



REFERRAL REPORT

Report Date: September 24, 2024
Contact: Carly Rosenblat
Contact No.: 604.829.9621
RTS No.: 16556
VanRIMS No.: 08-2000-20
Meeting Date: October 8, 2024

TO: Vancouver City Council
FROM: General Manager of Planning, Urban Design and Sustainability
SUBJECT: CD-1 Rezoning: 523-549 East 10th 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 by-law, in accordance with the recommendations set out below, for consideration at the Public Hearing.

RECOMMENDATION FOR PUBLIC HEARING

- A. THAT the application by Fastmark Acquisitions Corporation, on behalf of 1422909 B.C.¹ Ltd. the registered owner of the lands located at 523-549 East 10th Avenue [Lots 21 to 17 of Lot A Block 156 District Lot 264A Plans 390 and 1771; PIDs 015-315-959, 005-954-878, 011-851-724, 015-315-941 and 015-315-932 respectively], to rezone a consolidation of the above properties from RT-5 (Residential) District to CD-1 (Comprehensive Development) District, to increase the maximum floor space ratio (FSR) from 0.75 to 5.8 and the maximum building height from 10.7 m (35 ft.) to 61.6 m (202 ft.) with additional height for the portion of the rooftop amenity, to permit the development of a 19-storey mixed-use rental building containing 175 units, with 20% of the residential floor area for below-market rental units, and a private 25-space childcare facility, 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;

¹ Beneficially owned and controlled by Johannes Dieckheuer, Hans Fast, Hans Hammer, and Christoph Wendl

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by GBL Architects, on behalf of Fastmark Acquisitions Corp received June 13th, 2023 and resubmission plans received February 1st, 2024, provided that the Director of Planning may allow minor alterations to this form of development when approving the detailed scheme of development;

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

- B. THAT subject to approval in principle of the rezoning and the Housing Agreement described in Part 2 of Appendix B, the Director of Legal Services be instructed to prepare the necessary Housing Agreement By-law for enactment prior to enactment of the CD-1 By-law, subject to such terms and conditions as may be required at the discretion of the Director of Legal Services and the General Manager of Planning, Urban Design and Sustainability.
- C. THAT subject to the approval of the CD-1 By-law, the application to amend the Sign By-law to establish regulations for the new CD-1, generally as set out in Appendix C, be approved;
- D. THAT Recommendations A to C be adopted on the following conditions:
 - (i) THAT the passage of the above resolutions creates no legal rights for the applicant or any other person, or obligation on the part of the City, and any expenditure of funds or incurring of costs is at the risk of the person making the expenditure or incurring the cost;
 - (ii) THAT any approval that may be granted following the Public Hearing shall not obligate the City to enact a by-law rezoning the property, and any costs incurred in fulfilling requirements imposed as a condition of rezoning are at the risk of the property owner; and
 - (iii) THAT the City and all its officials, including the Approving Officer, shall not in any way be limited or directed in the exercise of their authority or discretion, regardless of when they are called upon to exercise such authority or discretion.

REPORT SUMMARY

This report evaluates an application to rezone 523-549 East 10th Avenue from RT-5 (Residential) District to CD-1 (Comprehensive Development) District, under the *Broadway Plan* (Plan). The proposal is to permit a 19-storey mixed-use rental building containing 175 units, with 20% of the residential floor area for below-market rental units, and a private 25-space childcare facility. 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)
- Housing Needs Report (2022)
- 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)
- Community Amenity Contributions Policy for Rezoning (1999, last amended 2023)
- Childcare Design Guidelines (1993, last amended 2021)
- Green Buildings Policy for Rezoning (2010, last amended 2023)
- Tenant Relocation and Protection Policy (2015, last amended 2019)
- Vancouver Development Cost Levy By-law No. 9755 (2008, last amended 2023)
- Vancouver Utilities Development Cost Levy By-law No. 12183 (2008, last amended 2023)
- Urban Forest Strategy (2018)
- Public Art Policy and Procedures for Rezoned Developments (2014, last amended 2021)
- Transit-Oriented Areas (TOA) Designation By-law (2024)
- Transit-Oriented Areas (TOA) Rezoning Policy (2024)

REPORT

Background/Context

1. Site and Context

The site is comprised of five lots located mid-block on East 10th Avenue, between St. George and Carolina Streets in the Mount Pleasant neighbourhood (see Figure 1). The total site area is 1,871 sq. m (20,139 sq. ft.), with a frontage of 50.3 m (165 ft.) along East 10th Avenue and a depth of 37.2 m (122 ft.). There is a lane to the north of the site. The site slopes to the west by approximately 2.64 m (9 ft.). The site is developed with ground-oriented houses and duplexes.

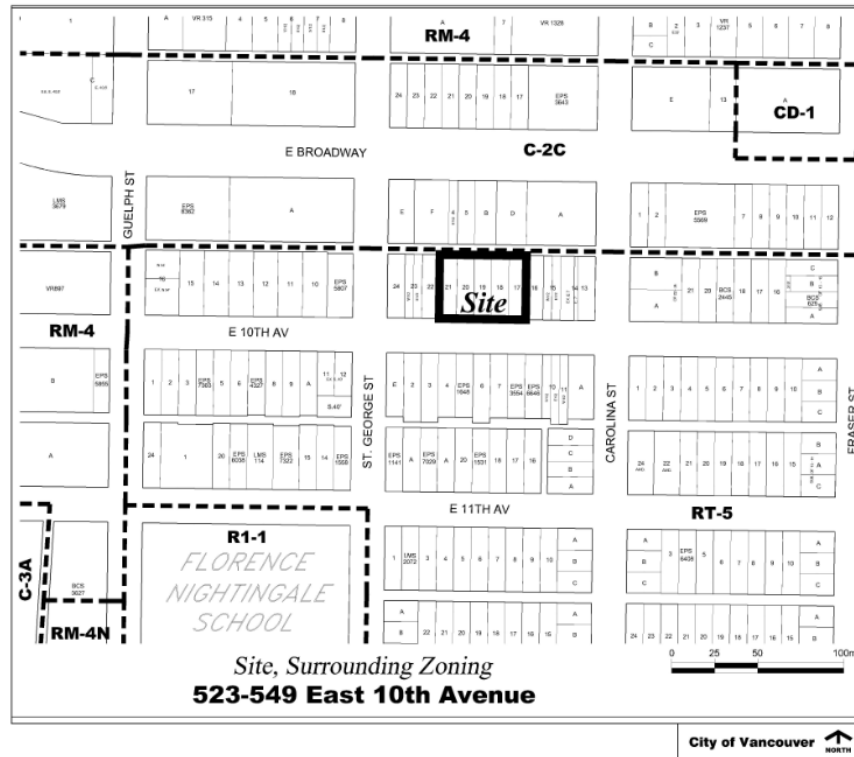
The properties across the lane to the north of the site along East Broadway are zoned C-2C (Commercial) District and are occupied by a range of one to six-storey mixed-use commercial buildings. Neighbouring sites to the south, east, and west, are zoned RT-5 and developed with ground-oriented residential buildings. Directly east of the site is an active rezoning application at 2535 Carolina Street and 557-569 East 10th Avenue which proposes an 18-storey mixed-use rental building.

Neighbourhood Amenities – The following public and non-profit amenities are within close proximity:

- **Parks:** Guelph Park (550 m), Robson Park (550 m), Sahalli Park (600 m), McAuley Park (700 m), China Creek North Park (900 m), Tea Swamp Park (1 km), Major Matthews Park (1.2 km) , and Jonathan Rogers Park (1.3 km).
- **Cultural/Community Spaces:** Or Shalom (260 m), Mount Pleasant Neighbourhood House (500 m), Mount Pleasant Community Centre and Library (750 m), Saint Nicholas Russian Orthodox Church (750 m), St. Patrick Elementary School (950 m), and Vancouver Community College – Broadway Campus (950 m).

- **Childcare:** YMCA of Greater Vancouver Childcare (350 m), St. Michael’s Church Day Care Centre (400 m), Active Little Angels Family Child Care (450 m), Home Sweet Home Family Child Care (750 m), Mount Pleasant Child Care (900 m), Sunshine Corner Daycare (1.3 km).

Figure 1: Location Map



Local School Capacity – The site is located within the catchment of Nightingale Elementary School and Tupper Secondary School. According to the Vancouver School Board (VSB)’s *2020 Long Range Facilities Plan*, Nightingale Elementary School will be operating at 77% capacity by 2031, while Tupper Secondary School will be also be under capacity, operating at 67% by 2031.

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

2. Policy Context

Broadway Plan (2022) – The *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 Mount Pleasant RT Areas – Area B (MRTB) sub-area of the Plan.

The Plan allows for consideration of rezoning at this location for a mixed-use rental building with

20% of the residential floor area for below-market rental units. A maximum density of 5.5 FSR and a maximum height of 18 storeys may be considered where there is a minimum frontage of 45.7 m (150 ft.). Minor increases in height and density may be considered where childcare use is provided. Additionally, the Plan includes a limit of one tower on this block face. City staff are currently reviewing the tower limit policies in this location and anticipate recommending policy changes to Council in the near future.

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

The site is located within the *Broadway Plan* area which is generally in alignment with the *Vancouver Plan*.

Housing Needs Report (2022) – On April 27, 2022, Council resolved at a public meeting to receive a [Housing Needs Report](#) (HNR) prepared by staff. Further to the BC Provincial government's requirement, Council must consider the most recent HNR when preparing a development plan, or when amending a development plan in relation to Council's housing policies respecting affordable housing, rental housing and special needs housing.

This rezoning would facilitate the delivery of rental housing including a component of below-market rental units and address the data and findings within the HNR.

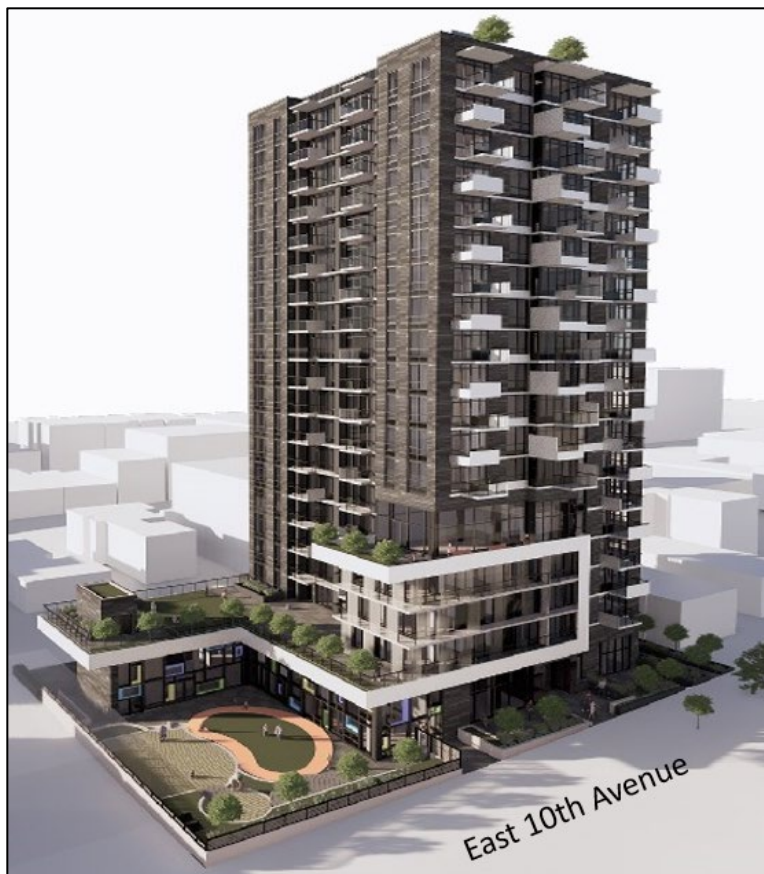
Housing Vancouver Strategy (2017) – Housing Vancouver focuses on the right supply of new homes, including rental, to meet the continuum of housing types. The strategy includes 10-year housing approval targets, which were updated in 2024. The new target aims for 83,000 net new homes overall, including 35,500 purpose-built rental units (or 30,000 purpose-built market rental and 5,500 purpose-built below-market rental units). This rezoning will contribute towards targets for purpose-built market and below-market rental housing units.

