



REFERRAL REPORT

Report Date: January 21, 2025
Contact: Chee Chan
Contact No.: 604.829.9576
RTS No.: 17770
VanRIMS No.: 08-2000-20
Meeting Date: February 4, 2025

TO: Vancouver City Council
FROM: General Manager of Planning, Urban Design and Sustainability
SUBJECT: CD-1 Rezoning: 121-129 West 11th Avenue

RECOMMENDATION TO REFER

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

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

RECOMMENDATION FOR PUBLIC HEARING

- A. THAT the application by HAVN Developments Ltd., on behalf of:
- Aztec Marketing Ltd. and 0775752 B.C. Ltd.¹, the registered owners of the lands located at 121 West 11th Avenue [*PID 015-549-135; Lot 14, Except the North 10 Feet Now Lane, Block 34 District Lot 302 Plan 198*],
 - Brian Douglas Morgenstern, the registered owner of the lands located at 123 West 11th Avenue [*PID 010-739-645; Lot 15 Block 34 District Lot 302 Plan 198*], and
 - Treble Holdings Ltd., the registered owner of the lands located at 127-129 West 11th Avenue [*PID 031-411-371; Lot A District Lot 302 Group 1 New Westminster District Plan EPP104739*],

to rezone the lands from RT-6 (Residential) District to CD-1 (Comprehensive Development) District, to increase the maximum floor space ratio (FSR) from

¹ Represented by Libor Henar.

0.75 to 5.80 and increase the maximum building height from 10.7 m (35 ft.) to 59.0 m (194 ft.) to permit the development of an 18-storey mixed-use building containing 165 rental units, of which 20% of the residential floor area will be secured as below-market rental units, and ground-floor commercial 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 Shape Architecture Inc., received December 15, 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 approval of the CD-1 By-law, the application to amend the Sign By-law to establish regulations for the CD-1, generally as set out in Appendix C, be approved.
- D. THAT subject to approval of the CD-1 By-law, the Noise Control By-law be amended to include the CD-1, generally 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 121-129 West 11th Avenue from RT-6 (Residential) District to CD-1 (Comprehensive Development) District. The proposal is to permit an 18-storey mixed-use building containing 165 rental units, of which 20% of the residential floor area will be secured as below-market rental units under the *Broadway Plan* (Plan). The proposal also includes a ground-floor commercial unit.

Staff have assessed the application and conclude that it meets the intent of the Plan. 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)
- Interim Housing Needs Report (2025)
- Housing Vancouver Strategy (2017)
- Family Room: Housing Mix Policy for Rezoning Projects (2016)
- High-Density Housing for Families with Children Guidelines (1992, last amended 2022)
- Transit-Oriented Areas (TOA) Designation By-law (2024)
- Transit-Oriented Areas (TOA) Rezoning Policy (2024)
- Community Amenity Contributions Policy for Rezoning (1999, last amended 2024)
- Tenant Relocation and Protection Policy (2019)
- Rental Incentives Bulletin (2019)
- Urban Forest Strategy (2016, last amended 2018)
- Public Art Policy and Procedures for Rezoned Developments (2014)
- Green Buildings Policy for Rezoning (2010, last amended 2023)
- Vancouver Development Cost Levy By-law No. 9755
- Vancouver Utilities Development Cost Levy By-law No. 12183

