CITY OF VANCOUVER

REFERRAL REPORT

Report Date:	May 20, 2025
Contact:	Lauren Whitney
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Meeting Date:	June 3, 2025

TO: Vancouver City Council

FROM: General Manager of Planning, Urban Design and Sustainability

SUBJECT: CD-1 Rezoning: 520-590 West 29th Avenue and 4510-4550 Ash Street

RECOMMENDATION TO REFER

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

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

RECOMMENDATION FOR PUBLIC HEARING

A. THAT the application by Sightline Properties (West 29th Ave) Ltd., the registered owner of the lands located at 520-590 West 29th Avenue and 4510-4550 Ash Street [*PID 031-644-601; Lot A Block 760 District Lot 526 Group 1 New Westminster District Plan EPP118341*], to rezone the lands from RM-8A (Residential) District to CD-1 (Comprehensive Development) District to increase the maximum floor space ratio (FSR) from 1.2 to 3.0 and the maximum building height from 11.5 m (38 ft.) to 21.3 m (70 ft.) with additional height for mechanical appurtenances, to permit the development of a two six-storey residential buildings and two three-storey townhouses containing 230 rental housing units, be approved in principle;

FURTHER THAT the draft CD-1 by-law, prepared for the Public Hearing in accordance with Appendix A, be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by Yamamoto Architecture Inc. received July 25, 2024;

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

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

C. THAT Recommendations A and B 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 520-590 West 29th Avenue and 4510-4550 Ash Street from RM-8A (Residential) District to CD-1 (Comprehensive Development) District. The proposal is to permit two six-storey residential buildings and two three-storey townhouses containing 230 rental housing units.

Staff have assessed the application and conclude that it meets the intent of the *Transit-Oriented Areas Rezoning Policy.* Staff recommend the application be referred to a Public Hearing, with the recommendation of the General Manager of Planning, Urban Design and Sustainability to approve it, subject to a Public Hearing and the conditions outlined in Appendix B.

COUNCIL AUTHORITY/PREVIOUS DECISIONS

- Vancouver Plan (2022)
- Transit-Oriented Areas (TOA) Designation By-law (2024)
- Transit-Oriented Areas (TOA) Rezoning Policy (2024)
- Cambie Corridor Plan and Cambie Corridor Public Realm Plan (2018)
- Interim Housing Needs Report (2025)
- Housing Vancouver Strategy (2017)
- Family Room: Housing Mix Policy for Rezoning Projects (2016)

- High-Density Housing for Families with Children Guidelines (1992, last amended 2022)
- Rental Incentives Programs Bulletin (2012, last amended 2025)
- Community Amenity Contributions Policy for Rezonings (1999, last amended 2024)
- Green Buildings Policy for Rezonings (2010, last amended 2024)
- Vancouver Development Cost Levy By-law No. 9755 (2008, last amended 2023)
- Vancouver Utilities Development Cost Levy By-law No. 12183 (2008, last amended 2023)
- Public Art Policy and Procedures for Rezoned Developments (1994, last amended 2014)
- Urban Forest Strategy (2018)
- Latecomer Policy (2021)

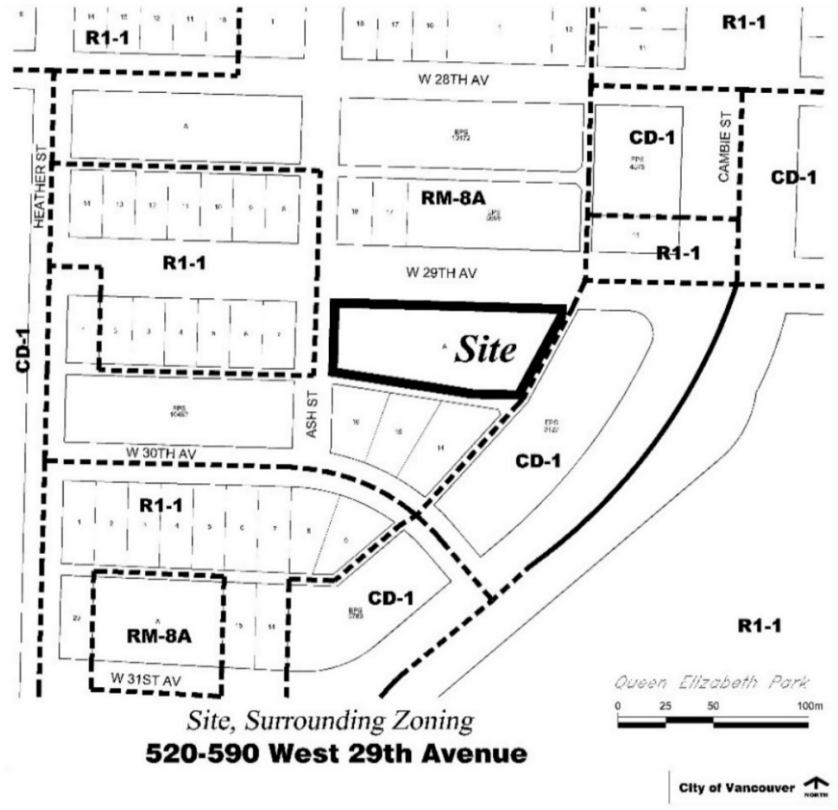
REPORT

Background/Context

1. Site and Context

The site is located on the southeast corner of West 29th Avenue and Ash Street (Figure 1). The site area is 4,646 sq. m (50,009 sq. ft.), which includes a 118.9 m (390 ft.) frontage along West 29th Avenue and a lot depth of 36.4 m (119 ft.) along Ash Street.

Figure 1: Location Map



The existing zoning is RM-8A and the surrounding properties are primarily residential, including single-detached dwellings, townhouses and six-story residential buildings. BC Women's and Children's Hospitals are located two blocks west of the site, and Queen Elizabeth Park located

one block to the east. The site is currently vacant, after the six single-detached dwellings were demolished in 2023 under a previous development application.