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 Three of the TOA legislation. As the Plan allows more height and density, the application is being assessed under the *Broadway Plan* policies.

Strategic Analysis

1. Proposal

The rezoning application proposes a mixed-use rental building containing 175 units with 20% of the residential floor area for below-market rental units, and commercial use with a private childcare facility (see Figure 2). This proposed building has 10,617.5 sq. m (114,286 sq. ft.) of residential use and 246 sq. m (2,643 sq. ft.) of commercial use as a private childcare facility with an overall density of 5.8 FSR. The proposal includes underground vehicle and bicycle parking, accessed from the rear lane.

Figure 2: View of Proposed Building from East 10th Avenue (looking northeast)

The original application was submitted on June 13th, 2023 to allow for the development of a 19-storey mixed-use rental building with a density of 6.0 FSR. A revised proposal was subsequently submitted on February 1st, 2024, which reduced the density to 5.8 FSR to better align with the Plan. The general form of development, childcare provision, and number of rental units has remained the same. This report is based on the revised submission.

Childcare Facility – A privately owned and operated 25-space childcare facility is proposed for children between the ages of three to five years old. The facility will occupy a total of 246 sq. m (2,643 sq. ft.) of indoor childcare activity and support space as well as 350.0 sq. m. (3,767 sq. ft.) of contiguous outdoor play space, located at the ground level. As this will be a privately-run childcare facility, the future operator will be determined by the applicant. The facility will go through further design review during the development permit process and will be required to meet the intent of the City's *Childcare Design Guidelines* and be licensable by Vancouver Coastal Health's Community Care and Facilities Licensing (CFFL). See design conditions in Appendix B.

2. Land Use

The proposed residential and commercial (childcare) uses are consistent with the Plan.

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

In assessing urban design performance, staff considered the built form and site design expectations of the Plan. Livable, accessible, and diverse housing is a key objective of the Plan and a fundamental part of resilient community building. To ensure the predictable and efficient approval of new homes, applications are expected to comply with the tested residential built form and site design guidance in the Plan.

Form of Development – The proposed 19-storey tower with a podium facing East 10th Avenue is generally consistent with the Plan’s form of development policy which requires a minimum site frontage of 45.7 m (150 ft.), maximum height of 18 storeys, and a maximum density of 5.5 FSR. The proposal includes a private childcare facility at the ground level, and as per the Plan, minor increases in height and density may be considered for the delivery of private childcare (see Figure 2). The tower was designed on the eastern portion of the site to maximize sunlight access to the outdoor space for the 25-space childcare facility.

Tower Separation – This proposal was the first rezoning application proposing a tower on this block, which meant the tower limit was reached based on the Plan’s limits of one tower for this block face. The proposal demonstrates compliance with the Plan’s minimum separation of 24.4 m (80 ft.) between this proposal and adjacent existing and potential residential towers as per the Plan.

Height –The Plan allows a maximum of 18 storeys, with minor increases in height where a private childcare facility is provided. The proposed 19 storey tower plus a partial storey for a common rooftop amenity space complies with the Plan’s intended maximum height.

Density – The Plan anticipates density of up to 5.5 FSR with minor increases considered for the delivery of a private childcare facility. The application complies with the Plan’s objective with a proposed density of 5.8 FSR.

Setbacks – A front yard setback of 3.7 m (12 ft.) above and below grade is required to ensure adequate soil depth for healthy trees and to ensure the new building fits within the overall neighbourhood pattern. Staff have included a condition in Appendix B for the underground parkade to be set back from the front property line.

Unit Livability –Staff conclude that the proposal generally meets these minimum requirements. The livability of the units will be further evaluated at the development permit stage and may result in changes to unit mix and count, which will be determined at the discretion of the Director of Planning.

Private Amenity Space – The proposal provides an appropriate amount of common indoor and outdoor amenities for residents on the podium roofs and at the top of the tower. The residential units include private outdoor space in the form of balconies. Staff have included a Housing condition in Appendix B to ensure minimum balcony sizes are provided.

Figure 3: Perspective of Public Realm Interface and Childcare Facility as viewed from East 10th Avenue.



Podium – Staff have included a condition in Appendix B to improve the neighbourhood fit for this East Mount Pleasant context by exploring a finer grain architectural expression for the podium and reducing the apparent scale of the lower building levels as viewed from the public realm.

Public Realm and Interface – The Plan envisions the public realm interface as animated with entrances, windows, balconies and/or patio spaces to promote social interaction and the active use of outdoor space. At the front interface, the proposal includes outdoor childcare play areas, the residential lobby entrance, common amenity space, and private patio space (see Figure 4). However, the proposed long, blank expanses of retaining walls and fences reduce activation. Staff have included a condition in Appendix B to soften the interface and increase pedestrian interest.

Lane Interface – The Plan envisions buildings that activate and animate the lane with entrances and windows that directly face the lane. Staff have included a condition in Appendix B to ensure more animation at the lane.

Shadowing – The tower location results in shadowing that is primarily directed north onto this block, and across the southern sidewalk of East Broadway. The proposal does not cast shadows on the north side of East Broadway's sidewalks on the equinoxes, nor on any adjacent parks or public school yards.

Urban Design Panel – Given the scale and general compliance of the project with the *Broadway Plan*, review by the Urban Design Panel was not required.

Staff have reviewed the proposal and have considered the site conditions, context and public feedback, and conclude that the proposed form of development meets the intent of the urban design principles in the Plan. Staff support the one-storey increase in height and the overall proposed density of this project, and recommend approval of the proposed form of development

subject to conditions 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 approximately 175 housing units, including 142 market rental units and approximately 33 below-market rental units, to the City's inventory of rental housing, which would contribute to the targets set out in the *Housing Vancouver Strategy* (see Figure 4).

Figure 4: Progress Towards 10 Year Housing Vancouver Targets for Secured Market Rental Housing as of June 30, 2024

Housing Type	Category	10-Year Targets	Units Approved Towards Targets
Purpose-Built Market Rental Housing Units	Market Rental	30,000	3,087 (10%)
	Developer-Owned Below-Market Rental	5,500	353 (6%)
	Total	35,500	3,440 (9%)

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

2. Previous targets established in 2017 included 20,000 purpose-built rental, market and below-market combined, with tracking starting in 2017. As of December 31st, 2023, 87% of the previous targets had been reached.

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

Vacancy Rates – Vancouver has exhibited historically low vacancy rates in the last 30 years. In 2023, the purpose-built apartment vacancy rate was 0.8% in Vancouver. The vacancy rate (based on the Canada Mortgage and Housing Corporation (CMHC) Market Rental Survey) for the Mount Pleasant/Renfrew Heights area, where this site is located, was 0.5%. 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. This application proposes 38% two bedroom units and 2% three bedroom units, not meeting the minimum requirements of the Plan for three bedroom units. A condition of approval is included in Appendix B requiring the applicant to meet the unit mix requirements of the Plan.

Family units must be designed in accordance with the *High Density Housing for Families with Children Guidelines*. The application as proposed is consistent with the policy and a provision is included in the CD-1 By-law to meet the minimum unit mix requirements.

Average Rents and Income Thresholds – Figure 5 below sets out the proposed average starting rents for the below-market rental units. These starting rents are applicable to the below-market rental units which will comprise at least 20% of the residential floor area, and will be targeted to moderate income households.

Average market rents in newer rental buildings on the eastside are also shown in Figure 6. The market rental units will provide options that are more affordable than home ownership, as illustrated in Figures 5 and 6.

Figure 5 – Below-Market Unit Average Rents, Market Rents in Newer Buildings and Household Incomes Served

	Below-Market Units Average Starting Rents (2023) ¹	Average Household Income Served in Below-Market Unit	Average Market Rent in Newer Buildings – Eastside (CMHC, 2023) ²	Average Household Income Required to Afford Market Rent in Newer Building - Eastside
Studio	\$1,223	\$48,920	\$1,776	\$71,040
1-bed	\$1,429	\$57,160	\$2,116	\$84,640
2-bed	\$1,969	\$78,760	\$2,839	\$113,560
3-bed	\$2,395	\$95,800	\$3,245	\$129,800

^{1.} Starting rents shown are calculated based on a 20 per cent discount to city-wide average market rents as published by CMHC in the fall 2023 Rental Market Report.

^{2.} Data from October 2023 CMHC Rental Market Survey for buildings completed in 2014 or later on the Eastside of Vancouver

To qualify for a below-market rental unit, a household's gross annual income cannot exceed the maximum income requirements for the unit type, with at least one household member per bedroom. Policy 12.2.17 of the Plan specifies that below-market rental units will be subject to tenant income testing and monitoring requirements that apply under the *Secured Rental Policy*, as described in the *Rental Incentive Programs Bulletin*. All residents will have equal access to common indoor and outdoor amenities and facilities shown in Appendix D.

Figure 6 – Cost of Ownership and Household Incomes Served

	Monthly Costs of Ownership for Median-Priced Apartment with 20% down-payment – Eastside (BC Assessment 2021) ¹	Annual Income Required to Afford Monthly Costs of Apartment Ownership – Eastside	Down-payment at 20% – Eastside Apartment
Studio	\$2,200	\$88,000	\$79,550
1-bed	\$2,885	\$115,400	\$108,000
2-bed	\$3,809	\$152,360	\$141,300
3-bed	\$5,565	\$222,600	\$213,000

¹Based on the assumptions: Median of all BC Assessment strata apartment sales prices in Vancouver Eastside in 2021 by unit type, 20% down-payment, 5% mortgage rate (in-line with qualifying rate), 25-year amortization, \$250-\$350 monthly strata fees and monthly property taxes at \$2.92 per \$1,000 of assessed value (2021 assessments and property tax rate)

Security of Tenure – Purpose-built rental housing offers permanent rental housing and security of tenure, unlike rented condominiums or basement suites in the secondary rental market. All units in the proposal would be secured through a Housing Agreement and Section 219 Covenant for the longer of 60 years or the life of the building. Covenants will be registered on title to prohibit the stratification and/or separate sale of individual units.

The Housing Agreement will secure not less than 20% of the residential floor area that is counted in the calculation of the floor space ratio for below-market units to be rented at rates

targeted to meet the affordability needs of moderate income households. Between tenancies, the rent for a below-market rental unit will be re-indexed to the current CMHC average rent by unit type, applying the same discount rate as was secured at the time of occupancy permit issuance. Rent increases during each tenancy are capped at the Residential Tenancy Act annual allowable rental increase. Conditions related to securing the units are contained in Appendix B.

