

File No.: 04-1000-20-2023-682

October 28, 2024

s.22(1)

Dear s.22(1)

Re: **Request for Access to Records under the Freedom of Information and Protection of Privacy Act (the "Act")**

I am responding to your request of October 31, 2023 under the *Freedom of Information and Protection of Privacy Act* for:

Record of Rezoning Enquiry/Development Pre-Application regarding 95 E 14th Avenue. Date range: January 1, 2023 to October 30, 2023.

All responsive records are attached.

Please note that issued permits or other permit-related documents are routinely available on a fee for service basis from the Property Research section of the Development, Building & Licensing Department. To access these records please contact Property Research at property.research@vancouver.ca. Permits can also be searched online at the following link: www.vancouver.ca/permit-search.

Please see the following link which also provides more information on obtaining property records:
<https://vancouver.ca/home-property-development/request-property-research-and-copies-of-permits.aspx>.

Under section 52 of the Act, and within 30 business days of receipt of this letter, you may ask the Information & Privacy Commissioner to review any matter related to the City's response to your FOI request by writing to: Office of the Information & Privacy Commissioner, info@oipc.bc.ca or by phoning 250-387-5629.

If you request a review, please provide the Commissioner's office with: 1) the request number (2023-682); 2) a copy of this letter; 3) a copy of your original request; and 4) detailed reasons why you are seeking the review.

Yours truly,

Kevin Tuerlings, FOI Case Manager for

[Signed by Kevin Tuerlings]

**Cobi Falconer, MAS, MLIS, CIPP/C
Director, Access to Information & Privacy**

If you have any questions, please email us at foi@vancouver.ca and we will respond to you as soon as possible. You may also contact 3-1-1 (604-873-7000) if you require accommodation or do not have access to email.

Encl. (Response package)

:kt

**Tree Evaluation Report for:
95 East 14 Avenue
Vancouver, BC**

Prepared by:

**Mike Fadum and Associates Ltd.
#105, 8277-129 Street
Surrey, BC
Phone 778-593-0300**

Date: August 1, 2023

1.0 INTRODUCTION

We visited the site on June 27, 2023 for the purpose of evaluating the tree population and to make recommendations for removal and preservation for the development application proposed for 95 East 14th Avenue Vancouver, BC. The development site includes 1 lot with a total area of approximately 1,443.3 Sq Meters (15,535 Sq Feet) and is located north of East 16th Avenue and west of Main Street. The application proposes the construction of a three-story apartment building with underground parking. A plan showing the proposed building footprint, topographical survey and underground parking extents was provided for our use and used as a resource for making recommendations pertaining to tree removal and retention.



Figure 1. Aerial photograph of subject property (Pictometry Canada –2022).

2.0 FINDINGS

The subject property houses an existing three-story apartment building with a well-maintained landscape. The density of trees is heaviest along the north and southeast property lines. Most of the trees can be found along the city boulevard. There is a significant presence of Sycamore Maple (*Acer*

pseudoplatanus) amid a range of less numerous and solitary stem species such as Sweetgum (*Liquidambar styraciflua*), Bigleaf Maple (*Acer macrophyllum*), Fraser Photinia (*Photinia × fraseri*), Deodar Cedar (*Cedrus deodara*) and other species. The trees typically exhibit asymmetrical canopies due to their locations. The overall structure and health of the trees are moderately good. Photographs are provided in Appendix A.

Table 1 provides individual tree data. Specific information includes tree type, diameter at breast height (DBH), structure and health rating (poor (P), moderate (M), good (G) or a combination of two), live crown ratio (LCR) and structural observations. Health refers to the tree's overall health and vigor, while structure is a qualitative rating of a tree's shape and structure when compared to ideal trees of the same species and age class. Trees were evaluated for their preservation potential based on health, structure, location and species factors. Trees expected to be unsafe, conflicting with the proposed building plans, of poor health or of little long-term retentive value are recommended for removal and are shown on the attached Tree Preservation and Removal Plan.

3.0 TREE PROTECTION

Tree protection fencing is to be installed as per municipal standards prior to construction with no excavation, grade alterations or materials storage within the tree protection zone. The consulting Arborist should be contacted prior to and be onsite for any construction within the recommended no disturbance zone which is approximately 6x the tree diameter. Grade alterations and other construction works required to provide drainage are not to occur within the tree protection zone.

4.0 TREE PRESERVATION SUMMARY

Our plans have been provided to the design team and it is expected that all consultants and contractors adhere to the recommendations in this report and ensure there is no conflict with Tree Protection Zones. No ground disturbance or grade alterations are permitted within the Tree Protection Zones unless preapproved by the project arborist. Mechanical injuries caused to trees below or above ground cannot be repaired. All parties must be aware that long-term success in tree preservation efforts depends greatly on minimizing the impact caused during and post construction. Best efforts must be made to ensure that soils remain undisturbed within the tree protection zones. Ongoing monitoring and implementation of mitigating works, such as watering, mulching, etc., is essential for success.

5.0 LIMITATIONS

This Arboricultural field review report is based on site observations on the dates noted. Effort has been made to ensure that the opinions expressed are a

reasonable and accurate representation of the condition of the trees reviewed. All trees or groups of trees have the potential to fail. No guarantees are offered or implied by Mike Fadum and Associates Ltd. or its employees that the trees are safe given all conditions. The inspection is limited to visual examination of accessible items without dissection, excavation, probing, coring or climbing. Trees can be managed, but they cannot be controlled. To live, work or play near trees is to accept some degree of risk. The only way to eliminate all risk associated with trees is to eliminate all trees.

The findings and opinions expressed in this report are representative of the conditions found on the day of the review only. Any trees retained should be reviewed on a regular basis. The root crowns, and overall structure, of all of the trees to be retained must be reviewed immediately following land clearing, grade disturbance, significant weather events and prior to site usage changes.

Please contact the undersigned if you have any questions or concerns regarding this report.

On Behalf of Mike Fadum and Associates Ltd.

Corey Plester, RFT
Wildlife Dangerous Tree Assessor #P2845
ISA Certified Arborist PN# 8523A
ISA Tree Risk Assessment Qualified
Diploma, Forestry



Attachment(s):

- 1) Table 1 – Inventory
- 2) Appendix A – Photos
- 3) Tree Management Plans

Tree #	Type	DBH (cm)	Dripline (m)	Structure	Health	LCR (%)	Observations	TPZ (m)	Recommendation
0365	Fraser Photinia (<i>Photinia × fraseri</i>)	23,15	5.5	MG	MG	N/A	Near existing building. Asymmetrical canopy. <i>Tree conflicts with development construction.</i>	2.5	Remove
0367	Deodar cedar (<i>Cedrus deodara</i>)	78	5.0	MG	MG	70	Open grown. Historically topped resulting in mature sound attachments. <i>Tree conflicts with development construction.</i>	5.5	Remove
0369	Sycamore Maple (<i>Acer pseudoplatanus</i>)	37,34,50	7.0	G	G	N/A	Within row. Open grown. Typical form. Dominant crown. <i>Tree conflict s with development and entrance way construction.</i>	6.0	Remove
0370	Fraser Photinia (<i>Photinia × fraseri</i>)	13,12,10	4.0	M	MG	N/A	Near existing building. Asymmetrical canopy. <i>Tree conflicts with development construction.</i>	2.0	Remove
C1	Sycamore Maple (<i>Acer pseudoplatanus</i>)	30	5.0	MG	MG	N/A	Along boulevard. Mostly symmetrical canopy.	2.5	Retain Tree Barriers In Boulevard Can't Be Constructed The Required 0.6m (2') From Edge Of Curb Due To Limited Space. 0.2m (0.66') Are Shown On Plans As Suggested Construction.

Tree #	Type	DBH (cm)	Dripline (m)	Structure	Health	LCR (%)	Observations	TPZ (m)	Recommendation
C2	Sycamore Maple (<i>Acer pseudoplatanus</i>)	37	4.5	MG	MG	N/A	Along boulevard Asymmetrical canopy	3.0	Retain Tree Barriers In Boulevard Can't Be Constructed The Required 0.6m (2') From Edge Of Curb Due To Limited Space. 0.2m (0.66') Are Shown On Plans As Suggested Construction.
C3	Sycamore Maple (<i>Acer pseudoplatanus</i>)	33	2.0	M	M	N/A	Along boulevard. Asymmetrical canopy	2.5	Retain Tree Barriers In Boulevard Can't Be Constructed The Required 0.6m (2') From Edge Of Curb Due To Limited Space. 0.2m (0.66') Are Shown On Plans As Suggested Construction.
C4	Bigleaf Maple (<i>Acer macrophyllum</i>)	81	4.0	MG	MG	N/A	Along existing building. Asymmetrical canopy. <i>Tree conflicts with underground parking ramp.</i>	5.5	Remove
C5	Sweetgum (<i>Liquidambar styraciflua</i>)	26	3.5	G	G	N/A	Along existing building. Symmetrical canopy.	2.5	Retain Tree Barriers In Boulevard Can't Be Constructed The Required 0.6m (2') From Edge Of Curb Due To Limited Space. 0.3m (1') Are Shown On Plans As Suggested Construction

Tree #	Type	DBH (cm)	Dripline (m)	Structure	Health	LCR (%)	Observations	TPZ (m)	Recommendation
C6	Sweetgum (<i>Liquidambar styraciflua</i>)	26	4.0	G	G	N/A	Along existing building. Symmetrical canopy.	2.5	Retain Tree Barriers In Boulevard Can't Be Constructed The Required 0.6m (2') From Edge Of Curb Due To Limited Space. 0.3m (1') Are Shown On Plans As Suggested Construction
OS1	English Yew (<i>Taxus baccata</i>)	~10	3.0	M	M	65	Within dense row. Suppressed.	1.5	Retain Project arborist to monitor asphalt removal if required.
OS2	Western Redcedar (<i>Thuja plicata</i>)	~25	3.5	G	MG	95	Within dense row. Typical form.	2.0	Retain Project arborist to monitor asphalt removal if required.
OS3	Sycamore Maple (<i>Acer pseudoplatanus</i>)	12,10,09	4.0	MG	MG	N/A	Narrow asymmetrical canopy.	2.0	Retain Project arborist to monitor asphalt removal if required.
OS4	Staghorn Sumac (<i>Rhus typhina</i>)	~20,15,15	5.5	MG	M	N/A	Multi stems are spread out (wide canopy). English ivy infestation.	3.0	Retain Clearance Prune Using Sound Arboriculture Practices To Accommodate Construction. Project arborist to monitor asphalt removal if required.
OSH1	English Laurel (<i>Prunus laurocerasus</i>)	~3-5cm/Stem	4.0	MG	MG	N/A	~8m height Tree conflicts with underground parking ramp/entrance way.	4.0 (DL)	Remove

Tree #	Type	DBH (cm)	Dripline (m)	Structure	Health	LCR (%)	Observations	TPZ (m)	Recommendation
ADDITIONAL RECOMMENDATIONS									
<ul style="list-style-type: none"> • In order to prevent root damage, which may adversely affect the health and or stability of the retained trees, any ground disturbance or grade alteration within the recommended Tree Protection Zone provided in the table above shall be under the direction of the project arborist. • Permission from the registered owner(s)/city is required prior to the removal of all city, offsite, and shared trees regardless of their size. • Reassess all trees with final services and roadworks plans. 									

Note: Location is approximate for all non-surveyed trees. 'OS' refers to Offsite trees and due to restricted access their diameters are approximate. An assessment of offsite trees does not imply they are safe as the restricted access prevented a thorough review. Shared trees/hedges have been assessed as onsite trees in the summary. 'C' refers to trees on City property.