Neighbourhood Amenities – The following amenities are within close proximity:

- **Parks:** Queen Elizabeth (140 m), Braemar Park (440 m), Hillcrest Park (485 m), and Oak Meadows Park (780 m).
- **Community Space:** Terry Salman Public Library (713 m) and Hillcrest Community Centre (716 m).
- **Childcares:** Kids at G.F. Strong - Infant/Toddler and 3-5 Program (610 m), Vancouver Talmud Torah Early Childhood Program (720 m), Djavad Mowafaghian YMCA Child Care Centre - Infant/Toddler and 3-5 Program (740 m), and Little Munchkin Daycare (810 m).

Local School Capacity – The site is located within the catchment area of Emily Carr Elementary School and Eric Hamber Secondary School. According to the Vancouver School Board's (VSB) 2020 *Long Range Facilities Plan*, Carr and Hamber will both be operating under capacity, at 95% and 79%, respectively, 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

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

Transit-Oriented Areas (TOA) Designation By-law and Transit-Oriented Areas Rezoning Policy (TOA Rezoning Policy) – To align with provincial legislation, Council adopted a by-law and rezoning policy that establishes heights and densities for developments within TOAs. This site is within Tier 3 of the TOA legislation which allows heights up to 8 storeys and a maximum density of 3.0 FSR. For proposals where 100% of the residential floor area is secured rental, a minimum 20% of the net residential area is to be provided as below-market rates.

Cambie Corridor Plan – The site is located within the 'Queen Elizabeth' neighbourhood of the Cambie Corridor Plan. Subsection 4.5.9 considers rezoning for townhouses up to 3 storeys, and a density up to 1.20 FSR. In September 2018 Council approved the City-initiated rezoning for select areas to RM-8A to enable the development of townhouses on this site. As the TOA Rezoning Policy allows more height and density than the Cambie Corridor Plan at this location, the application is being assessed under the TOA Rezoning Policy.

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

Housing Vancouver Strategy (2017) – Housing Vancouver focuses on the right supply of new homes, including rental, to meet the continuum of housing types. The strategy includes 10-year

housing approval targets, which were updated in 2024. The new targets aim for 83,000 net new homes overall, including 30,000 purpose-built market rental and 5,500 purpose-built below market rental units. This rezoning will contribute towards targets for purpose-built market rental housing units.

Strategic Analysis

1. Proposal

The proposal is for two six-storey residential buildings and two townhouse buildings, with 230 market rental housing units in total (Figure 2). One level of underground parking is accessed from the lane.

2. Land Use

The proposed residential use is consistent with residential uses in the TOA Rezoning Policy.

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

In assessing urban design performance, staff considered the built-form expectations under the TOA Rezoning Policy.

Form of Development – This application is consistent with the TOA Rezoning Policy for Tier 3 which allows for consideration of up to eight-storey buildings. Due to the length of the site and tree retention, the apartment buildings facing West 29th Avenue are separated, providing a 7.3 m (24 ft.) wide access path to the courtyard area. The three-storey townhouses in the rear support massing transition to the existing context at lane. The proposal generally meets expectations for height, setbacks, and building separations (see Figure 2). Staff have prepared an urban design condition to further mitigate the building scale and improve neighbourhood fit.

Figure 2: Project Perspective Looking Southeast

Height – The proposed height of 21.3 m (70 ft.) is appropriate for six-storeys noting that the significant grade change on the site contributes to the overall building height.

Density – The recommended density of 3.0 FSR is consistent with the expectations of the TOA Rezoning Policy for six-storey buildings.

Public Realm and Interface – The application provides public realm improvements such as wide sidewalks, street trees, and landscaping to enhance pedestrian experience on what is a primarily residential street frontage. Three significant trees are retained at the northeast and northwest of the site to maintain existing tree canopy and neighbourhood character.

Private Amenity Space – The development offers on-site common indoor and outdoor amenities on the ground level. Staff have prepared a condition to provide additional common indoor and outdoor amenity spaces to better meet on-site needs of children and adults.

Urban Design Panel – A review by the Urban Design Panel was not required due to the project's modest scale and consistency with the TOA Rezoning Policy's expectations.

Staff reviewed the site-specific conditions, and have concluded that the proposal reflects the TOA Rezoning Policy's 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.

4. Housing

The *Housing Vancouver Strategy* seeks to deliver a range of housing tenures across the housing continuum. This application, if approved, would add 230 rental units to the City's inventory of rental housing, which would contribute to the targets set out in the *Housing Vancouver Strategy* (see Figure 3[1]).

Figure 3: Progress Towards 10 Year Housing Vancouver Targets (2024-2033) for Purpose-Built Rental Housing as of Dec 31, 2024

Housing Type	Category	10-Years Targets[1,2]	Units Approved Towards Targets[3]
Purpose-Built Market Rental Units[3]	Market Rental	30,000	5,633 (19%)
	Developer-Owned Below Market Rental	5,500	768 (14%)
	Total	35,500	6,401 (18%)

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

The TOA Rezoning Policy requires Tier 3 projects to allocate 20% of the net residential area as below market rental, with a 10% discount from CMHC city-wide average rents. However, staff have conducted a pro forma analysis confirming that the proposal would not generate sufficient land value lift to support the inclusion of below-market rental housing on this site. In particular, the existing zoning for this site (RM-8A) already permits greater development potential than for the majority of sites zoned R1-1 in the Tier 3 King Edward StationTOA, reducing the incremental value typically associated with a rezoning in this area.

Vacancy Rates – Vancouver has exhibited historically low vacancy rates in the last 30 years. In 2024 the purpose-built apartment vacancy rate was 1.6% in Vancouver. The vacancy rate (based on Canada Mortgage and Housing Corporation (CMHC) Market Rental Survey) for the

South Granville/Oak area, in which this site is located, is 1.0%. A vacancy rate of between 3% and 5% is considered to represent a balanced market.

