CITY OF VANCOUVER

REFERRAL REPORT

Report Date:	May 20, 2025
Contact:	Sarah Cranston
Contact No.:	604-873-7733
RTS No.:	18012
VanRIMS No.:	08-2000-20
Meeting Date:	June 3, 2025

TO: Vancouver City Council

FROM: General Manager of Planning, Urban Design and Sustainability

SUBJECT: CD-1 Rezoning: 2079-2085 West 5th Avenue

RECOMMENDATION TO REFER

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

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

RECOMMENDATION FOR PUBLIC HEARING

A. THAT the application by Colliers, on behalf of:

- Glynna Pybus, the registered owner of the lands located at 2079 West 5th Avenue [*PID 015-247-066; Lot 36 Block 245 District Lot 526 Plan 590*]; and

- Brightside Community Homes Foundation, the registered owner of the lands located at 2085 West 5th Avenue [*Lots 37 to 40 Block 245 District Lot 526 Plan 590; PIDs 011-780-894, 011-780-908, 011-780-924 and 011-780-941 respectively*];

to rezone the lands from RM-4 (Residential) District to CD-1 (Comprehensive Development) District, to increase the floor space ratio (FSR) from 0.75 to 10.0 and the maximum building height from 10.7 m (35 ft.) to 68.5 m (224 ft.), with additional height for rooftop amenity, to permit a 21-storey mixed-use social housing building, be approved in principle;

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

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by Francl Architecture, received December 13, 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 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 Recommendations A to D be adopted on the following conditions:

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

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

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

REPORT SUMMARY

This application proposes to rezone the site at 2079-2085 West 5th Avenue from RM-4 (Residential) District to CD-1 (Comprehensive Development) District under the *Broadway Plan* (the "Plan") to permit a 21-storey non-profit owned and operated mixed-use building, containing 200 social housing units, commercial uses at on the ground floor, and a social service centre.

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

COUNCIL AUTHORITY/PREVIOUS DECISIONS

- Vancouver Plan (2022)
- Broadway Plan (2022, last amended 2024)
- Transit-Oriented Areas (TOA) Designation By-law (2024)
- Transit-Oriented Areas (TOA) Rezoning Policy (2024)
- Interim Housing Need 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)
- Urban Forest Strategy (2016, last amended 2018)
- Green Buildings Policy for Rezonings (2010, last amended 2024)
- Public Art Policy for Rezoned Developments (2014)
- Community Amenity Contributions Policy for Rezonings (1999, last amended 2024)
- Vancouver Development Cost Levy By-law No. 9755
- Vancouver Utilities Development Cost Levy By-law No. 12183
- Latecomer Policy (2021)

REPORT

Background/Context

1. Site and Context

The subject site is comprised of five legal parcels located at the northeast corner of West 5th Avenue and Arbutus Street (see Figure 1) in the Kitsilano neighbourhood. 2085 West 5th Avenue contains a three-storey social housing apartment building with 21 existing social housing units, owned and operated by Brightside Community Homes (Brightside. The neighbouring site, 2079 West 5th Avenue, contains a detached residential home and has been included in the assembly to increase the developable site area and prevent orphaning the singular lot. The site size is 1,299 sq. m (13,991 sq. ft.) with frontages of 34 m (112 ft.) along Arbutus Street and 38 m (125 ft.) along West 5th Avenue.

The surrounding context is primarily low-density residential uses, with commercial/retail uses to the north along 4th Avenue. The neighbourhood is undergoing change with future redevelopment of the Plan. The future Broadway Subway Arbutus Station is four blocks south of

the subject site.

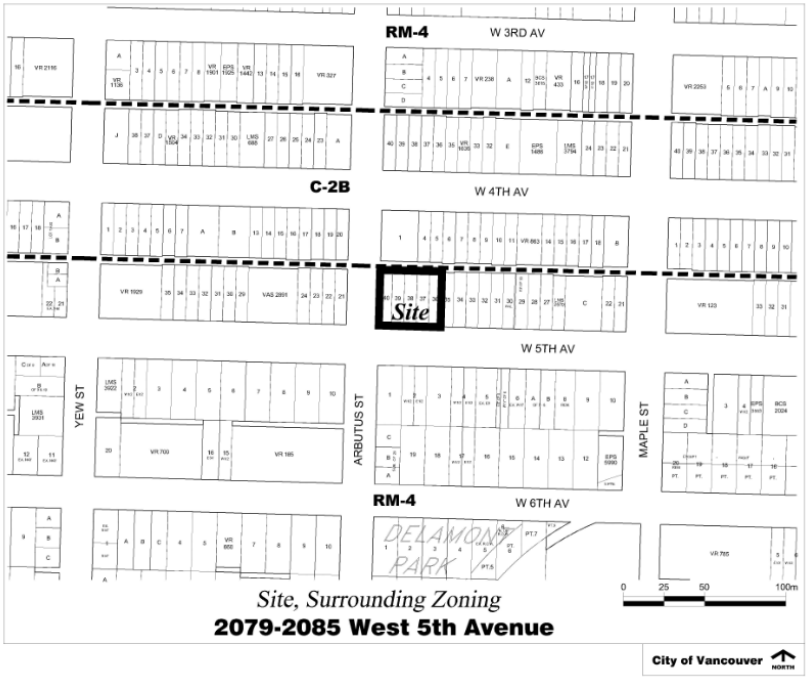
Neighbourhood Amenities – The following amenities are within close proximity:

- *Parks* – Delamont Park (180 m), Arbutus Greenway Park (600 m), Connaught Park (850 m), Kitsilano Beach Park (1 km).
- *Community and Cultural Spaces* – Kitsilano Neighbourhood House (550 m), Kitsilano Community Centre (1.3 km), Kitsilano Public Library (1.5 km).
- *Childcare* – Kitsilano Area Childcare Society (220 m), CEFA Early Learning Kitsilano West (550 m), Montessori Day Care Society (650 m).

Local School Capacity – The site is located within the catchment area of Henry Hudson Elementary School and Kitsilano Secondary School. According to the Vancouver School Board (VSB)'s 2020 *Long Range Facilities Plan*, Henry Hudson Elementary is currently operating at 100% capacity and by 2031 is forecasted to be operating at 72% capacity. Kitsilano Secondary is operating at 103% with an expected capacity of 96% 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.

Figure 1: Surrounding Zoning and Context



2. Policy Context

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

coming years. The site is located within the *Broadway Plan* area which is generally in alignment with the *Vancouver Plan.*
Broadway Plan – The Plan is a comprehensive community plan for the area within Vine Street to Clark Drive and 1st Avenue to 16th Avenue. The 30-year plan focuses on opportunities to integrate new housing, jobs, and amenities around the new Broadway Subway. The site is located within the Kitsilano North – Area B (KKNB) sub-area of the Plan. The Plan allows for consideration of 20-storey social housing towers up to 6.5 FSR and requires 100% of the residential floor area to be social housing for sites with existing social housing.

City-initiated zoning changes (rezoning) in areas of Broadway and Cambie Corridor Plans – City staff are currently working on City-initiated zoning amendments for certain areas of Broadway and Cambie Corridor. This initiative aims to standardize regulations and simplify the development process through new zoning district schedules. A referral report outlining proposed zoning amendments is expected to be brought to Council in 2025.

The site is located within the proposed City-initiated rezoning area of Broadway Plan. However, the consideration of these proposed zoning amendments does not prevent the current application from proceeding through a CD-1 rezoning process.

Transit-Oriented Areas (TOA) Designation By-law and Transit-Oriented Areas (TOA) Rezoning Policy – To align with provincial legislation, Council adopted a by-law and rezoning policy that establishes heights and densities for developments within Transit-Oriented Areas (TOAs). This site is within Tier 2 of the Arbutus Station TOA. As the Plan allows more height and density, the application is being assessed under the Plan policies.

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 – *Housing Vancouver* focuses on the right supply of new homes, including rental, to meet the continuum of housing types. The strategy includes ten-year housing approval targets, which were updated in 2024. The new targets aim for 30,000 purpose-built market rental, 5,500 purpose-built below-market rental and 8,500 social and co-op housing units. This rezoning will contribute towards targets for social housing units.