Tenants – The rezoning site contains existing rental residential uses, including 12 units of secondary rental housing. Eight out of the 12 existing residential tenancies are eligible under the City's *Tenant Relocation and Protection Policy* (TRPP) for the Plan area.

The applicant has provided a Tenant Relocation Plan (TRP) for eligible tenants which meets the enhanced requirements of the City's TRPP for the Plan area. The TRP is summarized in Appendix E of this report.

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

5. Parking and Transportation

The site is well serviced by transit and is located within 350 m of the No. 8, No. 9, N8, N9 and No. 99 bus routes, and 750 m of the future Mount Pleasant SkyTrain Station. The site is located along the East 10th Avenue bikeway.

Vehicle and bicycle parking is provided on two levels of underground parking, accessed from the lane. The application proposes 52 vehicle parking spaces and 336 bicycle spaces. Conditions included in Appendix B require the proposal meet the requirements of the Parking By-law.

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

Natural Assets – The *Urban Forest Strategy* seeks to preserve, protect and strengthen Vancouver's urban forest and tree canopy. The Protection of Trees By-law aims to maintain a healthy urban forest by requiring permission be sought to remove trees that meet certain conditions. The intent is to retain and protect as many healthy, viable trees as possible, while still meeting the challenges of development. This is in keeping with City goals to achieve resilient and healthy natural systems in our urban areas.

There are 13 on-site trees which are all proposed for removal and six off-site trees proposed to be retained. Landscape conditions in Appendix B seek additional tree retention of two on-site mature trees. The final number of new trees will be determined through the development permit process.

Public Input

Public Notification – A rezoning information sign was installed on the site on October 10, 2023. Approximately 2,126 notification postcards were distributed within the neighbouring area on or about June 24, 2024. Application information and an online comment form was provided on the Shape Your City (shapeyourcity.ca/) platform.

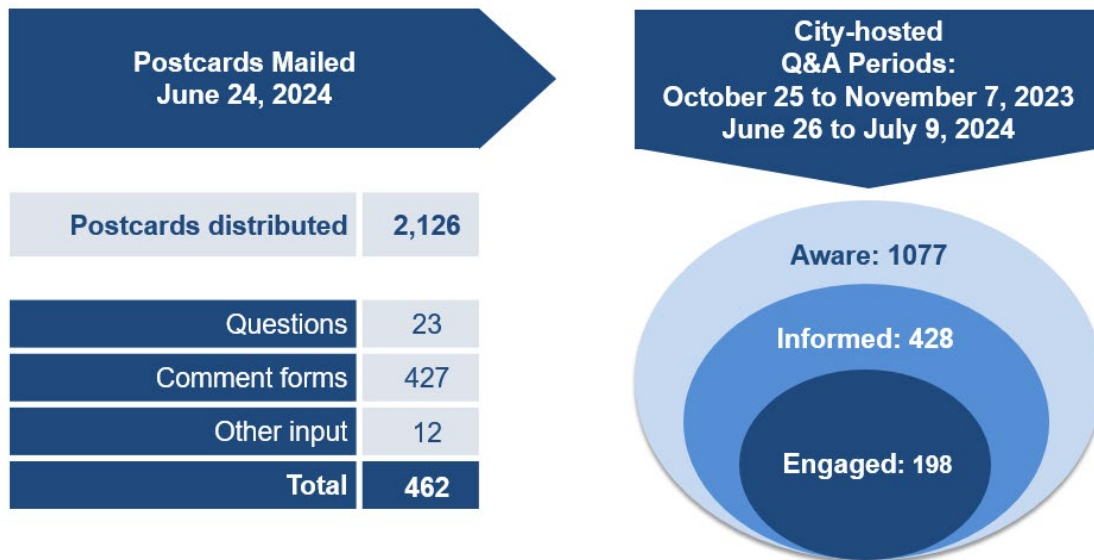
An error took place in notification of the first virtual open house and so a second virtual open house was organized to ensure meaningful community engagement. Staff followed City procedures by updating the project’s Shape Your City webpage, circulating notification postcards, and ensuring a sticker was placed on the existing site sign to notify the community that revised plans had been submitted by the applicant team and were available online.

Question and Answer Period/Virtual Open House – Two question and answer periods were held from October 25, 2023 to November 7, 2023 and June 26, 2024 to July 9, 2024. Questions were submitted by the public and posted with a response over a two day period. A digital model was made available for online viewing.

A virtual approach allowed people to access materials online and engage at different levels at a time and location of their choosing. Members of the public could submit questions, which staff actively monitored and responded to publicly.

Public Response and Comments – Public input is collected via online questions, comment forms, through email, and by phone. A total of 462 submissions were received.

Figure 7: 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:

- **Rental housing:** The proposed development would add much needed rental housing to the neighbourhood.
- **Density:** The proposed density is appropriate for the neighbourhood.
- **Childcare:** There is demand for an on-site childcare facility.
- **Access to transit:** The proposal is in close proximity to the future Mount Pleasant SkyTrain station and along existing transit and cycling routes.

Generally, comments of concern fell within the following areas:

- **Height, Density and Neighbourhood Character:** The height of the proposal would be too tall and not fit in with the existing low to mid-rise developments. The proposal does not fit the character of a quiet, heritage neighbourhood with tree-lined streets. The proposed development would add too much density to the neighbourhood.
- **Parking and Traffic Management:** Traffic congestion would increase and road safety would be negatively impacted. There will be too many bike users and vehicles on the roadway. There are not enough parking spaces provided on-site and availability of parking in the neighbourhood will be further limited.
- **Location:** Major arterial roads like Broadway should be developed before local streets receive new developments.
- **Tree canopy:** The development would remove existing tree canopy, resulting in less shade to provide protection against heat waves.

Staff Response

Height, Density, and Neighbourhood Character – The application meets the height and density policies contained in the *Broadway Plan*. See the Form of Development section of the report.

Parking and Traffic Management – The project will comply with the Parking By-law and the applicant is proposing a Transportation Demand Management (TDM) Plan, which provides for reductions in minimum parking requirements in exchange for providing enhanced transportation demand management measures. The site is located in close proximity to frequent transit bus service and within the area of a future transit station at Mount Pleasant. Appendix B includes Engineering conditions to enhance the safety of all roadway users around this development.

Tree Canopy – Per the Tree Management Plan and Arborist Report submitted by the applicant, the street trees along East 10th Avenue are proposed for retention. There are trees on-site which are proposed to be removed due to conflict with the building footprint, however, the final number of trees will be determined at the development permit process. Appendix B includes Landscape conditions regarding tree management and protection as well as the additional retention of two on-site mature trees.

Public Benefits

Community Amenity Contributions (CACs) – This application is subject to a negotiated CAC under the *Community Amenity Contributions Policy for Rezoning*s. Real Estate Services staff reviewed the application and the cost of securing the rental housing units including the 20% of the residential floor area as below-market rental units, and have determined no CAC is expected.

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

In accordance with the provisions of Section 3.1A (d) of the Vancouver DCL By-law, the applicant has requested a 100% waiver of the City-wide DCLs attributed to the residential floor area qualifying as Class A “for-profit affordable rental housing”. Class A means rental housing where a minimum 20% of the residential floor area is secured as below-market rental units with maximum average rents for each type of unit that do not exceed the rates set out in the DCL By-laws.

Based on rates in effect as of September 30, 2024 and the proposed 10,617.5 sq. m (114,286 sq. ft.) of residential use, the value of the DCL waivers for the residential floor area is estimated to be \$2,699,435. Compliance with DCL waiver requirements will continue to be assessed through the development permit stage up to occupancy permit issuance at which point the applicant will be required to submit a rent roll that sets out the initial monthly rents for each unit.

The childcare is proposed to be privately-owned and operated and is not eligible for the DCL rate available to not-for-profit childcares (\$10 per building permit). The proposed privately-owned childcare is subject to the rate for ‘commercial and other’ uses, and, based on a floor area of 246 sq. m (2,643 sq. ft.), it is estimated that \$81,986 will be collected in DCLs. DCL rates are subject to future adjustment by Council including annual inflationary adjustments. DCLs are payable at building permit issuance based on rates in effect at that time.

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

Public Art Program – The application is subject to the *Public Art Policy and Procedures for Rezoned Developments* as the proposed floor area exceeds the minimum 9,290 sq. m (100,000 sq. ft.). Applicants may elect to provide on-site artwork or cash-in-lieu (at 80% of the public art budget), which must be discussed with Public Art staff before by-law enactment.

The public art budget will be calculated on the floor area proposed at the development permit stage. Based on the current (2016) rate, the public art budget is estimated to be \$231,519. As a condition of by-law enactment, a legal agreement is required to be registered on title to specify and define all obligations with respect to the elected option.

Other Benefits – The secured market rental and below-market rental units in this proposed development will contribute to the City’s secured rental housing stock.

A summary of the public benefits associated with this application are included in Appendix G.

FINANCIAL IMPLICATIONS

As noted in the Public Benefits section, this project is expected to provide market rental with below market rental units, a DCL payment and a public art contribution. See Appendix G for additional details.

CONCLUSION

The proposed land use, housing mix, and form of development is consistent with the intent of *Broadway Plan*. If approved, this application would contribute 175 market rental units with 20% of the floor area for below-market rental units to the City's rental housing stock and the delivery of a private 25-space childcare facility. The General Manager of Planning, Urban Design and Sustainability recommends that the application be referred to public hearing with the draft CD-1 By-law shown in Appendix A, subject to the public hearing, along with the conditions of approval listed in Appendix B, including approval in principle of the form of development as shown in plans included as Appendix D.

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**523-549 East 10th 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 (___).

Definitions

3. Words in this by-law have the meaning given to them in the Zoning and Development By-law, except that:
 - (a) for the purpose of calculating the total dwelling unit area for section 5.1 of this by-law, "Dwelling Unit Area" is the floor area of each dwelling unit, measured to the inside of all perimeter walls, excluding any floor area as required by section 6.4 of this by-law; and
 - (b) "Below-market Rental Housing Units" means dwelling units that meet the requirements of approved Council policies and guidelines for below-market rental housing, as secured by a housing agreement and registered on title to the property.

Uses

4. Subject to Council 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, limited to Child Day Care Facility;

- (d) Live-Work Use;
- (e) Office Uses;
- (f) Retail Uses;
- (g) Service Uses;
- (h) Utility and Communication Uses; and
- (i) Accessory Uses customarily ancillary to the uses permitted in this section.

Conditions of Use

- 5.1 A minimum of 20% of the total dwelling unit area must be Below-Market Rental Housing.
- 5.2 The design and layout of at least 35% of the total number of below-market rental housing units and at least 35% of the total number of other dwelling units must:
- (a) be suitable for family housing; and
 - (b) have 2 or more bedrooms, of which:
 - I. at least 25% of the total dwelling units must be 2-bedroom units, and
 - II. at least 10% of the total dwelling units must be 3-bedroom units.
- 5.3 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

- 6.1 Computation of floor area must assume that the site area is 1,871 m², being the site area at the time of the application for the rezoning evidenced by this By-law, prior to any dedications.