Housing Mix – The *Family Room: Housing Mix Policy for Rezoning Projects* policy requires a minimum of 35% family units. This application proposes 35.7% family units in a mix of two-bedroom and three-bedroom units, thereby exceeding the policy. These units must be designed in accordance with the *High Density Housing for Families with Children Guidelines.* The application as proposed is consistent with the policy and a provision is included in the CD-1 By-law to meet the minimum unit mix requirements.

Average Rents and Income Thresholds – Average market rents in newer rental buildings on the west side of the City are shown in the left hand columns in Figure 4. The market rental housing will provide options which are significantly more affordable than average home ownership costs as illustrated in Figure 4.

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

		Newer Rental Buildings West Side		Monthly Costs of Ownership for Median-Priced Apartment –West Side (with 20% down payment)		
Unit Type	Proposed Average Unit Size (sq. ft.)	Average Market Rent[1]	Average Household Income Served	Monthly Cost of Ownership[2]	Average Household Income Served	Down-payment at 20%
Studio	404	$1,902	$76,080	$2,837	$113,480	$106,000
1-bed	491	$2,306	$92,240	$3,473	$138,920	$132,000
2-bed	626	$3,372	$134,880	$5,193	$207,720	$198,400
3-bed	622	$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 west side of Vancouver
2. Based on the following assumptions: median of all BC Assessment apartment sales prices in the west side of Vancouver 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 230 units in the proposal would be secured as rental housing 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.

Rent increases during each tenancy are capped at the *Residential Tenancy Act* annual allowable rental increase. Conditions related to securing the rental housing units are contained in Appendix B.

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).

5. Transportation and Parking

The site is within 800 m, or Tier 3, of the King Edward Station TOA. Additionally, the site is well-served by bus routes along Cambie Street one block to the east. Vehicle and bicycle parking is provided on one level of underground parking, accessed from the lane. The application proposes 124 vehicle parking spaces and 373 bicycle spaces. The applicant is required to provide transportation improvements, including sidewalk upgrades along West 29th Avenue and Ash Street, an intersection street lighting upgrade at West 29th Avenue and Ash Street, and the installation of parking regulatory signage on streets adjacent to the site. Conditions included in Appendix B require the proposal to meet the requirements of the Parking By-law at the development permit stage.

6. Environmental Sustainability and Natural Assets

Green Buildings – The *Green Buildings Policy for Rezonings* requires that rezoning applications satisfy the green and resilient building conditions stated within the TOA Rezoning 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.

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 six existing on-site by-law trees and 20 City trees on this site. Three on-site trees and all 20 City trees were identified for retention. The protection of these trees during construction is required. Eight replacement trees are proposed. New street trees will be required where space permits. See Appendix B for landscape and tree conditions.

7. Public Input

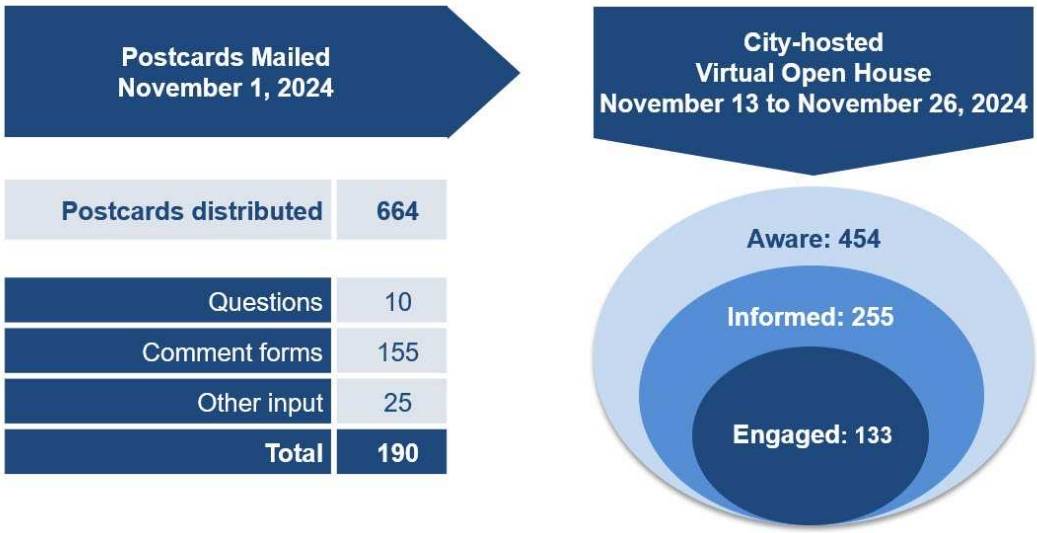
Public Notification – A rezoning information sign was installed on the site on November 1, 2024. Approximately 664 notification postcards were distributed within the neighbouring area on or about November 6, 2024. Application information and an online comment form was provided on the Shape Your City (shapeyourcity.ca/) platform.

Question and Answer Period/Virtual Open House – A question and answer period/virtual open house was held from November 13, 2024 to November 26, 2024. Questions were submitted by the public and posted with a response over a two-week period. A digital model was made available for online viewing.

Public Response and Comments – Public input is collected via online questions, comment forms, through email, and by phone. A total of 190 submissions were received. Two signed petitions with a total of 288 signatures in opposition were also submitted to the City.

Petitions – Two petitions were submitted to the City in opposition of the rezoning application. A written petition with 40 signatures was submitted, as well as an online campaign on change.org https://chng.it/bXPYvFXNWq [chng.it], which as of April 11, 2025, had collected 248 signatures.

Figure 5: Overview of Notification and Engagement



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

Generally, comments of support were for the addition of new housing units, proximity to King Edward Station and Queen Elizabeth Park, as well as for the proposal's height and density.