Strategic Analysis

1. Proposal

The proposal is for a 21-storey mixed-use building consisting of 200 social housing units, commercial uses on the ground floor, and office uses on the second floor (level three when considering the mezzanine), classified as a social service centre. The proposed office space is designated for use by the applicant, and potentially other non-profit societies in the future.

The proposed building includes a total floor area of 12,990 sq. m (139,823 sq. ft.), including 195 sq. m (2,100 sq. ft) of commercial use, and 688 sq. m (7,415 sq. ft) of social service centre, for an overall density of 10.0 FSR. The proposed height is 68.5 m (224 ft.). Vehicle and bicycle parking are provided underground with access from the lane. The proposal is targeting Rick Hansen Accessibility Certification (RHFAC) standard for accessible design throughout the building.

Figure 2: Proposed Building (Looking Northeast)

2. Land Use

The proposed social housing and retail uses are consistent with the Plan.

The rezoning application also proposes one level of office space on the second storey of the building, for use by Brightside and potentially other non-profit societies in the future. Following review and analysis, Staff have determined that the proposed office space for use by non-profits aligns with a Social Services Centre use as defined by the Zoning and Development By-law, which is classified as an institutional use. A minimum floor area requirement for social service centre is included in the CD-1 By-law in Appendix A.

Staff are supportive of the proposed social service centre use on site, which will function as office space for a non-profit housing provider. The nature of the institutional use is consistent with the existing commercial and office uses along West 4th Avenue, proximal to the site.

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

In assessing urban design performance, staff considered the built form expectations of the Plan.

Form of Development – The proposal contributes social housing units to the City's affordable housing needs, in a tower form consistent with the expectations of the Plan. Staff are supportive of the proposal, including the request for additional density, subject to the form of development conditions in Appendix B.

Height – The Plan anticipates a maximum height of 20 storeys at this location. The proposed development is 21 storeys, atop a five-storey podium, with shared indoor and outdoor amenity space located on the roof.

Given the slope on the site, the ground floor of the building has been designed to accommodate changes in street grade. As such, there a mezzanine level atop the ground floor with residential units. Although the mezzanine is a partial storey, for the purpose of height, the mezzanine is classified as a full storey. The proposal is therefore calculated as 21 storeys atop a five-storey podium but expresses as 20 storeys atop a four-storey podium. The minor increase in height is supportable given the building expresses as 20 storeys in accordance with the Plan, and because the additional level is for design accommodations to support the on-site grade change, maintain to accessibility and a positive pedestrian experience.

Density – The Plan anticipates a maximum density of 6.5 FSR at this location and allows consideration of additional height and density for delivery of ground-floor local-serving retail or services uses. The application proposes a density of 10.0 FSR.

The departure from the Plan's anticipated density is in response to several factors. Firstly, the development site is slightly smaller than what is anticipated in the Plan, with frontages of 34 m (112 ft.) along Arbutus Street and 38 m (125 ft.) along West 5th Avenue, where a minimum frontage of 45.7 m (150 ft.) is expected. The proposed tower meets intended built form guidelines of the Plan including maximum height, however, the smaller site area causes an increase in the floor space ratio.

The application proposes a typical tower floorplate of approximately 631 sq. m (6,794 sq. ft), whereas the Plan anticipates 603 sq. m (6,500 sq. ft). A larger tower floorplate has been requested as the proposal is targeting Rick Hansen Accessibility Certification (RHFAC) standard for accessible design. RHFAC exceeds the accessibility requirements of the Vancouver Building By-law and improves holistic accessibility by accommodating varying disabilities affecting mobility, vision and hearing, where typical building code accessibility requirements are generally mobility focused. The proposed larger floorplate will allow more efficient floorplans, larger residential units, and enhanced holistic accessibility. The RHFAC significantly improves livability for seniors and people with disabilities, the intended resident demographic for the building.

Staff support the proposed density increase, as the proposal meets the Plan's built form expectations for a 20-storey mixed-use tower. The applicant has worked with Staff to balance the Plan's urban design requirements, housing funding requirements, and maintain project viability for a social housing project. The proposal respects the height limit of the Plan, does not jeopardize future developability of the surrounding area and helps the City achieve social housing goals as outlined in *Housing Vancouver*.

Below-Grade Setbacks – The proposal provides the required above-grade front yard setback of 3.7 m, (12 ft.) along both site frontages. The required below-grade setback of 3.7 m (12 ft.) has been provided along the site's Arbutus Street frontage. At development permit stage, Staff will explore opportunities to increase the underground setback along the site's 5th Avenue frontage to support possible retention of two existing on-site trees.

Tower Separation–The Plan anticipates 12.2 m (40 ft.) tower separation setbacks to the centre of the rear lane or to the interior side yard, to ensure the minimum tower separation of 24.4 m (80 ft.) is accommodated equitably between proposed developments and future neighbouring towers. The application is seeking a reduction to tower separation setbacks from 12.2 m (40 ft.)

to 5.9 m (19 ft.) towards the east interior lot line, and from 9.1 m (30 ft) to 5.5 m (18 ft.) towards the lane to the north.

The Plan has a limit of two towers on the half block face on the north side of 5th Avenue between Arbutus and Maple Streets. In accordance with the Plan, only one other potential tower could be expected on the subject half block face.

The proposed tower separation setback of 5.9 m (19 ft.) to the east interior lot line is supported, as the existing lot consolidation and development pattern of the block demonstrates that the minimum tower separation of 24.4 m (80 ft.) can be accommodated to future neighbouring tower sites to the east. The neighbouring site to the east is a large site under one ownership, with 53.3 m (175 ft.) of frontage. Should this large site be a tower site in the future, a tower could be sited on the easterly portion of the site to meet required minimum tower separation of 24.4 m (80 ft.) to the subject site. A potential tower could also be located further east on 5th Avenue towards the intersection of Maple Street, however, the existing lot consolidation pattern at the eastern end of the block face is more fragmented, and a future tower site would require a land assembly to meet minimum frontage requirements per the Plan.

The proposed tower separation setback of 5.5 m (18 ft.) towards the north is also supported, as no future tower developments are anticipated north of the site along 4th Avenue in accordance with the West 4th Avenue (KW4A) sub-area of the Plan.

Staff are supportive of the proposed tower siting and tower separation setbacks, as the siting of the proposed tower does not pose development limitations for the surrounding area.

Private Amenity Space – The proposal provides an appropriate amount of common indoor and outdoor amenity space, as well as private outdoor space in the form of balconies for all units.

Shadowing – The applicant's provided shadow studies show the building shadow extending into the public realm of West 4th Avenue between 10 AM and 4 PM during the spring and fall equinoxes (see Appendix D). The Plan identifies West 4th Avenue as a village high street, and shadowing on the northern sidewalk should be avoided between 10 AM and 4 PM. However, the Plan provides exemptions to this policy to support 100% social housing projects. The proposal is in keeping with the solar access policies of the Plan.

Public Realm and Interface – The Plan envisions the public realm interface animated with entrances, windows, balconies and/or patio spaces to promote social interaction and active use of outdoor space. The proposal meets these objectives by providing retail space, outdoor commercial patios, and residential outdoor lounge areas along the site's frontages.

Urban Design Panel (UDP) – A review by the Urban Design Panel was not required due to consistency with the urban design expectations of the Plan.

Conclusion – Staff have reviewed the site-specific conditions and have concluded that the proposal meets the built form expectations and intended urban design performance of the Plan. The proposal contributes social housing units to the City's affordable housing needs in a tower form consistent with the Plan, and is an appropriate response to the site and neighbourhood context. Staff support the proposed density increase for a mixed-use social housing development, and recommend approval of the application subject to the 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 200 units of social housing (21 replacement units and 179 additional units) to the City's non-market housing inventory, which would contribute to the targets set out in the *Housing Vancouver Strategy* (see Figure 3).

Figure 3: Progress Towards 10 Year Housing Vancouver Targets (2024-2033) for Social, Supportive and Co-op Housing as of December 31, 2024

Housing Type	Category	10-Year Targets[1]	Units Approved Towards Targets[2]
Social, Supportive and Co-op Housing	Supportive Housing	1,500	76 (5%)
	Social and Co-op Housing	8,500	402 (5%)
	Total	10,000	478 (5%)

1. New 10-year targets were adopted in 2024, with tracking starting from January 1st, 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.

