



REFERRAL REPORT

Report Date: January 7, 2025
Contact: Carly Rosenblat
Contact No.: 604.829.9621
RTS No.: 17642
VanRIMS No.: 08-2000-20
Meeting Date: January 21, 2025

TO: Vancouver City Council
FROM: General Manager of Planning, Urban Design and Sustainability
SUBJECT: CD-1 Rezoning: 2535 Carolina Street and 557-569 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 HAVN Developments Ltd., on behalf of:

- Donald McLeod Anderson, the registered owner of 2535 Carolina Street [*PID 007-733-364 and PID 007-733-496; Lot 13 and the East 7 Feet of Lot 14 of Lot A Block 156 District Lot 264A Plans 390 and 1771*],
- Kyung Sook Park, the registered owner of 557 East 10th Avenue and 559 East 10th Avenue [*PID 005-294-436 and PID 005-294-034, The West ½ of Lot 15 and Lot 16 of Lot A Block 156 District Lot 264A Plans 390 and 1771*], and
- Adrian Yiu-Hei Lai and Vicky S Y Kwan, as joint tenants, the registered owners of 569 East 10th Avenue [*PID 015-315-916 and PID 015-315-924, Lot 14, Except the East 7 Feet and the East ½ of Lot 15 of Lot A Block 156 District Lot 264A Plans 390 and 1771*],

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 54 m (177 ft.) with additional height for the portion of the rooftop amenity, to permit the development of an 18-storey mixed-use rental building with 20% of the residential floor area for below-market rental units, and commercial use on the ground floor, be approved in principle;

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

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by Musson Cattell Mackey Architects, on behalf of HAVN Developments Ltd. received October 5, 2023;

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 subject to approval of the CD-1 By-law, the Noise Control By-law be amended to include the CD-1, generally as set out in Appendix C;

FURTHER THAT the Director of Legal Services be instructed to bring forward the amendment to the Noise Control By-law at the time of enactment of the CD-1 By-law.

- E. THAT Recommendations A to D be adopted on the following conditions:
 - (i) THAT the passage of the above resolutions creates no legal rights for the applicant or any other person, or obligation on the part of the City, and any expenditure of funds or incurring of costs is at the risk of the person making the expenditure or incurring the cost;
 - (ii) THAT any approval that may be granted following the Public Hearing shall not obligate the City to enact a by-law rezoning the property, and any costs incurred in fulfilling requirements imposed as a condition of rezoning are at the risk of the property owner; and
 - (iii) THAT the City and all its officials, including the Approving Officer, shall not in any way be limited or directed in the exercise of their authority or discretion, regardless of when they are called upon to exercise such authority or discretion.

REPORT SUMMARY

This report evaluates an application to rezone 2535 Carolina Street and 557-569 East 10th Avenue from RT-5 (Residential) District to CD-1 (Comprehensive Development) District, under the *Broadway Plan* (Plan). The proposal is to permit an 18-storey mixed-use rental building containing 150 units, with 20% of the residential floor area for below-market rental units, and commercial space on the ground floor.

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

COUNCIL AUTHORITY/PREVIOUS DECISIONS

- Vancouver Plan (2022)
- Broadway Plan (2022, last amended 2024)
- 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 2024)
- 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)
- 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 located at the north-west corner of Carolina Street and East 10th Avenue in the Mount Pleasant neighbourhood (see Figure 1). The total site area is 1,497.3 sq. m (16,117 sq. ft.), with a frontage of 40.2 m (132 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 is developed with ground-oriented houses and duplexes. There are eight secondary rental units and six of the existing residential tenancies are eligible for the City's *Tenant Relocation and Protection Plan* (TRPP) for the Plan area.

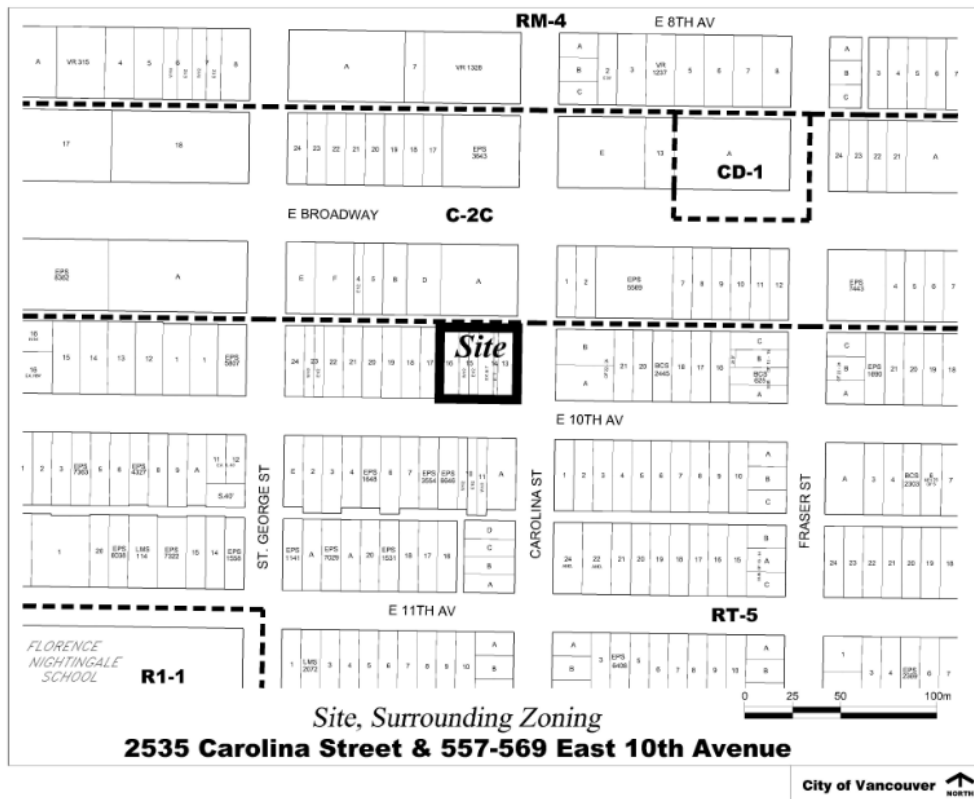
The properties across the lane to the north of the site along East Broadway are zoned C-2C (Commercial) District and are occupied by a range of one to six-storey mixed-use commercial buildings. Neighbouring sites to the south and east, are zoned RT-5 and developed with ground-oriented residential buildings. Directly west of the site, a 19-storey mixed-use rental building with

private childcare was recently approved in principle under a CD-1 District Schedule. The remainder of the block is zoned RT-5.

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

- **Parks:** Guelph Park (600 m), Robson Park (650 m), Sahalli Park (350 m), McAuley Park (750 m), China Creek North Park (800 m), Tea Swamp Park (1.2 km), and Major Matthews Park (1.2 km).
- **Cultural/Community Spaces:** Or Shalom (190 m), Mount Pleasant Neighbourhood House (350 m), Mount Pleasant Community Centre and Library (850 m), Saint Nicholas Russian Orthodox Church (700 m), Vancouver Community College – Broadway Campus (900 m), and St. Patrick Elementary School (1.1 km).
- **Childcare:** YMCA of Greater Vancouver Childcare (400 m), Active Little Angels Family Child Care (400 m), St. Michael’s Church Day Care Centre (450 m), Home Sweet Home Family Child Care (650 m), and Mount Pleasant Child Care (800 m).

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 secured rental housing. As this application was being processed, a review of the Broadway Plan policies was conducted by City staff. Previously, the Broadway Plan included policy that allowed only one tower on this block face. Council has since approved amendments to the Broadway Plan to remove the tower limit policy in this location and as such, additional towers may now be permitted on this block face.

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 150 units with 20% of the residential floor area for below-market rental units, and commercial use on the ground floor. This proposed building has a building height of 54 m (177 ft.) with additional height for rooftop amenity, and an overall maximum density of 5.8 FSR. The proposal includes underground vehicle and bicycle parking, accessed from the rear lane.

2. Land Use

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

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

Form of Development –The proposed 18-storey tower on a podium is generally consistent with the form of development and design guidelines of the Plan (see Figure 2). The site has a frontage of approximately 40 m (132 ft.) which is compliant with the Plan for corner sites.

Height – The proposed height of 18-storeys is within the Plan’s maximum permitted height for tower sites.