Concerns were raised regarding the proposal's height, density, and massing, and potential impacts of increased neighbourhood density on street parking availability, traffic congestion, and safety. Opponents highlighted that the proposal does not align with the neighborhood's existing character and could negatively affect the atmosphere of Queen Elizabeth Park. Additionally, respondents expressed concerns that the proposal is inconsistent with the Cambie Corridor Plan and does not align with community visions. Respondents were concerned with the Province's direction on Transit Oriented Areas (Bill 47), as well as the applicant's use of this new rezoning enabling policy over the existing Cambie Corridor Plan.

Response to Comments – The proposed height and density are consistent with the *Transit Oriented Areas Rezoning Policy* for Tier 3, and the proposal aligns with Council and provincial direction to deliver housing in proximity to transit centres. The proposed form of development is consistent with neighbouring six-storey residential buildings along Cambie Street to the east.

Rezoning conditions require improvements to address safety for all road users. This includes upgraded sidewalks and street lighting at the intersection of Ash Street and West 29th Avenue. The Parking By-law does not require minimum parking requirements, city-wide, except for accessible parking, visitor spaces, and bike parking. At the development permit stage, the applicant will be required to submit a Transportation Demand Management plan to explore strategies to further reduce impacts to traffic and parking demand.

8. Public Benefits

Community Amenity Contribution (CAC) – The application is subject to the *Community Amenity Contributions Policy for Rezonings* with CACs based on a negotiated contribution. The proposal includes 100% of the residential floor area as rental housing to be secured for the longer of 60 years and the life of the building. Real Estate Services staff reviewed the application pro forma and the value of securing the 230 rental housing units and have determined no CAC is required.

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.

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

Based on rates in effect as of September 30, 2024 and the proposed 13,938 sq. m (150,027 sq. ft.) of residential floor area, the DCLs are estimated to be $5,763,363.

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 $21.31 per sq. m ($1.98 per sq. ft.) for all areas contributing to the total FSR calculation. With an estimated 13,938.0 sq. m (150,027 sq. ft.) contributing to the FSR, this project will contribute a public art budget of approximately $297,057. Please note that the Public Art cost is determined at the development permit stage and that the Public Art rate is subject to Council approval of periodic adjustments to address inflation.

Financial Implications

As noted in the Public Benefits section, this project is expected to provide the secured market rental housing units, DCLs and a public art contribution. See Appendix E for additional details.

CONCLUSION

The proposed land use, height, and density are consistent with the intent of the TOA Rezoning Policy. If approved, this application would contribute 230 rental residential units to the City's rental housing stock.

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

* * * * *

520-590 West 29th Avenue and 4510-4550 Ash Street
PROPOSED CD-1 BY-LAW PROVISIONS

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

Zoning District Plan Amendment

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

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

Designation of CD-1 District

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

Uses

3. 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) Dwelling Uses, limited to Multiple Dwelling, and

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

Conditions of Use

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

   (a) be suitable for family housing; and

   (b) have 2 or more bedrooms.

Floor Area and Density

5.1 Computation of floor area must assume that the site area is 4,646 m^2, being the site area at the time of the application for the rezoning evidenced by this by-law, prior to any dedications.

5.2 The maximum floor space ratio for all uses combined is 3.0.

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

5.4 Computation of floor area must exclude:

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

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

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

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

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

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

(ii) bicycle storage, and

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

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

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

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

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

Building Height

6.1 Building height must not exceed 21.3 m.

6.2 Despite section 6.1 of this by-law and the building height regulations in section 10 of the Zoning and Development By-law, if the Director of Planning permits mechanical appurtenances including elevator overrun and rooftop access structures, the height of

the portions of the building with the permitted mechanical appurtenances must not exceed 22.9 m.

Access to Natural Light

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

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

* * * * *

520-590 West 29th Avenue and 4510-4550 Ash Street
CONDITIONS OF APPROVAL

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

PART 1: CONDITIONS OF APPROVAL OF THE FORM OF DEVELOPMENT

Note: Consideration by Council at the Public Hearing of the proposed form of development is in reference to plans prepared by Yamamoto Architecture Inc., received July 25, 2024.

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

Urban Design

1.1 Design development to façade treatment facing West 29th Avenue to minimize perceived scale and massing.

Note to Applicant: This may be achieved through consideration of balcony expression, materials and colour.

1.2 Design development to main residential lobby entries to improve visibility to street.

Note to Applicant: Entrances should be appropriately scaled and clearly recognizable with canopies, materials and signage to provide a point of distinctiveness in the overall streetscape treatment. This will also help to articulate façade along West 29th Avenue, refer to condition 1.1.

1.3 Design development to provide more functional and adequately-sized common indoor and outdoor amenity spaces.

Note to Applicant: Refer to *High Density Housing for Families with Children Guidelines*, Sections 3.2, 3.3 and 3.7. Intent of this condition is to ensure appropriate indoor and outdoor common area to meet the on-site needs of children and adults. This may be achieved by:

(a) Providing more appropriately sized indoor residential amenity space which meets Guideline criteria for accessibility, as well as spaces for a variety of activities including kitchenette and children's play area with the ability to visually monitor and supervise.

(b) Providing additional outdoor amenity space which meets Guideline criteria for a variety of activities including children's play and informal gathering. Options to explore include use of outdoor space between buildings A and B, and rooftop locations.

Landscape

1.4 Design development to ensure successful retention of trees # 893, 894 and 922.

Note to Applicant: Provide more detailed analysis and arborist report to further comment and assess potential impacts to the trees, including recommended mitigation measures, and any necessary canopy pruning.

Illustrate the proposed excavation line on the landscape and architectural / structural drawings, and provide shoring details to ensure low-impact construction strategies for excavation work within the tree protection zones at the development permit stage.

1.5 Design development to enhance the public realm interface, with special attention to the streetscape and entrance areas at all site edges.

Note to Applicant: Incorporate layered planting materials, including trees and shrubs, along the perimeter of the site. The goal is to create a landscape composition that enhances the building façade, emphasizes the entry, and integrates any grade changes, also refer to Urban Design condition 1.2.

1.6 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.

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

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

1.8 Provision of a soil depth overlay sheet, included with the Landscape Plans;

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

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

1.10 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.