REPORT

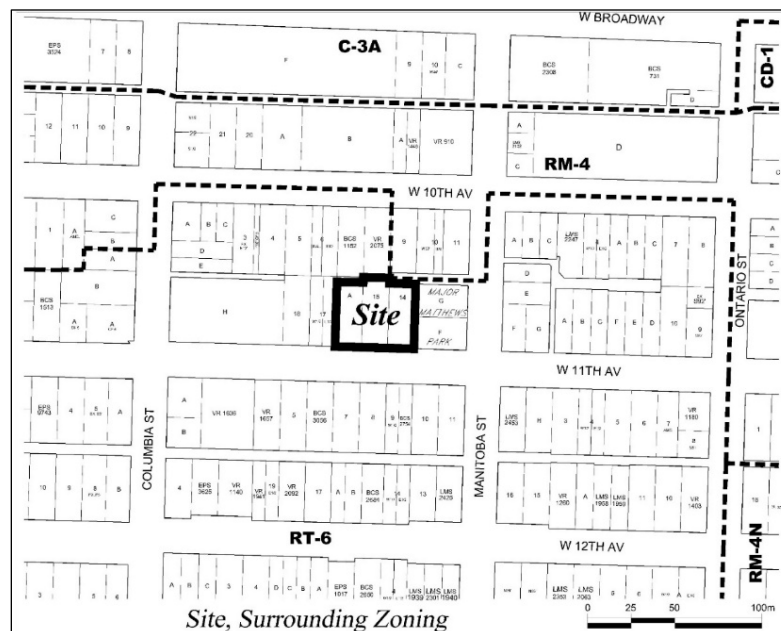
Background/Context

1. Site and Context

The subject site is comprised of three mid-block parcels located between Manitoba and Columbia Streets (see Figure 1). The site area is approximately 1,726.3 sq. m (18,582 sq. ft.) and is zoned RT-6 (Residential). The surrounding area is developed with single-detached and duplex housing, with three-storey apartment buildings to the north, and low-rise commercial buildings along Broadway. Major Matthews Park is located to the east. The subject site currently developed with three detached houses containing 11 secondary rental units, and the *Tenant Relocation and Protection Policy* (TRPP) applies.

The area around the subject site, generally bound by 10th Avenue, Cambie Street, West 12th Avenue and Ontario Street, is identified in the Plan as the Mount Pleasant West Cultural Landscape. It contains a high concentration of heritage houses and contributes to the historical development context for City Hall.

Figure 1: Surrounding Zoning and Context



Neighbourhood Amenities – The following amenities are within close proximity:

- **Public Parks** – Major Matthews Park (adjacent), Jonathan Rogers Park (260 m), Mount Pleasant Park (450 m), and City Hall Grounds (500 m).
- **Cultural/Community Spaces** – Mount Pleasant Community Centre and Library (800 m).
- **Childcare** – Tenth Avenue Alliance Wee Care Day Care Centre (300 m), City Hall Child Care (600 m), Echelon Day Care (700 m) and 3 Corners Child Care Centre (700 m).

Local School Capacity – The site is located within the catchment of Simon Fraser Elementary School and Eric Hamber Secondary School. According to the Vancouver School Board (VSB)'s 2020 *Long Range Facilities Plan*, Simon Fraser Elementary School will be over capacity, operating at 176% by 2031, while Eric Hamber Secondary School will be under capacity, at 79% by 2031.

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

2. Policy Context

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

Broadway Plan – The Plan is a comprehensive community plan for the area within Vine Street to Clark Drive, and between 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. The Plan allows consideration of 18-storey rental housing towers, up to a 5.5 floor space ratio (FSR), with a minimum of 20% of the residential floor area secured at below-market rents. Minor increases in height and density can be considered for the delivery of ground-level commercial or private childcare.

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

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

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 TOAs. This site is within Tier 3 of the TOA legislation. As the Plan allows more height and density than the TOA Rezoning Policy, the application is being assessed under the Plan's policies.

Strategic Analysis

1. Proposal

This application is for an 18-storey mixed-use building containing 165 rental units, of which 20% of the residential floor area for is below-market rents. A ground-floor commercial unit is also proposed (Figure 2). The proposed height is 59.0 m (194 ft.). A total floor area of 10,012.5 sq. m (107,774 sq. ft.) and a floor space ratio (FSR) of 5.80 are proposed. Two levels of underground parking are accessed from the street.

2. Land Use

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

Figure 2: Proposed Building Looking Northeast

3. Form of Development, Height and Density

(Refer to drawings in Appendix E and statistics in Appendix H)

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

Form of Development – The Plan anticipates a maximum of two towers of up to 18 storeys each for this block. The proposal generally meets the Plan's expectations for number of towers on the block, tower form, separation, floorplate size and setbacks (see Figure 2). As the site is located next to Major Matthews Park and within the Mount Pleasant West Cultural Landscape area, the podium has been setback by 10 to 12 ft., with a four-storey height that is similar to the height and streetwall of existing, neighbouring heritage houses. An urban design condition is included in Appendix B to further improve the relationship between the proposed building and the surrounding Mount Pleasant West Cultural Landscape context.

Height – The proposed height of 59.0 m (194 ft.) is appropriate for 18 storeys. The protected public view 3.2.4 from Queen Elizabeth Park crosses the site. The proposal does not encroach into this protected view.

Density – The proposal complies with the Plan's density maximum of 5.8 FSR for projects that include local-serving retail space at grade.

Public Realm – The Plan envisions an animated public realm with landscape setbacks and an engaging building interface. The proposed building is set back further from the street to generally align with setbacks of the existing residential houses on 11th Avenue. This open space provides opportunities for landscape planting and patios for ground-oriented units to improve pedestrian interest.

Shadowing – The Plan provides exceptions for solar access objectives for small parks, including Major Matthews Park. The proposed tower begins shadowing Major Matthews Park at

approximately 2 pm at the fall and spring equinoxes and the summer solstice (see Appendix E for shadow studies), which can be supported per the Plan’s exception for solar access for small parks.