Density – The Plan anticipates a density up to 5.5 FSR with a minor increase for the delivery of ground-level local-serving commercial uses. The application proposes a density of 5.8 FSR consistent with the Plan’s expectations for mixed-use projects on tower sites.

Public Realm and Interface – The Plan envisions landscaped setbacks and local serving commercial uses with architectural features and a scale appropriate for the neighbourhood. The proposal provides the above-noted elements. Staff have included conditions to further improve the building interface with the public realm.

Tower Separation – The Plan initially limited this block to a maximum of one tower. Recent amendments to the Broadway Plan have removed the limitation on number of towers per block. Tower sites are expected to provide 24.4 m (80 ft.) separation between towers and adjacent sites typically share that separation 12.2 m (40 ft.) per site. The site to the west at 523-549 East 10th Avenue was the first tower proposed on this block. As only one tower was anticipated on this block face at the time the application was received, a larger side-yard setback of 12.2 m (40 ft.) was not required for the tower to the west. As such, the tower on the subject site is required to provide larger side-yard setback of 21.3 m (70 ft.) to ensure that the minimum 24.4 m (80 ft.) tower separation between the two projects will be met. Staff have considered this tower proposal based on urban design performance per the Plan’s objectives and can support the built-form, subject to conditions in Appendix B to further enhance the project’s contextual fit.

Figure 2: Project Perspective Looking Northwest



Private Amenity Space – The development offers on-site common indoor and outdoor amenities for the residents.

Urban Design Panel – The Urban Design Panel reviewed the application on February 21, 2024, and supported this application with recommendations to enhance the public realm and pedestrian interface, improve residential entries, and refine the architectural expression (see Appendix F).

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

4. Housing

The *Housing Vancouver Strategy* seeks to deliver a range of housing tenures across the housing continuum. This application, if approved, would add approximately 150 housing units, including 119 market rental units and approximately 31 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 3).

Figure 3: Progress Towards 10 Year Housing Vancouver Targets for Secured Market Rental Housing as of September 30, 2024

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

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

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

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

Vacancy Rates – Vancouver has exhibited historically low vacancy rates in the last 30 years. In 2023, the purpose-built apartment vacancy rate was 0.8% in Vancouver. The vacancy rate (based on 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 34% family units, including 24% two-bedroom units and 10% three-bedroom units, thereby not meeting this policy. A condition of approval and a provision in the CD-1 Bylaw have been included 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*.

Average Rents and Income Thresholds – Figure 4 below shows starting rents for below-market rental units for 2023, average market rents and incomes served for newer rental buildings on the eastside, and costs for home ownership. This table demonstrates that below-market rental housing and market rental housing provide options that are more affordable than home ownership.

If approved, starting rents for the below-market units will be 20% less the city-wide average market rents at the time of initial occupancy. On unit turnover, rents in the below-market units may be re-indexed to 20% less the city-wide average market rent by unit type current at the time of unit turnover.

To qualify for a below-market rental unit, a household's gross annual income cannot exceed the maximum income requirements for the unit type (see Figure 4), 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 E.

Figure 4 – Below-Market Unit Average Rents, Market Rents in Newer Buildings, Cost of Ownership and Household Incomes Served

Unit Type	Below-Market Rental Units		Newer Rental Buildings Eastside		Monthly Costs of Ownership for Median-Priced Apartment –Eastside (with 20% down payment)		
	Average Starting Rents (2023) ¹	Average Household Income Served	Average Market Rent (CMHC, 2023) ²	Average Household Income Served	Monthly Cost of Ownership (BC Assessment 2021) ³	Average Household Income Served	Down-payment at 20%
Studio	\$1,223	\$48,928	\$1,776	\$71,040	\$2,200	\$88,000	\$79,550
1-bed	\$1,429	\$57,152	\$2,116	\$84,640	\$2,885	\$115,400	\$108,000
2-bed	\$1,969	\$78,752	\$2,839	\$113,560	\$3,809	\$152,360	\$141,300
3-bed	\$2,395	\$95,808	\$3,245	\$129,800	\$5,565	\$222,600	\$213,000

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 October 2023 Rental Market Survey. Rents at initial occupancy will set at the same discount to city-wide average market rent current at the time of occupancy permit issuance.
2. Data from October 2023 CMHC Rental Market Survey for buildings completed in 2014 or later on the Eastside of Vancouver
3. Based 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 150 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 eight units of secondary rental housing. There are six existing residential tenancies which are all 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 must meet the enhanced requirements of the City's TRPP for the Plan area. The draft 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 170 m of local and rapid bus routes, and 800 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 33 vehicle parking spaces and 254 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 Rezoning*s 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 seven on-site trees which are all proposed for removal and eight off-site trees proposed to be retained. The final number of new trees will be determined through the development permit process.

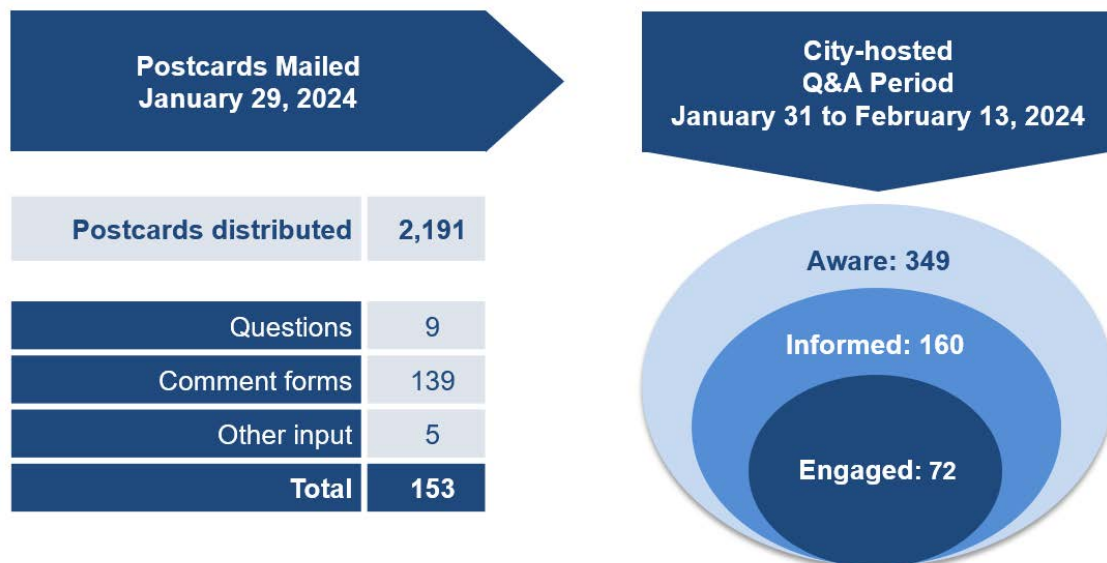
Public Input

Public Notification – A rezoning information sign was installed on the site on January 18, 2024. Approximately 2,191 notification postcards were distributed within the neighbouring area on or about January 29, 2024. Application information and an online comment form was provided on the Shape Your City (shapeyourcity.ca/) platform.

Question and Answer Period – A question and answer period was held from January 31, 2024 to February 13, 2024. Questions were submitted by the public and posted with a response over a two-week period. A digital model was made available for online viewing.

Public Response and Comments – Public input is collected via online questions, comment forms, through email, and by phone. A total of 153 submissions were received.

Figure 5: 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:

- **Housing Stock:** The proposed development will create additional rental stock.
- **Height, density, and massing:** The proposed height, density, and massing is appropriate for the location.
- **Commercial:** The ground-floor retail space proposed welcomes small businesses into the community.

Generally, comments of concern fell within the following areas:

- **Height and Density:** The proposed height and density is too high and does not fit the neighbourhood context. Respondents have indicated that three to six storeys would be appropriate for this site.
- **Neighbourhood Amenities and City Infrastructure:** The neighbourhood does not have enough amenities and infrastructure such as school capacity, sewer systems and park space to accommodate a development of this size.
- **Parking:** The proposed development does not provide adequate parking spaces.
- **Policy:** This rezoning policy should adhere to the requirements outlined in the *Broadway Plan* which limit a maximum of one tower to be located on this block.

Staff Response

Height and Density – The application meets the height and density policies contained in the Plan for this block, and helps meet the intent of providing new secured rental housing with below-market housing in close proximity to public transit, which is an overarching goal of the Plan.