1.11 Adherence to the guidelines set forth in the *Cambie Corridor Public Realm Plan*, in keeping with the general intent of this document, including street tree planting as required, in coordination with Engineering condition 1.21.

Housing

1.12 The proposed unit mix, including 70 studio units (30.4%), 78 one-bedroom units (33.9%), 79 two-bedroom units (34.3%) and 3 three-bedroom units (1.3%) is to be included in the Development Permit drawings.

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

1.13 The development should be designed in accordance with the High-Density Housing for Families with Children Guidelines, including the provision of:

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

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

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

(d) A balcony for each unit with 1.8 by 2.7 m minimum dimensions (S. 4.3.2), with dimensions to be included on Development Permit drawings.

1.14 Design development to ensure that studio units meet the minimum size requirement of 29.7 sq. m (320 sq. ft.), measured from the inside of all outer walls.

Note to Applicant: Some studio units in the proposal currently measure at 27.7 sq. m (298 sq. ft.) per the Zoning and Development By-Law (S 11.3.1.2), the minimum dwelling unit size is 40 sq. m (398 sq. ft.). Rental units may be considered for relaxation to (320 sq. ft.), subject to livability and approval by the Director of Planning.

Sustainability

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

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

Engineering

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

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

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

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

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

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

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

1.18 Provision of any gas service to connect directly to the building without any portion of the service connection above grade within the road right of way.

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

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

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

Amenities designed below grade require written confirmation from a waste hauler that access and pick up from the location can be made without reliance of the lane for extended bin storage. If this cannot be confirmed, then an on-site garbage bin staging area is to be provided adjacent the lane. Pick up operations should not require the use of public property for storage, pick up or return of bins to the storage location.

1.21 Submission to Engineering of an updated Landscape Plan reflecting all the public realm changes, including demonstration of:

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

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

(ii) "Tree species, final spacing, quantity and location to the satisfaction of the General Manager of Engineering Services. New trees must be of good standard, minimum 6 cm caliper, and installed with approved root barriers, tree guards and appropriate soil volumes. Installation of Engineered Soil may be required to obtain appropriate soil volumes based on site conditions. Root barriers shall be of rigid construction, 8 feet long and 18 inches deep, centre on each street tree adjacent to the sidewalk and any off-street bike facility. Planting depth of root ball must be below sidewalk grade. Contact Park Board at pbdevelopment.trees@vancouver.ca for inspection after tree planting completion".

(iii) “Off-site assets are to be constructed to the satisfaction of the General Manager of Engineering Services and as per the approved City geometric design, with the final design and location to be determined once the City geometric is received.”

Note to Applicant: Drawings submitted as part of the Development Permit application will be preliminary with appropriate placeholders, and the final off-site geometric design will be provided by the City of Vancouver. An Engineering Project Coordinator will engage the Developer to facilitate the delivery of any City design after Development Permit issuance.

(iv) “The required Green Infrastructure improvements on 520 West 29th Avenue will be as per City-issued design.”

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

(b) Existing locations of:

(i) Street furniture; and

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

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

(ii) Poles and guy wires.

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

(c) Deletion of non-standard sidewalk treatments proposed in the lane and on the back boulevards of West 29th Avenue;

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

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

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

1.22 Provision of a Transportation Demand Management (TDM) Plan.

Note to Applicant: Submit TDM Plan A, B, C or D. Council approved amendments to the Parking Bylaw and the Transportation Demand Management (TDM) Administrative Bulletin. These requirements will apply to site development permits following this rezoning.

1.23 Update the architectural plans to provide:

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

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

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

1.24 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) Construction-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: Provide a revised hydrogeological report which 1) accounts for updated architectural design, 2) includes groundwater level monitoring carried out during seasonal 'high' period, and 3) includes results of a site-specific seepage analysis.

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

Note to Applicant: Confirmation of professional services retained to conduct construction-related discharge flow monitoring shall be submitted prior to Building Permit issuance for excavation work.

Please provide the anticipated start date for excavation and contact details for the retained professional(s). In addition, monitoring must include daily average flow rates, and be submitted monthly in the standard template provided to groundwater@vancouver.ca

1.25 Provision of a sewer abandonment plan by the Developer's Engineer that details the abandonment ore removal of all existing storm, sanitary and combined connections to the development site;

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

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

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

For questions on this requirement, please contact Utilities Management Branch at 604-829-9447 or at umb@vancouver.ca.

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

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

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

Note to Applicant: It is highly recommended that the applicant submits a Key Plan to the City for review as part of the Building Permit application. Use of street for temporary power (e.g., temporary pole, pole mounted transformer or ducting) is to be coordinated with the city well in advanced of construction. Requests will be reviewed on a case- by-case basis with justification provided substantiating need of street space against other alternatives. If street use for temporary power is not approved, alternate means of providing power will need to be proposed. An electrical permit will be required.

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

1.28 Show all City supplied building grades and entranceway design elevations on the architectural and landscape plans, while ensuring any topographic survey used for design purposes is derived from a benchmark with elevations consistent with those denoted on the City issued building grade plan.

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

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

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

PART 2: CONDITIONS OF BY-LAW ENACTMENT

THAT, prior to enactment of the CD-1 By-law, the registered owner(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 Provision of a Services Agreement to detail the on-site and off-site works and services necessary or incidental to the servicing of the site (collectively called the “Services”) such that they are designed, constructed, and installed at no cost to the City and all necessary street dedications and rights of way for the services are provided. No development permit for the site will be issued until the security for the services are provided. The timing for the delivery of the Services shall be determined by the General Manager of Engineering Services in his sole discretion and holds shall be placed on

such permits as deemed necessary in his sole discretion. The Services are not excess and/or extended services, and the applicant is not entitled to a Latecomer Agreement.

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

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

Note to Applicant: Based on the confirmed Fire Underwriter's Survey Required Fire Flows and domestic flows submitted by Aplin Martin Consultants Ltd. dated June 20, 2024, no water main upgrades are required to service the development.