Figure 1. (left to right) Tree # C1, 0370, C2, C3, 0367



Figure 2. (left to right) Tree # C4, 0365, C5, C6

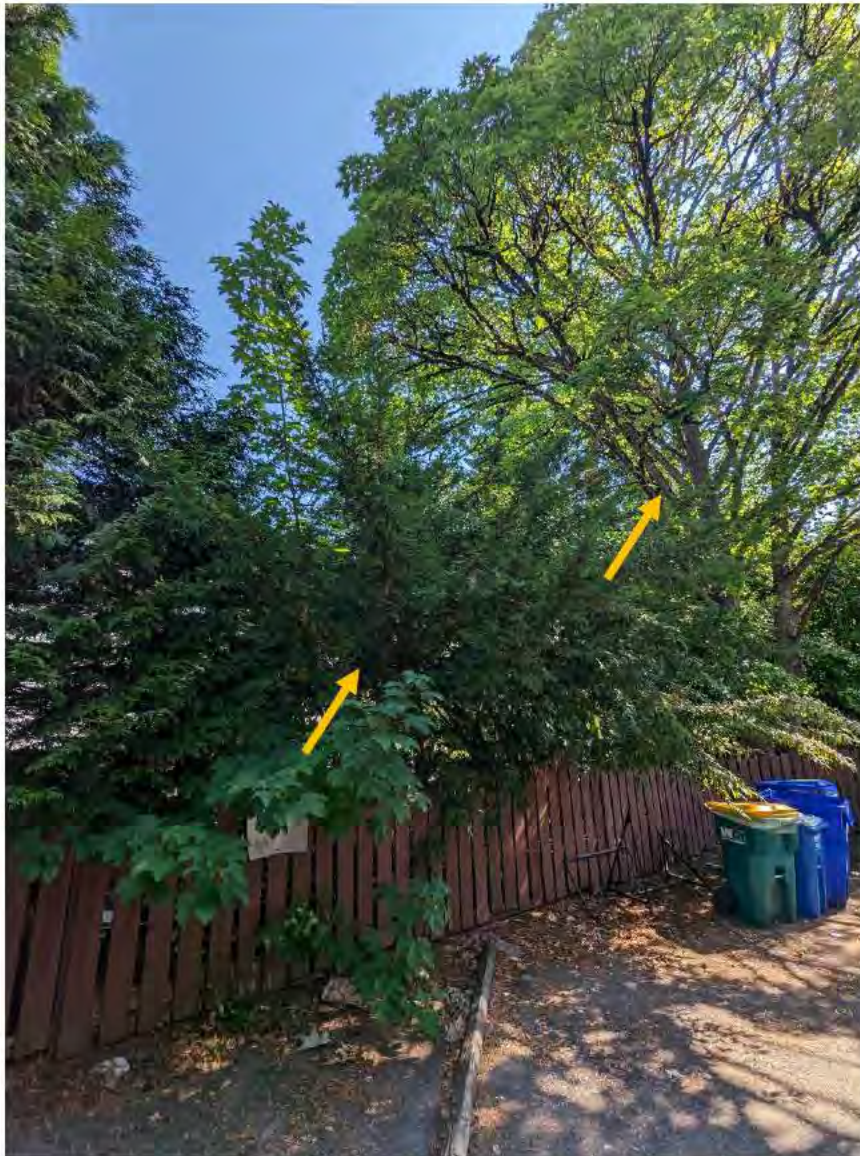


Figure 3. (left to right) Tree # Tree OS1, 0369



Figure 4. (left to right) Tree # Tree OS1, 0369, OSH1



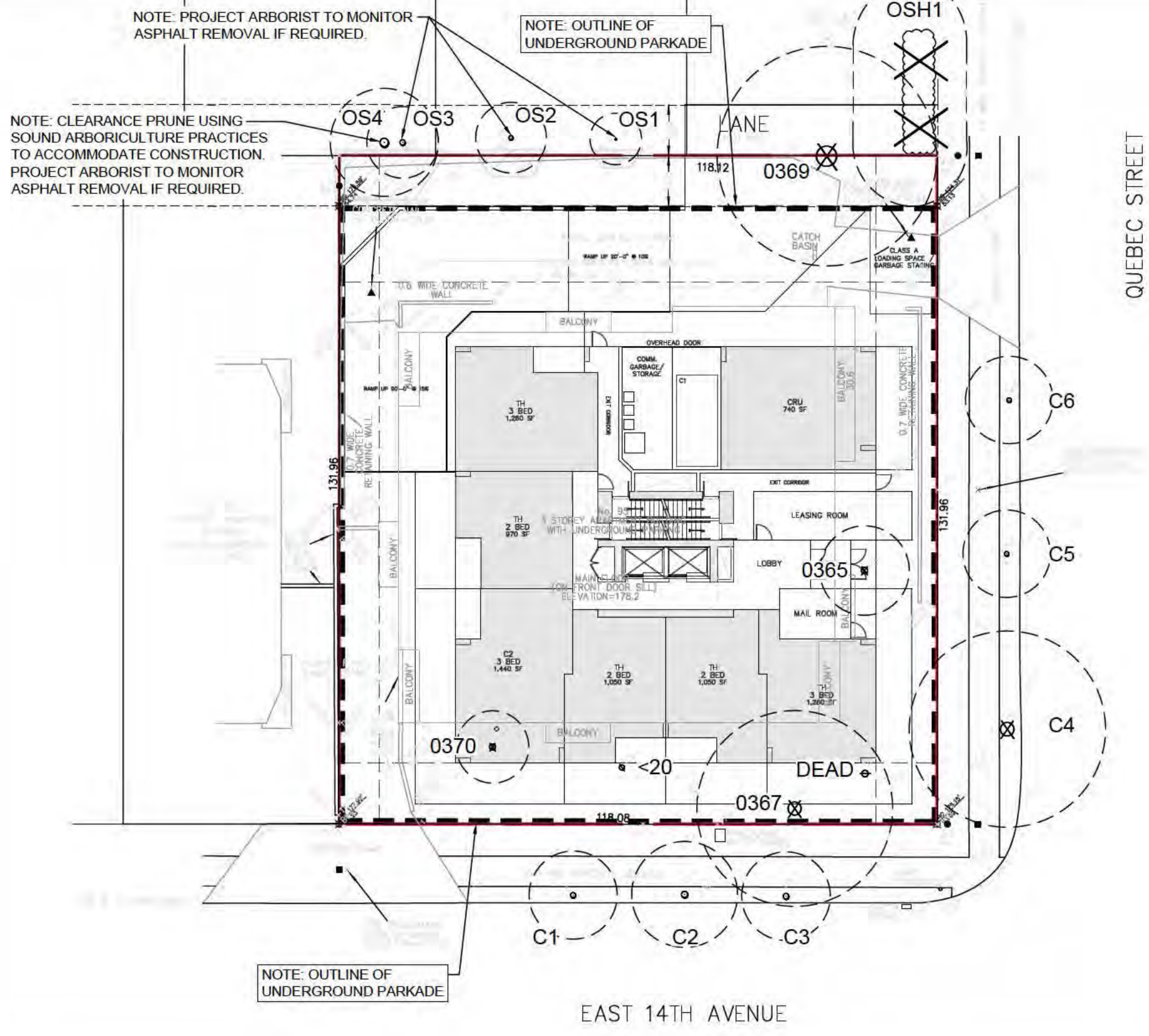
Figure 5. Tree # OS2



Figure 6. Tree # OS3



Figure 7. Tree # OS4



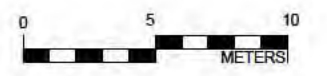
NOTE: PROJECT ARBORIST TO MONITOR ASPHALT REMOVAL IF REQUIRED.

NOTE: OUTLINE OF UNDERGROUND PARKADE

NOTE: CLEARANCE PRUNE USING SOUND ARBORICULTURE PRACTICES TO ACCOMMODATE CONSTRUCTION. PROJECT ARBORIST TO MONITOR ASPHALT REMOVAL IF REQUIRED.

GENERAL NOTES:

- CITY OF VANCOUVER STAFF TO DIRECT SERVICE INSTALLATION ON CITY PROPERTY TO REDUCE IMPACTS TO TREES.
- REASSESS ALL TREES WITH FINAL SERVICES AND ROADWORKS PLANS.



LEGEND

	TREE TO BE RETAINED		MINIMUM NO DISTURBANCE ZONE
	TREE TO BE REMOVED		NON BY-LAW TREE
	DEAD TREE		

STAMP	NO.	DATE	BY	REVISION

MIKE FADUM AND ASSOCIATES LTD.
VEGETATION CONSULTANTS

#105, 8277 129 St.
 Surrey, British Columbia
 V3W 0A6
 Ph: (778) 593-0300
 Fax: (778) 593-0302
 Email: mfadum@fadum.ca

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PROJECT TITLE
95 EAST 14th AVENUE
 VANCOUVER, B.C.

SHEET TITLE
T1 - TREE REMOVAL AND PRESERVATION PLAN
 CLIENT

DRAWN MK
 SCALE AS SHOWN
 DATE JUNE 19, 2023

T-1
 SHEET 1 OF 2

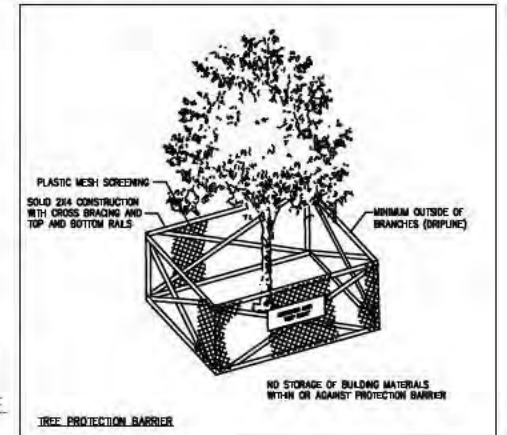


NOTE: PROJECT ARBORIST TO MONITOR ASPHALT REMOVAL IF REQUIRED.

NOTE: OUTLINE OF UNDERGROUND PARKADE

NOTE: CLEARANCE PRUNE USING SOUND ARBORICULTURE PRACTICES TO ACCOMMODATE CONSTRUCTION. PROJECT ARBORIST TO MONITOR ASPHALT REMOVAL IF REQUIRED.

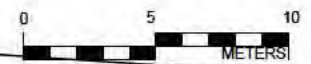
- GENERAL NOTES:
- CITY OF VANCOUVER STAFF TO DIRECT SERVICE INSTALLATION ON CITY PROPERTY TO REDUCE IMPACTS TO TREES.
 - REASSESS ALL TREES WITH FINAL SERVICES AND ROADWORKS PLANS.
 - NON BY-LAW TREES HAVE BEEN REMOVED FROM THE PLANS.
 - TREE PROTECTION FENCING SHALL BE CONSTRUCTED TO MUNICIPAL STANDARDS. TREE BARRIERS IN BOULEVARD TO BE SET BACK 1' FROM SIDEWALK AND 2' FROM EDGE OF CURB. TREE BARRIERS TO EXTEND TO OPPOSITE SIDE OF SIDEWALK IF NECESSARY.
 - REASSESS TREES WITH LOT GRADING PLANS.
 - REPLACEMENT TREES SHALL CONFORM TO BCSLA/BCLNA LANDSCAPE STANDARDS. SPECIES AND LOCATIONS TO BE DETERMINED AT LANDSCAPE STAGE.



NOTE: TREE BARRIERS IN BOULEVARD CAN'T BE CONSTRUCTED THE REQUIRED 0.6m (2') FROM EDGE OF CURB DUE TO LIMITED SPACE. 0.3m (1') ARE SHOWN ON PLANS AS SUGGESTED CONSTRUCTION.

LEGEND

- TREE TO BE RETAINED
- MINIMUM NO DISTURBANCE ZONE
- TREE PROTECTION FENCING



EAST 14TH AVENUE

NOTE: OUTLINE OF UNDERGROUND PARKADE

NOTE: TREE BARRIERS IN BOULEVARD CAN'T BE CONSTRUCTED THE REQUIRED 0.6m (2') FROM EDGE OF CURB DUE TO LIMITED SPACE. 0.2m (0.66') ARE SHOWN ON PLANS AS SUGGESTED CONSTRUCTION.

STAMP	NO.	DATE	BY	REVISION

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PROJECT TITLE
95 EAST 14th AVENUE
VANCOUVER, B.C.

SHEET TITLE
T2 - TREE REPLACEMENT AND PROTECTION PLAN

CLIENT

DRAWN **MK**

SCALE **AS SHOWN**

DATE **JUNE 19, 2023**

T-2
 SHEET 2 OF 2

APPLICATION FOR REZONING ADVICE

Known as a “rezoning enquiry”, this application is for preliminary advice for development projects proposing to rezone a site, prior to submission of a formal rezoning application.

- Due to the high volume of projects within the Rezoning Centre, a Rezoning Planner will provide you with an estimated Letter of Response timeline when an enquiry is submitted.
- Send your application package through a digital download link to rezoningapplications@vancouver.ca.

1. PROPOSAL INFORMATION

Project Name (if applicable)	Q14 (working name)
Property Address(es)	95 East 14th Avenue, Vancouver, BC, V5T 2M4
Legal Description(s) and PID(s)	010-748-857, 010-748-873
Existing Zone(s)	RM-4
Applicable Rezoning Policy	Broadway Plan - MSAB
Summary of Proposal (include height, FSR, use(s), etc.)	<p>The proposal is for a 18-storey mixed-use residential building consisting of 156 secured rental units, with 20% of the residential floor area secured at below-market rents. A floor space ratio of 6.77 is proposed with a ground floor neighbourhood CRU unit and a net floor area of 105,530 SF.</p> <p>The project will be applying for a DCL Waiver for 20% Below-Market Rental.</p>

Existing Site
<p>Briefly describe the existing site. For example, number and type of existing buildings, year(s) constructed, heritage status, any plans to relocate or retain existing residential or commercial tenants (See Tenant Relocation and Protection Policy and the Commercial Tenant Assistant Program).</p> <p>The corner site is currently occupied by a three-storey walk-up residential rental building with at grade and underground parking. The underground parkade is accessed off of East 14th Avenue and surface parking is accessed off of Quebec. The existing building was constructed in 1968 with 26 rental units. The unit mix consists of 25 1-bedroom units and 1 3-bedroom unit. The building is not on the City's Heritage Registrar.</p> <p>Presently, four of the units are undergoing renovations and one unit is vacant.</p>

2. APPLICANT INFORMATION

This proposal has previously been shared with staff prior to submitting this application.

Staff Contact(s)	
------------------	--

	Applicant (primary contact)	Developer (or owner)	Payment Contact
Name(s)			Sean Vrtacic
Company	Valrona Capital (Land) Corp.	Ventana Construction Corp.	Ventana Construction Corp.
Address	3875 Henning Drive, Burnaby, BC V5C 6N5	3875 Henning Drive, Burnaby, BC V5C 6N5	3875 Henning Drive, Burnaby, BC V5C 6N5
Phone	604-291-9000	778-388-5835	778-388-5835
Email	svrtacic@ventanaconstructio n.com	svrtacic@ventanaconstructio n.com	svrtacic@ventanaconstructio n.com

Payment Information

A payment notice will only be issued after the Rezoning Planner has deemed the application complete. Do not drop off or mail cheque prior to receiving the payment notice.

Preferred payment method	In-person
Site area (sq. m)	1,447.58m2
Notes for payment (if applicable)	Cheque

3. CHECKLIST

All materials are to be provided as separate documents in PDF format. Note that additional information may be requested during the review process. Please name all document files using the following format, starting with the full address:

Address - Rezoning Enquiry - Item Name

Item	Description
Application form	Completed application form (this document).
Enquiry fee	<ul style="list-style-type: none"> • Fee payment notice will be provided by the rezoning planner after receiving and reviewing application materials. • To estimate applicable fee, see the Fee Schedule (See Schedule 2, Application for Rezoning Advice). • Online payment will require an active online user account.
Assessment of Community Serving Spaces Form	<p>This form outlines the existing community serving spaces uses on site. It is required for all submissions except for sites with existing low-density residential uses (i.e. single-family, duplex or townhouse forms).</p> <ul style="list-style-type: none"> • Refer to: Assessment of Community Serving Spaces
Rezoning booklet	<p>One 11"x17" sized PDF booklet that contain the following:</p> <p><u>Site Context</u></p> <ul style="list-style-type: none"> • Context map and photos of site and nearby properties (frontages) • Brief description of current use/development on site and surrounding context <p><u>Proposal</u></p> <ul style="list-style-type: none"> • Brief description of rezoning purpose and proposed development (rezoning intent) • Development statistics (site area, proposed uses, FSR, floor area, height, storeys, parking/loading, number and type of residential units, etc.) • If applicable: <ul style="list-style-type: none"> – Brief description of community benefits (e.g. parks, heritage preservation, social/affordable housing, childcare, etc.) – Identify which rental incentives are being applied <p><u>Applicable Policies & Guidelines</u></p> <ul style="list-style-type: none"> • Identify applicable rezoning policy and provide brief description of how the proposal meets policy; provide a rationale for all proposed variances • Applicable policies: <ul style="list-style-type: none"> – Green Buildings Policy for Rezonings - Process and Requirements Also refer to Rainwater Management Bulletin • If applicable, indicate how proposal meets the following: <ul style="list-style-type: none"> – Rezoning Policy for Sustainable Large Developments – Higher Buildings Policy

Item	Description
	<p><i>Continued...</i></p> <p><u>Form of Development & Urban Design Analysis</u></p> <ul style="list-style-type: none"> • Provide architectural drawings (in Metric and Imperial) <ul style="list-style-type: none"> – <u>Dimensioned</u> plans, sections and elevations (include overall dimensions) – Site plan (include property lines, existing City curb lines, adjacent footprints) – Elevations (include adjacent developments) – Sections (show context throughout building and include sidewalks, roadways, etc.; fully dimensioned with floor-to-floor heights) – Current and proposed setbacks, building envelopes, etc. • 3-D renderings/perspective drawings • For proposed buildings over 11 m (36 ft.) in height, include shadow studies showing incremental impacts of proposed building(s): <ul style="list-style-type: none"> – On March 21, June 21 and September 22, separately at 10 am, noon, 2 pm and 4 pm PST (UTC: -7). – Diagrams must show the full extents of building shadows and proposed building shadows must be graphically discernable from existing shadows. – Extended shadow impact studies may be required for developments potentially shadowing public spaces (e.g. parks, schools, plazas and shopping streets). • If applicable: <ul style="list-style-type: none"> – Council-approved protected public views: Drawings showing locations and elevations – Refer to Protecting Vancouver's Views webpage to request a view cone assessment for any sites located within a view cone • May be requested by rezoning planner: <ul style="list-style-type: none"> – Conceptual landscape design – Alternate options for siting and massing
Arborist report and Supporting Documents	<p>Unless otherwise advised by staff, Arborist Report and Supporting Documents are required if any of the following apply:</p> <ul style="list-style-type: none"> • The Survey Plan shows that there are any By-law sized private property trees (20cm/8 inches in diameter and greater, measured at 1.4m/4.60 ft. above the existing grade at its base); • If there are any replacement trees from a previous permit; • If there are any trees off site (neighbour or City) that may be impacted by the proposed development (above or below grade). • Refer to the Protection of Trees Webpage
Heritage evaluation or Statement of Significance	<p>If applicable:</p> <ul style="list-style-type: none"> • For sites with heritage value, include a report outlining the heritage value of the site and the surrounding area. • Refer to Find a Registered Heritage Building and Character Home Retention Incentives Program.
Existing Rental Housing and Tenants on Site	<p>If applicable:</p> <ul style="list-style-type: none"> • For sites with existing residential uses, complete the Renter Screening for Rezoning Enquiry & DP Application Form to determine whether existing purpose-built or secondary rental tenants will be affected.