Neighbourhood Amenities and City Infrastructure – The Plan includes a robust public benefits strategy that delivers key infrastructure and community amenities for the area as the neighbourhood grows over 30 years. The subject site is located in a neighbourhood that has existing school capacity and is situated within close proximity to seven parks. Engineering staff have reviewed the application and determine there is existing sewer capacity and no upgrades are required.

Parking – The proposal is required to meet the Parking By-law. The site is well-served with transportation options including close proximity to frequent transit network and located on the East 10th Avenue bikeway.

Policy – The Plan's policies related to tower limits in areas closest to transit, shops, services, and amenities have recently been revised to allow more tower sites to be considered. Staff have reviewed the site specific conditions and the Plan's form of development guidance, and conclude it is appropriate for the context.

Public Benefits

Community Amenity Contributions (CACs) – This application is subject to a negotiated CAC under the *Community Amenity Contributions Policy for Rezonings*. 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 8,492 sq. m (91,410 sq. ft.) of residential floor area and 77 sq. m (828 sq. ft.) of commercial floor area, DCLs are estimated to be \$1,378,552. The value of the DCL waivers for the residential floor area is estimated to be \$2,159,104. 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.

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 not subject to the *Public Art Policy and Procedures for Rezoned Developments* as the total floor area is below the minimum threshold of 9,290 sq. m (100,000 sq. ft.).

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 and with below-market rental units and DCLs. No CAC is expected. 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 150 rental units with 20% of the floor area for below-market rental units to the City's rental housing stock and commercial use. 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.

* * * * *

**2535 Carolina Street and 557-569 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 6.6 of this by-law; and
 - (b) "Below-Market Rental 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 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) Live-Work Use;

- (d) Office Uses;
- (e) Retail Uses;
- (f) Service Uses;
- (g) Utility and Communication Uses; and
- (h) 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 units.
- 5.2 The design and layout of at least 35% of the total number of below-market rental 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 1,497.3 m², being the site area at the time of the application for the rezoning evidenced by this by-law, prior to any dedications.
- 6.2 The floor space ratio for all uses combined must not exceed 5.80 and must include a combination of residential use and commercial use.
- 6.3 The floor space ratio for commercial use must not exceed 0.30.
- 6.4 A minimum of 77 m² must be provided for commercial uses.
- 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 14% 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 units as storage area.

Building Height

- 7.1 Building height must not exceed 54 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 60 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.

**2535 Carolina Street and 557-569 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 Musson Cattell Mackey Architects, on behalf of HAVN Developments Ltd. received October 5th, 2023.

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

Urban Design

1.1 Design development to build upon the contextual fit; expand the public realm and ensure neighbourliness as follows:

- (a) Increase the tower rear setback as much as possible;

Note to Applicant: Tower setbacks should ensure appropriate separation from potential future towers (i.e. to the north). Typically, towers are located at least 12.2 m (40 ft.) from the lane center line. While a lesser rear setback to 6.7 m (22 ft.) from the lane center line is supported due to the context, it is recommended to explore increasing the proposed rear setback as much as possible by relocating the floor area to the podium (up to four storeys).

- (b) Reduce the tower overhang above the public realm as much as possible; and

Note to Applicant: This is to ensure maximum openness to the sky and pedestrian comfort. The sideyard setback applies to all levels of the development.

- (c) Minimize potential impact on the westerly neighbouring property.

Note to Applicant: The sideyard should be open, landscaped and free of encroachments. Relocate the parking exhaust and waste enclosure.

1.2 Design development to enhance the pedestrian interface as follows:

- (a) Integrate as much as possible into the building footprint rear services spaces;

Note to Applicant: This includes loading bays, bicycle parking, waste room/enclosure.

- (b) Soften the building interface and reduce blank walls as much as possible; and

Note to Applicant: Suggested strategies include terracing; planters; additional planting. See Landscape Conditions.

- (c) Reinforce the individual character of the ground residential units.

Note to Applicant: Suggested strategies include individual access for each unit; highlighting the street-facing entries (i.e. tones and materials, swing doors to the living room), entry canopies and patio-like expression.

Landscape Design

- 1.3 Design development to improve the pedestrian experience along the street by providing the following:

- (a) Substantial landscaping with year-round interest oriented towards East 10th Avenue and Carolina Street;
- (b) Mitigating the blank walls along East 10th Avenue by providing terraced planters; and

Note to Applicant: Proposed design solution should seek to achieve maximum retaining wall heights of 0.8 m to 1 m. This is to be assessed at the Development Permit (DP) stage in the context of constraints and challenges associated with grade changes. Ensure that terraced planter design does not result in a reduction in the proposed tree quantities along East 10th Avenue. Refer to Urban Design Condition 1.2.

- (c) Explore ways of screening architectural blank walls on Level One along Carolina Street.

- 1.4 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.

- 1.5 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.

- 1.6 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.

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

- 1.8 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.

- 1.9 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.

- 1.10 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>

- 1.11 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

- 1.12 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

- 1.13 The proposed unit mix, including 55 studio units (37%), 44 one-bedroom units (29%), 36 two-bedroom units (24%) and 15 three-bedroom units (10%) 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.

- 1.14 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);
 - (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).
- 1.15 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:

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

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

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

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

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

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

- 1.18 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.

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

- 1.21 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 \(vancouver.ca\)](#)

- 1.22 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. Installation of Engineered Soil may be required to obtain appropriate soil volumes based on site conditions. Root barriers shall be of rigid construction, 8 feet long and 18 inches deep, centre on each street tree adjacent to the sidewalk and any off street bike facility. Planting depth of root ball must be below sidewalk grade. 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) Deletion of:

- (i) Portions of the proposed handrails shown encroaching over East 10th Avenue and the portions of the proposed Class B Loading shown encroaching over the Lane.

Note to Applicant: The handrails and the Class B loading is shown encroaching over City property on Sheet A104.

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

- 1.23 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.

<https://guidelines.vancouver.ca/bulletins/bulletin-transportation-demand-management-for-developments.pdf>

- 1.24 Provision of vehicle spaces, per the Parking By-law and Design Supplement, including:

- (a) minimum van accessible dimensions; and

Note to Applicant: Reference Sections 4.8.1(c) and 4.8.4 of the Parking By-law.

- (b) removal of column encroachments for single stall spaces.

Note to Applicant: Column encroachments are not acceptable for single stall modules. Refer to space #15.

Note to Applicant: Refer to <https://vancouver.ca/your-government/parking-bylaw.aspx>.

- 1.25 Provision of Loading spaces, per the Parking Bylaw and Design Supplement, including:

- (a) convenient, internal, stair-free loading access to/from all sites uses;

Note to Applicant: Clearly identify the on-site stair free path to/from Class B loading. Add notation of loading dock or lift if required.

- (b) loading spaces provided entirely on-site; and

Note to Applicant: The Class B loading spaces is encroaching into the laneway.

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

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

<https://vancouver.ca/your-government/parking-bylaw.aspx>

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

- (a) provision of a minimum 1.5 m (5 ft.) wide access aisle directly in front of oversized Class A bicycle spaces.

Note to Applicant: Refer to <https://bylaws.vancouver.ca/parking/sec06.pdf>.

- 1.27 Provision of the following general revisions to architectural plans, including:

- (a) Individually number and label all types of parking spaces;

Note to Applicant: Examples include bicycle, end-of-trip facilities, passenger, and loading spaces.

- (b) Dimension columns and column encroachments into parking spaces;
- (c) Dimensions of manoeuvring aisles and the drive aisles at the parkade entrance and all gates;
- (d) Section drawings showing elevations and minimum vertical clearances for parking levels, loading bays, ramps and to the underside of raised security gates, considering mechanical projections and built obstructions; and

Note to Applicant: Provide an additional partial section plan through Class B loading. These clearances must consider mechanical projections and built obstructions.

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

- 1.28 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. See vancouver.ca/rainwater for more information.

https://vancouver.ca/home-property-development/rainwater-management.aspx?utm_campaign=rainwater&utm_medium=Vanity&utm_source=rainwater_Vanity

- 1.29 Provision of a Final Hydrogeological Study, to the satisfaction of the General Manager of Engineering Services and the Director of Planning, which addresses the requirements outlined in the Groundwater Management Bulletin, including but not limited to:

- (a) a Groundwater Management Plan which includes:
- i. Construction-related and permanent groundwater management, including anticipated groundwater discharge rates for City approval;

Note to Applicant: The City does not support the long-term discharge of groundwater to our sewer system. Every effort should be made to prevent or limit this discharge, with the details reflected in the Groundwater Management Plan.