The main servicing the proposed development is 200 mm on West 29th Avenue. Should the development require water service connections larger than servicing main, the developer shall upsize the existing main to the satisfaction of the General Manager of Engineering Services. The developer is responsible for 100% of the cost of the upgrading. The maximum water service connection size is 300 mm.

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

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

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

Note to Applicant: Implementation of development(s) at 520 West 29th Avenue does not require any sewer upgrades.

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.

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

The release rate of 25L/s/Ha is to be adhered to for the total flows discharged from the site and has been added in lieu of a sewer separation/upgrade condition.

If the tie-in location is not consistent with the existing connection, please contact the City to confirm capacity. Sewer upgrades may be required.

Development to be serviced by 200 mm SAN and 250 mm STM sewers within the Lane West of Cambie Street.

(c) Provision of street improvements with appropriate transitions, along West 29th Ave adjacent to the site, including:

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

(ii) Corner curb ramp;

(iii) Curb bulge, including relocation of the existing catch basin, and road reconstruction as required to accommodate the curb bulge;

(iv) 140 mm depth mill and inlay, curb to curb, along the remainder of the site's frontage;

Note to Applicant: The 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.

All proposed streetscape materials on the boulevard along West 29th Avenue and Ash 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.

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

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

Note to Applicant: New sidewalk is only required for the portion of the street where existing mature trees are not being retained.

(ii) Corner curb ramp; and

(iii) Curb bulge at West 29th Avenue, including relocation of the existing catch basin, and road reconstruction as required to accommodate the curb bulge.

Note to Applicant: All proposed streetscape materials on the boulevard along West 29th Avenue and Ash 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.

(e) Provision of street improvements with appropriate transitions, along the lane south of 29th Avenue, adjacent to the site, including:

(i) Full depth pavement reconstruction;

Note to Applicant: Lane reconstruction to meet City "Higher-Zoned Lane" standards with a center valley cross section.

(ii) Relocate existing lane catch basins to the centerline;

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

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

Note to Applicant: Refer to the City design guidelines and construction standards.

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

(f) Provision of street improvements with appropriate transitions, along the lane west of Cambie St, adjacent to the site, including:

(i) 50 mm of mill and pave up to the centreline;

(ii) Complete the missing concrete panels of the lane crossing at the lane entrance on West 29th Avenue.

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

(i) Installation of a bioretention system in curb bulge on West 29th Avenue at Ash Street to treat and retain 90% of average annual rainfall from the right-of-way (RoW) to the greatest extent practical.

(ii) Installation of a bioretention system in curb bulge on Ash Street at West 29th Avenue to treat and retain 90% of average annual rainfall from the right-of-way (RoW) to the greatest extent practical.

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

(iii) Installation of a subsurface infiltration trench on lane south of West 29th Avenue to treat and retain 90% of average annual rainfall from the laneway, to the greatest extent practical.

Note to Applicant: The Subsurface Infiltration Trench improvements generally include a subsurface storage area filled with drain rock. This infiltration trench would be connected to the new catch basins in the centerline of the reconstructed lane after the relocation (refer to condition 2.1 (e)(ii)).

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

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

(i) Provision of Ash Street / West 29th Avenue entire intersection street lighting upgrade to current City standards and IESNA recommendations.

(j) Provision of new or replacement duct banks that meets current City standard.

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

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.

(k) Provision of street trees where space permits.

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

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

Housing

2.2 Make arrangements to the satisfaction of the General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services to enter into a Housing Agreement and a Section 219 Covenant to secure all residential units as secured market rental housing units, 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 90 consecutive days at a time, and such other terms and conditions as the General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services may require.

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

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

Public Art

2.3 Execute an agreement satisfactory to the Director of Legal Services and the Director of Arts and 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.

Note to Applicant: Provide development details to the satisfaction of the Head of Public Art (a Public Art Checklist will be provided) confirming the selection of Option A, art on site, or Option B, 80% cash-in-lieu of art. Please contact public art staff at publicart@vancouver.ca to discuss your application.

Environmental Contamination

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

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

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

(c) If required by the Manager of Environmental Services and the Director of Legal Services, in their discretion, enter into a remediation agreement for the remediation of the site and any contaminants which have migrated from the site on terms and conditions satisfactory to the Manager of Environmental Services, the General Manager of Engineering Services and Director of Legal Services,

including a Section 219 Covenant that there will be no occupancy of any buildings or improvements constructed on the site pursuant to this rezoning until separate Certificates of Compliance, satisfactory to the City, for the on-site and off-site contamination, issued by the BC Ministry of Environment and Climate Change Strategy, have been provided to the City.

Agreements

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

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

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

* * * * *

520-590 West 29th Avenue and 4510-4550 Ash Street
PUBLIC CONSULTATION SUMMARY

1. List of Engagement Events, Notification, and Responses

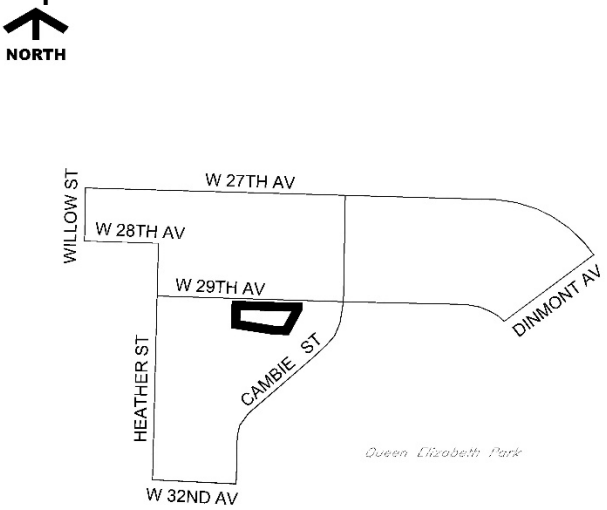
	Date	Results
Event		
Question and Answer Period/Virtual open house (City-led)	November 13, 2024 – November 26, 2024	454 participants (aware)* • 255 informed • 133 engaged
Public Notification		
Postcard distribution – Notice of rezoning application and virtual open house	November 6, 2024	664 notices mailed
Public Responses		
Online questions	November 13, 2024 – November 26, 2024	10 submittals
Online comment forms • Shape Your City platform	October 2024 – March 2025	155 submittals
Overall position • support • opposed • mixed	October 2024 – March 2025	155 submittals • 12 responses • 132 responses • 10 responses
Other input	October 2024 – March 2025	25 submittals
Petition letter Petition (online)		40 signatures 248 signatures
Online Engagement – Shape Your City Vancouver		
Total participants during online engagement period	October 2024 – March 2025	1,192 participants (aware)* • 590 informed • 160 engaged

Note: All reported numbers above are approximate.