Note: Detailed analysis of the sewer system occurs at the formal rezoning application stage. To estimate potential upgrades earlier in the rezoning process, staff recommend that a Civil Engineer be hired to complete an analysis of the sewer system. For more information, view the [Development Rezoning Enquiry Guidance Document for Sewers](#).

gbl

95 EAST 14TH AVENUE

LETTER OF ENQUIRY

CITY OF VANCOUVER

05.07.2023

01: PROJECT TEAM

02: SITE CONTEXT

03: PROPOSAL

04: APPLICABLE POLICIES & GUIDELINES

05: FORM OF DEVELOPMENT & URBAN DESIGN ANALYSIS

01: PROJECT TEAM

OWNER



Ventana is a privately held general contractor and construction manager that has operated in British Columbia since 1987.

Ventana's roots date back to the 1950's when Fred Bond partnered with James Leitch to start Bond and Leitch Ltd. (Bond and Leitch) in Edmonton, Alberta. The company made a name for itself by delivering quality customer service while building long-term relationships with clients and sub-trades.

Bond and Leitch followed a business model founded on principles and ethics. These principles and ethics were instilled in Fred's son, Jim, who took over as President in 1972. Jim and his family moved to Vancouver in 1987 where the company established as BSC Construction Corporation. It continued to operate until it was re-branded as Ventana Construction Corporation on March 19, 1996.

Ventana is committed to innovation and flexibility to transform project complexities into opportunities. With more than 200 staff in Metro Vancouver, Ventana will adjust time and resources to ensure project objectives are met.

ARCHITECT

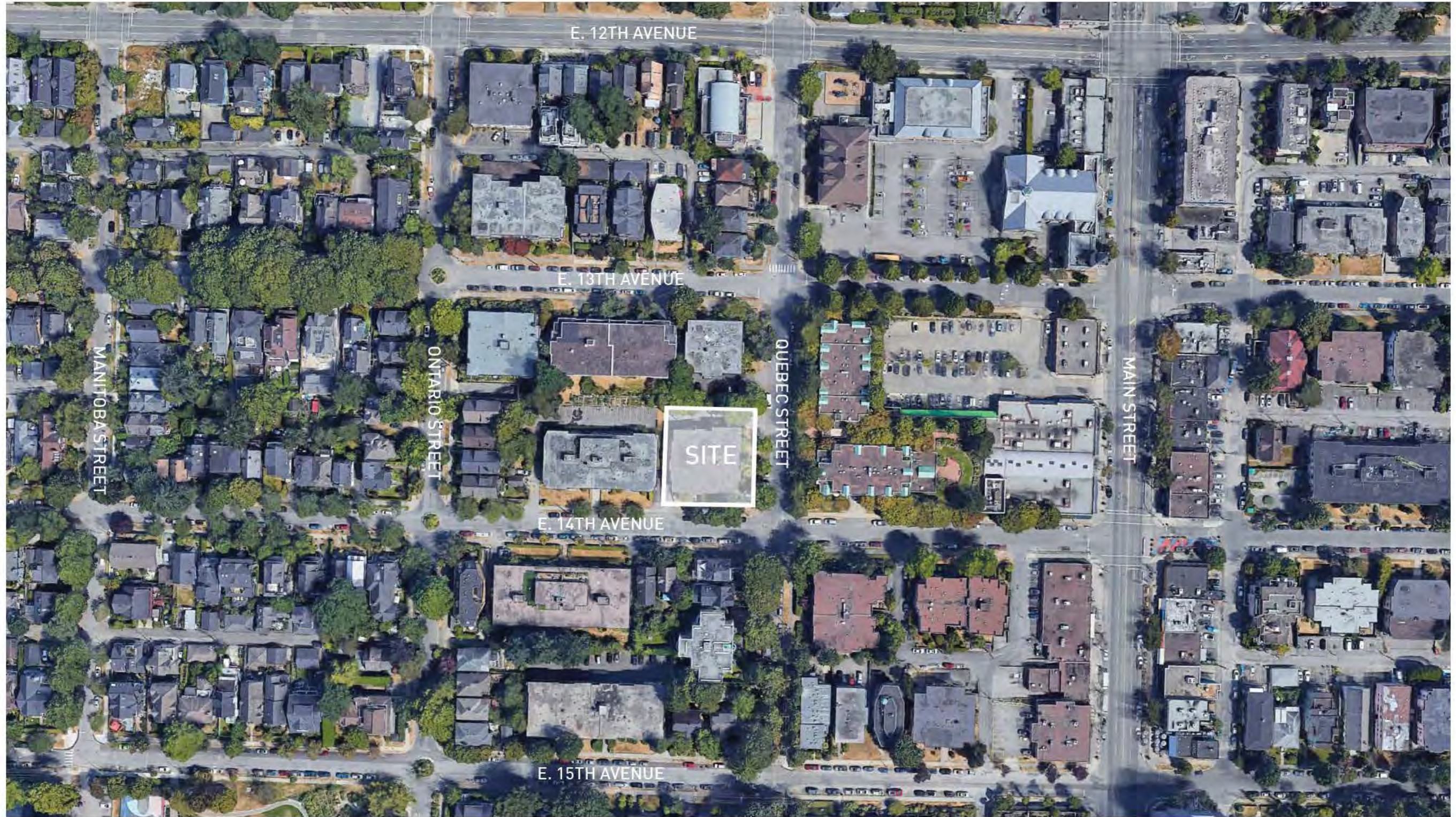


GBL is a dynamic, creative, and agile architectural practice providing a full range of services to the private and public sectors. The firm has built its reputation on high quality design, robust project management, technical proficiency, financial responsibility and keen administrative skills. The office prides itself in finding solutions which fit budgets, exceed client expectations, are sensitive to schedule and are highly regarded by both the users and the public.

Established in 1985, GBL has grown to service a wide ranging clientele with a diverse portfolio of projects from dense urban developments to new suburban complexes, historical rehabilitations and unique one-off creations. The firm, with a staff of 70, is increasingly engaged in complex, high density endeavours and has developed excellent facilitation skills in this regard.

We understand that the architect's role is not defined by design alone. Regardless of complexity, each project design is based upon, and benefited by, our extensive knowledge of both traditional and innovative construction techniques, materials and methods.

02: SITE CONTEXT





VIEW FROM SE



VIEW FROM SW



EAST 14TH AVENUE STREETSCAPE



SITE



QUEBEC STREETSCAPE



SITE





EXISTING SITE AT THE CORNER OF QUEBEC AND EAST 14TH



VIEW FROM QUEBEC STREET

The corner site is currently occupied by a three-storey rental building with a combination of surface parking, and below grade parking that is accessed from E. 14th Avenue, with formalised street exposure to the south and to the east. The neighbourhood is characterised by an eclectic mix of single-family residences, multi-family apartment buildings, transitioning to more commercial uses to the east along the Main Street corridor.



VIEW FROM E 14TH AVENUE

03: PROPOSAL

This proposal is to rezone **95 East 14th Avenue** from RM-4 to CD-1 Comprehensive Development, in accordance with the Broadway Plan. The site consists of two consolidated lots comprising **15,584 SF**. The site is currently occupied with a three-storey rental building.

The proposal is for an **18-storey** mixed-use residential building consisting of **156 secured rental units**, with 20% of the residential floor area secured at below-market rents. A floor space ratio of **6.77** is proposed with an approximate building height of **156'** and a net floor area of **105,530 SF**.

Underground parking and above grade loading is provided and accessed from the lane. The development will be serviced by **three levels** of underground secured parking for both visitors and residents.

A small **CRU space** activates the NE corner of the ground floor.



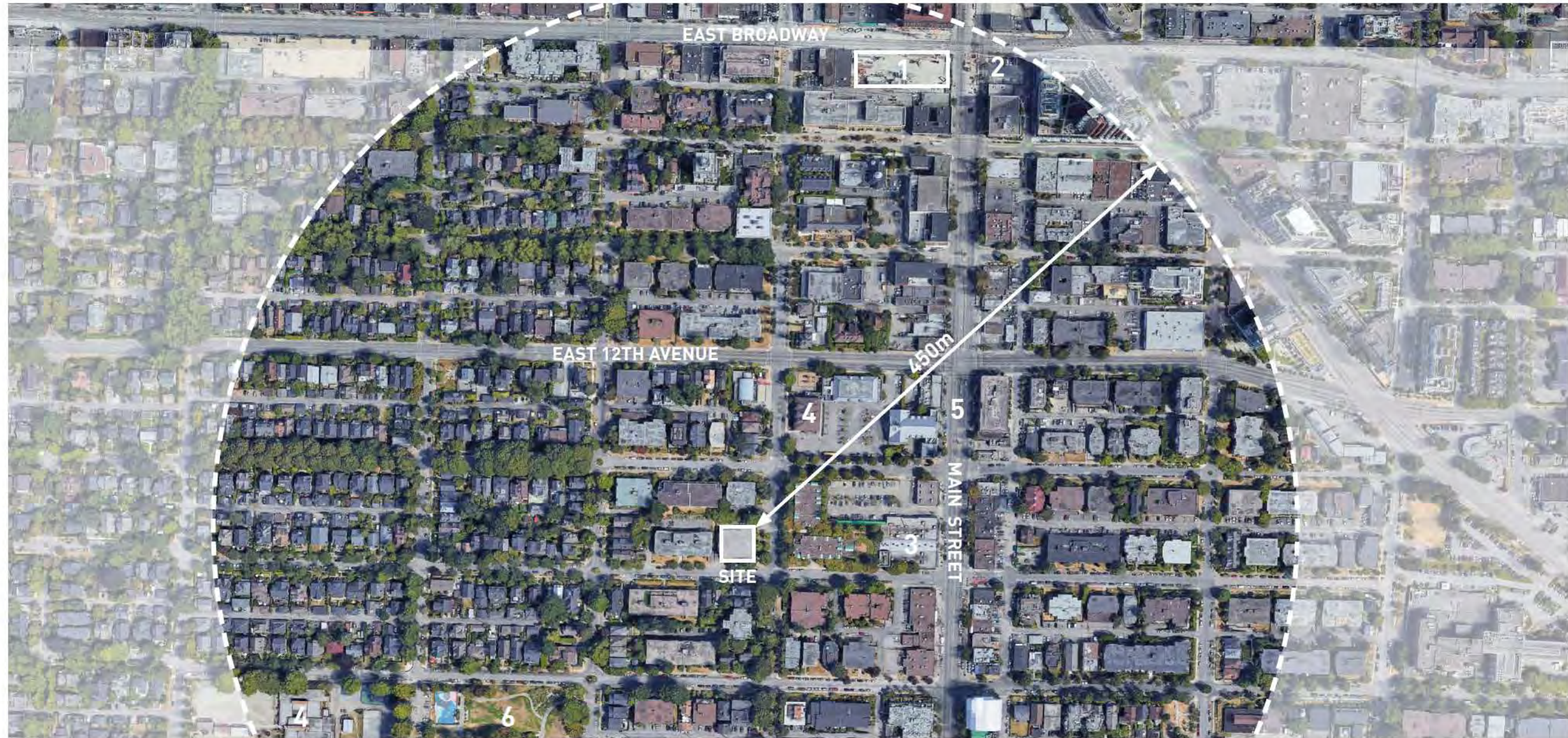
RESIDENTIAL: MID TO HIGH-RISE APARTMENT
FIGURE 11.33



BROADWAY PLAN
RESIDENTIAL: MID TO HIGH-RISE APARTMENT
FIGURE 11.36 - TYPICAL 20 STOREY



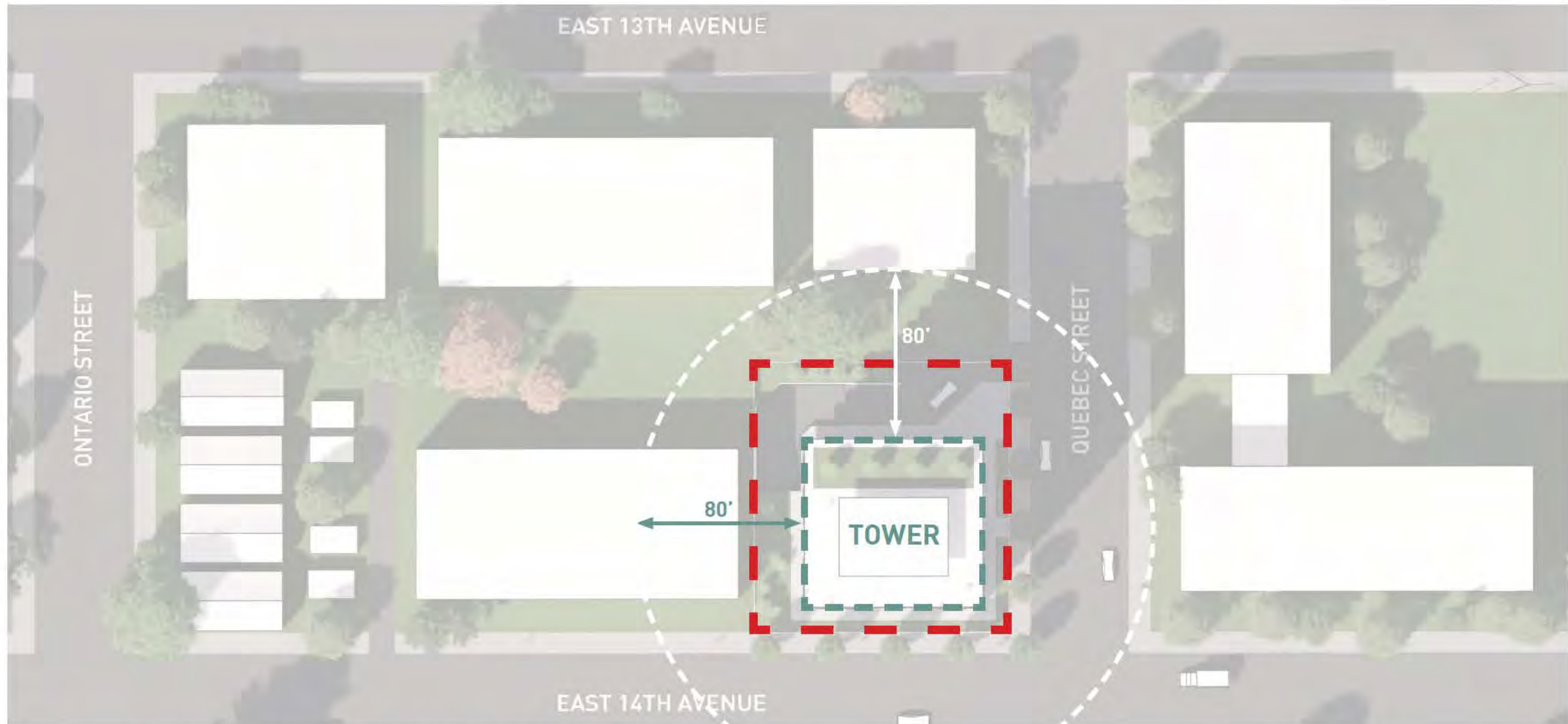
CURRENT PROPOSAL
RESIDENTIAL: MID TO HIGH-RISE APARTMENT
18 STOREY



In consideration of densifying a smaller parcel within the Broadway corridor, it should be acknowledged that the site is conveniently located with a 450m walkable distance of many local amenities and public transit options. The corner lot has excellent open street exposure, allowing for a well-proportioned tower form with a high-yield of diverse rental unit typologies, that meets the densification design objectives outlined in the Broadway Plan.

- 01 FUTURE SKYTRAIN STATION
- 02 99 B-LINE
- 03 GROCERY STORE
- 04 ELEMENTARY SCHOOLS
- 05 MAIN STREET COMMERCIAL CORRIDOR
- 06 PUBLIC PARK





The proposed tower footprint has been pushed to the SE corner of the site to maximise the opportunity for neighbouring future tower development. We are maintaining a 12'-0" setback along East 14th Avenue and Quebec Street, while limiting the maximum tower floor plate to 6,500sf as prescribed in the Broadway Plan.