- (b) an Impact Assessment which achieves the following objective:
- i. Analysis to confirm that there are no significant risks from groundwater extraction/diversion.

Note to Applicant: The City does not accept the dewatering of peat due to associated risk of offsite settlement. This potential risk should be addressed in the Impact Assessment.

- 1.30 Submission of measured hydrogeological monthly construction-related discharge to sewer reports prior to Building Permit issuance.

Note to Applicant: The monitoring must include daily average flow rates and be submitted monthly to groundwater@vancouver.ca. A hold will be placed on the issuance of a Building Permit for excavation. To remove the hold, provide an anticipated start date for excavation, and the contact details for the professional services that have been retained to conduct this monitoring, to groundwater@vancouver.ca.

- 1.31 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.

- 1.32 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.

- 1.33 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>

- 1.34 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 of Lot 13, Lot 14 except the East 7 ft., the East 7 ft. of Lot 14, the East ½ and West ½ of Lot 15, and Lot 16, all 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 dated September 8, 2023, no water main upgrades are required to service the development.

The main servicing the proposed development is 200 mm. Should the development require water service connections larger than 200 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.

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

Note to Applicant: No upgrades are required. The Sewer servicing plan for this area is under development. Developer to contact City Engineer prior to commencing design or analysis of sewer system as the connection requirement may be modified based on servicing plan.

Development to be serviced to the existing 200 mm SAN and 250 STM sewers in L/N East 10th Avenue.

- (c) Provision of street improvements with appropriate transitions, along East 10th Avenue, adjacent to the site, including:
 - (i) 2.1 m wide broom finish saw-cut concrete sidewalk; and
 - (ii) Curb ramps.
- (d) Provision of street improvements with appropriate transitions, along Carolina Street, adjacent to the site, including:
 - (i) 2.4 m wide broom finish saw-cut concrete sidewalk;
 - (ii) Removal and replacement of full depth asphalt per City "Higher Zoned Street" specifications;
 - (iii) Pedestrian curb ramps at the intersection of Carolina Street and East 10th Avenue; and
 - (iv) Standard concrete lane crossing, new curb returns and curb ramps at the existing lane crossing.
- (e) Provision of street improvements along the lane adjacent to the site with appropriate transitions, including:
 - (i) Removal and replacement of full depth asphalt per City "Higher-Zoned Lane" specifications.
- (f) 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 on site conditions.

- (g) Provision of installation of parking regulatory signage on streets adjacent to the site.

- (h) Provision of upgraded street lighting (roadway and sidewalks) to current City standards and IESNA recommendations.
- (i) Provision of Carolina Street and East 10th Avenue entire intersections street lighting upgrade to current City standards and IESNA recommendations.
- (j) Provision of new or replacement duct banks that meet current City standards.

Note to Applicant: Duct banks are to consist of electrical and communication infrastructure.

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

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

Note to Applicant: 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.

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 (as defined in the Vancouver Development Cost Levy By-law No.9755), 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).

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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**2535 Carolina Street and 557-569 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:

“2535 Carolina Street and 557-569 East 10th Avenue [CD-1 #] [By-law #] C-2”

NOISE CONTROL BY-LAW NO. 6555

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

“[CD-1#] [By-law#] 2535 Carolina Street and 557-569 East 10th Avenue”

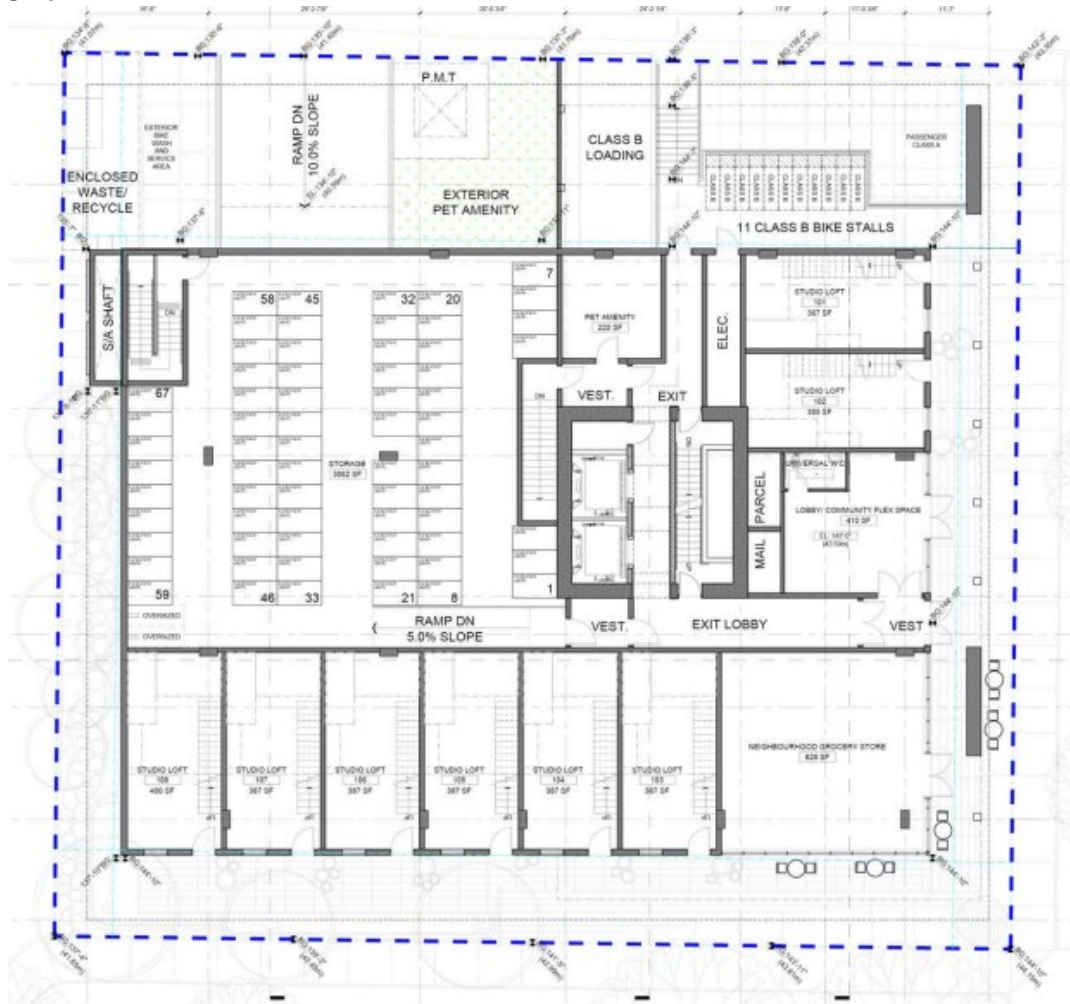
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2535 Carolina Street and 557-569 East 10th Avenue
FORM OF DEVELOPMENT DRAWINGS