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- 6.2 The floor space ratio for all uses combined must not exceed 5.80 and must include a combination of residential use and either commercial use or child day care facility, or both.
- 6.3 The floor space ratio for commercial use and child day care facility combined must not exceed 0.30.
- 6.4 A minimum of 246 m² must be provided for either commercial use, child day care facility, or both.
- 6.5 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.
- 6.6 Computation of floor area and dwelling unit 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 m² 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.
- 6.7 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

- 6.8 Where floor area associated with residential storage area is excluded, a minimum of 20% of excluded floor area above base surface must be located within the below-market rental housing units as storage area.

Building Height

- 7.1 Building height must not exceed 61.6 m.
- 7.2 Despite section 7.1 of this by-law and the building height regulations in section 10 of the Zoning and Development By-law, if the Director of Planning permits common rooftop amenity space 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 66.1 m.

Horizontal Angle of Daylight

- 8.1 Each habitable room must have at least 1 window on an exterior wall of a building.
- 8.2 For the purposes of section 8.1 above, habitable room means any room except a bathroom or a kitchen.
- 8.3 Each exterior window must be located so that a plane or planes extending from the window and formed by an angle of 50 degrees, or 2 angles with a sum of 70 degrees, to encounter no obstruction over a distance of 24.0 m.
- 8.4 The plane or planes referred to in section 8.3 above must be measured horizontally from the centre of the bottom of each window.
- 8.5 An obstruction referred to in section 8.3 above means:
- (a) any part of the same building excluding permitted projections; or
 - (b) the largest building permitted on any adjoining site.
- 8.6 The Director of Planning or Development Permit Board may vary the horizontal angle of daylight requirement if the Director of Planning or Development Permit Board considers all applicable Council policies and guidelines and:
- (a) the minimum distance of unobstructed view is at least 3.7 m.
 - (b) the habitable room is within a unit assigned to below-market rental housing units containing a minimum of 3 bedrooms, where the horizontal angle of daylight requirement is varied for no greater than 1 of the habitable rooms in the unit.

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**523-549 East 10th 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 GBL Architects, on behalf of Fastmark Acquisitions Corp received June 13th, 2023 and resubmission plans received February 1st, 2024, and provides that the Director of Planning may allow minor alterations to this form of development when considering the detailed scheme of development submitted with the development application.

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

Urban Design

- 1.1 Design development to relocate development to comply with the required 3.7 m (12 ft.) front yard setback. Refer to 11.4.7-11.4.8 of the Plan. No portion of the underground parkade may encroach into this setback.

Note to Applicant: A minor relaxation to the front yard below-grade setback may be considered with the provision of mature existing tree retention. Refer to Landscape condition 1.10.

- 1.2 Design development to relocate development to comply with the required 2.4 m (8 ft.) side yard setbacks. Refer to 11.4.9 of the Plan. No portion of the building above grade may encroach into this setback.

- 1.3 Design development to improve the podium expression to enhance neighbourhood fit;

Note to Applicant: Refer to 11.4.2 of the Plan. Reinforce the unique character of the low-rise residential streetscape of East Mount Pleasant through refinements to façade composition, proportions, and/or fenestration patterns. This can be achieved by the following:

- (a) refining and extending the articulation across the full building frontage of the lower four levels to reinforce the appearance of a low-rise podium;
- (b) refining and enhancing the weather protection;
- (c) employing a varied palette of fine-grain human-scale materials; and
- (d) providing stronger definition of project entries.

- 1.4 Design development of the front yard to enhance the interface to the public realm.

Note to Applicant: Refer to 11.1.43-11.1.46 of the *Plan*. This can be achieved by:

- (a) reducing the wall and fence heights at the public realm interface;
- (b) locating guardrails and fences behind planting areas; and
- (c) enhancing transition zones and landscape areas using terraced retaining walls.

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

Note to Applicant: Refer to 11.1.10 and 11.1.47 of the *Plan*. Solutions include:

- (a) activating and animating the lane with entrances and windows that directly face the lane;
- (b) locating garbage facilities internally;
- (c) reducing expanses of blank walls; and/or
- (d) employing further articulation, lighting, colour and/or landscape.

CPTED - Crime Prevention through Environmental Design

- 1.6 Design development to incorporate the principles of crime prevention through environmental design (CPTED).

Note to Applicant: Building features proposed in response to this condition should be noted on the plans and elevations. Consider use of a legend or key to features on the drawings. Please refer to the below comments to assist in achieving compliance with this condition:

- (a) maximize opportunities for natural surveillance];
- (b) provide unobstructed and transparent sightlines to exits and destinations];
- (c) foster territoriality and a sense of ownership;
- (d) no hiding places;
- (e) lighting of public spaces;
- (f) lobbies visible from the street and main entrances to buildings fronting the street;
- (g) personal safety and security should be integral to the design of parking facilities and comply with the Parking By-law; and
- (h) provision of a conceptual lighting strategy facilitating seasonal activity to ensure appropriate lighting levels and CPTED performance, while minimizing glare for nearby residents.

Landscape Design

- 1.7 Design development to improve the building presentation towards the street and better fit into the existing neighbourhood context by providing the following within the 12 ft. setback:

- (a) substantial landscaping with year-round interest oriented towards the street; and

- (b) mitigating the blank walls by providing terraced planters or sufficiently setting back the retaining wall from the property line in order to provide substantial screening of retaining walls with planting.

Note to Applicant: Every effort should be made to provide the same quantity of trees currently proposed in the 12 ft. setback, with special attention being given to the southwest area where there is the most grade changed. Refer to Urban Design condition 1.4.

- 1.8 Design development to improve the lane interface with soft landscaping.

Note to Applicant: Explore adding layered planting, including either trees, tall shrubs, foundation planting, and/or climbing vines on a supporting structure in locations along, and visible from the lane. Refer to Urban Design condition 1.5.

- 1.9 Consideration to retain trees #308 and #309.

Note to Applicant: In the event that these trees are retained, successful tree retention would have to be demonstrated at the time of Development Permit application. Should these trees decline and require removal in the future, the Director of Planning would require substantial replacement trees to be planted in the same location. Refer to Urban Design condition 1.1.

Standard conditions:

- 1.10 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": 1 ft. scale minimum. The Plant list should include the common and botanical name, size and quantity of all existing/ proposed plant material. Plant material should be clearly illustrated on the Plan and keyed to the Plant List. The landscape plan should include the public realm treatment (to the curb) and all existing or proposed street trees, adjoining walkways, surface materials, PMT/Vista transformers and public utilities such as lamp posts, hydro poles, fire hydrants.

- 1.11 Provision of detailed architectural and landscape cross sections (minimum 1/4" inch scale) through common open spaces, 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.

- 1.12 Provision of a vegetative cover calculation sheet, included with the landscape plans;

Note to applicant: include a comparison of the percentage vegetative cover as a ratio of the overall site and a separate calculation of the ratio of vegetative coverage to total building roof area.

1.13 Provision of a soil depth overlay sheet, included with the landscape plans;

1.14 Provision of an outdoor lighting plan;

Note to applicant: refer to Dark Night Design Principles.

<https://vancouver.ca/files/cov/outdoor-lighting-design-tips.pdf>. Provide dimmers and timers for lights where feasible.

1.15 Provision of a high-efficiency automatic irrigation system for all planted areas;

Note to Applicant: Provide a partial irrigation plan demonstrating intent, including notations, legend and symbols to confirm stub out and hose bib locations. Hose bibs to be provided for large private patios (sized 100 sq. ft. or larger). Any limitations to the installation of hose bibs on private decks to be brought to the attention of staff in the written response.

1.16 Provision of landscape features intended to create bird friendly design;

Note to applicant: Bird friendly plants should be included on the plant palette, enabling bird habitat conservation and bird habitat promotion. Refer to the Bird Friendly Design Guidelines for examples of landscape features that may be applicable, and provide a design rationale for the features noted. Refer to:

<http://council.vancouver.ca/20150120/documents/rr1attachmentB.pdf>

<http://council.vancouver.ca/20150120/documents/rr1attachmentC.pdf>

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

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

Sustainability

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

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

Housing

1.19 The proposed unit mix, including 34 studio units (19%), 71 one-bedroom units (41%), 67 two-bedroom units (38%) and three three-bedroom units (2%) is to be revised to include

a minimum of 10% three-bedroom units and 25% two-bedroom units to be met separately in the market rental and below market rental components.

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

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

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

Note to Applicant: The outdoor play area should be repositioned to be directly adjacent to indoor multipurpose amenity room to allow for adult supervision.

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

Note to Applicant: In suite storage is highly encouraged for family units.

- (c) a multi-purpose indoor amenity space appropriate in size for the scale of the project, with a wheelchair accessible washroom and kitchenette. Positioning this adjacent to the children's play area enables 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).

Note to Applicant: Provide balcony dimensions on the Development Permit drawings.

1.21 The below-market units should be designed to the same standards of livability as the market rental units.

Note to Applicant: Clearly label the proposed below-market units and market rental units on the architectural drawings.

Engineering

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

1.22 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>

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

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

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

- 1.24 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.

- 1.25 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.
- 1.26 Provision of a lighting simulation to support all offsite lighting upgrades to City standards and IESNA recommendations.
- 1.27 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.

- 1.28 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 commercial and residential use 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.

Refer to the Garbage and Recycling Facility Storage Amenity Design Supplement for more information.

[Guidelines: Garbage and Recycling Storage Facility Design \(vancouver.ca\)](#)

1.29 Submission to Engineering of an updated landscape plan reflecting all of 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. 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. Call Park Board for inspection after tree planting completion".
- (iii) "Off-site assets are to be constructed to the satisfaction of the General Manager of Engineering Services and as per the approved City geometric design, with the final design and location to be determined once the City geometric is received."

Note to Applicant: Drawings submitted as part of the Development Permit application will be preliminary, with appropriate placeholders and the final off-site geometric design will be provided by the City of Vancouver.

(b) existing locations of:

- (i) street furniture;
- (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.

(c) a minimum 1-0" setback from the property line for all first risers of proposed steps.

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> to be used alongside the City construction and design manuals.

1.30 Provision of a [Transportation Demand Management \(TDM\) Plan](#).

Note to applicant: Submit TDM Plan A, B, C or D. Amendments to the Parking Bylaw and the Transportation Demand Management (TDM) Administrative Bulletin were approved by Council on November 15th, 2023. New requirements came into effect January 1st, 2024, and apply to all development permits received after this date.

1.31 Provision of loading spaces, per the [Parking By-law Section 5](#) and the [Design Supplement](#).

Note to Applicant: Amendments to loading rates and design requirements in the Parking Bylaw were approved by Council on November 15th, 2023. New requirements came into effect January 1st, 2024, and apply to all development permits received after this date.

1.32 Design development to improve access and design of the bicycle parking by provision of:

- (a) an alcove for the bike room access off the vehicle parking ramp and manoeuvring aisle; and
- (b) a minimum 1.5 m (5 ft.) wide access route in front of oversized Class A spaces.

1.33 Design development to improve the parkade layout and access design and demonstrate compliance with the Parking and Loading Design Supplement to the satisfaction of the General Manager of Engineering Services:

- (a) Improved two-way flow for vehicles on the ramp and in the parking areas through provision of the following:
 - i. a minimum 6.7 m (22 ft.) wide ramp where a center enter phone/RFID reader is proposed.
- (b) Confirmation that column encroachments, setbacks and parking space widths comply with the Parking and Loading Design Supplement.