L18
COMMON AMENITY
1,250sf NET AREA
+ OUTDOOR SPACE

L5-17
MARKET RENTAL
86,413sf
NET AREA
130 UNITS TOTAL

L1-4
BELOW-MARKET RENTAL
23,527sf NET AREA
26 UNITS TOTAL

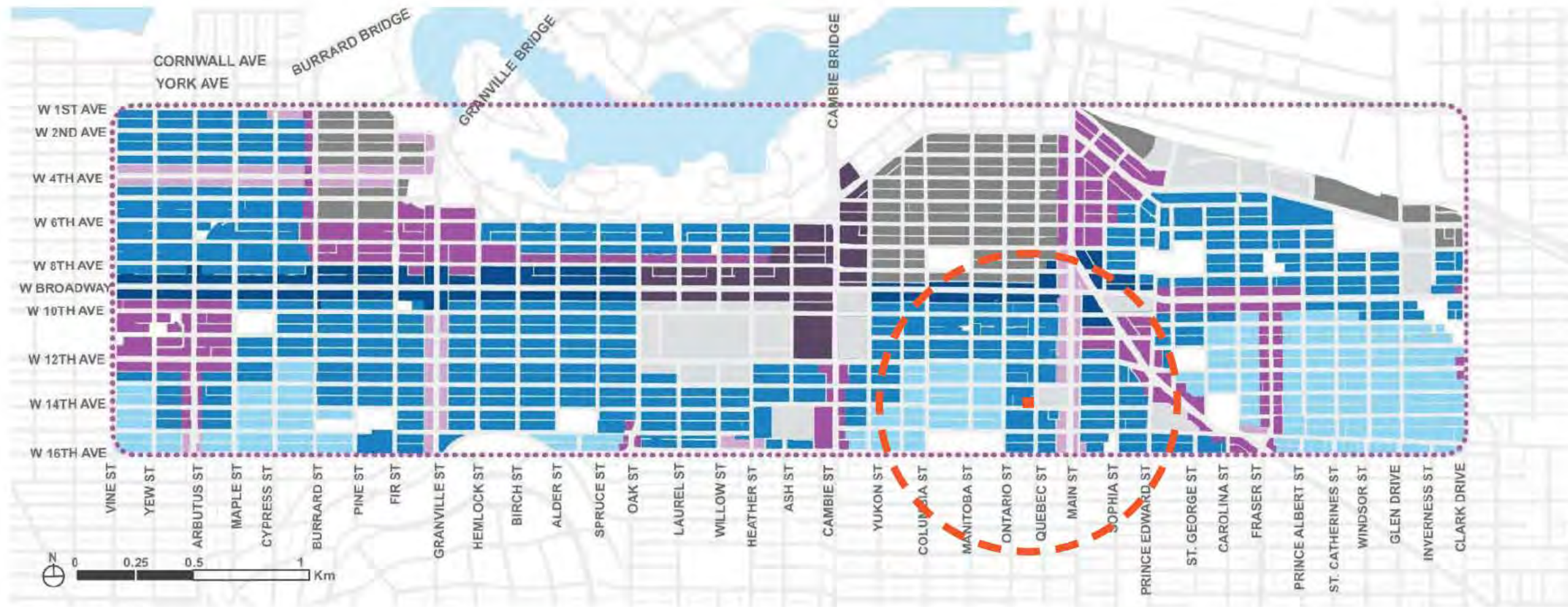
L1
COMMERCIAL
740sf
1 CRU

P1-P3
COMMON PARKING
55 PARKING STALLS
300 BICYCLE STALLS

EAST 14TH AVENUE

QUEBEC STREET

04: APPLICABLE POLICIES & GUIDELINES



Legend

- Broadway Plan area
- Typology Areas
- Residential Multiplex / Low-Rise
- Residential Mid / High-Rise
- Mixed-Use Low-Rise
- Mixed-Use Mid / High-Rise
- Broadway Mixed-Use Residential / Office
- Broadway Office
- Industrial / Employment
- Large and Unique Sites

BROADWAY PLAN
FIGURE 11.8

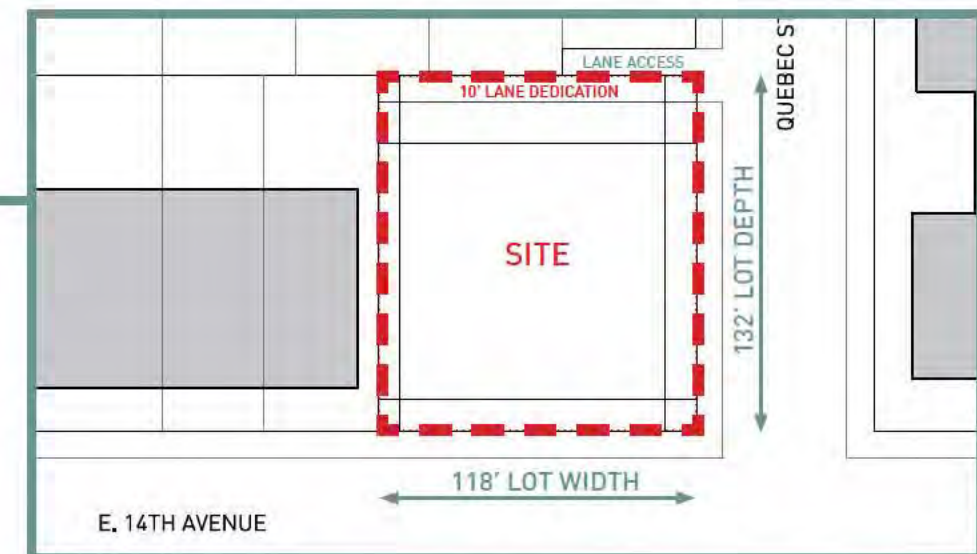
The site is located within the **Mount Pleasant South Apartment Area B (MSAB)** of the Broadway Plan. The intent of the policy in this area is to strengthen it as a walkable, more diverse primarily residential area close to jobs and rapid transit by providing opportunities for new affordable housing, and additional small-scale retail/service uses.

For sites with existing purpose-built rental, the policy allows for towers of up to **20-storeys and 6.5 FSR** for secured market rental tenure, provided 20% of the residential floor area is secured at below-market rents. The proposed development is consistent with MSAB policy, as well as other Broadway Plan policies. Additional density will be considered with the inclusion of commercial retail space. A summary of the applicable guidelines follows.

BROADWAY PLAN POLICY	PER PLAN	PROPOSED DEVELOPMENT
Uses (10.23.1)	Residential, retail/service	Residential, retail/service
Tenure (10.23.1)	Secured market rental housing or social housing. Strata ownership housing, limited to sites without existing purpose-built rental or social housing	A combination of secured market rental housing and below-market rental housing.
Max Height (10.23.1)	20 storeys	18 storeys
Max Density (10.23.1)	6.50 FSR Minor increases in height and density will be considered for delivery of ground-level local-servicing retail/service uses or childcare	6.77 FSR
Min Frontage (10.23.1 and Ch. 11, pg. 294)	Permitted at the discretion of planning. Enable opportunities for additional job space and affordable housing close to rapid transit and to strengthen the skyline of Central Broadway as Vancouver's "second downtown", while maintaining the protected public views of the North Shore Mountains	132 feet
Min Lot Depth (11.4.6)	110 feet and rear laneway required	10' laneway dedication to allow for future expansion.



SECTION A-A



SITE PLAN

BROADWAY PLAN POLICY	PER PLAN	PROPOSED DEVELOPMENT
Tower Floor Plates (11.4.12)	For lot depths of less than 120ft, tower floor plates less than 6,500 sf will be recommended to ensure adequate setbacks and solar access	6,500 sf floor plate proposed
Tower Separation (11.4.13)	A residential tower will be considered as any part of a building higher than 4 storeys with the exception of developments where a 6 storey podium is permitted as per policy 11.4.3	A 23 feet sideyard separation is provided, with the opportunity for a comfortable future tower separation of +80' given the scale of the neighbouring lot, and block length as a whole.
Outdoor Space	To enhance the liveability of mid- and high-rise apartment buildings, outdoor space should be prioritized and allow for a range of activities for all ages including eating, socializing, outdoor play, gardening, and enjoyment of nature. Providing housing for families in mid- to high-rise buildings is enhanced by the inclusion of private outdoor space and thoughtful communal play spaces.	Shared outdoor amenity space is provided on the rooftop with a contiguous indoor amenity area.
Podium (1.4.7, 1.4.8 & 1.4.9)	Front yard setbacks should be a minimum of 3.7m (12 ft). Where possible, large front yard setbacks that better align with adjacent buildings and provide more us Underground parking structures should be set back from the property line to ensure adequate soil depth for healthy trees. Side yard setbacks for the podium should be a minimum of 2.4m (8ft)	12 feet at Quebec Street 12 feet at E. 14th Ave 27'-9" feet rear yard 23 feet side yard



TYPICAL TOWER PLAN



ROOFTOP AMENITY

FAMILY ROOM: HOUSING MIX POLICY FOR REZONING PROJECTS

The proposed development meets Policy 2, where rezoning applications for secured market rental projects are required to include a minimum of **35 percent family units** with two or more bedrooms.

SUSTAINABILITY AND PASSIVE DESIGN STRATEGIES

A preliminary energy model will be conducted at rezoning stage to demonstrate compliance with the performance limits set out in '**Path B-Low Emissions Green Buildings**' of the 'Green Building Policy for Rezonings'.

We will aim to reduce energy use through passive design strategies such as:

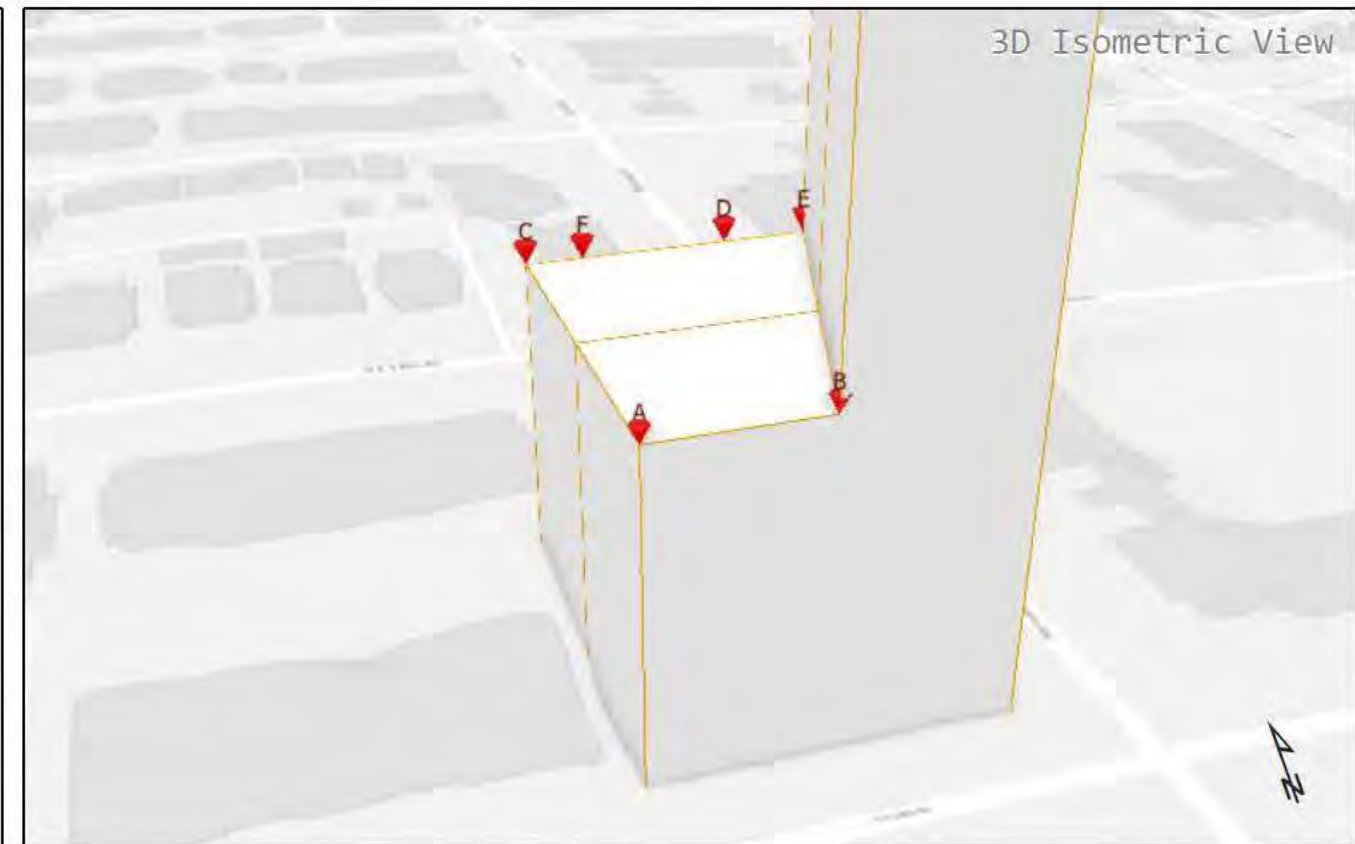
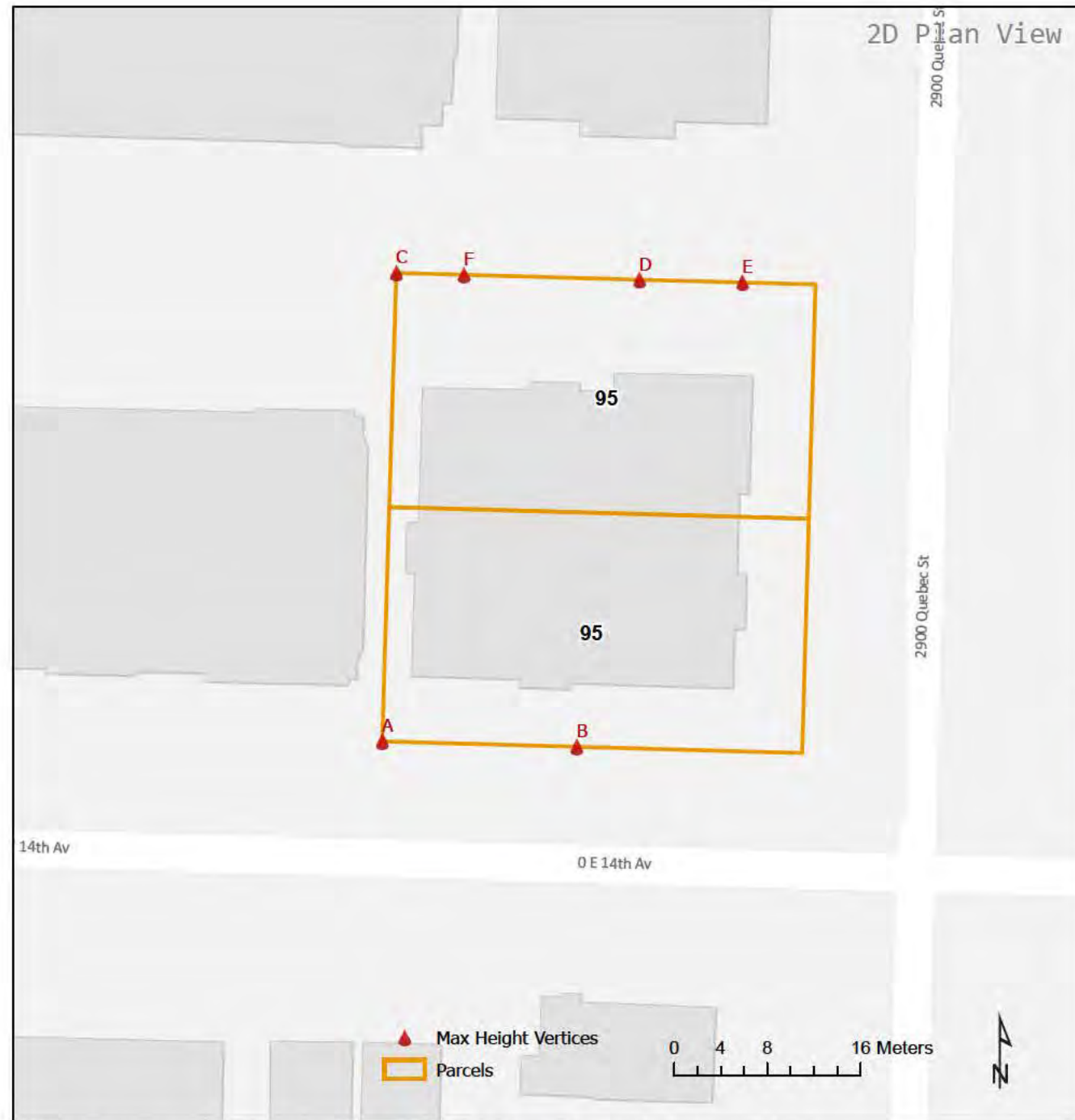
- Low window to wall ratios.
- Energy efficient building form with low form factor.
- Hi R-Value walls with continuous exterior thermal insulation.
- Provision of balconies on the south elevation to reduce solar gain during summer.
- Corners units with cross ventilation.
- Use of thermally broken balconies.