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 Kitsilano/Point Grey area where this site is located, is 1%. A vacancy rate of between 3% and 5% is considered to represent a balanced market.

Housing Mix – The Plan requires a minimum of 35% family units, including a minimum of 10% of units with three or more bedrooms and 25% of units with two bedrooms. For social housing projects, the Plan includes a target of 50% family units with some flexibility for seniors housing. This application proposes 30% family units.

The applicant has worked with staff to maximize the overall unit count and proportion of family units, while addressing funding requirements to ensure social housing project viability. Additionally, the existing 21-unit rental building on the development site (operated by the applicant) houses seniors who will have the opportunity to return to the new building. It is anticipated that the proposed building will have a higher proportion of senior residents and require less family units. In consideration of these factors, and to maintain the viability of this social housing project, staff support the housing mix as proposed.

A condition of approval and a provision in the CD-1 By-law has been included to ensure that a minimum of 30% family units is provided in a mix of two- and three-bedroom units. All family units must be designed in accordance with the *High Density Housing for Families with Children Guidelines*.

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, or equivalent publication, and rents no higher than 30% of the household income.

The applicant is seeking a variety of funding streams to maximize the affordability of the remaining units, with funding confirmed later in the development process.

Security of Tenure – Should the rezoning be approved, a Housing Agreement and Section 219 Covenant will secure the proposed residential units as Social Housing for the longer of 60 years or the life of the building.

Tenants – For Non-Market Tenant Relocation Plans, the Broadway Plan seeks to uphold the principle within the 2019 City-wide TRPP of ensuring permanent rehousing options which maintain affordability for tenants and provide flexibility for non-profits.

The rezoning site contains 21 social housing units within the existing apartment building. There are no rental units or tenancies within the detached residential dwelling. Eighteen of the 19 existing residential tenancies are eligible under the City's Tenant Relocation and Protection Policy (TRPP). For primary rental units, eligible tenants are those who have been residing at the rezoning site for at least one year at the time of rezoning application.

Should this project be approved by Council, the applicant will be required to submit a Tenant Relocation Plan (TRP) for all eligible tenants that meets the requirements of the City's TRPP for the Plan area prior to Development Permit issuance. Staff have prepared a draft TRP which reflects the City's Tenant Relocation and Protection Policy and Broadway Plan tenant protections, summarized in Appendix E of this report.

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

5. Transportation and Parking

The site is well served by public transit. It is within four blocks of the future Broadway Subway Arbutus Station as well as within one block of frequent bus service along 4th Avenue. The property is also within one block of the Arbutus Greenway.

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 demand management strategies.

The project is required to provide both on-site and off-site street improvements, and public realm improvements, including a lane dedication, new sidewalks, upgraded street and lane lighting, speed humps in the lane, and new street trees where space permits. Engineering conditions related to transportation, public realm and parking are included in Appendix B.

6. Environmental Sustainability and Natural Assets

Green Buildings – The *Green Buildings Policy for Rezonings* requires that rezoning applications satisfy the green and resilient building conditions stated within the Policy. The applicant has submitted preliminary modelling analysis detailing design and construction

strategies to meet energy and emissions and embodied carbon targets in the 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 nine existing trees on the site, all of which are proposed for removal. Staff will continue to work with the applicant regarding potential retention of two on-site trees, with further review taking place at the development permit stage. There are six street trees on City lands adjoining the site, and protection of the street trees during construction is required. S See Appendix B for landscape and tree conditions.

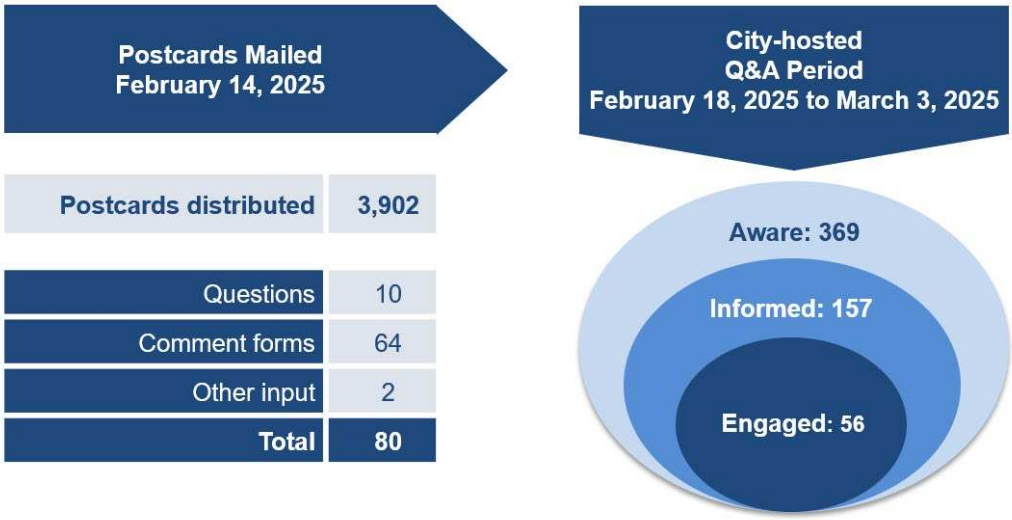
7. Public Input

Public Notification – A rezoning information sign was installed on the site on February 3, 2025. Approximately 3,902 notification postcards were distributed within the neighbouring area on or about February 14, 2025. Notification and application information, and an online comment form, was provided on the City's Shape Your City Vancouver (shapeyourcity.ca/) platform.

Question and Answer (Q&A) Period – A Q&A period was held from February 18, 2025 to March 3, 2025. Questions were submitted by the public and posted with a response over a two-week period. A digital model was posted for online viewing.

Public Response and Comments – Public input is collected via online questions, comment forms, through email and by phone. A total of 80 submissions were received.

Figure 4: Overview of Notification and Engagement



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

Generally, comments of support fell within the following areas:

- **Social Housing:** The proposal provides essential housing options, prioritizes the development of much-needed social housing units, and ensures support for housing initiatives. The proposal provides housing options for singles, seniors and families and will help to strengthen diversity and inclusion in Kitsilano.
- **Development:** The proposal encourages growth and revitalization, replaces outdated buildings, and introduces mixed-use development to enhance the community.
- **Height, Density and Massing:** The proposed height and density is appropriate for the area, given the proximity of the development to transit routes, bikeways, schools, services and public amenities. The proposed height and density aligns with the policy direction and expectations of the Plan.

Generally, comments of concern fell within the following areas:

- **Height, Density, and Massing:** The proposal is incongruous with the low and mid-rise scale of the neighbourhood.
- **Neighbourhood Character:** Concern that a tower will not maintain neighbourhood character and history, and not provide value to the community. Concern that the number of tower proposals in the neighbourhood will negatively effect Kitsilano and reduce livability.
- **Amenities and Infrastructure:** There are insufficient neighbourhood amenities and infrastructure to support additional density. There is a need for additional facilities, including schools and community centres to meet community demands.
- **Traffic and Parking:** The area has a shortage of vehicle parking, and increased density will worsen an already-challenging parking situation. Concern that traffic conditions will worsen through approval of this proposal.
- **Sunlight and Shadows:** Concern that the proposed development will shadow 4th Avenue, classified a High Street per the Broadway Plan, between 10 AM and 4 PM during the equinoxes. Concern that the application does not align with the 'Solar Access' section and policies of the Broadway Plan.

Response to Public Comments

Height, Density and Massing – The proposed height of 21 storeys is consistent with the maximum height which can be considered under the Plan. The proposed building expresses as 20 storeys but is calculated as 21 storeys due to the mezzanine, needed to accommodate the slope on the site.

The proposed increase in density can be considered to assist with project viability for the provision of social housing units and accompanying uses. The proposal meets the built form expectations and intended urban design performance of the Plan, and does not negatively impact future tower development around the site.

Neighbourhood Character – Supporting social housing and below-market rental projects in Kitsilano will help maintain neighbourhood character and create a more diverse and thriving

community. From a built form perspective, the proposal includes retail spaces along Arbutus Street to foster neighbourhood sociability, as well as an improved public realm.