1.34 Provision of on-site rainwater management in accordance with Building By-law requirements (Book II, Division B, Article 2.4.2.5) in effect in January 2024.

Note to Applicant: The applicant will be required to demonstrate compliance with these requirements at the Building Permit application stage.

vancouver.ca/rainwater

1.35 Provision of the following information as part of the architectural drawing submission at the development permit stage to facilitate a complete Transportation review:

- (a) A complete tech table is required showing the calculations for the minimum required parking, loading, bicycle spaces and the number of spaces being provided;
- (b) Dimension of any/all column encroachments into parking stalls;
- (c) Dimensions for typical parking spaces;
- (d) Dimensions of manoeuvring aisles and the drive aisles at the parkade entrance and all gates;
- (e) Section drawings showing elevations and minimum vertical clearances for parking levels, loading bays, ramps and security gates;

Note to Applicant: These clearances must consider mechanical projections and built obstructions.

- (f) Areas of minimum vertical clearances labelled on parking levels;
- (g) Design elevations on both sides of the ramps and drive aisles at all breakpoints, loading bays, accessible spaces, and at all entrances;

Note to Applicant: The slope and length of the ramped sections at all breakpoints to be shown on the submitted drawings.

- (h) Indication of the stair-free access route from the Class A bicycle spaces to reach the outside; and

Note to Applicant: stair ramps are not generally acceptable.

- (i) The location of all poles and guywires to be shown on the site plan.

1.36 Provision of the Developer's Engineer to submit 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.

1.37 Provision of all third-party utility services (e.g., BC Hydro, TELUS, 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.

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

Note to Applicant: 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>

1.39 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 the City supplied benchmark.

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

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

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

PART 2: CONDITIONS OF BY-LAW ENACTMENT

THAT, prior to enactment of the CD-1 By-law, the registered owner 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

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

- 2.1 Make arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for consolidation Lots 17 to 21 of Lot A Block 156, District Lot 264A Plans 390 and 1771 to create a single parcel.
- 2.2 Provision of a Services Agreement to detail the on- 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 fire flow demands of the project.

Note to Applicant: Based on the confirmed Fire Underwriter's Survey Required Fire Flows and domestic flows submitted by Aplin & Martin Consultants Ltd. dated May 18, 2023, no water main upgrades are required to service the development.

The main servicing the proposed development is 150 mm. Should the development require water service connections larger than 150 mm, the developer shall upsize the existing main to the satisfaction of the General Manager of Engineering Services. The developer is responsible for 100% of the cost of the upgrading. The maximum water service connection size is 300 mm.

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

As per the City of Vancouver Building Bylaw, the principal entrance must be within 90 m of a fire hydrant. Should the final design of the building change such

that this requirement is no longer satisfied, provision of a new hydrant to be installed in accordance to the aforementioned bylaw will be required. The developer is responsible for 100% of the cost of this upgrade.

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

Note to Applicant: Implementation of development(s) at 523-549 E 10th Avenue does not require any sewer upgrades.

The Sewer servicing plan for this area is under development. Developer to contact City Engineer prior to commencing design or analysis of sewer system.

Development to be serviced to the existing 200 mm SAN and 375 STM sewers in L/N E 10th Avenue.

- (c) Provision of street improvements with appropriate transitions, along E 10th Avenue adjacent to the site, including:

- (i) minimum 2.14 m (7 ft.) wide broom finish saw-cut concrete sidewalk;
- (ii) 50 mm depth mill and inlay, from adjacent curb to centerline.

Note to Applicant: Inlay on E 10th Avenue to meet City higher-zoned standards.

Note to Applicant: 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 construction and design manuals. Confirm if your site is within a Streetscape Design Guideline area and follow the applicable guidelines.

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

- (i) Full depth lane reconstruction, complete with center valley drainage; and;

Note to Applicant: Lane reconstruction to meet City higher-zoned lane pavement structure. If porous asphalt is used in this laneway, the proposed porous asphalt pavement structure shall meet the same loading performance as the City standard higher-zoned lane pavement structure.

- (ii) Installation of one new catch basin at the extension of the east property line.

Note to Applicant: 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 construction and design manuals. Confirm if your site is within a Streetscape Design Guideline area and follow the applicable guidelines.

- (e) Provision of street trees where space permits.

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

- (f) Provision of speed humps in the lane north of E 10th Avenue between St. George St. and Carolina St.
- (g) Provision of installation of parking regulatory signage on streets adjacent of the site to the satisfaction of the General Manager of Engineering Services.
- (h) Provision of upgraded street lighting (roadway and sidewalk) and existing lane lighting to current City standards and IESNA recommendations.
- (i) Provision St. George Street/E 10th Ave and Carolina Street/East 10th Avenue entire intersections street lighting upgrade to currently City standards and IESNA recommendations.
- (j) Provision of new or replacement duct bank that meets current City standard.

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

Note to Applicant: The detailed Electrical Design will be required prior to the start of any associated electrical work to the satisfaction of the General Manager of Engineering Services, and, in conformance with current COV Engineering Design Manual, Construction Specifications, Standard Detail Drawing, Canadian Electrical Code and the Master Municipal Construction Documents. Submission of the detailed Electrical Design does not occur until the Rezone has been enacted and a City Project Coordinator is assigned to the project.

Housing

- 2.3 Make arrangements to the satisfaction of the General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services to enter into a Housing Agreement and a Section 219 Covenant to secure all residential units as class A for profit affordable rental housing, excluding Seniors Supportive or Assisted Housing, and including at least 20% of the residential floor area that is counted in the calculation of the dwelling unit area per the CD-1 By-law to be secured as below-market rental dwelling housing units, and the remaining units to be secured as market rental units, subject to the conditions set out below for such units, and in accordance with the requirements set out in the Broadway Plan, for a term equal to the longer of 60 years and the life of the building, and such other terms and conditions as the General Manager of Planning, Urban Design and

Sustainability and the Director of Legal Services may require. The agreement or agreements will include but not be limited to the following terms and conditions:

- (a) A no separate-sales covenant;
- (b) A no stratification covenant;
- (c) A provision that none of such units will be rented for less than one month at a time;
- (d) That the average initial starting monthly rents by unit type for the below-market rental housing dwelling units in the project will be at least 20% below the average market rent for private rental apartment units city-wide as published by the most recent Canada Mortgage and Housing Corporation in the Rental Market Survey Data Tables for Vancouver at the time when the Occupancy Permit is issued;
- (e) That a rent roll indicating the agreed maximum average initial monthly rents for the below-market rental housing units will be required prior to issuance of an Occupancy Permit, to the satisfaction of the General Manager of Planning, Urban Design and Sustainability (or successor in function) and the Director of Legal Services;
- (f) Following initial occupancy, on a change in tenancy for a below-market rental housing unit, the starting rent for such new tenancy will be at least 20% below the rent for private market rental apartments units city-wide as published by the Canada Mortgage and Housing Corporation in the most recent Rental Market Survey Data Tables for Vancouver for that unit type at the time of the change in tenancy;
- (g) That the applicant will verify eligibility of new tenants for the below-market rental housing units, based on the following:
 - i. For new tenants, annual household income cannot exceed (4) four times the annual rent for the unit (i.e. at least 25% of household income is spent on rent); and
 - ii. There should be at least one occupant per bedroom in the unit.
- (h) That the applicant will verify the ongoing eligibility of existing tenants in below-market rental housing units every (5) five years after initial occupancy:
 - i. For such tenants, annual household income cannot exceed five times the annual rent for the unit (i.e. at least 20% of income is spent on rent); and
 - ii. There should be at least one occupant per bedroom in the unit.
- (i) On an annual basis, or at the request of the City, the applicant will report to the City of Vancouver on the operation of the below-market rental housing units which will ensure that the City can confirm that the units are being operated as agreed, and will include a rent roll for the below-market rental housing units, and a summary of the results of eligibility testing for these units; and
- (j) Such other terms and conditions as the General Manager of Planning, Urban Design and Sustainability (or successor in function) and the Director of Legal

Services may require in their sole discretion.

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

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

- (a) Provide a Tenant Relocation Plan to the satisfaction of the General Manager of Planning, Urban Design and Sustainability as per the *Broadway Plan* and 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, the names of tenants; whether each tenant has indicated interest in the Right of First Refusal to return to the new building; each tenant's choice of either the financial compensation or temporary rent top-up option; 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 temporary rent top up amount for the first year of tenancy in the alternative unit (if applicable) and 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. A copy of the Temporary Rent Top-Up Calculation Form for each tenant that chooses the Temporary Rent Top up option must also be provided with the Interim Tenant Relocation Report.

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

- (d) Provide a Final Tenant Relocation Report to the satisfaction of the General Manager of Planning, Urban Design and Sustainability prior to issuance of the Occupancy Permit. The Report must include, but may not be limited to, the names of tenants; whether each tenant has indicated interest in the Right of First

Refusal to return to the new building, or another building (if applicable) and their starting rent, and for those not returning to the new building, the outcome of their search for alternate accommodations and the total monetary value given to each tenant (moving costs, financial compensation, total rent-top up amount, any other compensation).

Public Art

- 2.5 Execute an agreement satisfactory to the Director of Legal Services and the ACCS Deputy General Manager, Arts, Culture & Tourism (ACT) for the provision of public art in accordance with the City's Public Art Policy, such agreement to provide for security in a form and amount satisfactory to the aforesaid officials; and provide development details to the satisfaction of the Head of Public Art.
- 2.6 Consult with the Head of Public Art regarding opportunities for investment in public spaces as per the Broadway Plan.
- 2.7 Provide development details to the satisfaction of the Head of Public Art (a checklist will be provided) confirming the selection of Option A, Art on Site, or Option B, 80% cash-in-lieu of art.

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

Environmental Contamination

- 2.8 If applicable:
 - (a) Submit a site disclosure statement to Environmental Services (Environmental Protection).
 - (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: Where the Director of Legal Services deems appropriate, the preceding agreements are to be drawn, not only as personal covenants of the property owners, but also as registerable charges pursuant to the Land Title Act.

The preceding agreements are to be registered in the appropriate Land Title Office, with priority over such other liens, charges and encumbrances affecting the subject site as is considered advisable by the Director of Legal Services, and otherwise to the satisfaction of the Director of Legal Services prior to enactment of the By-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 a form satisfactory to the Director of Legal Services. The timing of all required payments, if any, shall be determined by the appropriate City official having responsibility for each particular agreement, who may consult other City officials and City Council.