INTEGRATED RAINWATER MANAGEMENT AND GREEN INFRASTRUCTURE

Our rezoning will explore and describe measures for the management of the site's rainfall through integrated rainwater management and Green Infrastructure (GI) as described in the **City Wide Integrated Rainwater Management Plan**. The project team will refer to the Citywide Integrated Rainwater Management Plan Volume I: Vision, Principles and Actions and Volume II: Best Management Practice Toolkit, for specific targets and examples of green infrastructure for rainwater management.

The intent of the IRMP is to achieve/meet the following criteria:

- Reduce per capita residential water consumption
- Maintain clean water from watershed to receiving environments
- Reduce potable water demands
- Connect urban and natural ecosystems functions



Label	Geodetic height (m)	Height from grade (m)	View	Long	Lat
A	88.82	34.72	3.2.4a	-123.103798	49.258537
B	88.76	34.68	3.2.4a	-123.103569	49.258533
C	88.09	33	3.2.4a	-123.103783	49.2589
D	88.01	34	3.2.4a	-123.1035	49.258992
E	87.97	34.35	3.2.4a	-123.103378	49.258892
F	88.07	33.31	3.2.4a	-123.103706	49.258896



THE MOST RESTRICTIVE VIEW CONE OVER THE SITE [3.2.4A FROM QUEEN ELIZABETH PARK]



PARTIAL INFRACTION INTO VIEW CONE 3.2.4A

PORTION OF BUILDING ENCROACHING INTO VIEW CONE 3.2.4A

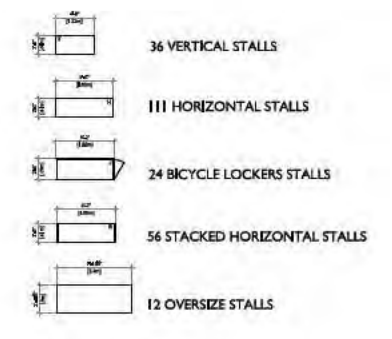
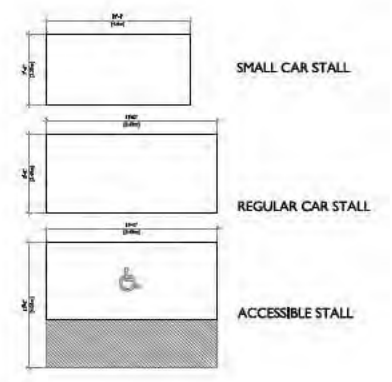
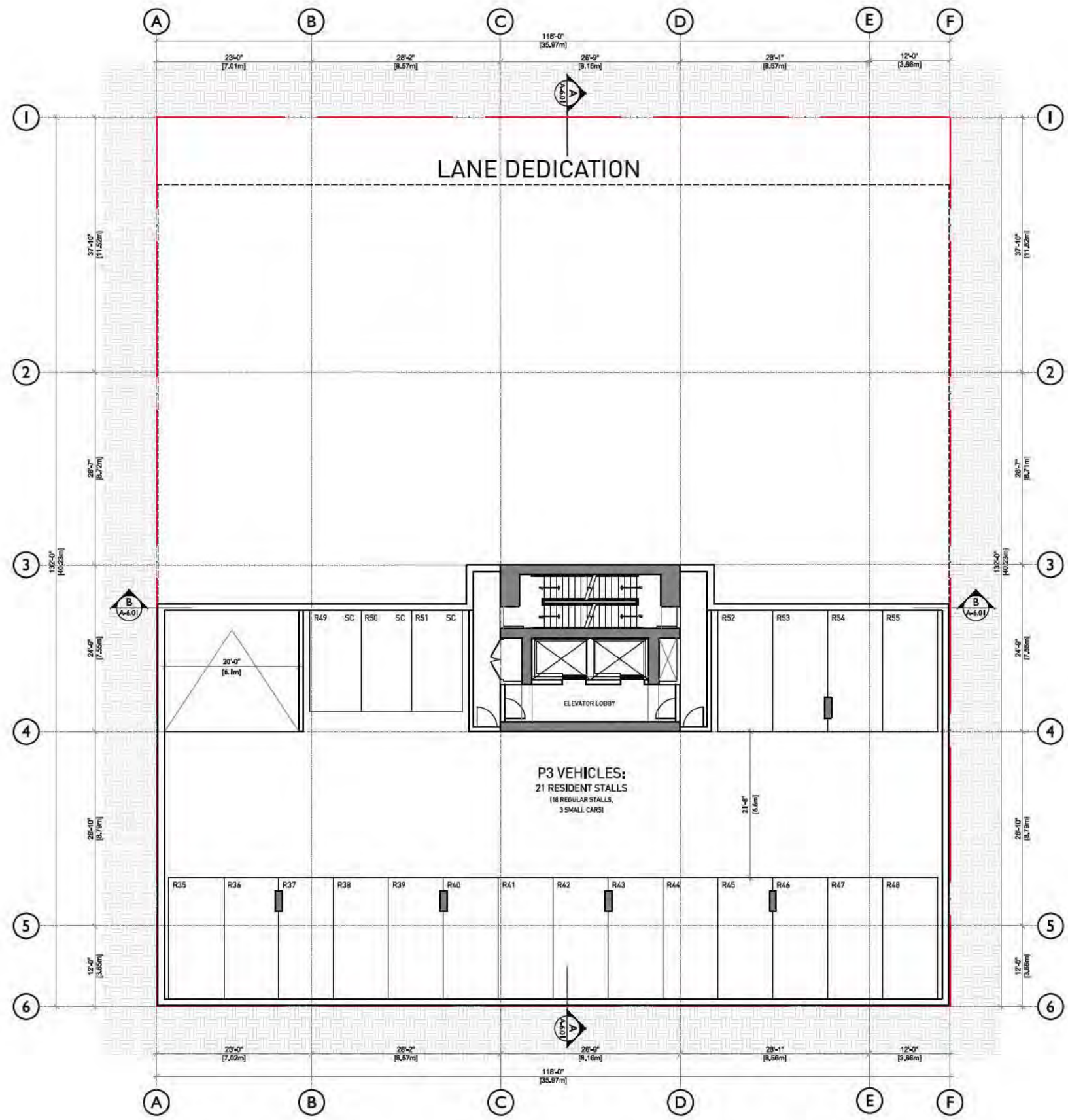
The west portion of the upper levels of the tower encroach into the lowermost View Cone over the site. It should be noted that the area of infraction overlaps with existing buildings further north. This primarily includes the Budzey Building located at 220 Princess Avenue, which in turn eclipses the view of Vancouver Harbour beyond.

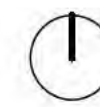
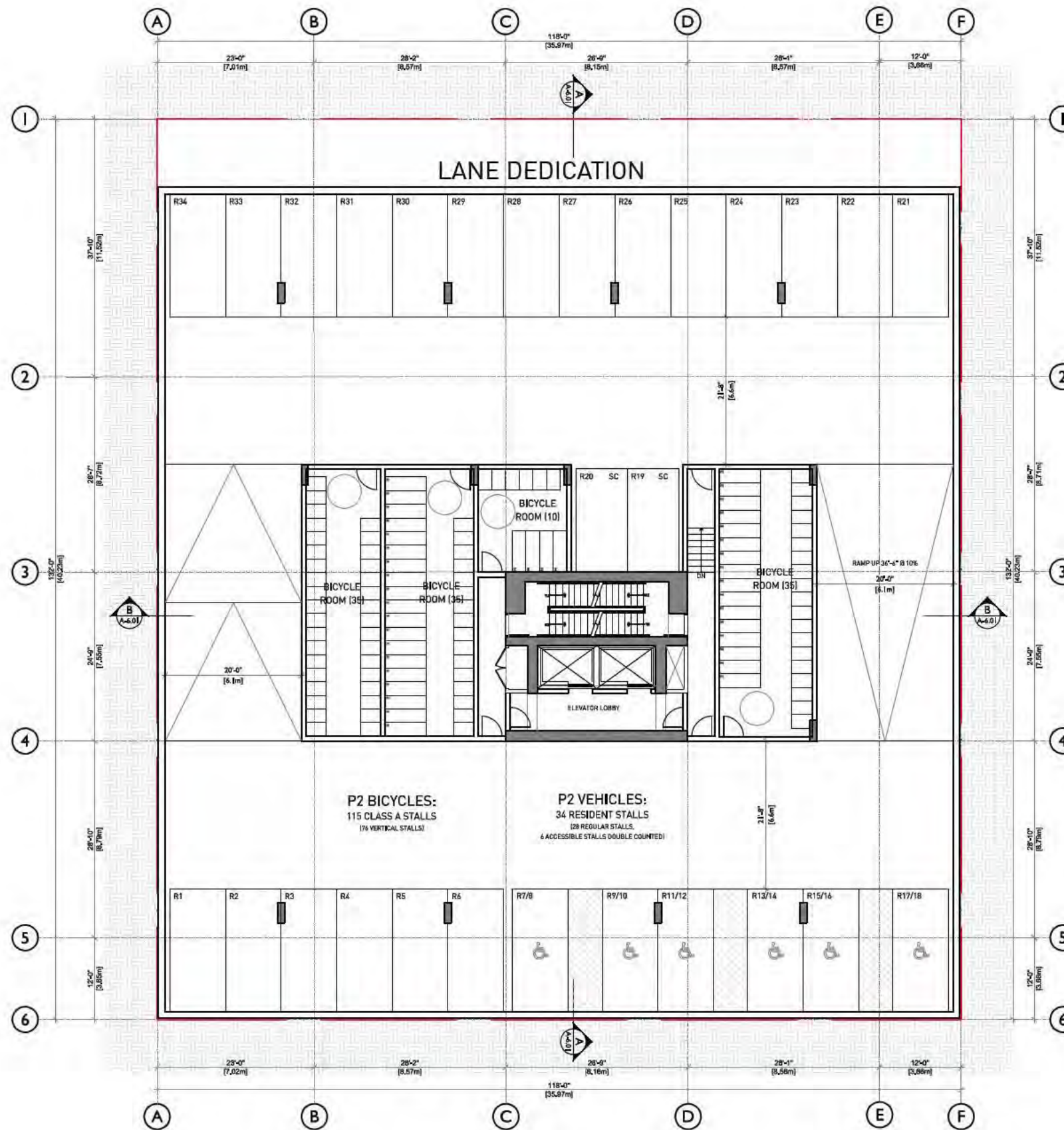
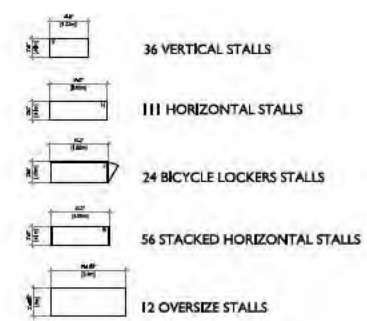
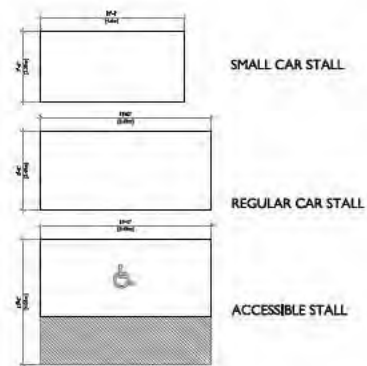
05: FORM OF DEVELOPMENT & URBAN DESIGN ANALYSIS

