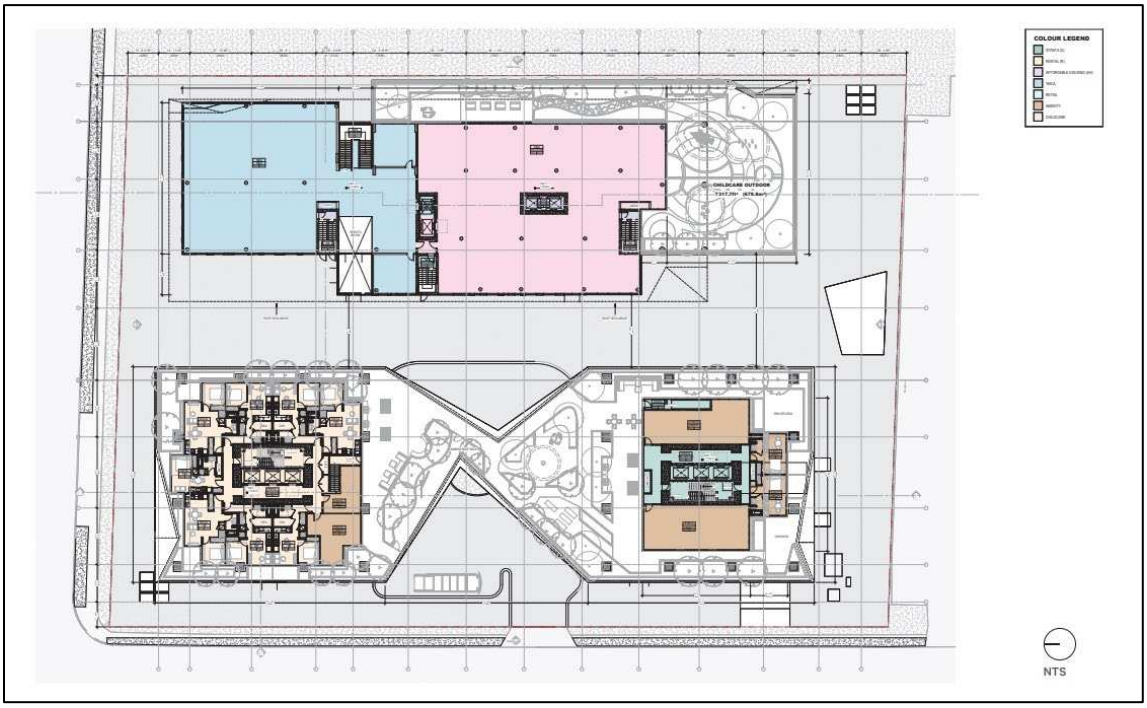
View From Alberta Street Looking East

View Looking Northwest From Langara Park

Level 1



Level 2 – Plan



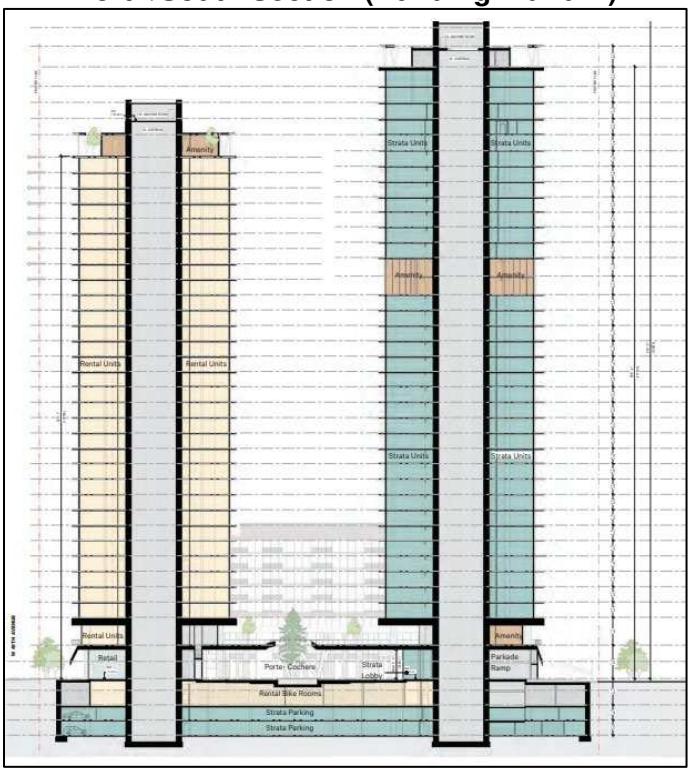
East Elevation (Looking West)

South Elevation (Looking North)