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**523-549 East 10th Avenue
CONSEQUENTIAL AMENDMENTS**

SIGN BY-LAW No. 11879

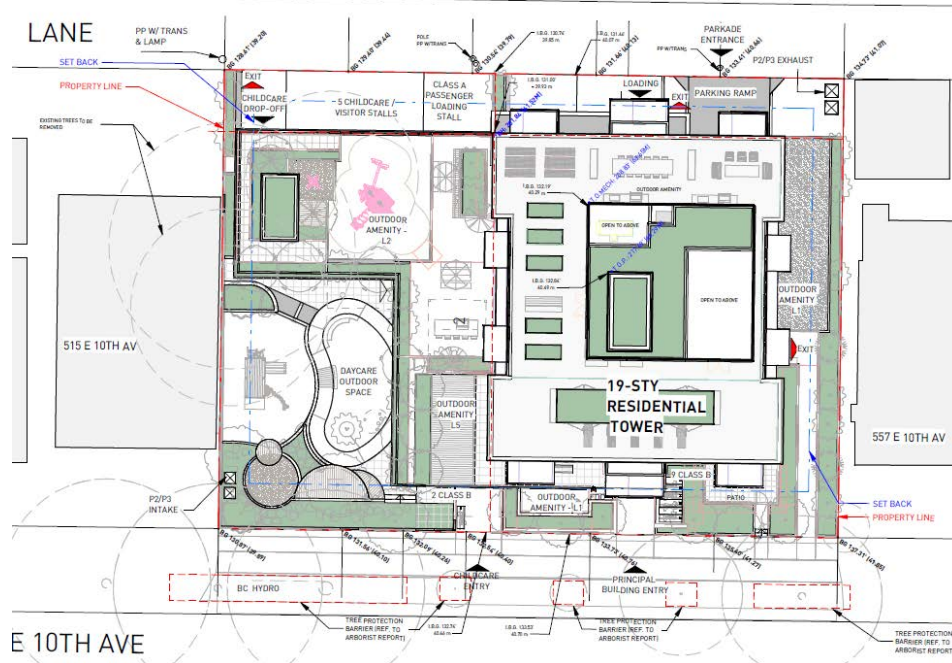
In Schedule A (CD-1 Zoning Districts regulated by Part 9) of the Sign By-law by adding the following:

“523-549 East 10th Avenue [CD-1 #] [By-law #] C-2”

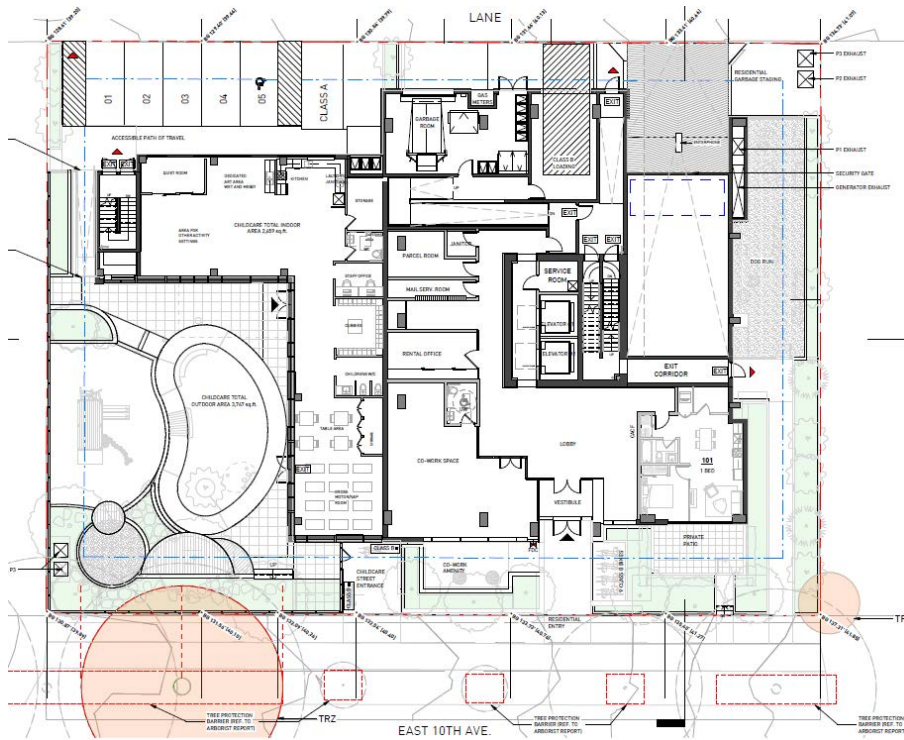
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523-549 East 10th Avenue FORM OF DEVELOPMENT DRAWINGS