The existing three-storey social housing building on the site was built in 1964, is one of the oldest within the applicant's housing portfolio which has effectively reached the end of its operational life. The building does not have an elevator or other modern accessibility features that would benefit current and future residents. The Plan enables redevelopment options for aging rental buildings, with built form expectations to respond to existing neighbourhood contexts and enhanced tenant protections for eligible existing tenants.

Amenities and Infrastructure – The Plan includes a Public Benefits Strategy (PBS) that identifies key infrastructure and community amenities for the Plan area over 30 years. The subject site is located in a neighbourhood which has existing school capacity and situated close to several parks and greenways. Engineering staff have reviewed the application and determined there is existing sewer capacity for the development and no servicing upgrades are required.

Traffic and Parking – Residential parking as well as visitor, loading and accessible parking will be provided as required by the Parking By-law at the time of development permit. A Transportation Demand Management Plan will also be required at the time of development permit to maximize the utility of sustainable transportation options and reduce motor vehicle dependence.

The site is well-served with transportation options, and Staff expect to see an overall reduction in vehicle trips with the completion of the Broadway Subway.

Sunlight and Shadows – The solar access requirements of the Plan seek to limit new shadows on parks, public school yards, and village shopping streets/plazas from the spring to fall equinoxes between 10 AM and 4 PM. This application does result in partial shadowing of 4th Avenue during that time, however, the Plan provides exemptions to solar access policies for 100% social housing developments. The proposal does not contradict the solar access policies of the Plan.

The applicant has proposed appropriate on-site design to maximize sun exposure, including appropriate setbacks, and locating balconies on the south façade of the building.

8. Public Benefits

Community Amenity Contributions (CAC) – The *Community Amenity Contributions Policy for Rezonings* provides an exemption for social housing projects.

Development Cost Levies (DCLs) – This site is subject to both the City-wide DCL and Utilities DCL. DCLs are payable at building permit issuance based on the floor area proposed at the development permit stage.

Under the provisions of the Vancouver Charter and the City-wide DCL and City-wide Utilities DCL By-laws, social housing that meets the applicable definitions is exempt from DCLs. Based on by-laws and rates in effect as of September 30, 2024, if the maximum residential floor area of 12,107 sq. m (130,308 sq. ft.) is achieved, the project would qualify for an exemption valued at $5,006,244.

The proposed use for the non-profit office space is Social Services Centre as defined in the Zoning and Development By-law. The proposed 688 sq. m (7,415 sq. ft) social service centre is expected to be eligible for the DCL rate available for 'Social Services Centre', which is $10 per Building Permit for both the City-wide DCL and Utilities DCL, for a total of $20. If, at the development permit stage, it is determined that not all of the office space is used as a social service centre, the resulting floor area will be charged the commercial DCL rate.

The DCLs expected from the 195 sq. m (2,100 sq. ft) of commercial area is valued at $65,123.

DCL rates are subject to future adjustment by Council including annual inflationary adjustments. 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 – As the application proposes social housing, no public art contribution is applicable to the project.

Social Housing – The applicant has proposed that the 200 units be delivered and secured as social housing (21 replacement units and 179 additional units). The public benefit accruing from these units is their contribution to the City's social housing stock secured for the greater of 60 years or the life of the building.

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

Financial Implications

As noted in the Public Benefits section, this project is expected to provide social housing and DCLs. See Appendix F for additional details.

CONCLUSION

Staff conclude that the proposed land use, form of development, and public benefits are consistent with the intent of the *Broadway Plan*.

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.

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2079-2085 West 5th 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 (___).

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) Cultural and Recreational Uses;

   (b) Dwelling Uses, limited to Mixed-Use Residential Building;

   (c) Institutional Uses;

   (d) Office Uses;

   (e) Retail Uses;

   (f) Service Uses; and

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

Conditions of Use

4.1 All residential floor area must be used for social housing.

4.2 The design and layout of at least 30% of the dwelling units used for social housing must:

   (a) be suitable for family housing; and

(b) have 2 or more bedrooms.

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

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

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

(b) farmers' market;

(c) neighbourhood public house;

(d) public bike share; and

(e) restaurant,

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

Floor Area and Density

5.1 Computation of floor area must assume that the site area is 1,299.8 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 10.0.

5.3 The total floor area for social service centre use must be a minimum of 688 m^2**.**

5.4 The total floor area for commercial uses must be a minimum of 140 m^2.

5.5 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.

5.6 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.

5.7 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 68.5 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 common rooftop amenity space or mechanical appurtenances including elevator overrun and rooftop access structures, the height of the portions of the building with the permitted common rooftop amenity space or mechanical appurtenances must not exceed 74.5 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.

* * * * *

2079-2085 West 5th 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 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 prepared by Francl Architects Inc., received December 13, 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 for each development permit application:

Urban Design

1.1 Design development to improve livability of dwelling units.

Note to Applicant: Each habitable room must have at least one window on an exterior wall of a building. For the purpose of this condition, habitable room means any room except a bathroom or a kitchen.

1.2 Design development to explore options to increase the underground setbacks along West 5th Avenue.

Note to Applicant: Intent of this condition is to explore further on-site tree retention. See Landscape Condition 1.3.

Landscape

1.3 Design development to retain trees #3127 and #2521

Note to Applicant: This should not require a redesign to the building above grade. To enable retention of trees #3127 and #2521, an increase in the underground setback along West 5th Avenue is required and staff may consider a reduction to the underground setback along Arbutus Street. Coordinate with project arborist recommendations to safely retain trees City1 and City2. Refer to Urban Design condition 1.1.

1.4 Confirmation through notes and annotations on the site plan and landscape plan that the existing retaining wall within the tree protection zone of tree OS2 will remain in place.

Note to Applicant: The arborist recommends retaining this tree and that the existing retaining wall remain within the root zone of the tree. If retention of the retaining wall within the root zone is unfeasible, update the arborist report accordingly, and note that if the tree's removal is required, a signed Letter of Consent from the owner of 2065 West

5th Avenue is required for tree removal consideration. If a Letter of Consent cannot be obtained, retention of the tree is required.

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

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

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

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

1.7 Provision of confirmed trenching locations for utility connections, avoiding conflict with tree root zones and addition of the following note:

“Trenching for utility connections to be coordinated with Engineering Department to ensure safe root zones of retained trees. Tree protection for street trees to be provided as per Engineering/Park Board guidelines”.

Note to Applicant: Relocation of trenching locations is required if in conflict with tree protection.

1.8 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: New street trees to be shown and confirmed on the development permit plans. Constant Engineering at (604) 871-6131 to confirm tree planting locations and Park Board at pbdevelopment.trees@vancouver.ca for tree species selection and planting requirements. Provide a notion on the plan as follows, “*Final spacing, quantity and tree species to the satisfaction of the General Manager of Engineering Services. New trees must be of good standard, minimum 6 cm caliper, and installed with approved root barriers, tree guards and appropriate soil. Root barriers shall be 8 feet long and 18 inches deep. Planting depth of root ball must be below sidewalk grade. Call Park Board for inspection after tree planting completion*”.

Housing

1.9 The proposed unit mix, including 113 studio units (57.0%), 27 one-bedroom units (14.0 %), 51 two-bedroom units (25.5 %) and 9 three-bedroom units (4.5%) is to be included in the Development Permit drawings.

Note to Applicant: Any changes in the unit mix from the rezoning application may be varied under the discretion of the Director of Planning or Development Permit Board provided that it does not go lower than 30% of the dwelling units, designed to be suitable for families with children.

1.10 The development 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 by 2.7 m minimum dimensions (S. 4.3.2).

Sustainability

1.11 All new buildings in the development will meet the requirements of the Green Buildings Policy for Rezonings (amended November 17, 2024) located here https://guidelines.vancouver.ca/policy-green-buildings-for-rezonings.pdf

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

Engineering

1.12 Submission of letter prior to Development Permit Issuance confirming acknowledgement that this application falls within the area with potential impacts due to the Broadway Subway Project construction and that you have contacted the Rapid Transit Office for more detailed information.

Note to Applicant: Please contact the City of Vancouver Rapid Transit Office (RapidTransitOffice@vancouver.ca) for more information on impacts to access and street use for your project.