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

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

2. Map of Notification Area



NOTIFICATION AREA

3. Analysis of All Comments Received

Below is an analysis of all public feedback by topic.

Generally, comments of support fell within the following areas:

- **Housing:** Proposal adds much-needed new housing supply and is actively supported.
- **Access to transit:** Development is supported due to its proximity to transit hubs, the promotion of sustainable travel options, and its location in a high-traffic area.
- **Height, density, and massing:** The building's form, height, massing, and use are supported.

Generally, comments of concern fell within the following areas:

- **Traffic and parking:** The development will increase traffic, create safety concerns, and worsen congestion. Narrow roads need upgrades to handle the impact. Parking in area will also worsen.
- **Height, density, and massing:** The height of the proposal would be too tall in an area that only has low to mid rise developments. Extra density in South Cambie Area would not be preferred as well.
- **Policy:** The public raises concerns about inconsistencies with the Cambie Corridor Plan, potential misuse of Bill 47, and misalignment with both community visions and city goals.

- **Neighbourhood character:** The development does not align with the neighborhood's character, which is primarily low-rise and single-family homes, and it could negatively impact the atmosphere of Queen Elizabeth Park.

- **Height, density, and massing:** The building's form, height, massing, and use are not supported.

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

General comments of support:

- The building's design is seen as attractive, offering a smooth transition to townhomes along the smaller laneway, and eliminating the step back to enhance liveability.
- The inclusion of commercial and retail spaces is supported.
- Density is supported.

General comments of concern:

- The development will obstruct views.
- The development is expected to lower the value of nearby homes.
- The existing amenities and infrastructure are insufficient to support the increased density. Additional facilities, such as schools, community centres, and hospitals, are necessary.
- The building's design is criticized for being unattractive, overly boxy, poorly coloured, and not front-facing.
- The development raises privacy and security concerns, with fears of increased crime rates.
- The development will cast shadows, blocking sunlight and affecting neighbouring properties and parks.

Neutral comments/suggestions/recommendations:

- The proposal should adhere to the original plan of townhouses and maintain the RM-8A zoning designation.
- A lower or mid-rise building, such as lower-rise apartment buildings, multi-family dwellings, or townhouses, with a maximum height of three storeys as per the plan, is preferred over the current proposal.
- The design's drawings and proposal details are considered inaccurate, presenting a misleading comparison.
- The design could be enhanced by relocating the townhouses to the east and incorporating trees for increased privacy.

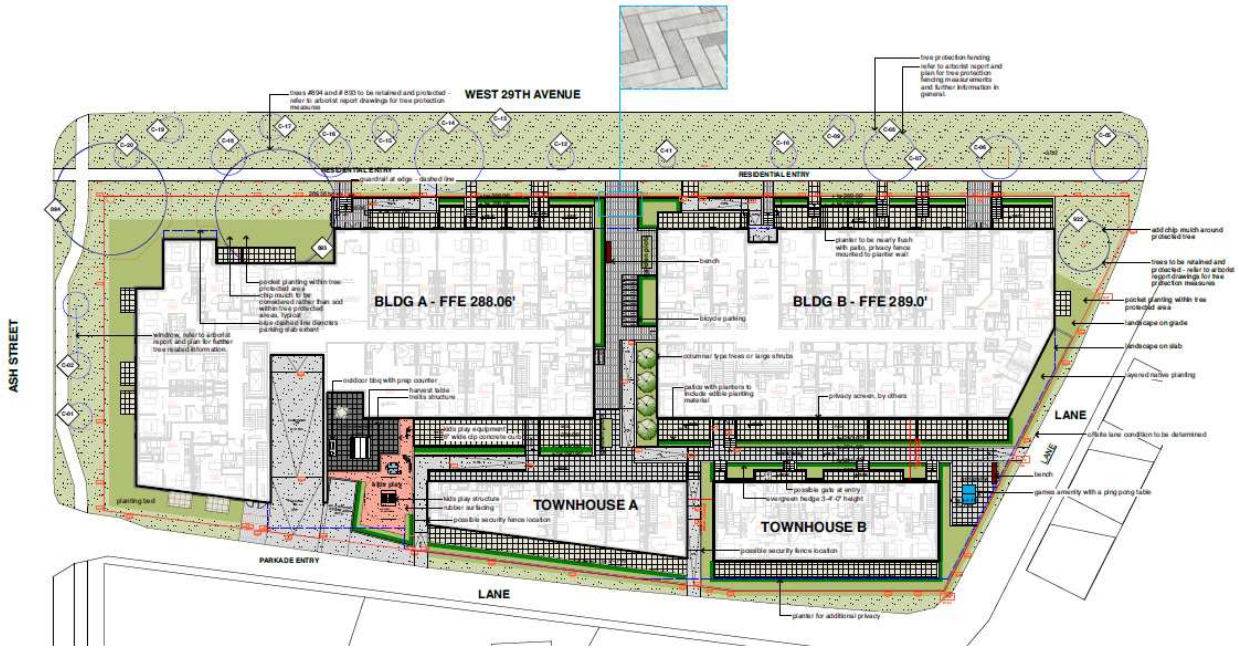
* * * * *

520-590 West 29th Avenue and 4510-4550 Ash Street
FORM OF DEVELOPMENT DRAWINGS

Axonometric Perspective (Northwest)