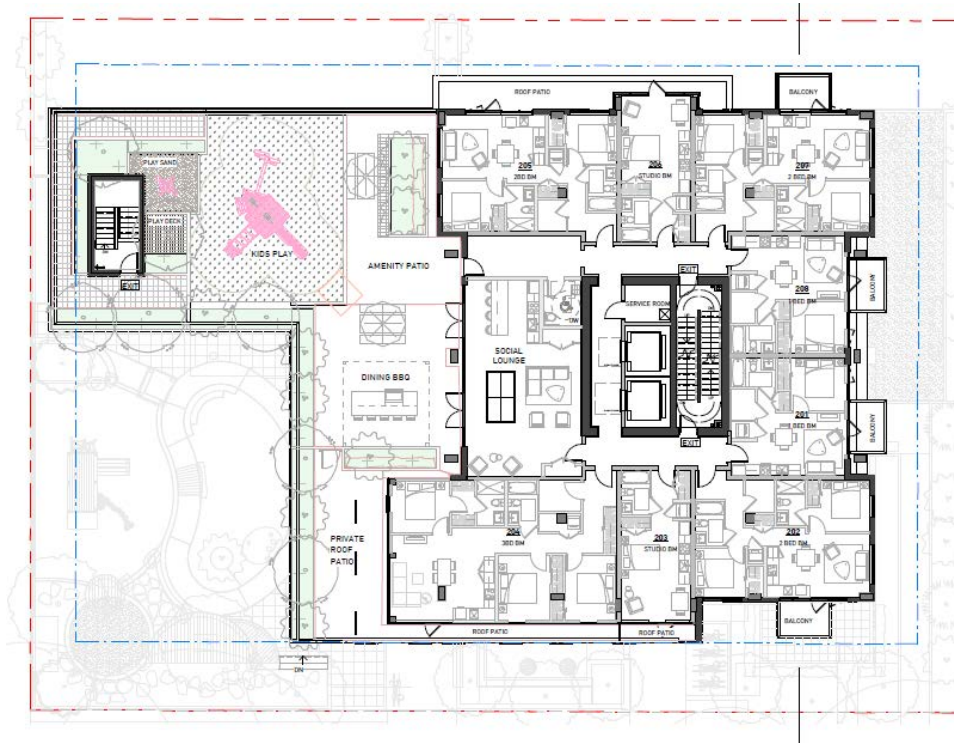
Site Plan



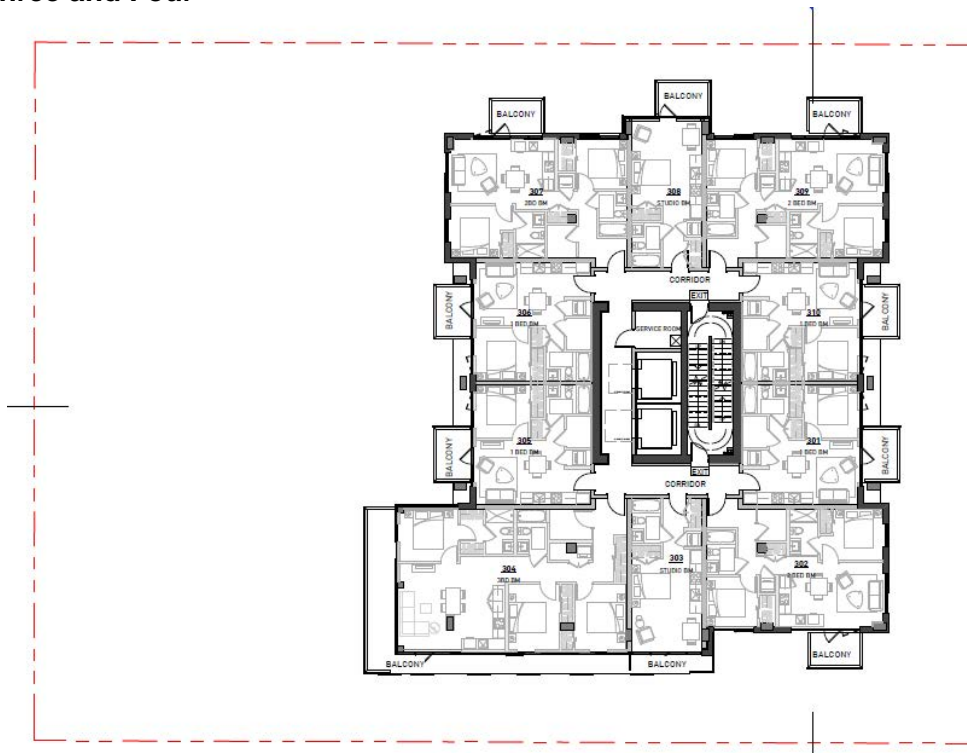
Level One



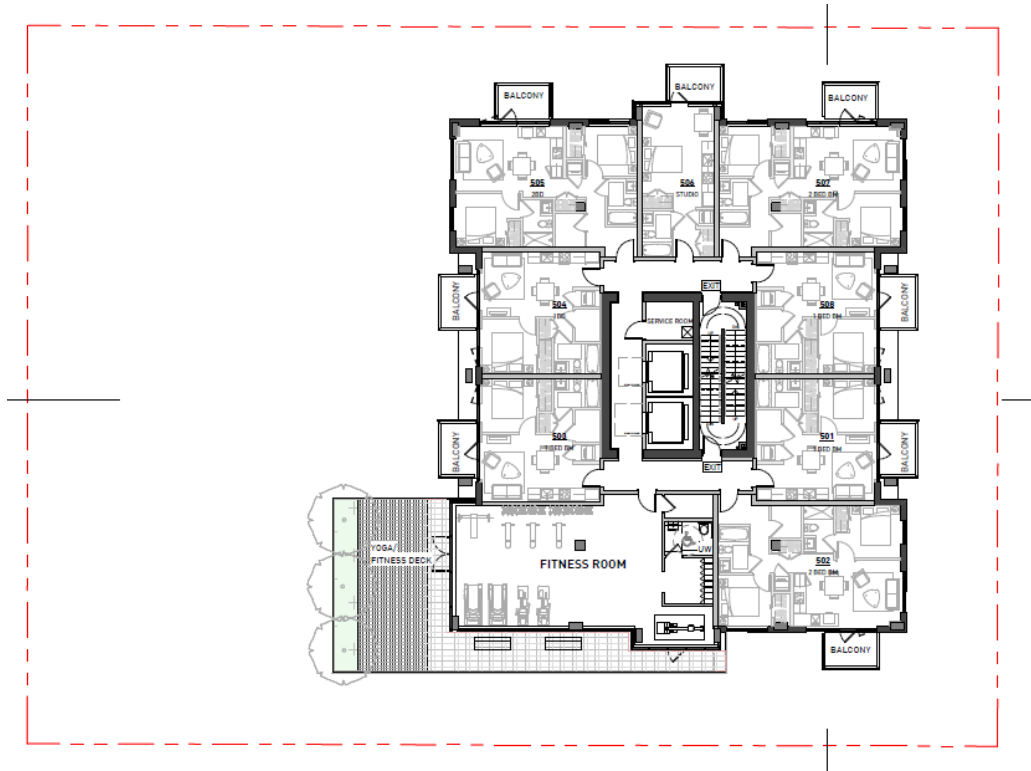
Level Two



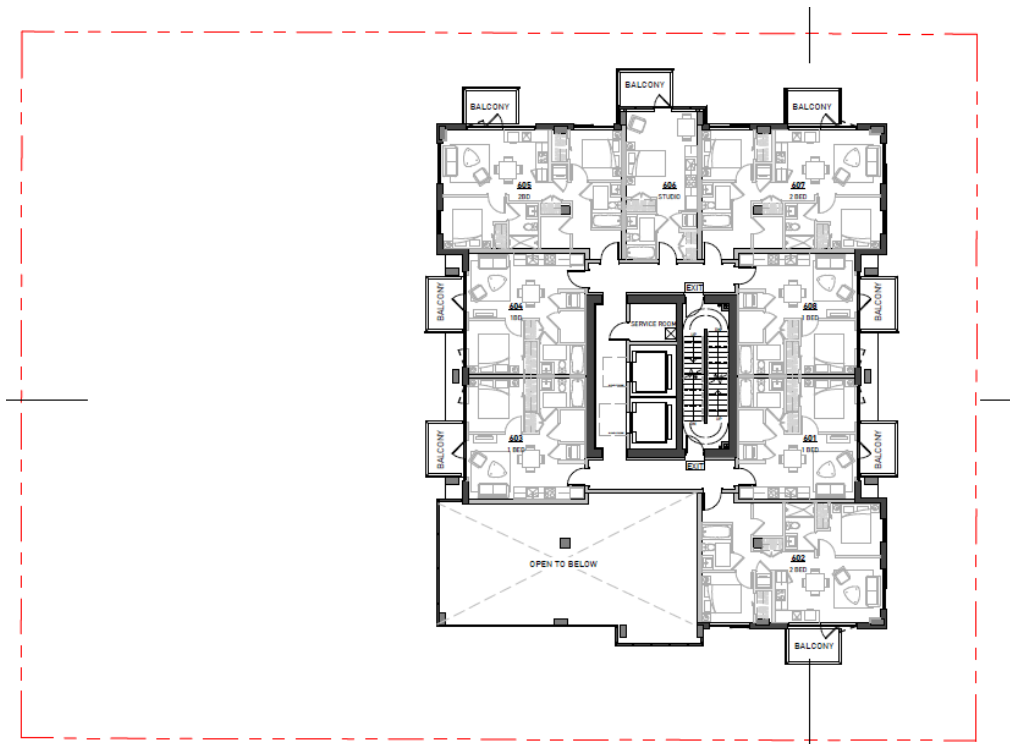
Levels Three and Four



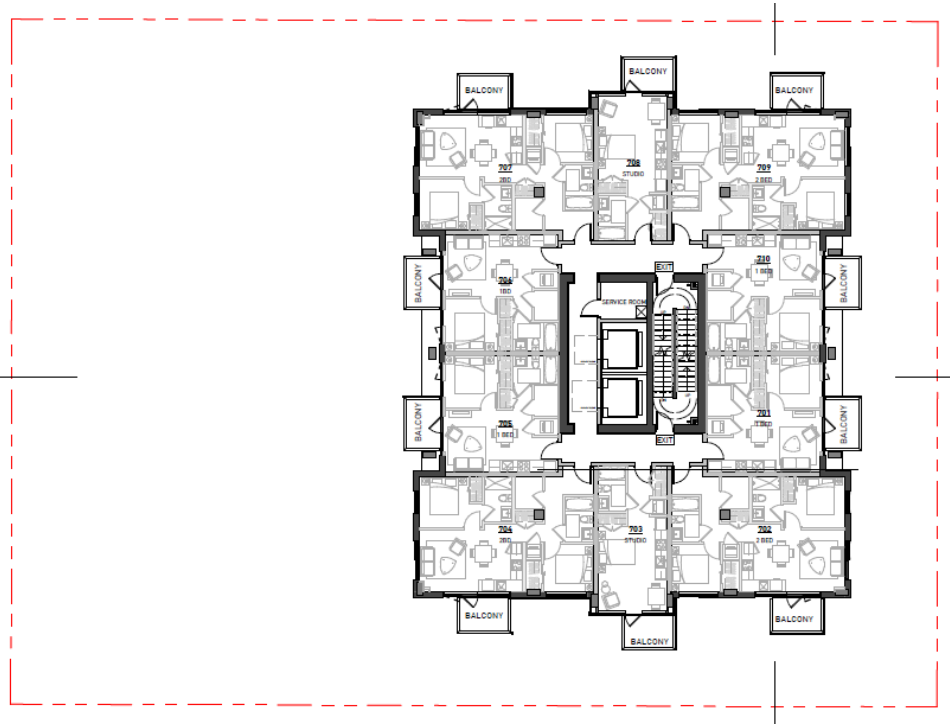
Level Five



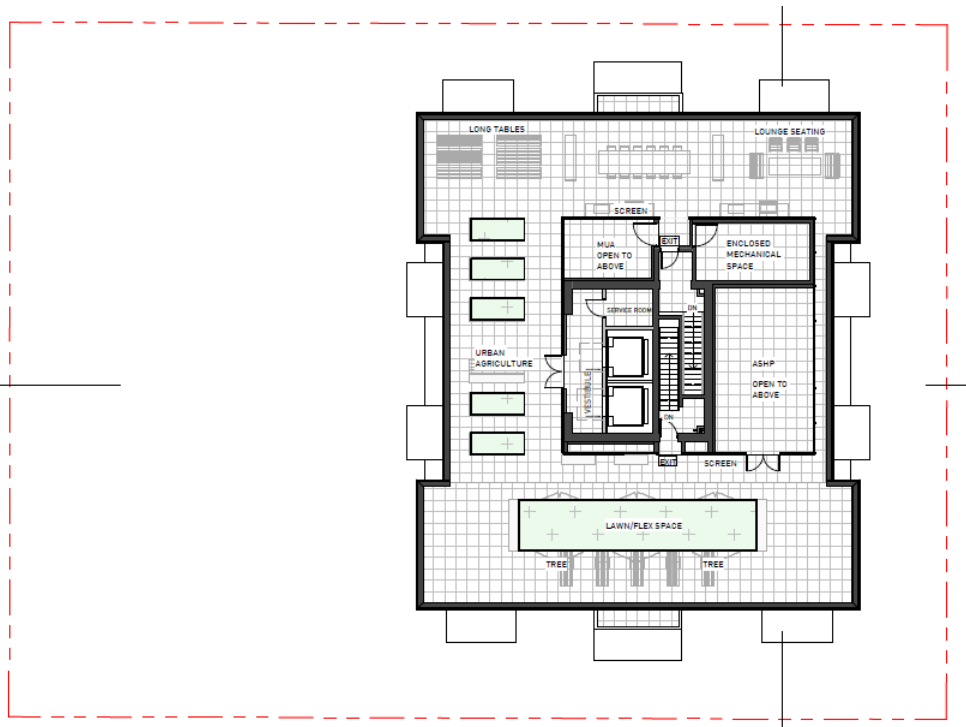
Level Six



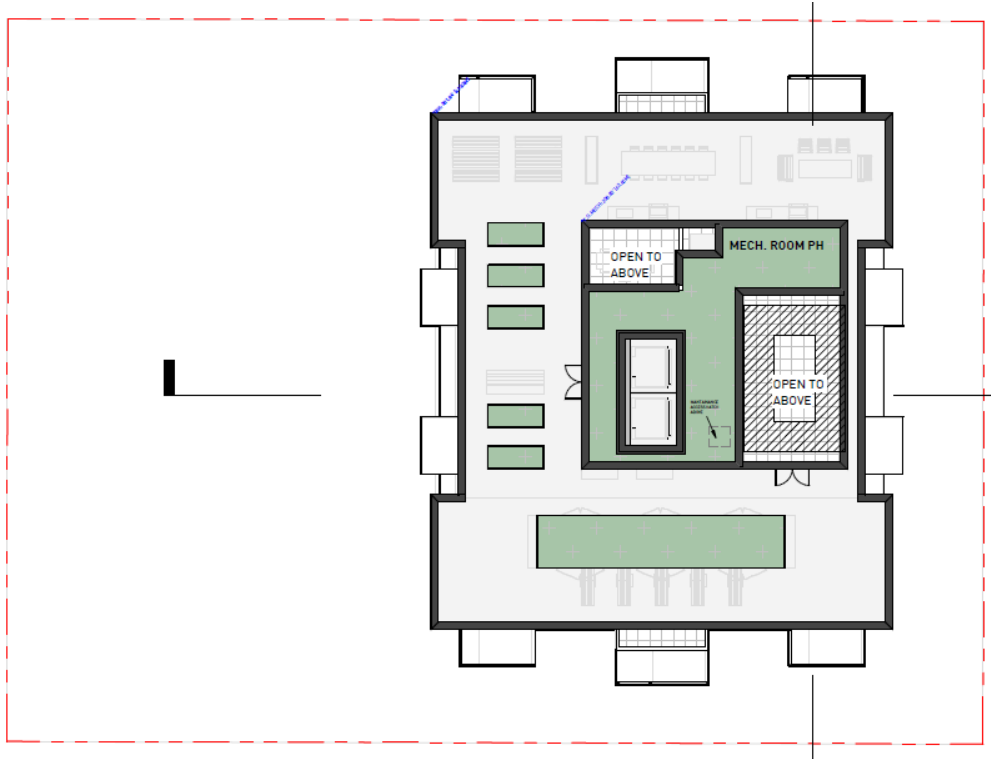
Levels 7-19



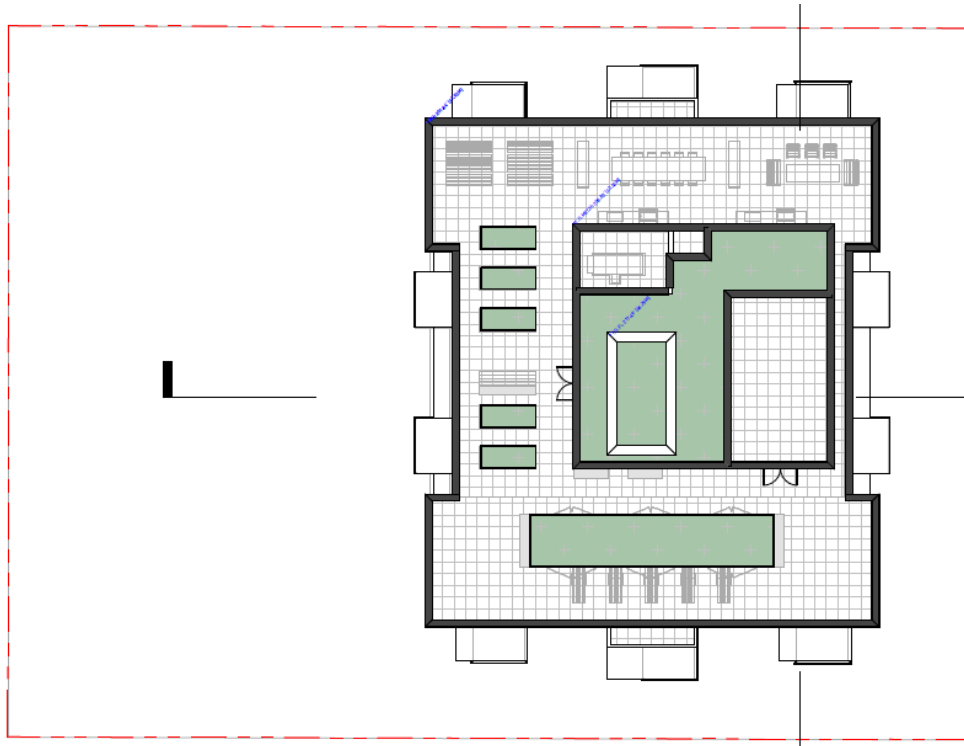
Rooftop Amenity Space



Mechanical Penthouse



Roof Plan



North Elevation



East Elevation



South Elevation



West Elevation



* * * * *

**523-549 East 10th Avenue
SUMMARY OF TENANT RELOCATION PLAN TERMS**

Tenant Relocation and Protection Requirements	Tenant Relocation Plan Offer
Financial Compensation	<p>The choice of either:</p> <ul style="list-style-type: none"> • Compensation in the form of free rent, a lump sum payment, or a combination of both, will be available for each unit eligible for Tenant Relocation Plan according to the following schedule: <ul style="list-style-type: none"> ○ 4 months' rent for tenancies up to 5 years; ○ 5 months' rent for tenancies over 5 years and up to 10 years; ○ 6 months' rent for tenancies over 10 years and up to 20 years; ○ 12 months' rent for tenancies over 20 years and up to 30 years; ○ 18 months' rent for tenancies over 30 years and up to 40 years; and ○ 24 months' rent for tenancies over 40 years. <p>Or:</p> <ul style="list-style-type: none"> • For tenants that wish to exercise their Right of First Refusal to return to the new building, a temporary rent top-up to mitigate rent increases while waiting to return to the new building.
Notice to End Tenancies	<ul style="list-style-type: none"> • Landlord to provide regular project updates to tenants throughout the development approvals process. • A minimum of four months' notice to end tenancy after all permits are issued is required (e.g. all development, building, and demolition permits in place).
Moving Expenses (flat rate or arrangement of an insured moving company)	<ul style="list-style-type: none"> • A flat rate of \$750 or \$1000 will be provided to all eligible tenants depending on the type of unit.
Assistance in Finding Alternate Accommodation (3 options)	<ul style="list-style-type: none"> • Staff will distribute tenant needs assessment surveys. These surveys will be used in relocation efforts and to identify tenants' needs and preferences. • Applicant has committed to monitor rental market and provide tenants requesting assistance with three options in Vancouver that best meet the tenants' identified priorities.

Additional Support for Low Income Tenants or Tenants Facing Other Barriers to Appropriate Housing	<ul style="list-style-type: none">• The applicant will assist existing tenants, if requested, with finding alternate accommodation.• For low income tenants and tenants facing other barriers to housing, as defined in the TRP Policy, the applicant has committed to assisting in securing a permanent, suitable affordable housing option.
First Right of Refusal	<ul style="list-style-type: none">• The applicant has committed to offering all eligible tenants the Right of First Refusal to return to the new building at either a 20% discount to city-wide average market rents by unit type for the City of Vancouver, as published annually, or at the tenant's current rent, whichever is less

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523-549 East 10th Avenue
PUBLIC CONSULTATION SUMMARY

1. List of Engagement Events, Notification, and Responses

	Date	Results
Events		
Question and Answer Period 1	October 25, 2023 – November 7, 2023	620 participants (aware)* <ul style="list-style-type: none"> • 250 informed • 112 engaged
Question and Answer Period 2	June 26, 2024 – July 9, 2024	457 participants (aware)* <ul style="list-style-type: none"> • 178 informed • 86 engaged
Public Notification		
Postcard distribution – Notice of rezoning application and virtual open house	June 24, 2024	2,126 notices mailed
Public Responses		
Online questions	October 25, 2023 – November 7, 2023	7 submittals
	June 26, 2024 – July 9, 2024	16 submittals
Online comments	October 25, 2023 – November 7, 2023	108 submittals
	June 26, 2024 – July 9, 2024	76 submittals
Total online questions	September 2023 – July 2024	23 submittals
Total online comment forms <ul style="list-style-type: none"> • Shape Your City platform 	September 2023 – July 2024	427 submittals
Overall position <ul style="list-style-type: none"> • support • opposed • mixed 	September 2023 – July 2024	427 submittals <ul style="list-style-type: none"> • 121 responses • 266 responses • 40 responses
Other input	September 2023 – July 2024	12 submittals
Online Engagement – Shape Your City Vancouver		

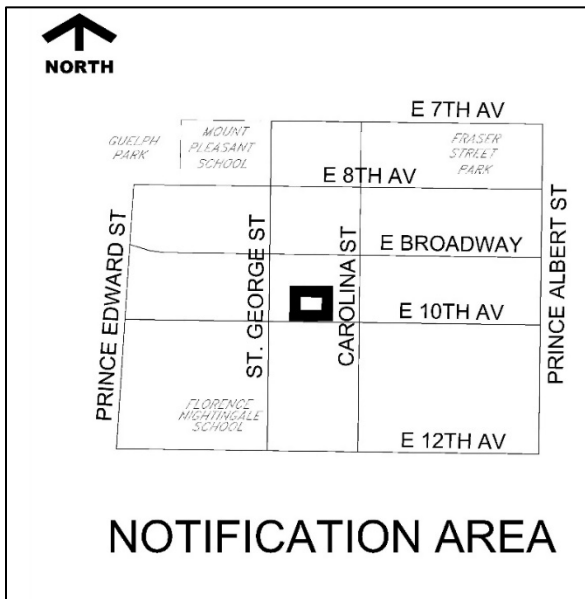
Total participants during online engagement period	September 2023 – July 2024	3,640 participants (aware)* <ul style="list-style-type: none"> • 1306 informed • 422 engaged
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Note: All reported numbers above are approximate.

* 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:

- **Rental housing:** The proposed development would add much needed rental housing to the neighbourhood.
- **Density:** The proposed density is appropriate for the neighbourhood.
- **Childcare:** There is demand for an on-site childcare facility.

- **Access to transit:** The proposal is in close proximity to the future Mount Pleasant SkyTrain station and along existing transit and cycling routes.