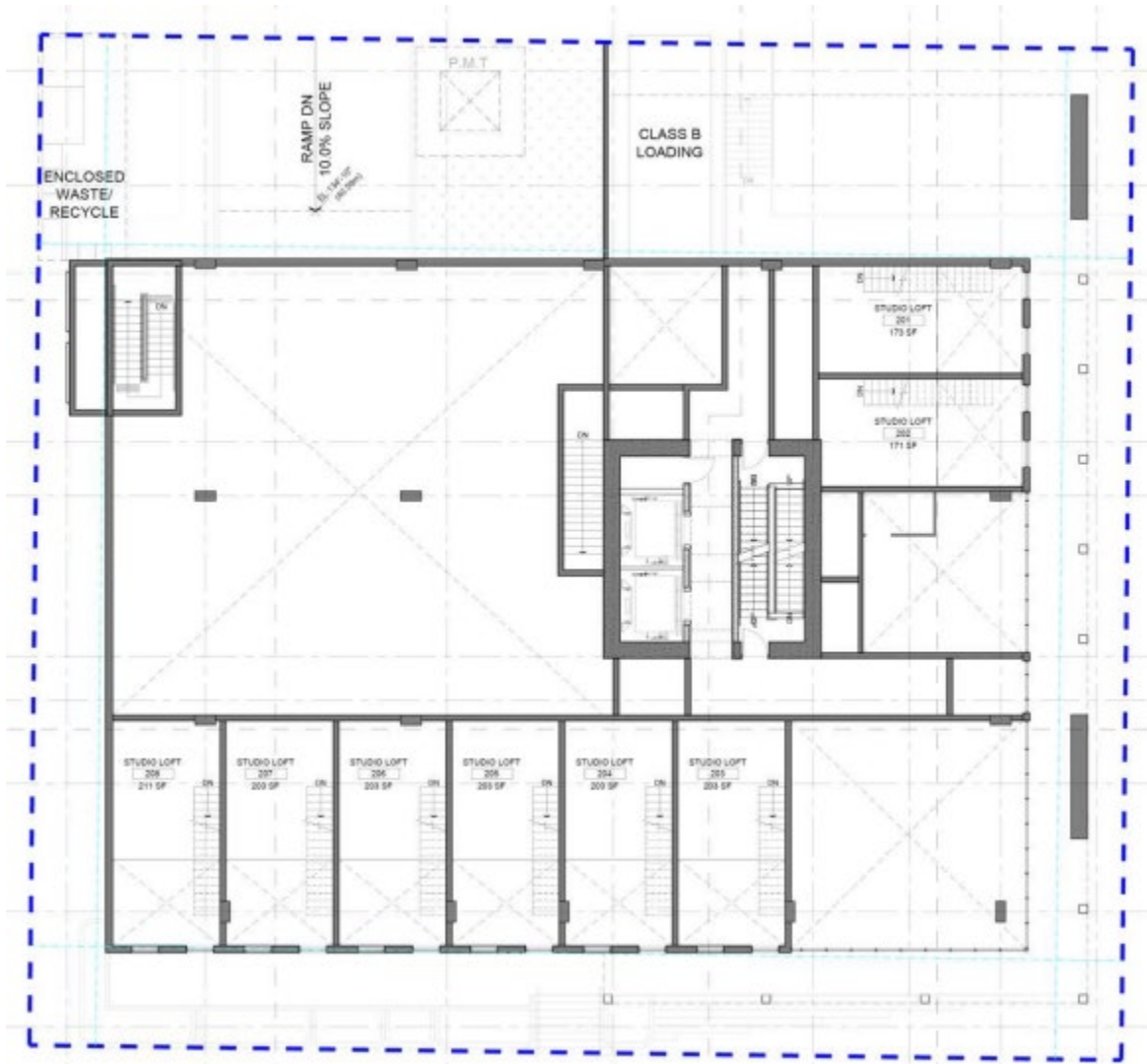
Site Plan



Level One



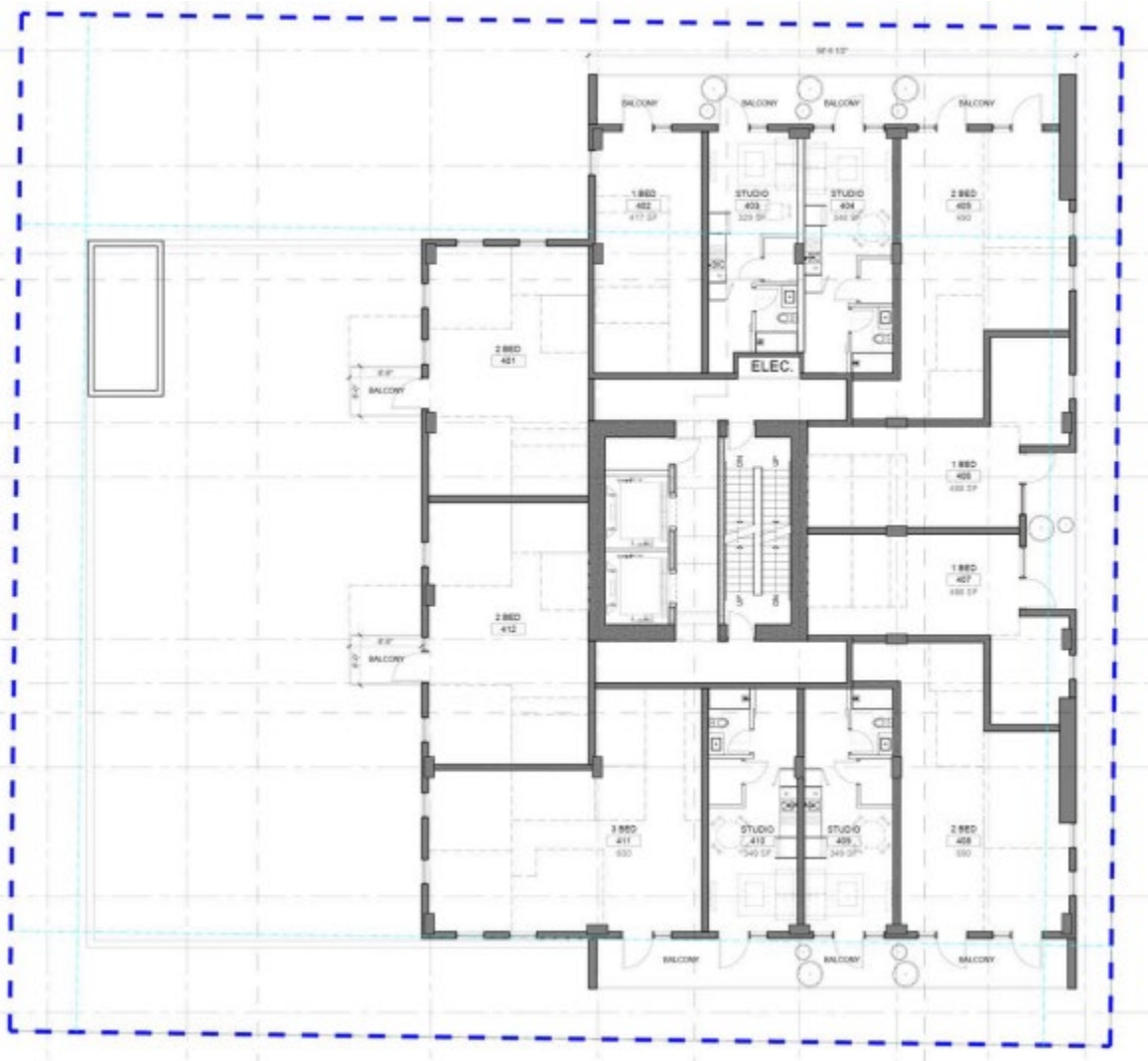
Level Two



Level Three



Levels Four and Five



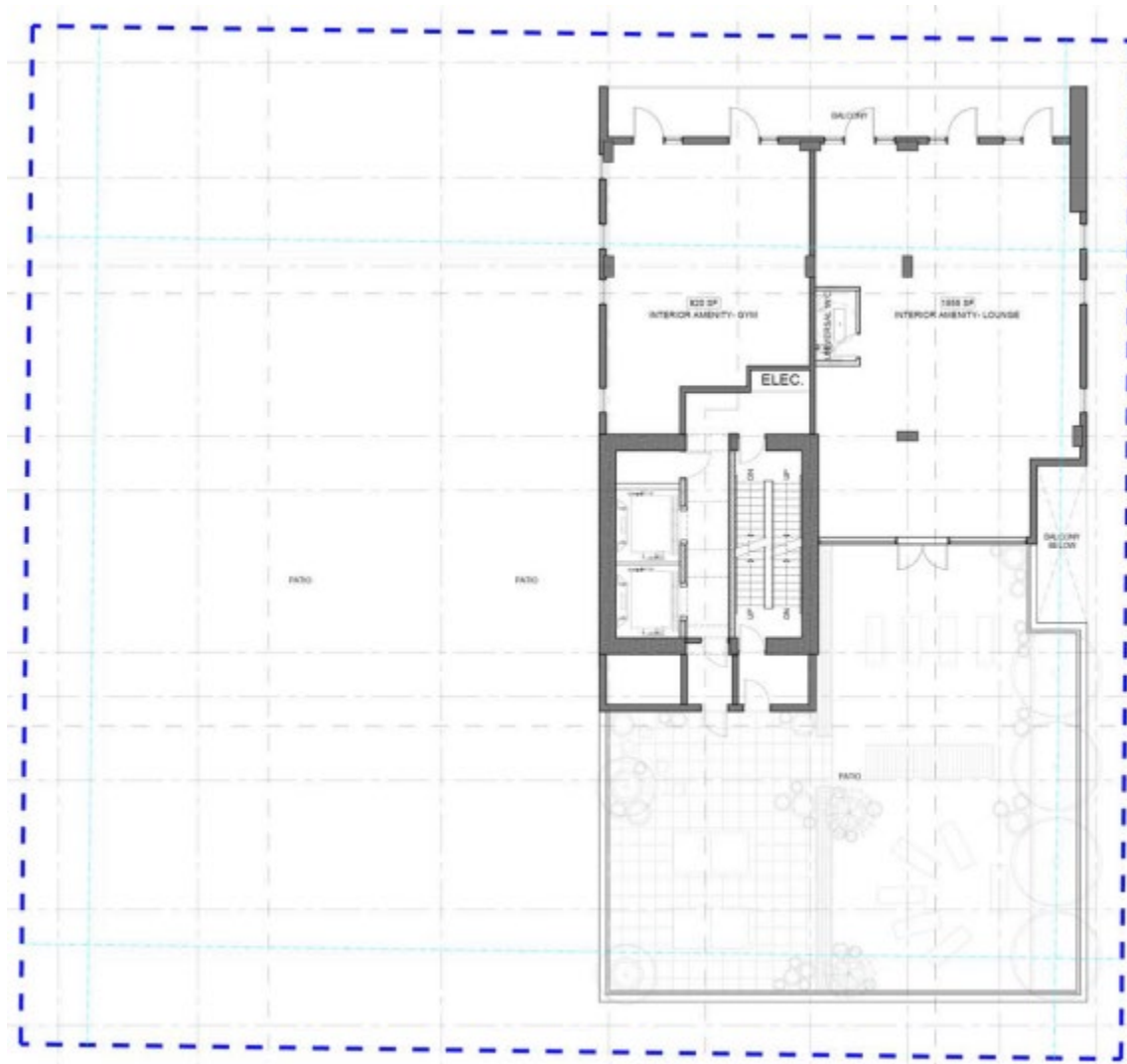
Level Six



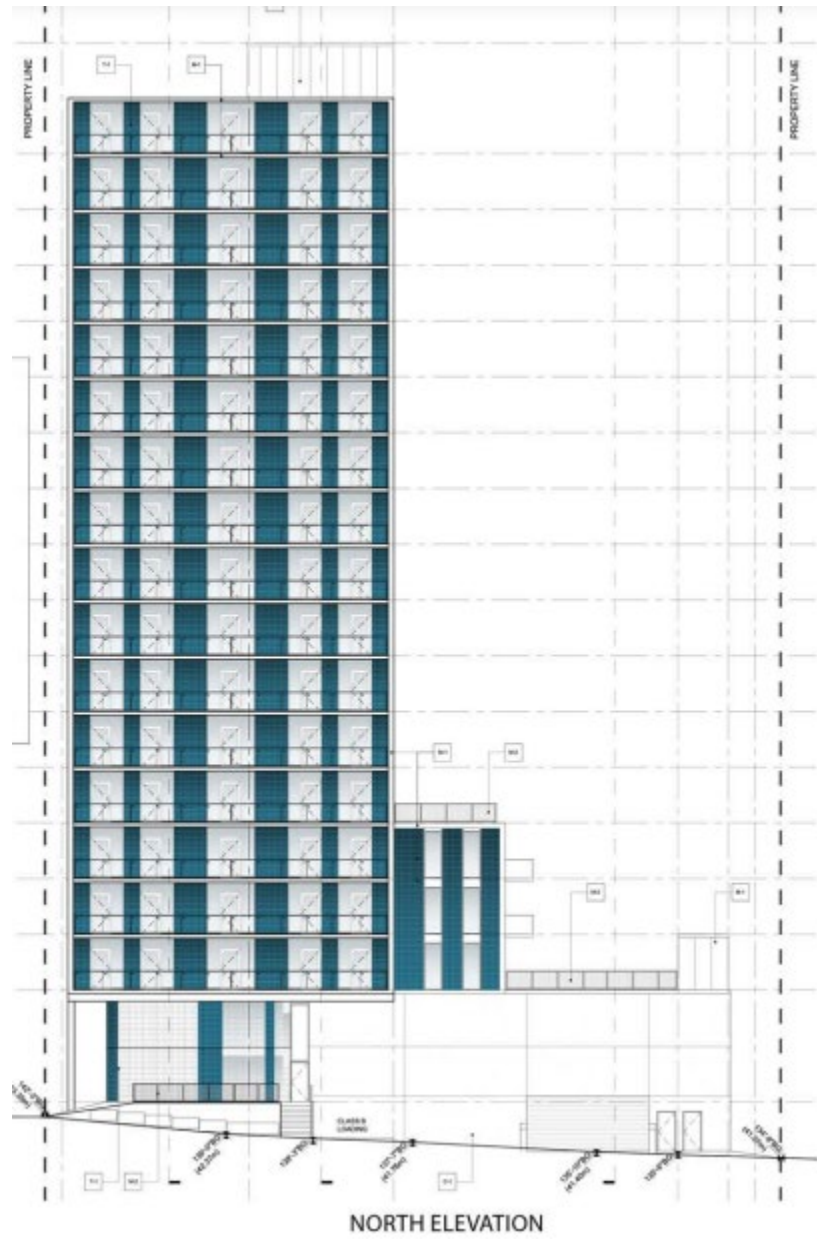
Levels 7-17



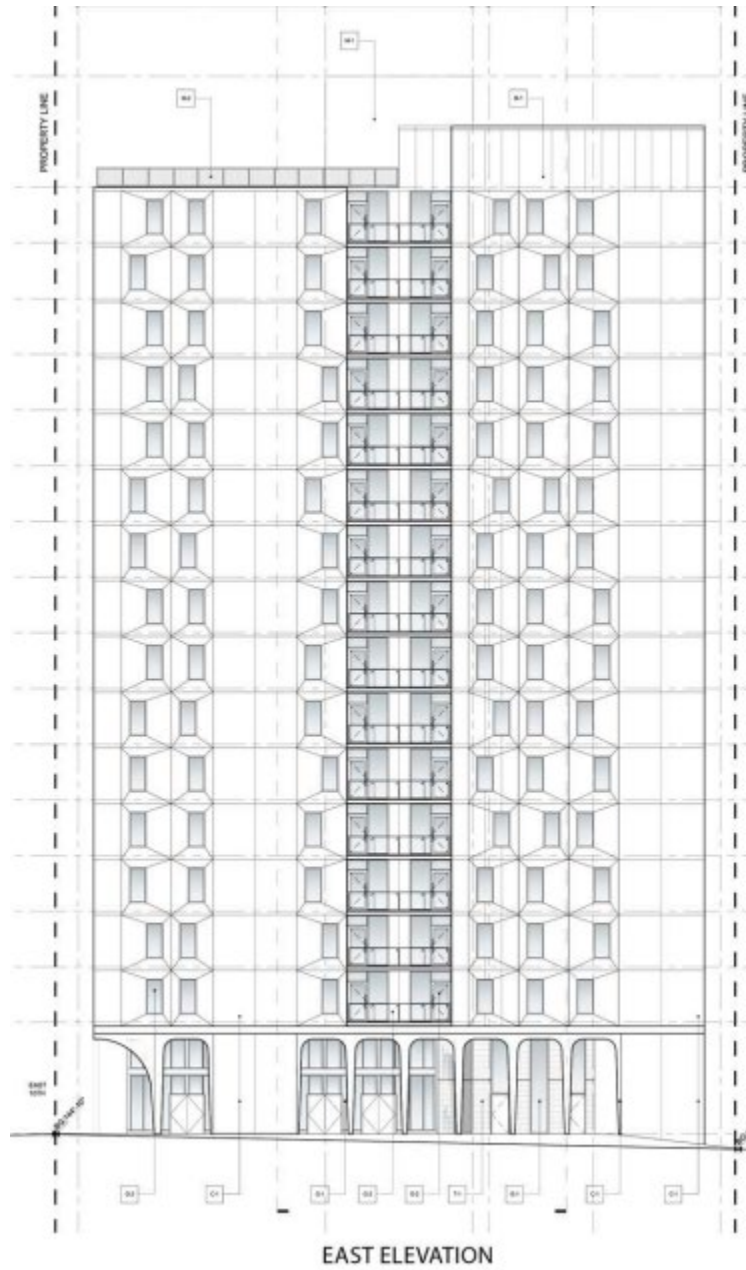
Rooftop Amenity Space



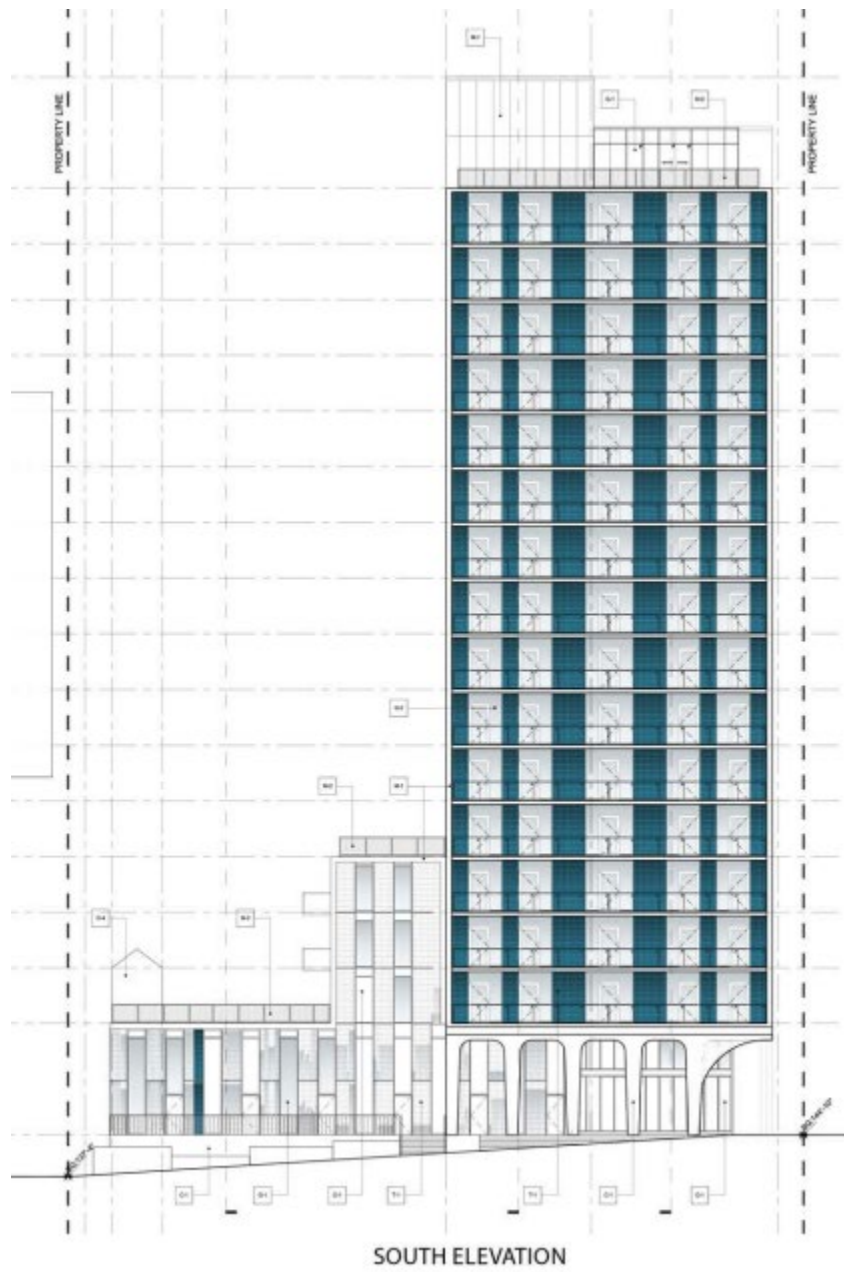
North Elevation



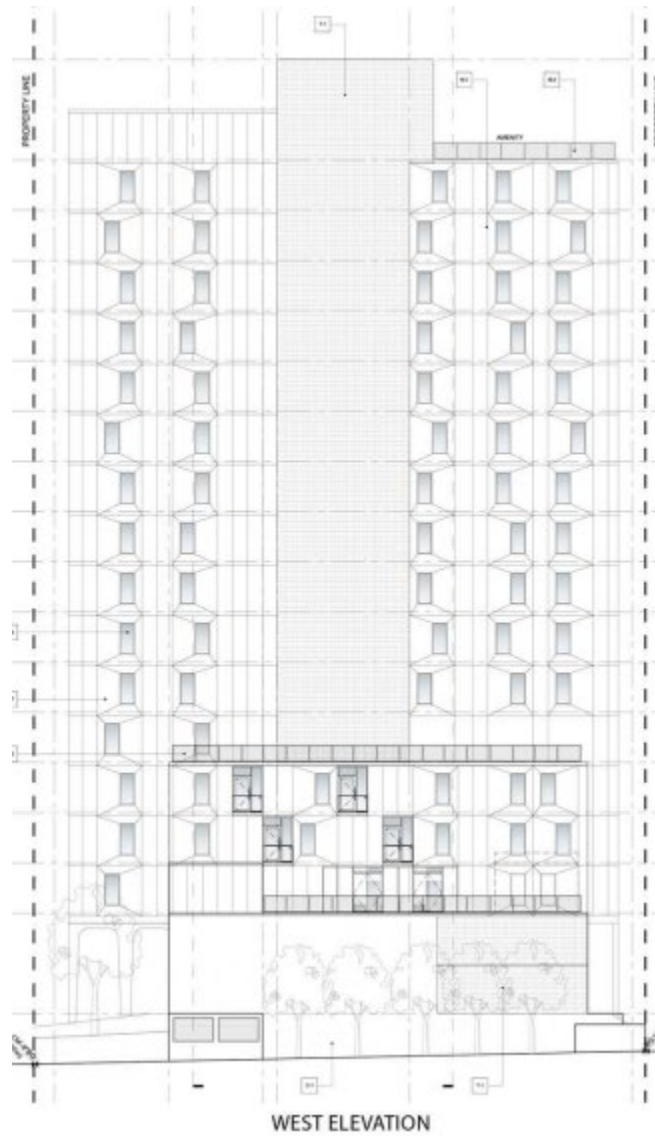
East Elevation



South Elevation



West Elevation



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**2535 Carolina Street and 557-569 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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2535 Carolina Street and 557-569 East 10th Avenue