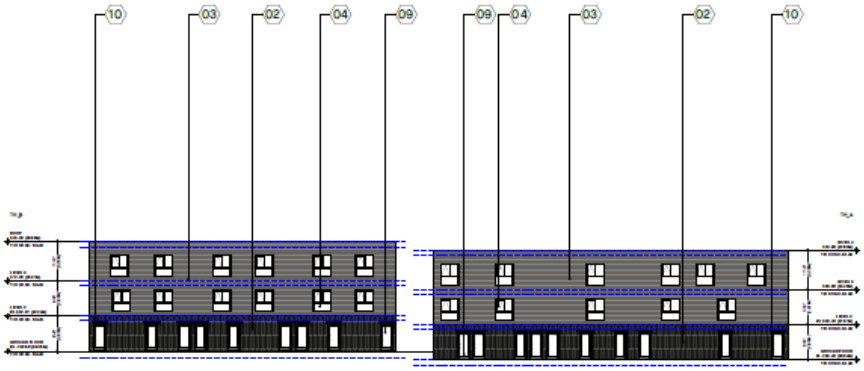
Axonometric Perspective (Southwest)

Site Plan

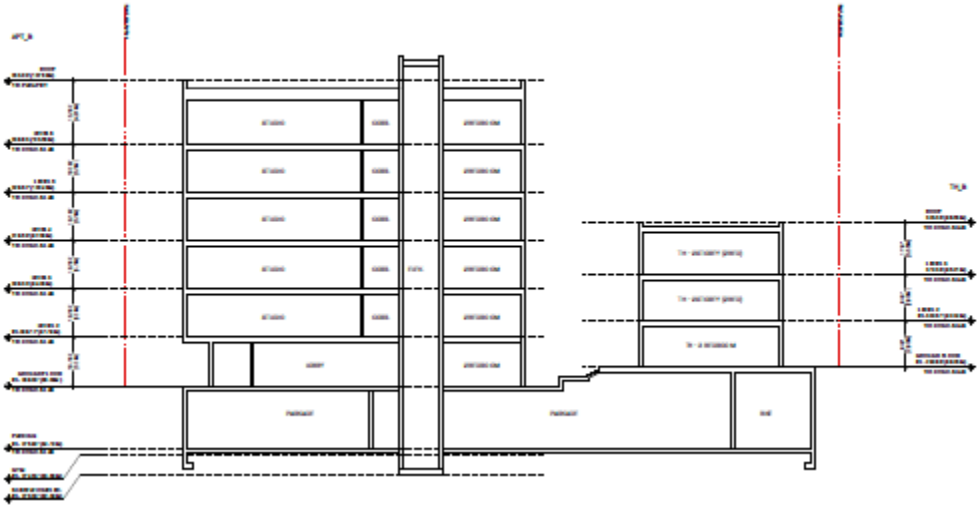


Elevation – Six-Storey buildings (North)

Elevation – Three-Storey Buildings (North)



Section (North South)



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520-590 West 29th Avenue and 4510-4550 Ash Street
PUBLIC BENEFITS SUMMARY

Project Summary:

Two six-storey residential buildings and two three-storey townhouses with 230 rental housing units.

Public Benefit Summary:

A total of 230 rental housing units, secured with a Housing Agreement for the greater of 60 years and the life of the building, as well as DCLs and a public art contribution.

	Current Zoning	Recommended Zoning
Zoning District	RM-8A	CD-1
Floor Space Ratio (site area = 4,646 sq. m (50,009 sq. ft.))	1.2	3.0
Floor Area	5,575.2 sq. m (60,011 sq. ft.)	13,938.0 sq. m (150,027 sq. ft.)
Land Use	Residential	Residential

Summary of Development Contributions Expected under Proposed Zoning

City-Wide DCL[1]	$ 3,543,179
City-Wide Utilities DCL[1]	$ 2,220,184
Public Art [2]	$297,057
Total	**6,060,420**

[1] Based on by-laws in effect as of September 30, 2024. By-laws are subject to future adjustment by Council including annual inflationary adjustments. DCLs are payable at building permit issuance based on rates in effect at that time. A development may qualify for 12 months of in-stream rate protection, see the City's DCL Bulletin for details.

[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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520-590 West 29th Avenue and 4510-4550 Ash Street
APPLICANT, PROPERTY, AND DEVELOPMENT PROPOSAL INFORMATION

PROPERTY INFORMATION

Street Address	Parcel Identifier (PID)	Legal Description
520-590 West 29th Avenue and 4510-4550 Ash Street	031-644-601	Lot A Block 760 District Lot 526 Group 1 New Westminster District Plan EPP118341

APPLICANT INFORMATION

Applicant	Sightline Properties (West 29th Ave) Limited Partnership
Architect	Yamamoto Architecture Inc.
Property Owner	Sightline Properties (West 29th Ave) Limited Partnership

DEVELOPMENT STATISTICS

	Permitted Under Existing Zoning	Recommended
Zoning	RM-8A	CD-1
Uses	Residential	Residential
Maximum FSR	1.2	3.0
Floor Area	5,575.2 sq. m (60,011 sq. ft.)	13,938.0 sq. m (150,027 sq. ft.)
Maximum Height	Up to 3 storeys (at the street) 11.5 m (38 ft.)	21.3 m (70 ft.) and the height of permitted mechanical appurtenances must not exceed 22.9 m (75 ft.)
Parking, Loading and Bicycle Spaces	Per Parking By-law	124 residential parking spaces 373 bicycle parking spaces Final parking spaces determined per Parking By-law
Natural Assets	6 existing on-site by-law trees; 20 City trees	Retention of 3 on-site by-law trees and 20 City trees; 8 replacement trees are proposed; additional retention strategy confirmed at development permit stage

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