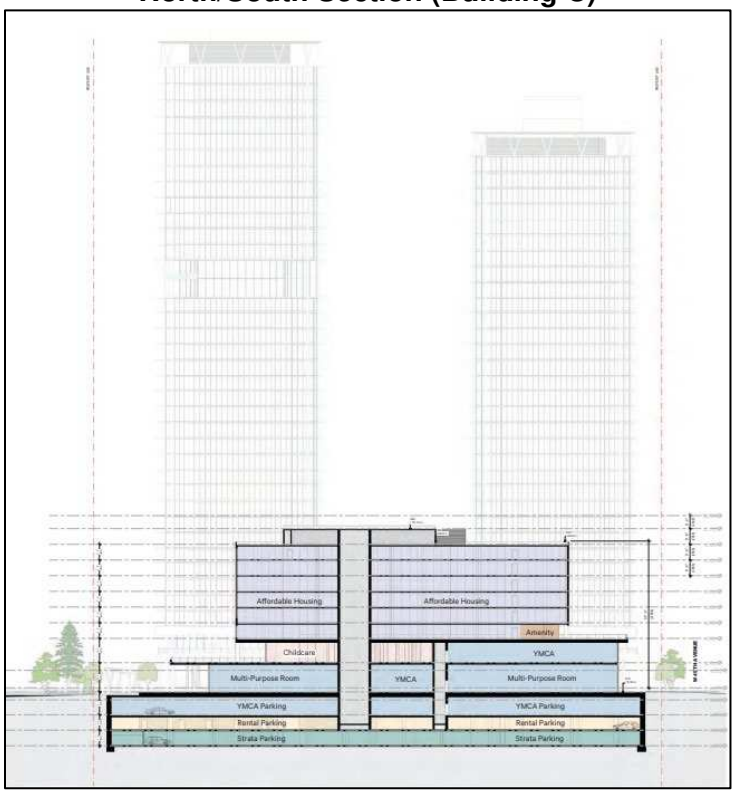
North Elevation (Looking South)

East Elevation (Looking West)

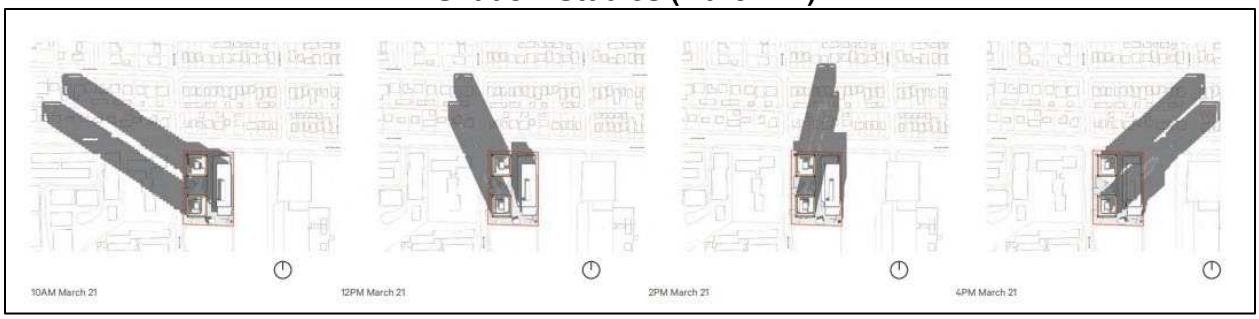
North/South Section (Building A and B)



North/South Section (Building C)

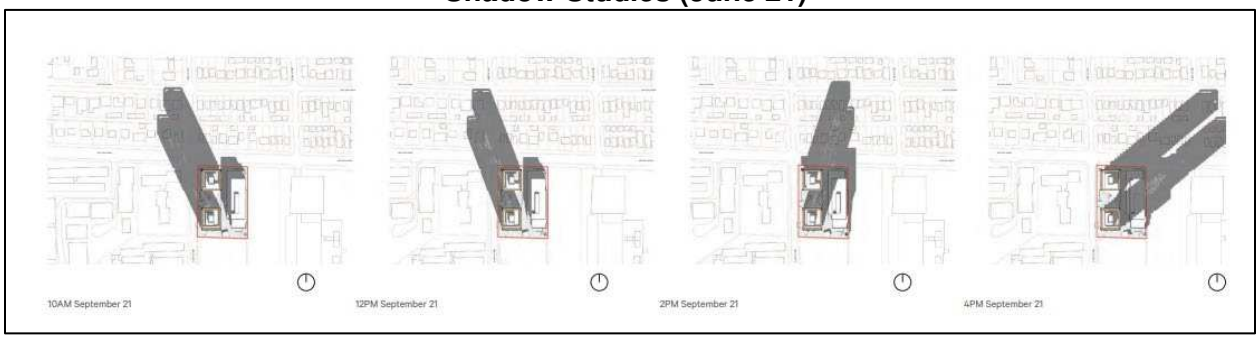


Shadow Studies (March 21)



Shadow Studies (June 21)

Shadow Studies (June 21)



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282 West 49th Avenue
URBAN DESIGN PANEL (UDP)

1. URBAN DESIGN PANEL MINUTES

The Urban Design Panel (UDP) reviewed this application on October 9th, 2024. A summary of the decision is provided below. The full meeting minutes can be found online:

EVALUATION : Support with Recommendations (6/0)

Introduction: Rezoning Planner, Kent MacDougall, provided an overview of the existing site context, policy framework , and a description of the rezoning proposal. Development Planner, Benjamin Duffix, then gave an overview of the urban design considerations.