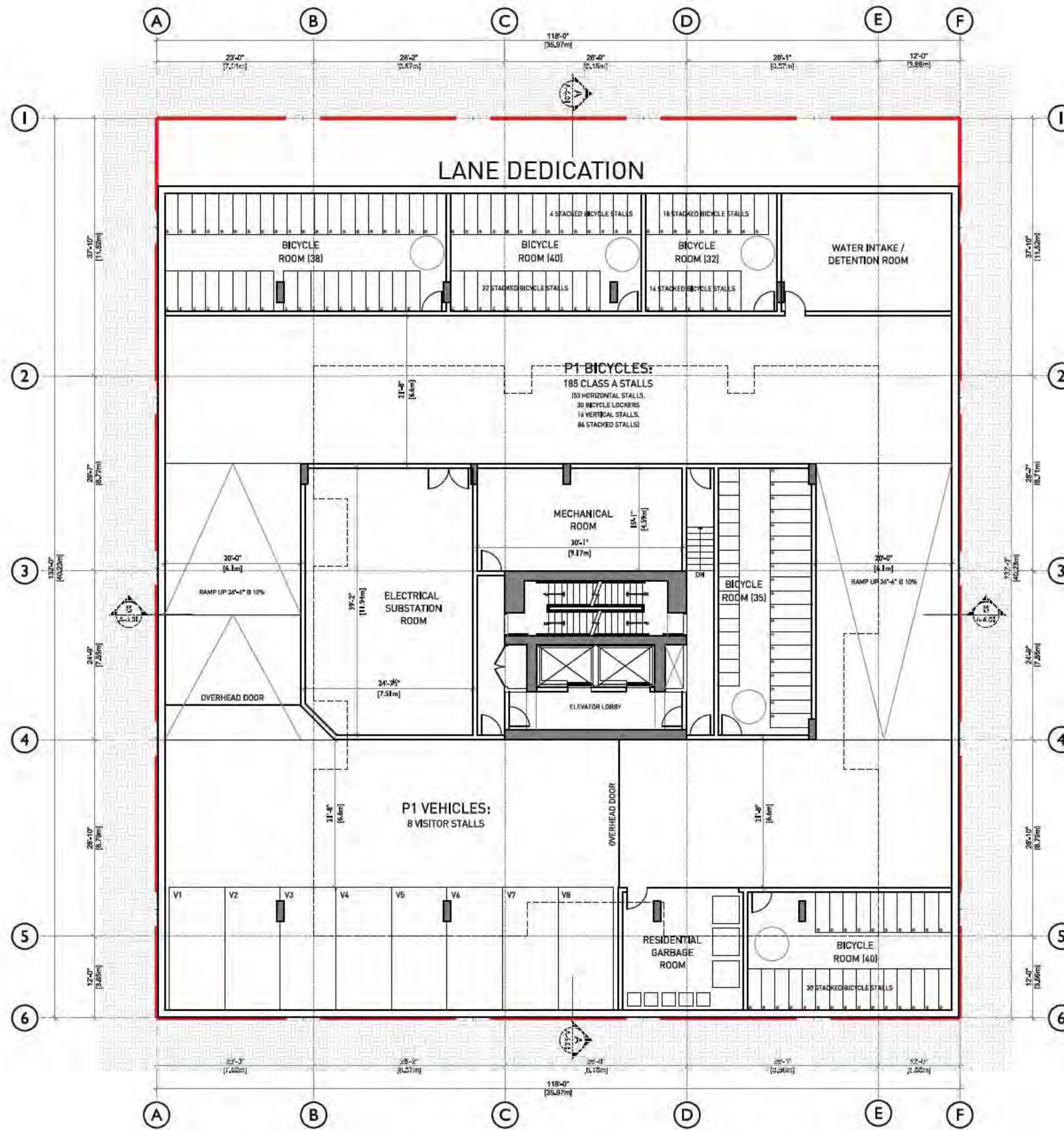


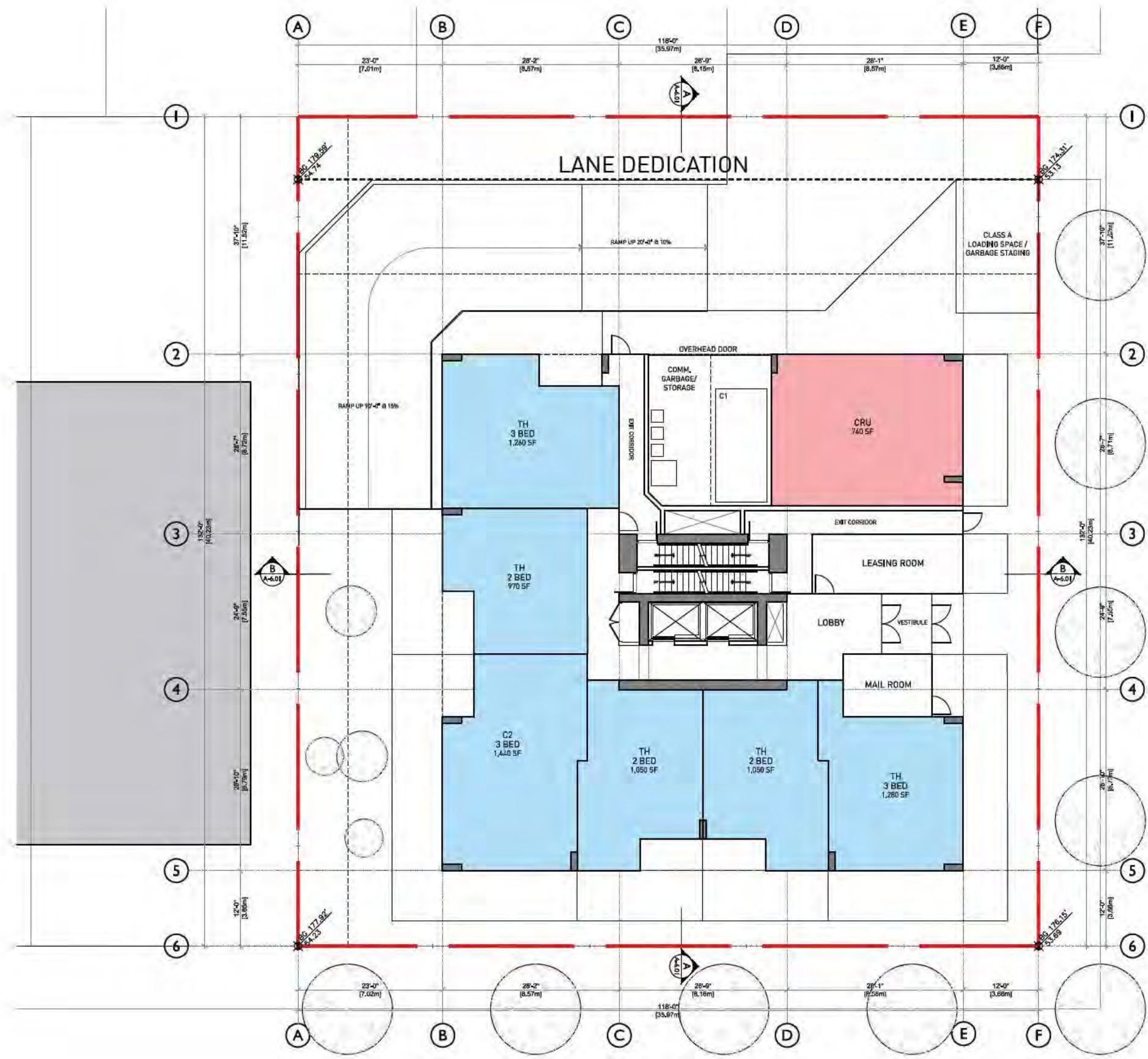
5.1 SITE PLAN

95 EAST 14TH AVENUE



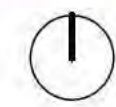






QUEBEC STREET

- STUDIO / 1 BED UNIT
- 2 BED / 3 BED UNIT
- AMENITY

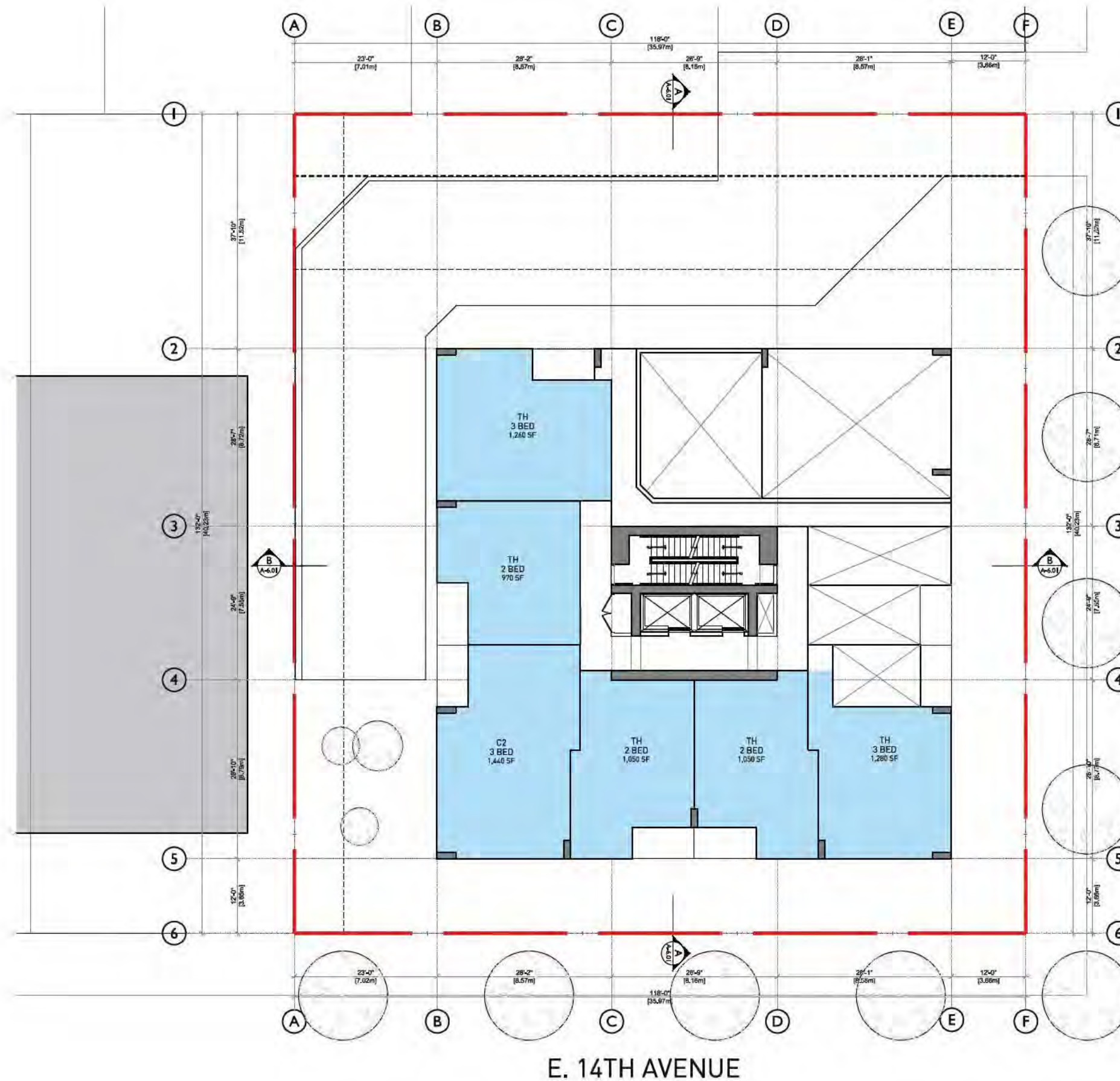


E. 14TH AVENUE

5.5 GROUND LEVEL

95 EAST 14TH AVENUE





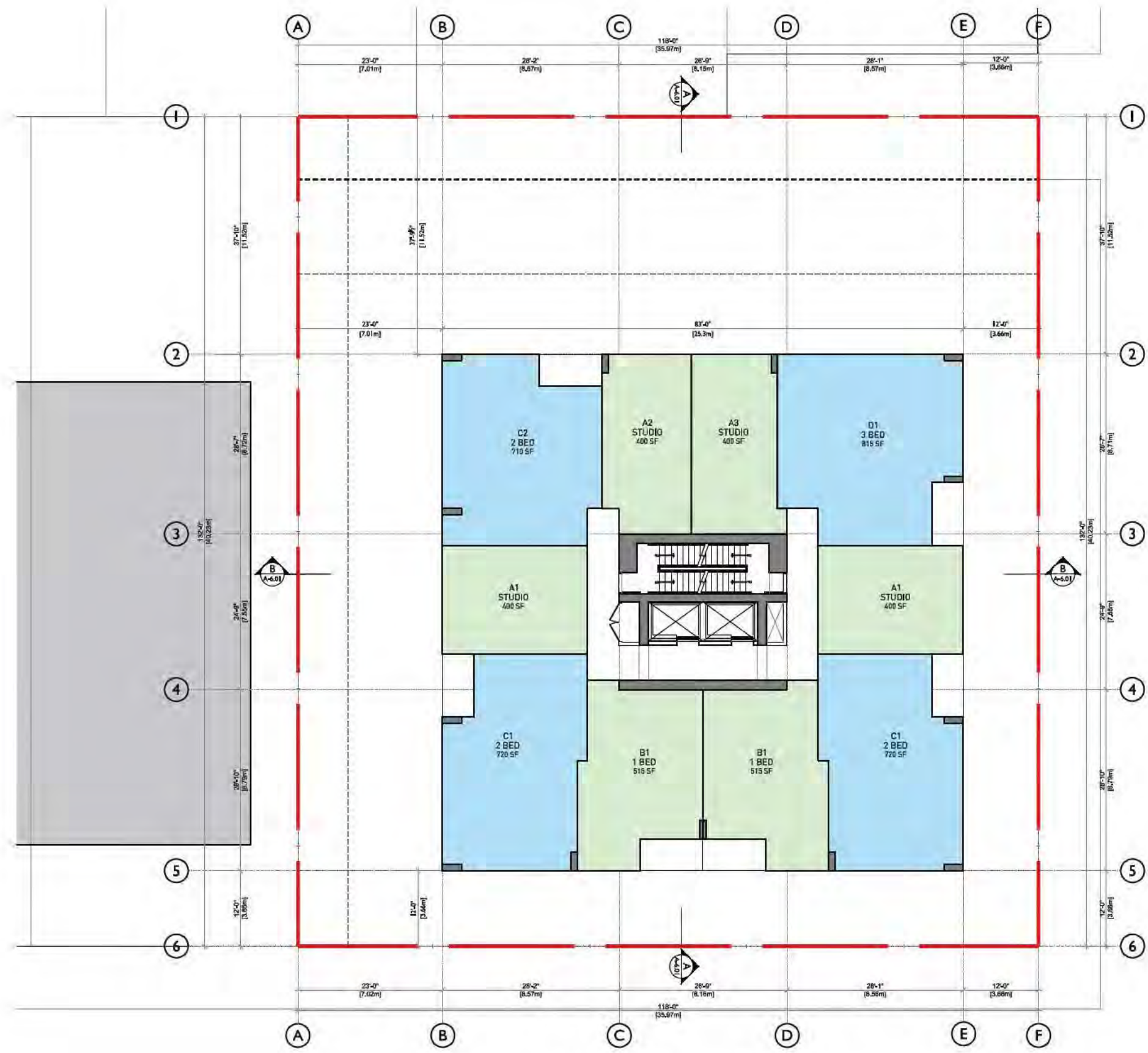
QUEBEC STREET

E. 14TH AVENUE

- STUDIO / 1 BED UNIT
- 2 BED / 3 BED UNIT
- AMENITY
-

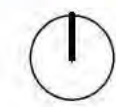
5.6 LEVEL 2

95 EAST 14TH AVENUE



QUEBEC STREET

- STUDIO / 1 BED UNIT
- 2 BED / 3 BED UNIT
- AMENITY

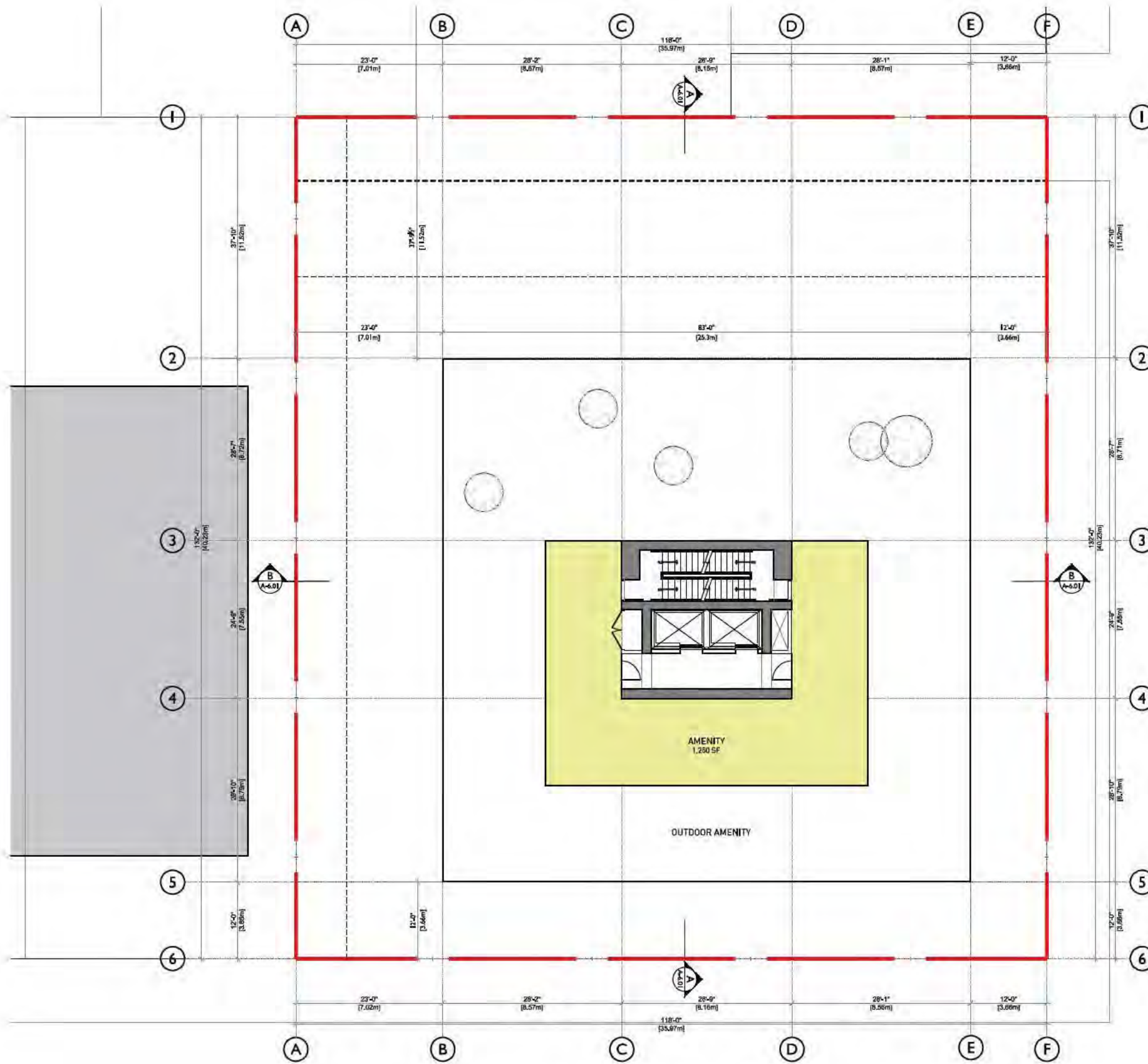


E. 14TH AVENUE

5.7 LEVELS 3-17

95 EAST 14TH AVENUE





QUEBEC STREET

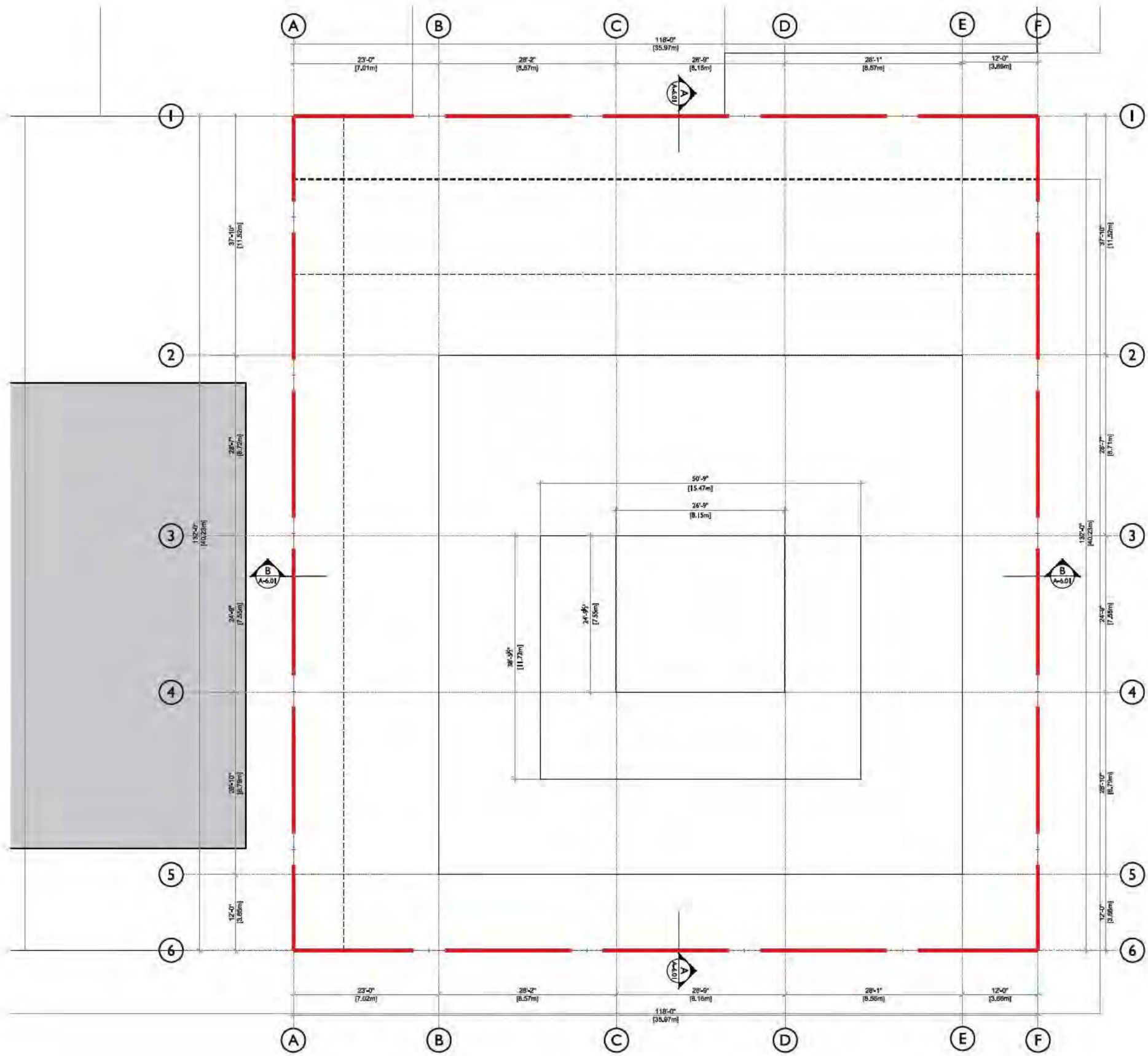
E. 14TH AVENUE

- STUDIO / 1 BED UNIT
- 2 BED / 3 BED UNIT
- AMENITY



5.8 LEVELS 18

95 EAST 14TH AVENUE



QUEBEC STREET

E. 14TH AVENUE

5.9 LEVELS 2-13



95 EAST 14TH AVENUE





SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION

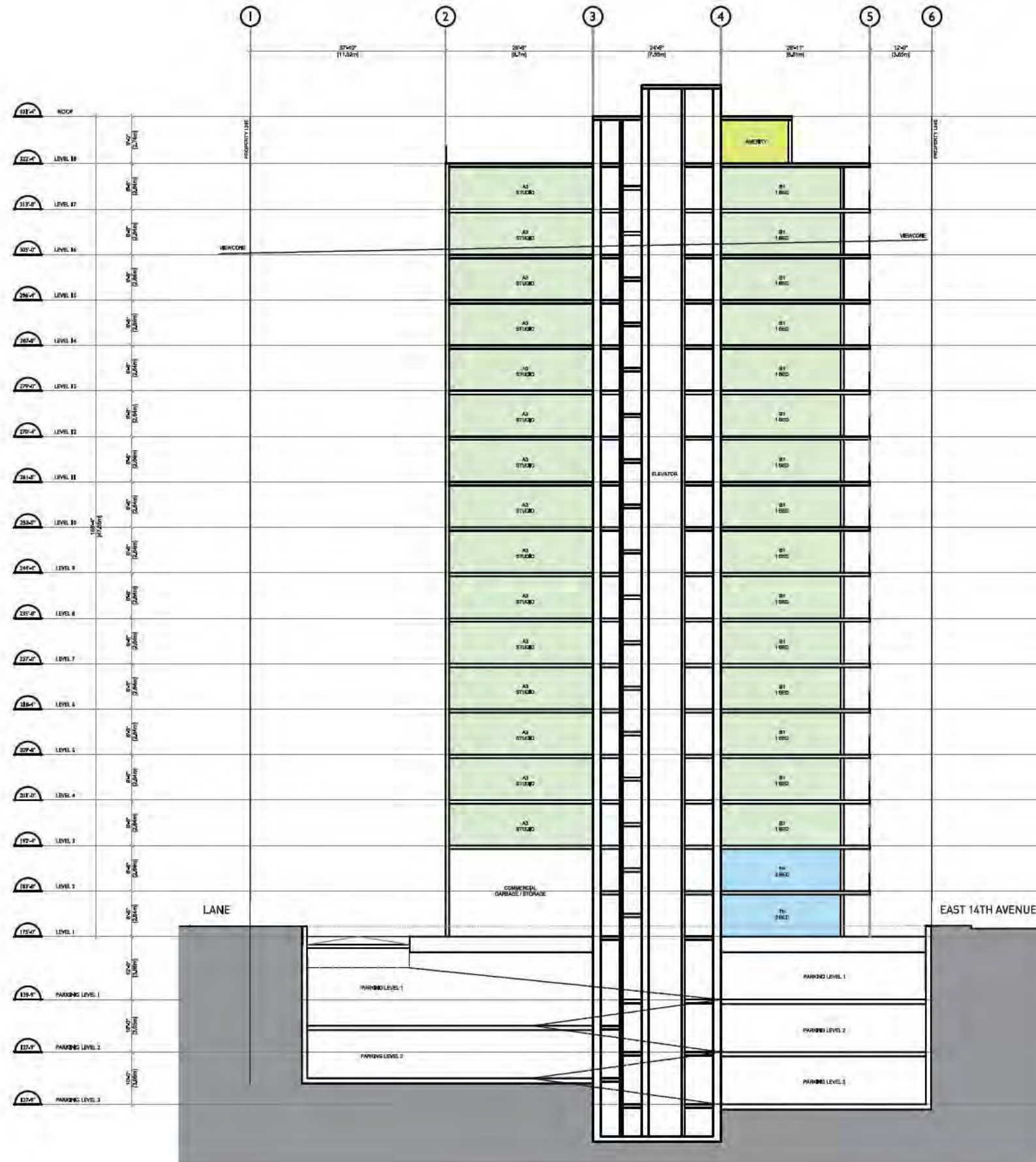


NORTH ELEVATION



5.10 BUILDING ELEVATIONS

95 EAST 14TH AVENUE



5.11 SECTION A-A



5.12 SECTION B-B

95 EAST 14TH AVENUE



MAR/SEP 21ST - 10.00AM



MAR/SEP 21ST - 12.00PM



MAR/SEP 21ST - 2.00PM



MAR/SEP 21ST - 4.00PM





SINGLE FAMILY HOUSING

ONTARIO STREET

EAST 14TH AVENUE

3-STOREY RESIDENTIAL

3-STOREY RESIDENTIAL

PROPOSED DEVELOPMENT

QUEBEC STREET

ELEMENTARY SCHOOL

LARGE AND UNIQUE SITE WITHIN MCMIP

SITE OVERVIEW LOOKING NORTH



01: AERIAL VIEW LOOKING NORTH WEST



02: AERIAL VIEW LOOKING SOUTH EAST



03: STREET VIEW LOOKING NORTH ALONG QUEBEC



04: STREET VIEW LOOKING WEST ALONG EAST 14TH



City of Vancouver *Planning By-law Administration Bulletins*

Planning, Urban Design and Sustainability Department

453 West 12th Avenue, Vancouver, BC V5Y 1V4 | tel: 3-1-1, outside Vancouver 604.873.7000 | fax: 604.873.7100
website: vancouver.ca | email: planning@vancouver.ca | app: VanConnect

ASSESSMENT OF COMMUNITY SERVING SPACES

Authority - Director of Planning

Effective – October 15, 2018

Amended – April 8 2019

1 Purpose and Intent

The purpose of this bulletin is to outline a procedure for the intake of applications for rezoning advice (“enquiries”) and site-specific rezoning applications (“applications”) involving community-serving spaces. The process will enable the identification of non-city-owned sites that include spaces supporting community-serving programs, services, and users within the last three years prior to submission of the rezoning enquiry or application.

For the purposes of this administrative bulletin, “community-serving spaces” means the following uses, defined in the Zoning and Development By-law, Section 2:

- Cultural and Recreational Uses: Artist Studio, Club, Community Centre or Neighbourhood House, Hall, Library, Museum or Archives, Arts and Culture Indoor Event, and Theatre;
- Institutional Uses: Child Day Care Facility, Church and Social Service Centre; and
- Service Uses: Cabaret, School – Arts or Self Improvement, and Production or Rehearsal Studio, along with the associated multi-purpose rooms and meeting rooms.

Due to the importance of community-serving spaces and the programs and services they support, the intent is to collect consistent information for rezoning enquiries and applications involving community-serving spaces, to:

- (i) Assist City staff in evaluating rezoning enquiries and applications; and
- (ii) Provide data to inform ongoing and future policy work.

Community-serving spaces support the delivery of social, arts, cultural and recreational programs and services for community use, including, but not limited to: group day care, shelters, drop-in programs, community kitchens, gallery and museum exhibitions, arts and culture performances, educational programs and classes, arts production and rehearsal spaces, and related administration occurring in accessory office use.

These programs and services may be offered by not-for-profit, for-profit, or charitable organizations using the space, and may serve a broad range of community members, or priority groups (as identified in the attached Information Form), and based on demographics or need.

2 Background

The City of Vancouver’s vision for healthy, complete communities requires that population and job growth occur in tandem with the delivery of spaces that support community services and programming. Community-serving spaces play an important role in promoting livable communities by providing residents, community groups and not-for-profits with access to affordable spaces.

Vancouver is currently facing a growing shortage of spaces for the delivery of community services and programs. The gap between community needs and available spaces is increasing, due to new service and program demands generated by population and job growth, while existing spaces are facing development pressure and may be at risk of displacement due to high land values and aging infrastructure.