1.13 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

1.14 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

1.15 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.

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

1.17 Arrangements to the satisfaction of the General Manager of Engineering Services and the appropriate public utility companies for pole relocation if vehicle access to the site cannot be relocated.

Note to Applicant: Vehicle access to the site must be unobstructed. Pole relocation proposals must include submitted letters from the appropriate public utility companies confirming that relocation is possible.

1.18 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.

1.19 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".

(b) Existing locations of:

(i) Street furniture; and .

Note to Applicant: For drawings with existing street furniture displayed, a note must be added stating: “All removals, relocations, reinstallations and replacements of street furniture must be carried out by the City Street Furniture Contractor in coordination with the City Street Furniture Coordinator.”

(ii) Poles and guy wires.

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

(c) Deletion of:

(i) Proposed benches, stairs, planters and special surface treatments from within City property on both landscape and architectural site plans.

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

(ii) Existing retaining wall encroachment from the City boulevard along Arbutus Street;

(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 the 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.

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

Note to Applicant: Submit TDM Plan A at Development Permit stage.

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

(a) Minimum 3.4 m (11.2 ft.) width, 10.2 m (33.5 ft.) length for Class B spaces:

(b) Clear unloading area or raised rear dock, minimum 1.8 m (5.9 ft.) wide, with suitable access to facilitate goods loading/unloading.

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

1.22 Provision of vehicle spaces per Parking By-law Section 4 and the Design Supplement including:

(a) Provision of minimum one Van Accessible space as per Bylaw.

1.23 Provision of bicycle spaces, per Parking By-law Section 6, including stair free access route to bicycle spaces.

1.24 Update the architectural plans to provide:

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

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

(c) Section drawings showing elevations and minimum vertical clearances for parking levels, loading bays, ramps, and to the underside of raised security gates considering mechanical projections and built obstructions; and

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

1.25 Provision of a sewer abandonment plan that details the following:

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

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

1.26 Provision of a complete Hydrogeological Study, as required by the Zoning and Development By-law (Section 4.3.4), which addresses the requirements as 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: The Final Hydrogeological Study should include findings of the recommended future work, described in Section 7.1 of the Preliminary Hydrogeological Report (dated December 6, 2024).

Notify the City immediately of any changes that may be material to the City's review of the submitted final hydrogeological study (e.g. if the proposed excavation depth increases). Contact groundwater@vancouver.ca.

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

Note to Applicant: Every effort shall be made to prevent or limit the long-term discharge of groundwater to the sewer system. Construction-related discharge to the sewer must be measured and reported to the City. This monitoring must include daily average flow rates, and be submitted monthly to groundwater@vancouver.ca. A hold will be placed on the issuance of a Building Permit for shoring/excavation. To remove the hold, provide an anticipated start date for excavation, and the contact details for the professional services that have been retained to conduct this monitoring, to groundwater@vancouver.ca.

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

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

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

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

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

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

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

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

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

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

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

Building Grade design is in the preliminary state. Finalized building grades are required prior to Development Permit application.

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

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

PART 2: CONDITIONS OF BY-LAW ENACTMENT

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

Engineering

2.1 Make arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for consolidation of Lots 36 – 40, all of Block 245, District Lot 526, Plan 590 to create a single parcel and dedication of the north 2 feet for lane purposes.

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

2.2 Provision of a Services Agreement to detail the on-site and off-site works and services necessary or incidental to the servicing of the site (collectively called the "Services") such that they are designed, constructed, and installed at no cost to the City and all necessary street dedications and rights of way for the services are provided. No development permit for the site will be issued until the security for the services 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 Creus Engineering dated November 20, 2024, no water main upgrades are required to service the development.

The main servicing the proposed development is 300 mm. The maximum water service connection size is 300 mm.

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

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

Note to Applicant: Implementation of development(s) at 2079 West 5th Avenue does not require any sewer upgrades.

Development to be serviced to the existing 200 mm SAN and 250 mm STM sewers in the laneway north of West 5th Avenue.

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

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

(ii) Corner curb ramp;

(iii) Curb and gutter, including road reconstruction as required to accommodate the new curb and gutter;

Note to Applicant: Road reconstruction on Arbutus Street to meet City Higher-Zoned Street standards;

(iv) New catch basin on the south side of the lane crossing on Arbutus Street.

(d) Provision of street improvements with appropriate transitions, along West 5th Avenue adjacent to the site, including:

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

(ii) Corner curb ramp;

(iii) Curb bulge and road reconstruction as required to accommodate the curb bulge.

(e) Provision of street improvements with appropriate transitions, along the lane north of West 5th Avenue adjacent to the site, including:

(i) 50 mm mill and overlay asphalt full width of the lane along the site's frontage;

Note to Applicant: Lane reconstruction to meet City Higher-Zoned Street standards;

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

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 speed humps in the lane north of West 5th Avenue between Arbutus Street and Maple Street.

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

(h) Provision of Arbutus Street / West 5th Avenue enire intersection street lighting upgrade to current City standards and IESNA recommendations.

(i) Provision of new or replacement duct banks that meet current City standard.

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

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

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

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.

(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

2.3 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 as social housing for a term equal to the longer of 60 years and the life of the building, 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 a non-profit corporation, or by or on behalf of the City, the Province of British Columbia, or Canada as a single legal entity and used only to provide rental housing for terms of not less than 90 consecutive days 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) Requiring 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) On such other terms and conditions at the General Manager of Planning, Urban Design and Sustainability) or successor in function) and the Director of Legal Services may in their sole discretion require.

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

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

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

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

(c) Provide an Interim Tenant Relocation Report to the satisfaction of the General Manager of Planning, Urban Design and Sustainability prior to issuance of the Demolition Permit. The Report must include, but may not be limited to whether each tenant has indicated interest in the Right of First Refusal to return to the new building (if applicable); the names of any tenants who have ended their tenancy; the reason for its end (e.g. tenant decision or mutual agreement to end tenancy); the outcomes of their search for alternate accommodation (if assistance was requested by the tenant) and their total compensation amount(s); the names of tenants still remaining in the building; the status of the

applicant's search for relocation options (if assistance was requested by the tenant) and/or additional assistance rendered, as required through their Tenant Relocation Plan.

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

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

Environmental Contamination

2.5 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.

(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 areto be drawn, not only as personal covenants of the property owners, but also as registerable charges pursuant to the Land Title Act.

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

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

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2079-2085 West 5th Avenue
DRAFT CONSEQUENTIAL AMENDMENTS

DRAFT AMENDMENTS TO THE SIGN BY-LAW No. 11879

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

"2079-2085 West 5th Avenue [CD-1 #] [By-law #] C-2"

DRAFT AMENDMENTS TO THE NOISE CONTROL BY-LAW No. 6555

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

"[CD-1 #] [By-law #] 2079-2085 West 5th Avenue"