PUBLIC CONSULTATION SUMMARY

1. List of Engagement Events, Notification, and Responses

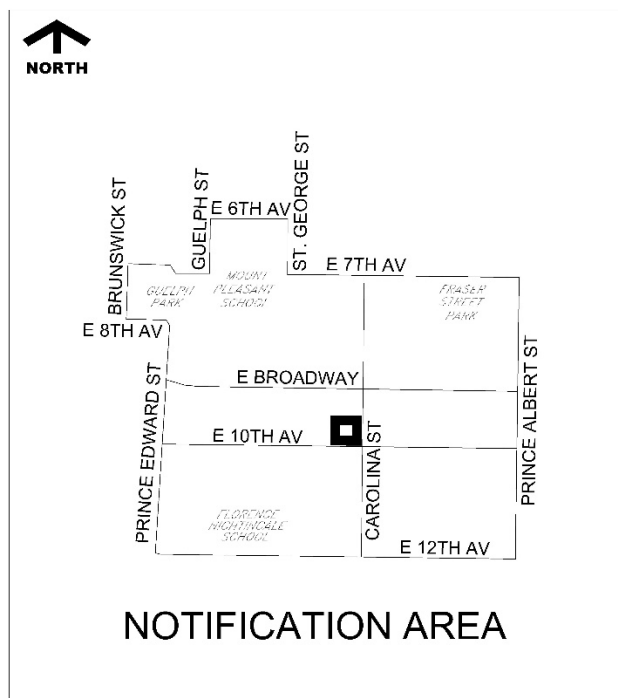
	Date	Results
Event		
Question and Answer Period (City-led)	January 31, 2024 – February 13, 2024	349 participants (aware)* <ul style="list-style-type: none"> • 160 informed • 72 engaged
Public Notification		
Postcard distribution – Notice of rezoning application and Q&A Period	January 29, 2024	2,141 notices mailed
Public Responses		
Online questions	January 31, 2024 – February 13, 2024	9 submittals
Online comment forms <ul style="list-style-type: none"> • Shape Your City platform 	December, 2023–September, 2024	139 submittals
Overall position <ul style="list-style-type: none"> • support • opposed • mixed 	December, 2023–September, 2024	139 submittals <ul style="list-style-type: none"> • 55 responses • 72 responses • 12 responses
Other input	December, 2023–September, 2024	9 submittals
Online Engagement – Shape Your City Vancouver		
Total participants during online engagement period	December, 2023–September, 2024	2060 participants (aware)* <ul style="list-style-type: none"> • 660 informed • 137 engaged

Note: All reported numbers above are approximate.