Advice from the Panel was sought on the following:

1. Please comment on height, density, and overall form for this highly visible unique site within a high-density Transit Oriented Area;

2. The proposed approach to site organization, public realm, and open spaces; and

3. Any additional design development considerations.

The applicant team then gave an overview of their rezoning rationale for the proposal. 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 BOB LILLY and seconded by AIK ABLIMIT as 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. For the design team to carefully review the flexibility of use at the drop off and pick up area;

2. To ensure clarity of wayfinding for all people regardless of age or ability;

3. Further explore articulation of the social housing on the podium in particular to align with project values;

4. Further consider long term impacts of the project sustainability initiatives.

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282 West 49th Avenue
PUBLIC CONSULTATION SUMMARY

1. List of Engagement Events, Notification, and Responses

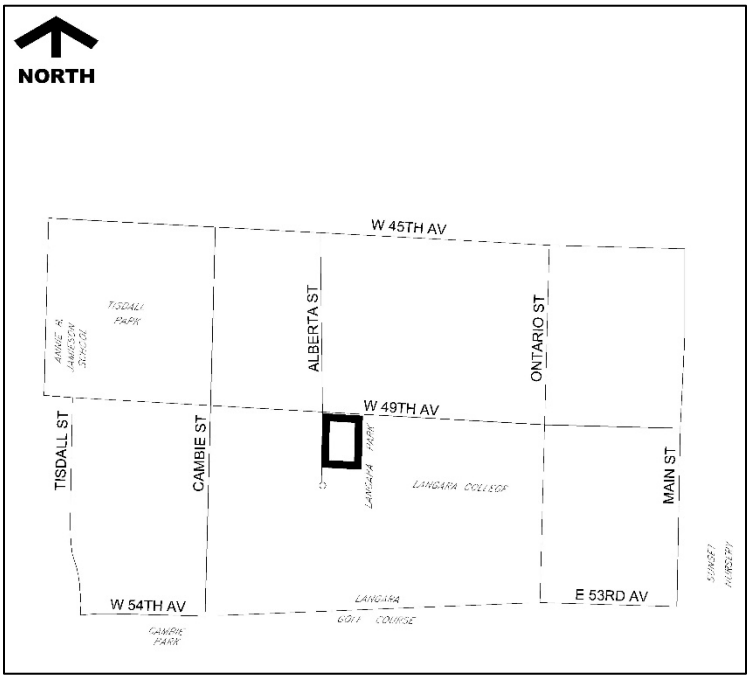
	Date	Results
Event		
Question and Answer Period (City-led)	September 25, 2024 – October 8, 2024	351 participants (aware)* • 110 informed • 30 engaged
Public Notification		
Postcard distribution – Notice of rezoning application and Question and Answer Period	September 24, 2024	2,658 notices mailed
Public Responses		
Online questions	September 25, 2024 – October 8, 2024	5 submittals
Online comment forms • Shape Your City platform	September 2024 – October 2024	73 submittals
Overall position • support • opposed • mixed	September 2024 – October 2024	73 submittals • 16 responses • 28 responses • 29 responses
Other input	September 2024 – October 2024	3 submittals
Online Engagement – Shape Your City Vancouver		
Total participants during online engagement period	September 25, 2024 – October 30, 2024	1,098 participants (aware)* • 375 informed • 75 engaged

Note: All reported numbers above are approximate.

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

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

2. Map of Notification Area



3. Analysis of All Comments Received

Below is an analysis of all public feedback by topic.

Generally, comments of support fell within the following areas:

- **Housing:** The proposed amount of housing helps to alleviate the housing demand in the city. Provision of rental and social housing is appreciated, and the inclusion of strata seems appropriate.

- **Location:** The height and density are appropriate given the proximity of the development to a Canada Line station and post-secondary school.

- **Amenities**: YMCA is a valued part of the neighbourhood and an upgrade is exciting and overdue.

Generally, comments of concern fell within the following areas:

- **Amenities and infrastructure (Pool):** The proposed development does not replace the existing swimming pool, which is considered a valued asset to the community. There are already not enough swimming pools across the city to meet the demand of a growing population.