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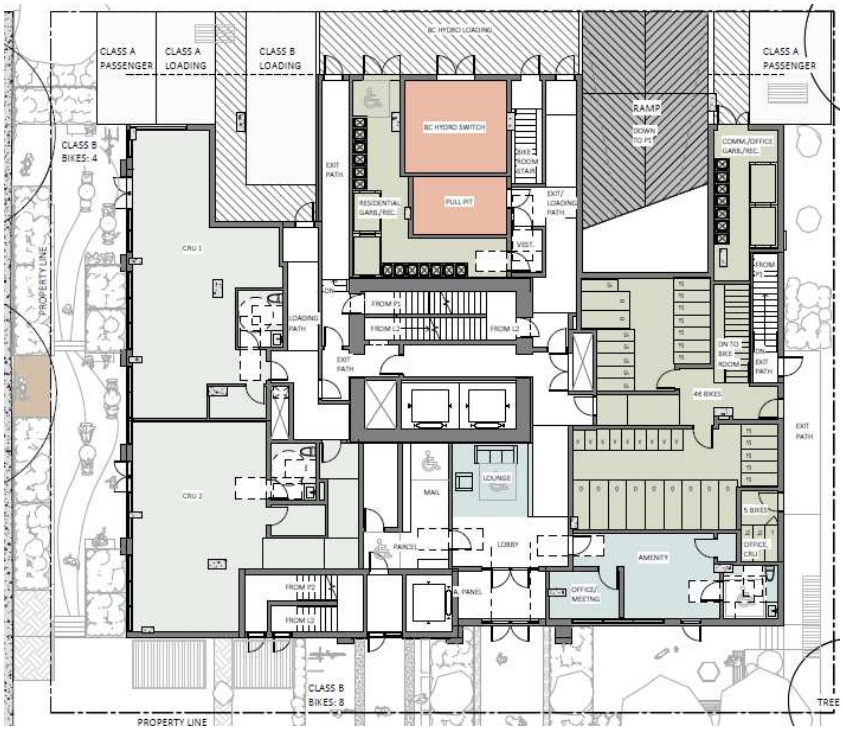
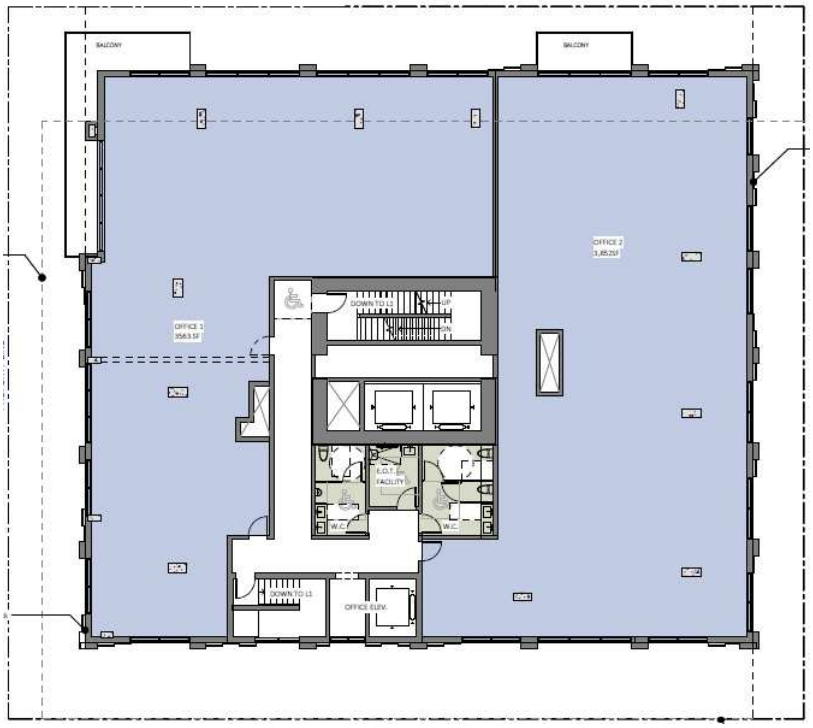
2079-2085 West 5th Avenue
FORM OF DEVELOPMENT DRAWINGS

Site Plan

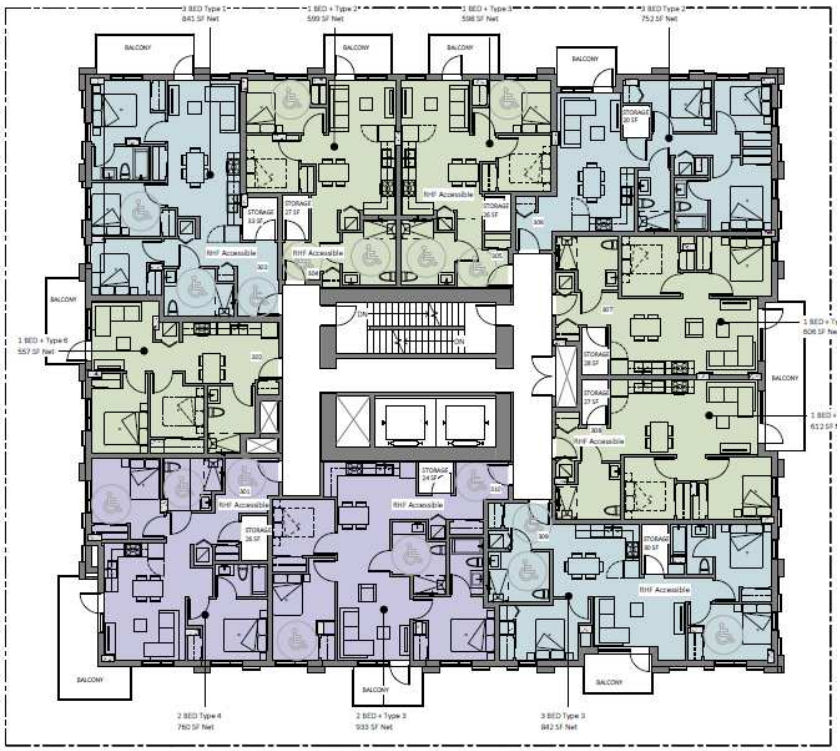


Mezzanine Floor Plan

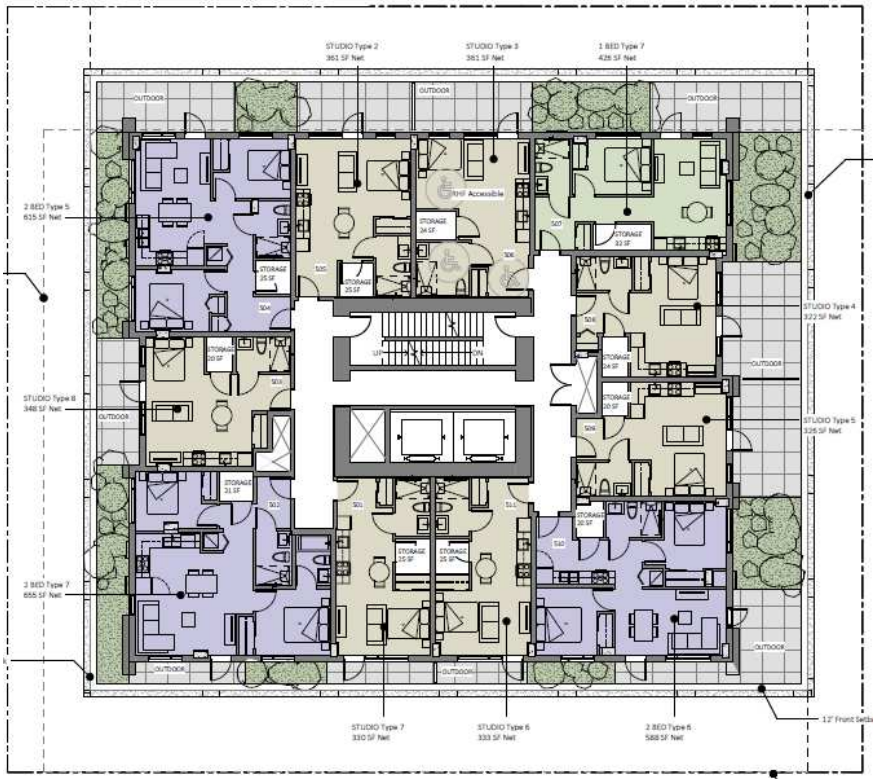
Level 2 (Social Service Centre) Floor Plan