Generally, comments of concern fell within the following areas:

- **Height, Density and Neighbourhood character:** The height of the proposal would be too tall and not fit in with the existing low to mid-rise developments. The proposal does not fit the character of a quiet, heritage neighbourhood with tree-lined streets. The proposed development would add too much density to the neighbourhood.
- **Traffic and safety:** Traffic congestion would increase and road safety would be negatively impacted. There will be too many bike users and vehicles on the roadway.
- **Location:** Major arterial roads like Broadway should be developed before local streets receive new developments.
- **Parking:** There are not enough parking spaces provided on-site and availability of parking in the neighbourhood will be further limited.
- **Tree canopy:** The development would remove existing tree canopy, resulting in less shade to provide protection against heat waves.

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:

- Supportive of large-scale rental development that will allow renters to be able to live on a quiet side street off an arterial.
- The added amenities are supported.
- The development is located near shops.
- The building form, height, massing, and use is appropriate.
- The housing is walk and bike accessible.

General comments of concern:

- There are not enough amenities to support levels of increased density: schools, community centres, childcare, medical services, etc.
- Housing affordability will not improve substantially and housing will not be affordable.
- Noise and disruption will increase.
- There is too much parking proposed.
- Liveability will be reduced.
- The community sense of belonging will be disrupted.
- The views will be obstructed.
- The tower should be moved further west on the property to allow greater setbacks for another tower to be developed on the adjacent property to the east.

Neutral comments/suggestions/recommendations:

- The development should include more affordable rental housing.

- This rezoning should be expedited or not required because it aligns with Broadway.
- Consider traffic management investment and traffic calming.

* * * * *

**523-549 East 10th Avenue
PUBLIC BENEFITS SUMMARY**

Project Summary

19-storey mixed-use building with 175 market rental units with 20% of the floor area secured for below market rental units and a private childcare facility at the ground floor.

Public Benefit Summary:

The proposal would provide 175 market rental units with 20% of the floor area secured for below market rental units through a Housing Agreement for the greater of 60 years or the life of the building.

	Current Zoning	Proposed Zoning
Zoning District	RT-5	CD-1
Floor Space Ratio (Site area = 1,871 sq. m (20,139.3 sq. ft.))	0.75	5.8
Floor Area	1,403.2 sq. m (15,104 sq. ft.)	10,863.1 sq. m (116,929 sq. ft.)
Land Use	Residential	Residential, Commercial

Summary of Development Contributions Expected under Proposed Zoning

City-wide DCL ^{1,2}	\$62,428
Utilities DCL ¹	\$1,710,991
Public Art ³	\$231,519
TOTAL	\$2,004,938

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

²This application has requested and is expected to be eligible for a Class A (100%) waiver of the City-wide DCL applicable to the residential portion of the building. The value of the anticipated DCL waiver is estimated to be \$2,699,435. The application is therefore subject to the maximum average starting rents and unit sizes by unit type applicable to "class A for-profit affordable rental housing" as per the By-law. These requirements will be secured by a Housing Agreement, and compliance will be assessed through the development permit stage to occupancy permit issuance.

³Based on rates in effect as of 2016. Rates are subject to adjustments, see Public Art Policy and Procedures for Rezoned Developments for details

**523-549 East 10th Avenue
APPLICANT, PROPERTY, AND DEVELOPMENT PROPOSAL INFORMATION**

PROPERTY INFORMATION

Address	523 E 10th Ave, 529 E 10th Ave, 537 E 10th Ave, 543 E 10th Ave, and 549 E 10th Ave
Property Identifier (PID)	015-315-959, 005-954-878, 011-851-724, 015-315-941, and 015-315-932
Legal Description	Lot 21 of Lot A Block 156 District Lot 264A Plans 390 and 1771; Lot 20 of Lot A Block 156 District Lot 264A Plans 390 and 1771; Lot 19 of Lot A Block 156 District Lot 264A Plans 390 and 1771; Lot 18 of Lot A Block 156 District Lot 264A Plans 390 and 1771; and Lot 17 of Lot A Block 156 District Lot 264A Plans 390 and 1771.
Registered Owners	1422909 B.C. Ltd.

APPLICANT INFORMATION

Architect Applicant	GBL Architects Fastmark Acquisitions Corporation
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SITE STATISTICS

Site Area	1,871 sq. m (20,139.3 sq. ft.)
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DEVELOPMENT STATISTICS

	Permitted Under Existing Zoning	Proposed
Zoning	RT-5	CD-1
Land Use	Residential	Residential, Commercial
Density	0.75 FSR	5.8 FSR
Maximum Height	10.7 m (35.1 ft.)	61.6 m (202 ft.) to the top of the residential parapet and a maximum of 66.1 m (217 ft.) to the top of the rooftop mechanical equipment.
Floor Area	1,403.2 sq. m (15,104 sq. ft.)	10,863.1 sq. m (116,929 sq. ft.)
Parking and Bicycle Spaces	As per Parking By-law	Vehicle parking spaces: 55 Class A bicycle spaces: 324 Class B bicycle spaces: 9 Loading spaces: 2
Natural assets	14 on-site trees 6 city trees	Remove 14 on-site trees, plant new on-site trees, retain existing City trees (confirm at development permit stage)