The City is currently developing a Social Infrastructure Plan that will identify existing and future social infrastructure needs, and will provide an overall framework to guide future investments in social infrastructure.

In 2018, City Council approved the *Making Space for Arts and Culture - Cultural Infrastructure Plan*, which supports the development of policies for the retention and expansion of arts and cultural spaces, including developing supportive policy for the retention and enhancement of existing community arts and cultural spaces – for, example in places of worship, legions and community halls.

City staff will draw on the findings and recommendations of ongoing initiatives and will conduct further analysis to consider long-term policy options to promote the retention and renewal of community-serving spaces.

3 Application

The data collection process outlined in this bulletin and in the attached “Community-Serving Spaces Information Form” will apply to sites with existing community-serving spaces, or where a community-serving space has existed in the three years prior to submission of the rezoning enquiry or application.

4 Submission Requirements

The following information will be required as part of the rezoning enquiry or rezoning application material:

- Community-Serving Spaces Information Form (attached as Appendix A) listing all on-site community-serving spaces, uses and users, currently and during the past three years prior to submission. For sites without community-serving spaces, uses or users, applicants must complete Section 1 of the Information Form and submit it as part of the rezoning enquiry or application package.

The information provided may be subject to staff review for accuracy and completeness.

5 Contacts and Links

For questions about how this process applies to your rezoning enquiry or application site, or for assistance with completing the attached form, please contact your Rezoning Planner, call the Planning Information Line at 604.873.7038, or email planninginfo@vancouver.ca.

For questions and comment about community-serving spaces and related policy work, please contact communityspaces@vancouver.ca and/or culture@vancouver.ca.

- [Section 2 – Definitions - Zoning and Development By-law](#)
- [Enquire about and apply for rezoning in Vancouver](#)
- [Making Space for Arts and Culture: 2018 Cultural Infrastructure Plan](#)
- [Social Infrastructure Plan](#)



Community-Serving Spaces Information Form

Instructions for Applicants:

This form must be completed as part of all applications for rezoning advice (rezoning enquiry) and may be required at the rezoning application stage.

Staff from Planning, Urban Design & Sustainability (PDS) and Arts, Culture and Community Services (ACCS), will review the completed Form and will consider it in the overall evaluation of the rezoning enquiry or application. This assessment will help staff determine priorities for retention, renewal, replacement or expansion of community-serving spaces in the context of other City objectives and priorities.

Glossary:

Community-serving spaces mean the following uses, as defined in [Section 2](#) of the Zoning and Development By-law:

- **Cultural and Recreational Uses:** Artist Studio, Club, Community Centre or Neighbourhood House, Hall, Library, Museum or Archives, Arts and Culture Indoor Event, and Theatre;
- **Institutional Uses:** Child Day Care Facility, Church and Social Service Centre; and
- **Service Uses:** Cabaret, School – Arts or Self Improvement, and Production or Rehearsal Studio, along with the associated multi-purpose rooms and meeting rooms.

Facilities in community-serving uses may include, but are not limited to, the following:

- **Childcare**, which includes indoor and outdoor space used for group day care, preschool, special needs day care, out of school care, emergency care, child minding, and overnight care.
- **Multi-purpose rooms**, which provide flexible meeting space and typically allow for chairs, tables or other furniture to be arranged in the space.
- **Gymnasium spaces**, which are used for physical exercise, either in a one-on-one or group setting, and may include equipment to support a range of activities.
- **Kitchens** that support community programming, which typically include space and equipment for preparing, cooking and storing food.
- **Offices**, which provide space for administration associated with the services and programs offered.
- **Shelters**, which provide temporary accommodation for people experiencing homelessness.
- **Theatre or Performance Spaces**, which involve the use of all or part of premises for theatrical, music, dance, or dramatic performances, vaudeville or similar exhibitions, or for the projection or display of moving pictures.
- **Gallery or Exhibition spaces**, which involve the presentation of art and/or cultural artifacts.