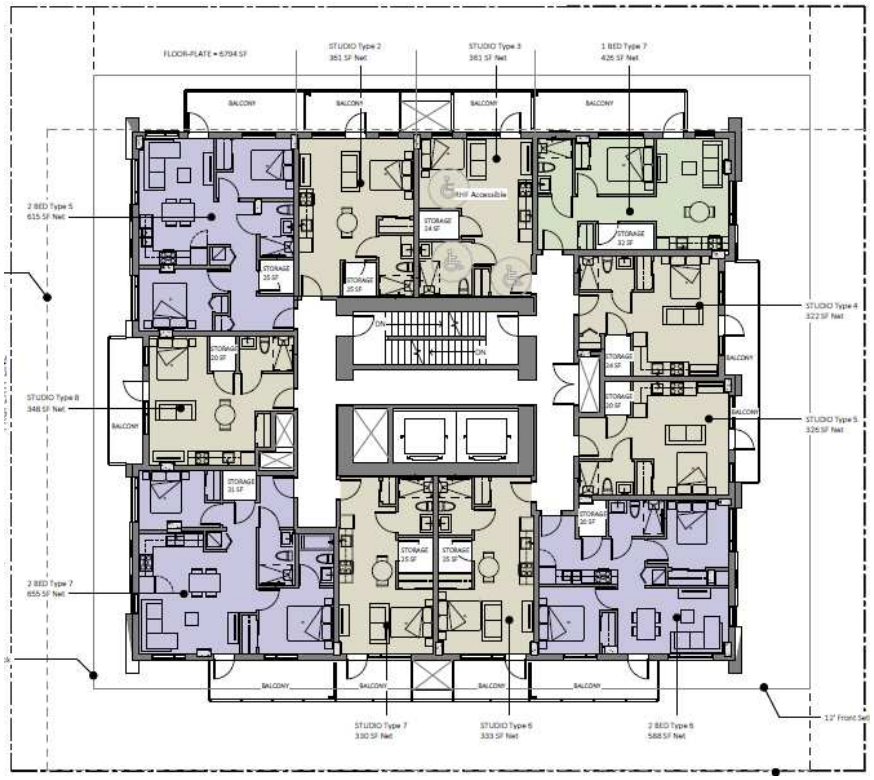
Levels 3 and 4 Floor Plan



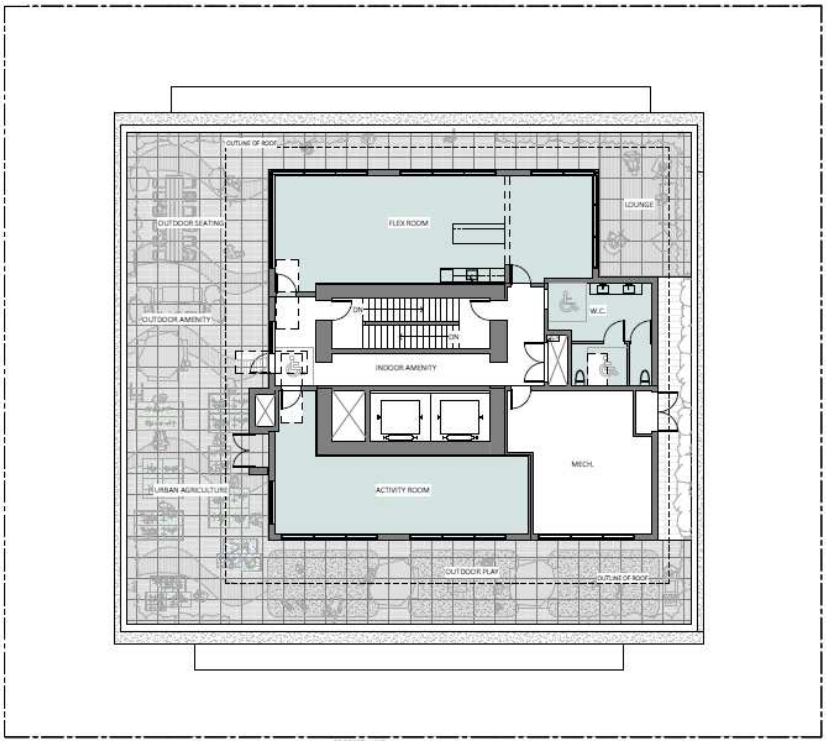
Level 5 Floor Plan



Level 6-20 Floor Plan



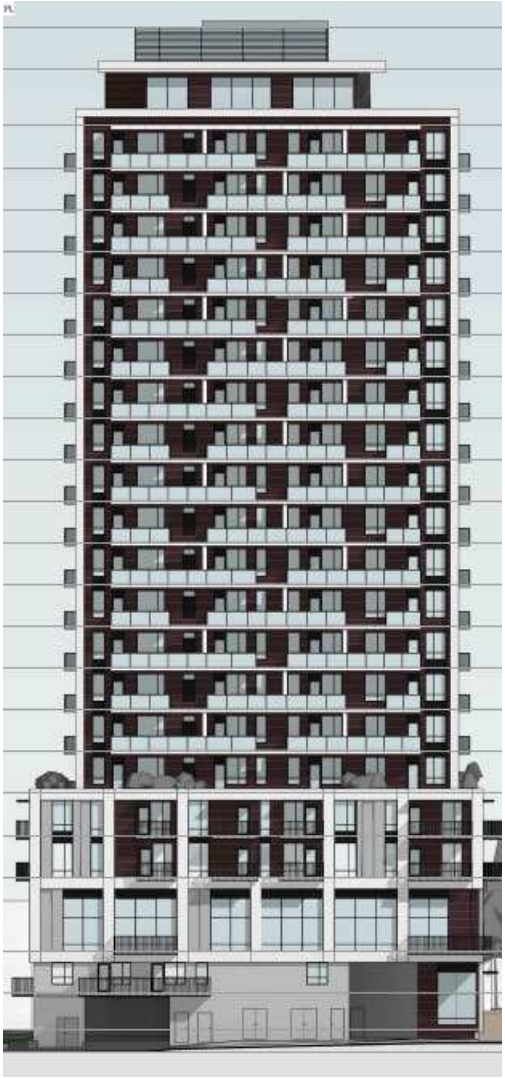
Level 21 Roof Plan



Arterial View Looking Northeast

South Elevation

North Elevation



East Elevation

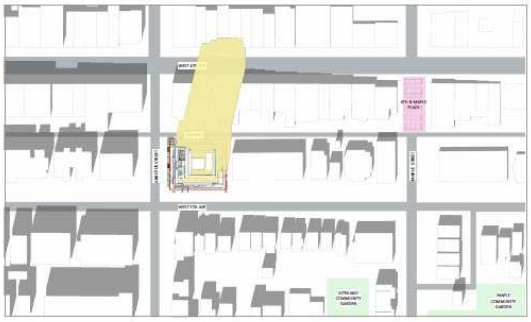
West Elevation

Shadow Studies

Spring Equinox

1 SD - SHADOW STUDIES - MARCH 10AM
1 : 1000

2 SD - SHADOW STUDIES - MARCH 12PM
1 : 1000



3 SD - SHADOW STUDIES - MARCH 2PM
1 : 1000

4 SD - SHADOW STUDIES - MARCH 4PM
1 : 1000

Summer Solstice

1 SD - SHADOW STUDIES - JUNE 10AM
1 : 1000

2 SD - SHADOW STUDIES - JUNE 12PM
1 : 1000

3 SD - SHADOW STUDIES - JUNE 2PM
1 : 1000

4 SD - SHADOW STUDIES - JUNE 4PM
1 : 1000

Autumnal Equinox

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2079-2085 W 5th Ave
DRAFT SUMMARY OF TENANT RELOCATION PLAN TERMS

Tenant Relocation and Protection Requirements	Tenant Relocation Plan Offer
Financial Compensation	The equivalent of one month free rent compensation is required in line with the Residential Tenancy Act if tenancies are being ended in accordance with S.49.6 of the RTA. Compensation may take the form of free rent, a lump sum payment, or a combination of both.
Notice to End Tenancies	Applicant to provide regular project updates to tenants throughout the development approvals process. Applicant is required to provide a minimum of four months' notice to end tenancy after all permits are issued (e.g. all development, building, and demolition permits in place).
Moving Expenses	Moving expenses must be provided for relocation to permanent housing as well as relocation to and from any temporary accommodations. • An insured moving company may be hired by the applicant, with all arrangements and costs covered; or • A flat rate of $750 for bachelor and 1-bed; and$1,000 for 2 or more bed units.
Ensure permanent rehousing options	Applicant is required to provide and assist in securing a relocation option of a unit type in accordance with CMHC National Occupancy Standards that best meets the tenant's identified priorities and needs as detailed in one-on-one conversations with the tenant. Relocation should minimize disruption for existing residents by providing an alternative accommodation option that involves minimal moves, prioritizes options in the current neighbourhood, and takes into account additional resident considerations (e.g. access to schools, transit, pet friendly, smoke-free, etc.). A relocation specialist may also be required to assist with identifying housing preferences and suitable relocation options.
Maintain affordability	Applicant to relocate tenants into permanent housing that is priced at rents that are no higher than what they are eligible for based on existing subsidy requirements or 30% of gross household income, or the current rent, whichever is higher.
Additional Support for Low Income Tenants or Tenants Facing Other Barriers to Appropriate Housing	Applicant to hold meetings with each individual resident, along with family and support workers where needed, to set up a roadmap for assistance to secure alternative accommodation.