- **Amenities and infrastructure (General)**: Concerns exist on whether the neighborhood has enough schools, recreational services, childcare, and transportation infrastructure to serve the influx of residents this development is expected to bring in. These are currently insufficient for the neighbourhood.

- **Traffic:** The neighbourhood regularly experiences traffic congestion. Concerns exist about the additional population density associated with this development and whether this will further strain existing traffic. Pedestrian safety is also a concern.

- **Neighbourhood Character**: The buildings heights are incompatible with the existing neighbourhood character, and would cause shadows, reduce privacy, and block views.

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

General comments of support:

- This project helps provide much-needed childcare to the area.
- Musqueam people benefit from the project.
- Density is welcome.
- The building design is attractive.
- Mixed-use buildings with residential towers and commercial podiums are welcome.

General comments of concern:

- The small size of the proposed YMCA is insufficient to meet the recreational needs of the community.
- Concerns on whether the lack of the swimming pool would make this proposal non-compliant with the Cambie Corridor Plan.
- More social housing is needed.

Neutral comments/suggestions/recommendations:

- The project would be fully supported only if a swimming pool was included.
- There is a lack of information about specific amenities and offerings by the YMCA.
- Unsure of how this will impact trees and green space.
- More $10 a day childcare is needed.
- Consider including student housing.
- Commercial space on the ground floor should provide essentials for the local neighbourhood.

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282 West 49th Avenue
PUBLIC BENEFITS SUMMARY

Project Summary

A 37-storey strata residential building with 269 residential units, a 33-storey secured market rental building with 308 units and ground floor commercial space, an 8-storey mixed use building with a non-profit owned and operated community centre facility (YMCA BC) with associated childcare and six-storeys of non-profit owned and operated social housing with 88 units.

Public Benefit Summary:

A total of 88 social housing units and 308 secured market rental units. A 49-space non-profit owned and operated childcare facility. Replacement community centre facility (YMCA BC) prioritizing essential services and multipurpose spaces that include recreational opportunities. Contributes towards advancing Economic Reconciliation.

	Current Zoning	Proposed Zoning
Zoning District	CD-1(103)	CD-1
Floor Space Ratio (Site area = 8,092.1 sq. m (87,103 sq. ft.))	0.75	6.66
Floor Area	6,069.1 sq. m (65,327.3 sq. ft.)	Maximum of 53,928 sq. m (580,472 sq. ft.)
Land Use	Residential, Commercial, Cultural and Recreational	Residential, Commercial, Cultural and Recreational

Summary of Development Contributions Expected under Proposed Zoning

Community Amenity Contribution - In-kind social housing (non-profit owned)	$43,000,000
Community Amenity Contribution - In-kind 49-space childcare facility (non-profit owned)	$9,000,000
City-wide DCL[1,]	$11,193,394
Utilities DCL[1,]	$6,999,702
Public Art[2]	$1,002,412
TOTAL	**$71,195,508**

Other benefits (non-quantified): Replacement YMCA community facility and 308 units of rental housing secured for the greater of 60 years and the life of the building. Contributes towards long-term economic prosperity and self-sufficiency for the Musqueam people.

[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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282 West 49th Avenue
APPLICANT, PROPERTY, AND DEVELOPMENT PROPOSAL INFORMATION

PROPERTY INFORMATION

Address	Property Identifier (PID)	Legal Description	Registered Owners
282 West 49th Avenue	007-595-573	Lot 4 Block 1165 District Lot 526 Plan 16033	YMCA BC Properties Foundation

APPLICANT INFORMATION

Applicant/Architect	Musqueam Capital Corporation / Boniface Oleksiuk Politano Architects

SITE STATISTICS

Site Area	8,092.1 sq. m (87,103 sq. ft.)

DEVELOPMENT STATISTICS

	Permitted Under Existing Zoning	**Proposed**
Zoning	CD-1(103)	CD-1
Land Use	Residential, Commercial, Cultural and Recreational	Residential, Commercial, Cultural and Recreational
Density	0.75 FSR	6.66 FSR
Maximum Height	12.2 m (40 ft.)	119 m (390 ft.) (Top of Slab) 130 m (426 ft.) (Top of Elevator)
Floor Area	6,069.1 sq. m (65,327.3 sq. ft.)	Maximum of 53,928 sq. m (580,472 sq. ft.)
Parking and Bicycle Spaces	As per Parking By-law	Vehicle parking spaces: 500 Class A bicycle spaces: 1200 Class B bicycle spaces: 53 Class A Loading spaces: 3 Class B Loading spaces: 5 Class A Passenger Loading: 11
Natural assets	29 on-site trees 7 city trees	Retain 9 trees Approx. 46 new on-site trees (Confirmed at the development permit stage)

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