Services and programs operating from community-serving spaces may include, but are not limited to: group daycare, shelters, drop-in programs, community kitchens, gallery and museum exhibitions, arts and cultural performances, educational programs and classes, arts production and rehearsal spaces, and related administration occurring in accessory office use.

Users of community-serving spaces are the non-profit, for-profit, or charitable organizations using the space to offer services and programs to their clients.

Priority groups may be part of the client groups accessing services and programs in a community-serving space, and may include children, youth, seniors, Indigenous people, newcomers to Canada, Lesbian, Gay, Bisexual, Queer (LGBQ) and trans, gender-variant and two-spirit (TGV2S) people, low-income people, artists, culturally-specific communities, and people with mental health challenges or experience of substance abuse.

Section 1: Site Information

Site Address(es):	
Pre-submittal or Application Number:	<i>(for staff use only)</i>
Current or previous community-serving spaces and facilities	<p>Are there community-serving spaces and facilities currently on the site, or were these uses present on the site at any time during the previous three years?</p> <p><input type="checkbox"/> Yes – provide details below <input type="checkbox"/> No <input type="checkbox"/> Unsure – subject to staff review</p>

Section 2: Community-serving Spaces and Facilities

<p>Community-Serving Spaces: <i>Include any land uses that support or have supported community-serving spaces on the site. See glossary for more information.</i></p>	<p>Cultural and Recreational Uses:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Artist Studio <input type="checkbox"/> Club <input type="checkbox"/> Community Centre or Neighbourhood House <input type="checkbox"/> Hall <input type="checkbox"/> Library <input type="checkbox"/> Museum or Archives <input type="checkbox"/> Arts and Culture Indoor Event <input type="checkbox"/> Theatre 	<p>Institutional Uses:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Child Day Care Facility <input type="checkbox"/> Church <input type="checkbox"/> Social Service Centre <p>Service Uses:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Cabaret <input type="checkbox"/> School - Arts or Self Improvement <input type="checkbox"/> Production or Rehearsal Studio
<p>Facilities: <i>Include any on-site facilities that support /have supported community-serving spaces on the site. See glossary for more information.</i></p>	<ul style="list-style-type: none"> <input type="checkbox"/> Childcare <input type="checkbox"/> Multi-purpose Room <input type="checkbox"/> Gymnasium <input type="checkbox"/> Commercial Kitchen <input type="checkbox"/> Office 	<ul style="list-style-type: none"> <input type="checkbox"/> Purpose-built Shelter <input type="checkbox"/> Theatre/Performance Space <input type="checkbox"/> Gallery/Exhibition Space <input type="checkbox"/> Other (Specify):
<p>Additional Comments: <i>If needed, provide any additional notes or details on the site.</i></p>		

Section 3: Facilities and on-site users (in the past 3 years):

Complete the box for each community-serving space (e.g., multipurpose room). Use additional pages if needed.

1. Facility:	<input type="checkbox"/> Childcare <input type="checkbox"/> Multi-purpose Room <input type="checkbox"/> Gymnasium <input type="checkbox"/> Commercial Kitchen <input type="checkbox"/> Office		<input type="checkbox"/> Purpose-built Shelter <input type="checkbox"/> Theatre/Performance Space <input type="checkbox"/> Gallery/Exhibition Space <input type="checkbox"/> Other (Specify): _____		Size: (sq. ft.)		
					Will this space be replaced as part of the new proposal?	<input type="checkbox"/> Y <input type="checkbox"/> N <input type="checkbox"/> Other (Specify): _____	
User name:	Is this user a:	Length of occupancy:		Service(s) and program(s) offered:	Frequency of use:	Priority groups served (if any):	Number of clients served:
	<input type="checkbox"/> Registered Not-for-Profit <input type="checkbox"/> Informal Not-for-Profit <input type="checkbox"/> For-Profit <input type="checkbox"/> Other (Specify):	From:	To:	1. 2. 3.	<input type="checkbox"/> Daily <input type="checkbox"/> Weekly <input type="checkbox"/> Monthly <input type="checkbox"/> One-time <input type="checkbox"/> Other (Specify):	<input type="checkbox"/> Children <input type="checkbox"/> Youth <input type="checkbox"/> Seniors <input type="checkbox"/> Indigenous People <input type="checkbox"/> Newcomers <input type="checkbox"/> LGBQ and TGV2S <input type="checkbox"/> Low-Income	<input type="checkbox"/> Culturally-specific community <input type="checkbox"/> Artists <input type="checkbox"/> People with mental health challenges or experience of substance use <input type="checkbox"/> Other (Specify):
	<input type="checkbox"/> Registered Not-for-Profit <input type="checkbox"/> Informal Not-for-Profit <input type="checkbox"/> For-Profit <input type="checkbox"/> Other (Specify):			1. 2. 3.	<input type="checkbox"/> Daily <input type="checkbox"/> Weekly <input type="checkbox"/> Monthly <input type="checkbox"/> One-time <input type="checkbox"/> Other (Specify):	<input type="checkbox"/> Children <input type="checkbox"/> Youth <input type="checkbox"/> Seniors <input type="checkbox"/> Indigenous People <input type="checkbox"/> Newcomers <input type="checkbox"/> LGBQ and TGV2S <input type="checkbox"/> Low-Income	<input type="checkbox"/> Culturally-specific community <input type="checkbox"/> Artists <input type="checkbox"/> People with mental health challenges or experience of substance use <input type="checkbox"/> Other (Specify):
Additional Comments:							

Section 3 continued: Facilities and on-site users (in the past 3 years):

Complete box for each community-serving space (e.g., multipurpose room). Use additional pages if needed.

2. Facility:	<input type="checkbox"/> Childcare <input type="checkbox"/> Multi-purpose Room <input type="checkbox"/> Gymnasium <input type="checkbox"/> Commercial Kitchen <input type="checkbox"/> Office		<input type="checkbox"/> Purpose-built Shelter <input type="checkbox"/> Theatre/Performance Space <input type="checkbox"/> Gallery/Exhibition Space <input type="checkbox"/> Other (Specify): _____		Size: (sq. ft.)			
					Will this space be replaced as part of the new proposal?	<input type="checkbox"/> Y <input type="checkbox"/> N <input type="checkbox"/> Other (Specify): _____		
User name:	Is this user a:	Length of occupancy:		Service(s) and program(s) offered:	Frequency of use:	Priority groups served (if any):		Number of clients served:
		From:	To:					
	<input type="checkbox"/> Registered Not-for-Profit <input type="checkbox"/> Informal Not-for-Profit <input type="checkbox"/> For-Profit <input type="checkbox"/> Other (Specify):			1. 2. 3.	<input type="checkbox"/> Daily <input type="checkbox"/> Weekly <input type="checkbox"/> Monthly <input type="checkbox"/> One-time <input type="checkbox"/> Other (Specify):	<input type="checkbox"/> Children <input type="checkbox"/> Youth <input type="checkbox"/> Seniors <input type="checkbox"/> Indigenous People <input type="checkbox"/> Newcomers <input type="checkbox"/> LGBQ and TGV2S <input type="checkbox"/> Low-Income	<input type="checkbox"/> Culturally-specific community <input type="checkbox"/> Artists <input type="checkbox"/> People with mental health challenges or experience of substance use <input type="checkbox"/> Other (Specify):	
	<input type="checkbox"/> Registered Not-for-Profit <input type="checkbox"/> Informal Not-for Profit <input type="checkbox"/> For-Profit <input type="checkbox"/> Other (Specify):			1. 2. 3.	<input type="checkbox"/> Daily <input type="checkbox"/> Weekly <input type="checkbox"/> Monthly <input type="checkbox"/> One-time <input type="checkbox"/> Other (Specify):	<input type="checkbox"/> Children <input type="checkbox"/> Youth <input type="checkbox"/> Seniors <input type="checkbox"/> Indigenous People <input type="checkbox"/> Newcomers <input type="checkbox"/> LGBQ and TGV2S <input type="checkbox"/> Low-Income	<input type="checkbox"/> Culturally-specific community <input type="checkbox"/> Artists <input type="checkbox"/> People with mental health challenges or experience of substance use <input type="checkbox"/> Other (Specify):	
Additional Comments:								

Section 3 continued: Facilities and on-site users (in the past 3 years):

Complete box for each community-serving space (e.g., multipurpose room). Use additional pages if needed.

3. Facility:	<input type="checkbox"/> Childcare <input type="checkbox"/> Multi-purpose Room <input type="checkbox"/> Gymnasium <input type="checkbox"/> Commercial Kitchen <input type="checkbox"/> Office		<input type="checkbox"/> Purpose-built Shelter <input type="checkbox"/> Theatre/Performance Space <input type="checkbox"/> Gallery/Exhibition Space <input type="checkbox"/> Other (Specify): _____		Size: (sq. ft.)			
					Will this space be replaced as part of the new proposal?	<input type="checkbox"/> Y <input type="checkbox"/> N <input type="checkbox"/> Other (Specify): _____		
User name:	Is this user a:	Length of occupancy:		Service(s) and program(s) offered:	Frequency of use:	Priority groups served (if any):		Number of clients served:
		From:	To:					
	<input type="checkbox"/> Registered Not-for-Profit <input type="checkbox"/> Informal Not-for-Profit <input type="checkbox"/> For-Profit <input type="checkbox"/> Other (Specify):			1. 2. 3.	<input type="checkbox"/> Daily <input type="checkbox"/> Weekly <input type="checkbox"/> Monthly <input type="checkbox"/> One-time <input type="checkbox"/> Other (Specify):	<input type="checkbox"/> Children <input type="checkbox"/> Youth <input type="checkbox"/> Seniors <input type="checkbox"/> Indigenous People <input type="checkbox"/> Newcomers <input type="checkbox"/> LGBQ and TGV2S <input type="checkbox"/> Low-Income	<input type="checkbox"/> Culturally-specific community <input type="checkbox"/> Artists <input type="checkbox"/> People with mental health challenges or experience of substance use <input type="checkbox"/> Other (Specify):	
	<input type="checkbox"/> Registered Not-for-Profit <input type="checkbox"/> Informal Not-for Profit <input type="checkbox"/> For-Profit <input type="checkbox"/> Other (Specify):			1. 2. 3.	<input type="checkbox"/> Daily <input type="checkbox"/> Weekly <input type="checkbox"/> Monthly <input type="checkbox"/> One-time <input type="checkbox"/> Other (Specify):	<input type="checkbox"/> Children <input type="checkbox"/> Youth <input type="checkbox"/> Seniors <input type="checkbox"/> Indigenous People <input type="checkbox"/> Newcomers <input type="checkbox"/> LGBQ and TGV2S <input type="checkbox"/> Low-Income	<input type="checkbox"/> Culturally-specific community <input type="checkbox"/> Artists <input type="checkbox"/> People with mental health challenges or experience of substance use <input type="checkbox"/> Other (Specify):	
Additional Comments:								

Section 3 continued: Facilities and on-site users (in the past 3 years):

Complete box for each community-serving space (e.g., multipurpose room). Use additional pages if needed.

4. Facility:	<input type="checkbox"/> Childcare <input type="checkbox"/> Multi-purpose Room <input type="checkbox"/> Gymnasium <input type="checkbox"/> Commercial Kitchen <input type="checkbox"/> Office		<input type="checkbox"/> Purpose-built Shelter <input type="checkbox"/> Theatre/Performance Space <input type="checkbox"/> Gallery/Exhibition Space <input type="checkbox"/> Other (Specify): _____		Size: (sq. ft.)			
					Will this space be replaced as part of the new proposal?	<input type="checkbox"/> Y <input type="checkbox"/> N <input type="checkbox"/> Other (Specify): _____		
User name:	Is this user a:	Length of occupancy:		Service(s) and program(s) offered:	Frequency of use:	Priority groups served (if any):		Number of clients served:
		From:	To:					
	<input type="checkbox"/> Registered Not-for-Profit <input type="checkbox"/> Informal Not-for-Profit <input type="checkbox"/> For-Profit <input type="checkbox"/> Other (Specify):			1. 2. 3.	<input type="checkbox"/> Daily <input type="checkbox"/> Weekly <input type="checkbox"/> Monthly <input type="checkbox"/> One-time <input type="checkbox"/> Other (Specify):	<input type="checkbox"/> Children <input type="checkbox"/> Youth <input type="checkbox"/> Seniors <input type="checkbox"/> Indigenous People <input type="checkbox"/> Newcomers <input type="checkbox"/> LGBQ and TGV2S <input type="checkbox"/> Low-Income	<input type="checkbox"/> Culturally-specific community <input type="checkbox"/> Artists <input type="checkbox"/> People with mental health challenges or experience of substance use <input type="checkbox"/> Other (Specify):	
	<input type="checkbox"/> Registered Not-for-Profit <input type="checkbox"/> Informal Not-for Profit <input type="checkbox"/> For-Profit <input type="checkbox"/> Other (Specify):			1. 2. 3.	<input type="checkbox"/> Daily <input type="checkbox"/> Weekly <input type="checkbox"/> Monthly <input type="checkbox"/> One-time <input type="checkbox"/> Other (Specify):	<input type="checkbox"/> Children <input type="checkbox"/> Youth <input type="checkbox"/> Seniors <input type="checkbox"/> Indigenous People <input type="checkbox"/> Newcomers <input type="checkbox"/> LGBQ and TGV2S <input type="checkbox"/> Low-Income	<input type="checkbox"/> Culturally-specific community <input type="checkbox"/> Artists <input type="checkbox"/> People with mental health challenges or experience of substance use <input type="checkbox"/> Other (Specify):	
Additional Comments:								

Rental Screening Form: Rezoning Enquiries, Rezoning Applications and Development Permits

Section 1. Tenant Relocation Plan Information

Project address:

Section 1a. Existing Type of Rental Housing

- Purpose-built rental housing (e.g. apartment rental buildings, rental above commercial, multiple conversion dwellings with 5 or more units)
- Secondary rental housing (e.g. basement suites, laneway houses, strata condo rented suites, single detached houses rented out, multiple conversion dwellings with less than 5 units)

If secondary rental is indicated on the property, then does the proposal involve consolidation of 2 or more lots?

- Yes No

If secondary rental is indicated on the property and the proposal is located in the Broadway Plan area, are they rented suites in a condominium apartment building?

- Yes No

Section 1b. Number of Existing Tenants and Rental Housing Units

Purpose-built rental housing:

Number of tenants in purpose-built rental housing Number of units of purpose-built rental housing

Secondary rental housing involving consolidation of 2 or more lots:

Number of tenants in secondary rental housing Number of units of secondary rental housing

Secondary rental housing in condominium apartment building (applicable to projects in the Broadway Plan area):

Number of tenants in secondary rental housing in condominium apartment building Number of units of secondary rental housing in condominium apartment building

New proposed development:

Number of units in new proposed development

Section 1c. Secondary Rental Supplementary Information

Address and unit # for each lot in the application: (including any basement / secondary suites / laneway with separate rows for each)	Does the unit have rental tenants as of the application / enquiry date? (yes / no)	Provide the number of rental tenants. (# of tenants)	When did the tenancies begin? (mm/dd/yyyy)	Is the unit being occupied by the previous owner? (yes / no)	Has ownership of the property transferred? If yes, provide date (mm/dd/yyyy)

Section 2. Rental Housing Stock Official Development Plan Information

2a. Existing Zoning District

Select the zoning district that your property is located in:

2b. Number of units that have been rented out

Indicate the number of rental units that have been rented out in the last 3 years for more than 30 days. This includes the secondary rental of strata units. Please refer to the building's strata bylaw and obtain from the strata the number of renters registered.

Number of units that have been rented out in purpose-built or secondary rental housing:

Note: 4 units are currently being renovated and 1 unit is vacant which impact the number of tenants above. 9 units are being rented as furnished rentals.

Signature Line. Please sign below when you have finished making changes to the form:

X _____

Date: _____