First Right of Refusal	All reasonable efforts must be taken to provide all residents with the Right of First Refusal to return to the new development at rents that are no higher than what they are eligible for based on existing subsidy requirements or 30% of gross household income, or the current rent, whichever is higher.

* * * * *

2079-2085 W 5TH AVENUE
PUBLIC CONSULTATION SUMMARY

1. List of Engagement Events, Notification, and Responses

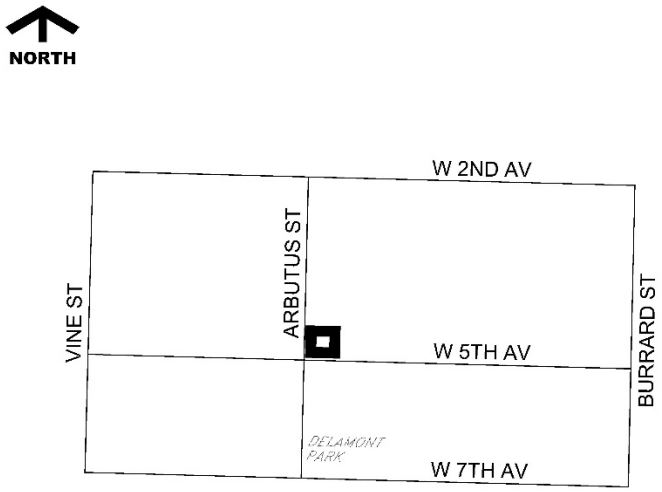
	Date	Results
Event		
Question and Answer Period (City-led)	February 18, 2025 – March 3, 2025	369 participants (aware)* • 157 informed • 56 engaged
Public Notification		
Postcard distribution – Notice of rezoning application and Question and Answer Period	February 14, 2025	3,902 notices mailed
Public Responses		
Online questions	February 18, 2025 – March 3, 2025	10 submittals
Online comment forms • Shape Your City platform	January 2025 – March 2025	64 submittals
Overall position • support • opposed • mixed	January 2025 – March 2025	64 submittals • 12 responses • 48 responses • 3 responses
Other input	January 2025 – March 2025	6 submittals
Online Engagement – Shape Your City Vancouver		
Total participants during online engagement period	January 2025 – March 2025	818 participants (aware)* • 364 informed • 69 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:

- **Social Housing:** The proposal provides essential housing options, prioritizes the development of much-needed social housing units, and ensures support for housing initiatives. The proposal provides housing options for singles, seniors and families and will help to strengthen diversity and inclusion in Kitsilano.
- **Development:** The proposal encourages growth and revitalization, replaces outdated buildings, and introduces mixed-use development to enhance the community.
- **Height, Density and Massing:** The proposed height and density is appropriate for the area, given the proximity of the development to transit routes, bikeways, schools, services and public amenities. The proposed height and density aligns with the policy direction and expectations of the Plan.

Generally, comments of concern fell within the following areas:

- **Height, density, and massing:** The proposal is incongruous with the low and mid-rise scale of the neighbourhood.
- **Neighbourhood character:** Concern that a tower will not maintain neighbourhood character and history, and not provide value to the community. Concern that the number of tower proposals in the neighbourhood will negatively effect Kitsilano and reduce livability.
- **Amenities and infrastructure:** There are insufficient neighbourhood amenities and infrastructure to support additional density. There is a need for additional facilities, including schools and community centres to meet community demands.

- **Traffic and Parking:** The area has a shortage of vehicle parking, and increased density will worsen an already-challenging parking situation. Concern that traffic conditions will worsen through approval of this proposal.
- **Sunlight, views and shadows:** Concern that the proposed development will shadow 4th Avenue, classified a High Street per the Broadway Plan, between 10 AM and 4 PM during the equinoxes. Concern that the application does not align with the 'Solar Access' section and policies of the Broadway Plan.

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:

- Development projects align with established policies.
- Supports the inclusion and development of commercial and retail spaces.

General comments of concern:

- Impact on existing tenants and tenants who are not covered by the Tenant Relocation and Protection Policy (TRPP).
- There would be increased congestion and potential safety risks.
- The units are too small.
- Development raises concerns about the implementation of the Broadway Plan in relation to this rezoning, highlighting issues of non-compliance and potential misrepresentation of policy guidelines.

Neutral comments/suggestions/recommendations:

- A lower or mid-rise building would be preferred to what has been proposed.
- Developers should focus on maintaining buildings and redevelop the older buildings first.
- City should help notify public of lane closures and restrictions during construction.

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2079-2085 West 5th Avenue
PUBLIC BENEFITS SUMMARY

Project Summary:

A 21-storey mixed-use building containing 200 social housing units (21 replacement units and 179 additional units), commercial uses on the ground floor, and a social service centre.

Public Benefit Summary:

The proposal would provide 200 social housing units (21 replacement units and 179 additional units) secured through a Housing Agreement for the greater of 60 years and the life of the building, as well as DCLs for the non-residential portions of the building.

	Current Zoning	Proposed Zoning
Zoning District	RM-4	CD-1
FSR (site area = 1,299 sq. m [13,991 sq. ft.])	0.75	10.0
Buildable Floor Area	974 sq. m (10,484 sq. ft.)	12,990 sq. m (139,823 sq. ft.)
Land Use	Residential	Mixed Use

Summary of expected development contributions

City-wide DCL[1,2]	$49,581
Utilities DCL[1,2]	$15,542
TOTAL	**$65,123**

Other benefits (not quantified): 200 social housing units (21 replacement units and 179 additional units) secured for the greater of 60 years and the life of the building.

[1] Based on the overall residential and non-residential floor area and the rates in effect as of September 30, 2024. DCLs are payable at building permit issuance based on the floor area proposed at the development permit stage. Portions of the project may qualify for nominal DCL charges; floor area eligible for the reduced rate will be confirmed prior to payment. DCL by-laws are subject to future adjustment by Council including annual inflationary adjustments. DCLs are payable at building permit issuance based on rates in effect at that time. A development may qualify for 12 months of in-stream rate protection, see the City's DCL Bulletin for more details.

[2] In accordance with the Vancouver Charter and DCL By-laws, social housing is exempt from DCLs. Based on the proposed residential floor area of 12,107 sq. m (130,308 sq. ft.), the value of the expected exemption is estimated at $5,006,244.

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2079-2085 West 5th Avenue
APPLICANT, PROPERTY, AND DEVELOPMENT PROPOSAL INFORMATION

Property Information

Address	Property Identifier (PID)	Legal Description
2085 West 7th Avenue	011-780-894 011-780-908 011-780-924 011-780-941	LOTS 37-40, BLOCK 245 DISTRICT LOT 526 PLAN 590
2079 West 5th Avenue	015-247-066	LOT 36 BLOCK 245 DISTRICT LOT 526 PLAN 590

Applicant Information

Architect	Francl Architecture
Applicant	Colliers
Registered Owners	Brightside Community Homes Foundation (Lots 37-40), Glynna Pybus (Lot 36)

Development Statistics

	Permitted Under Existing Zoning	Proposed
Zoning	RM-4	CD-1
Site Area	1,299 sq. m (13,991 sq. ft)	
Land Use	Residential	Mixed Use
Maximum FSR	0.75	10.0
Maximum Height	10.7 m (35 ft.)	68.5 m (224 ft.) to top of parapet 74.5 m (244 ft.) to top of mechanical
Floor Area	975 sq. m (10,494 sq. ft.)	12,990 sq. m (139,823 sq. ft.)
Unit Mix	n/a	**Total: 200 units** 113 studio units (57%) 27 one-bedroom units (14%) 51 two-bedroom units (25.5%) 9 three-bedroom units (4.5%)
Parking and Bicycle Spaces	As per Parking By-law	11 vehicle spaces 304 bicycle spaces 4 loading spaces To be confirmed at development permit stage
Natural Assets	9 on-site by-law trees; 6 City trees	6 City trees to be retained 2 on-site trees potentially retained To be confirmed at development permit stage

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