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

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

2. Map of Notification Area



3. Analysis of All Comments Received

Below is an analysis of all public feedback by topic.

Generally, comments of support fell within the following areas:

- **Housing Stock:** The proposed development will create additional rental stock.
- **Height, density, and massing:** The proposed height, density, and massing is appropriate for the location.
- **Commercial:** The ground-floor retail space proposed welcomes small businesses into the community.

Generally, comments of concern fell within the following areas:

- **Height and Density:** The proposed height and density is too high and does not fit the neighbourhood context. Respondents have indicated that three to six storeys would be appropriate for this site.
- **Neighbourhood Amenities and City Infrastructure:** The neighbourhood does not have enough amenities and infrastructure such as school capacity, sewer systems and park space to accommodate a development of this size.
- **Parking:** The proposed development does not provide adequate parking spaces.

- **Policy:** This rezoning policy should adhere to the requirements outlined in the *Broadway Plan* which limit a maximum of one tower to be located on this block.

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:

- There is general support for this rezoning.
- The rooftop amenity and landscaping provided by the development is appealing.
- This development is well served by sustainable transportation options such as transit and bicycle lanes.
- Amenities and Infrastructure upgrades as a result of this redevelopment is welcomed.
- This development aligns with the *Broadway Plan*.
- The building design is attractive.
- Additional affordable housing and below market rental is appreciated.
- This development will have a positive impact on the community.
- This development helps replace an aging building and underutilized land.
- The proposed vehicle parking spaces is appropriate.
- Having no displacement is ideal for rezoning projects.

General comments of concern:

- Building design is unattractive.
- Additional building height should be considered.
- The below-market rental units are unaffordable.
- Project needs to include additional greenery.
- Trees in this project should not be removed.
- Apartment developments are not supported.
- This development will destroy the single-family character and heritage charm of the community.
- This development will cause further displacement for tenants.
- The property values around the development will decrease if this development is approved.
- The shadows from this development will negatively impact neighbouring homes.
- The rental units provided are too small.
- The development will result in increased crime.

**2535 Carolina Street and 557-569 East 10th Avenue
Urban Design Panel (UDP)**

Please see UDP minutes for February 21, 2024 at
<https://vancouver.ca/files/cov/udp-minutes-02-21-2024-final.pdf>

Planner's Introduction:

Allison Smith, Rezoning Planner (on behalf of Carly Rosenblat), introduced the project with a brief description of the existing site context, followed by an overview of the anticipated context as per the Broadway Plan. Allison concluded the presentation with a description of the site and a summary of the rezoning proposal.

Mehdi Einifar, Development Planner, then gave an overview of the neighbourhood context in relation to the proposal, followed by the expectations of the built form guidelines for this project. Mehdi then gave a brief description of the proposed project before concluding with Staff questions for the Panel.

Advice from the Panel on this application is sought on the following:

Please comment on the following:

1. Overall Contextual Fit
2. Deeper Tower Form & Tower Design
3. Public Realm Interface & Ground Level Treatment
4. Comments on the Design to inform Future stages of the application.

The Planning team then took questions from the Panel.

Panel's Consensus on Key Aspects Needing Improvement:

Having reviewed the project, it was moved by **MS. NESBITT** and seconded by **MS.PICCONE** and was the decision of the Urban Design Panel:

THAT the Panel Recommend Support with recommendations with the following recommendations:

1. Further consideration and refinement of the public realm through setbacks and additional mandatory accessible units.
2. Consider additional soft landscaping at the public realm.
3. The arched colonnade be further refined or reconsidered at the DP stage.
4. Reconsideration of the garbage area in the lane with consideration to pedestrian safety.
5. Applicant to address safety issues of the flagstone lane in response to CPTED principles.

Summary of Panel Commentary:

The panel noted the massing and architectural expression is simple and restrained.

The panel supported the overall contextual fit.

Some panellists noted to consider the adjacent sites.

In general panel was in support of the proposed deeper tower form.

This proposal should comply with the setbacks required, as the proposed building is too close to Carolina Street.

A panellist noted a preference for reduced tower separation so that it meets required setbacks as it is presently a neighbourhood with low-rise forms.

The facades respond responsibly to the orientation.

In general panel was okay with the tower floor plate regarding the lane.

The materials are a positive aspect of the proposal.

The choice of the materials reinforces the parti.

There was concern with the stairs proposed to access units in the podium.

There were mixed opinions regarding the arches.

Some noted the arches were more of a disservice especially at the corner.

Some panellists noted that the colonnade has both positive and negative aspects, however greater setbacks and refinements of the public realm could remedy this.

The public realm could benefit from refinement through further consideration and setbacks. The applicant should consider additional mandatory accessible units.

Consider places for people to hang out.

The problem level is the area at grade. The street level has very little landscaping proposed for people to engage with.

Consider the walkways and access. Bring down the scale to be more humanized.

The garbage location could be improved.

Colling should be required on all projects, especially this one.

The window to wall ratio is a bit high.

Applicant's Response: The application team thanked the panel for their comments.

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**2535 Carolina Street and 557-569 East 10th Avenue
PUBLIC BENEFITS SUMMARY**

Project Summary

18-storey mixed-use rental building consisting of 150 units, with 20% of the residential floor area for below market rental units and commercial use on the ground floor.

Public Benefit Summary:

The proposal would provide 150 rental units with 20% of the floor area secured for below market rental units and secured through a Housing Agreement for the greater of 60 years and the life of the building.

	Current Zoning	Proposed Zoning
Zoning District	RT-5	CD-1
Floor Space Ratio (Site area = 1,497.3 sq. m (16,117 sq. ft.))	0.75	5.8
Floor Area	1,123 sq. m (12,088 sq. ft.)	8,569.2 sq. m (92,238 sq. ft.)
Land Use	Residential	Residential, Commercial

Summary of Development Contributions Expected under Proposed Zoning

City-wide DCL ^{1,2}	\$19,557
Utilities DCL ¹	\$1,358,995
TOTAL	\$1,378,552

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 \$2,159,104. 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.

* * * * *

**2535 Carolina Street and 557-569 East 10th Avenue
APPLICANT, PROPERTY, AND DEVELOPMENT PROPOSAL INFORMATION**

PROPERTY INFORMATION

Address	Property Identifier (PID)	Legal Description	Registered Owners
2535 Carolina Street	007-733-364	Lot 13 of Lot A Block 156 District Lot 264A Plans 390 and 1771	Donald McLeod Anderson
2535 Carolina Street	007-733-496	The East 7 Feet of Lot 14 of Lot A Block 156 District Lot 264A Plans 390 and 1771	Donald McLeod Anderson
557 East 10th Avenue	005-294-436	The West ½ of Lot 15 of Lot A Block 156 District Lot 264A Plans 390 and 1771	Kyung Sook Park
559 East 10th Avenue	005-294-304	Lot 16 of Lot A Block 156 District Lot 246A Plans 390 and 1771	Kyung Sook Park
569 East 10th Avenue	015-315-916	Lot 14, Except the East 7 Feet, of Lot A Block 156 District Lot 264A Plans 390 and 1771	Adrian Yiu-Hei Lai and Vicky S Y Kwan, as joint tenants
569 East 10th Avenue	015-315-924	The East ½ of Lot 15 of Lot A Block 156 District Lot 264 A Plans 390 and 1771	Adrian Yiu-Hei Lai and Vicky S Y Kwan, as joint tenants

APPLICANT INFORMATION

Architect Applicant	Musson Cattell Mackey Architects HAVN Developments Ltd.
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SITE STATISTICS

Site Area	1,497.3 sq. m (16,117 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 ft.)	54 m (177 ft.) to the top of the residential parapet and a maximum of 60 m (197 ft.) to the top of the rooftop mechanical equipment.
Floor Area	1,123 sq. m (12,088 sq. ft.)	Maximum of 8,684.5 sq. m (93,478 sq. ft.)
Parking and Bicycle Spaces	As per Parking By-law	Vehicle parking spaces: 33 Class A bicycle spaces: 243 Class B bicycle spaces: 11 Loading spaces: 1
Natural assets	7 on-site trees 8 off-site trees	Remove 7 on-site trees, Retain 8 off-site trees (confirm at development permit stage)