Private Amenity Space – The development offers on-site common indoor and outdoor amenities for the residents on the ground floor, level 2 and level 18.

Urban Design Panel – A review by the Urban Design Panel was not required due to the proposal’s consistency with the Plan’s expectations.

Staff reviewed 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 165 rental units to the City’s inventory of rental housing, including approximately 34 below-market rental units, which would contribute to the targets set out in the *Housing Vancouver Strategy* (see Figure 3).

Figure 3: Progress Towards 10-Year Housing Vancouver Targets (2024-2033) for Purpose-Built Market and Developer-Owned Below-Market Rental Housing as of September 30, 2024

Housing Type	Category	10-Year Targets ^{1, 2}	Units Approved Towards Targets ³
Purpose-Built Rental Units	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 Canada Mortgage and Housing Corporation (CMHC) Market Rental Survey) for the Mount Pleasant/Renfrew Heights area, which this site is located, is 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 39% family units in a mix of two-bedroom and three-bedroom units, thereby exceeding the Plan. A condition of approval and a provision in the CD-1 By-law has been included to ensure the Plan policy requirement for a minimum of 25% two-bedroom units and minimum of 10% three-bedroom units is met separately in both the market rental and below-market portions. All family units must be designed in accordance with the *High-Density Housing for Families with Children Guidelines*.

Average Rents and Income Thresholds – Figure 4 shows starting rents for below-market rental units for 2023. Average market rents and incomes served for newer rental buildings on the westside are shown in the right two columns, and costs for home ownership are shown in Figure 5. The two figures show 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 reindexed to 20% less the city-wide average market rent by unit type current at the time of unit turnover.

Figure 4: Below-Market Unit Average Rents, Market Rents in Newer Buildings and Household Incomes Served

		Below-Market Rental Units		Newer Rental Buildings on the Westside	
	Proposed Average Unit Size (sq. ft.)	Starting Rents (2023) ¹	Average Household Income Served	Average Market Rent (CMHC, 2023) ²	Average Household Income Served
Studio	361	\$1,223	\$48,928	\$1,902	\$76,080
1-bed	524	\$1,429	\$57,152	\$2,306	\$92,240
2-bed	696	\$1,969	\$78,752	\$3,372	\$134,880
3-bed	811	\$2,395	\$95,808	\$4,434	\$177,350

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 Westside of Vancouver

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

Security of Tenure – Purpose-built rental housing offers rental housing and security of tenure, unlike rented condominiums or basement suites in the secondary rental market. All 165 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. 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.

Figure 5: Cost of Ownership and Household Incomes Served

	Monthly Costs of Ownership for Median-Priced Apartment on the Westside (with 20% down-payment) ¹	Average Household Income Served	Down-payment at 20%
Studio	\$2,837	\$113,480	\$106,000
1-bed	\$3,473	\$138,920	\$132,000
2-bed	\$5,193	\$207,720	\$198,400
3-bed	\$7,982	\$319,280	\$311,890

¹ Based on the assumptions: Median of all BC Assessment strata apartment sales prices in Vancouver Westside 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)

Existing Tenants – The rezoning site contains existing rental residential uses, including 11 units of secondary rental housing. Four out of the 11 existing residential tenancies are eligible under the City’s *Tenant Relocation and Protection Policy* (TRPP) for the Plan area.

The applicant has provided a Tenant Relocation Plan (TRP) for eligible tenants which meets the requirements of the City’s TRPP for the Plan area. The TRP is summarised in Appendix F of this report. All residential tenancies are protected under the provincial Residential Tenancy Act.

5. Transportation and Parking

The site is well served by transit, located within 700 m of the Broadway-City Hall Canada Line Station and the future Mount Pleasant Station.

Vehicle and bicycle parking are provided in three levels of underground parking, accessed from 11th Avenue. The application proposes approximately 60 parking spaces and 300 bicycle spaces. Parking, loading, bicycle and passenger loading spaces are required to meet the Parking By-law at the time of development permit. Proposed parking reductions may be considered at the development permit stage with acceptable Transportation Demand Management (TDM) measures. Engineering conditions related to new sidewalk, speed humps and parking signage along 11th Avenue, and upgraded street lighting are included in Appendix B.

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

Natural Assets – The *Urban Forest Strategy* seeks to protect and strengthen Vancouver’s urban forest and tree canopy. The Protection of Trees By-law requires permission to remove trees that meet certain conditions to protect as many healthy, viable trees while still meeting the challenges of development and housing priorities. There are five City street trees to be retained,

10 on-site trees proposed for removal due to conflict with the building footprint, and several trees along shared property lines. Agreements with neighbours are required for the removal of shared trees. A minimum of 11 new trees will be provided to meet the replacement requirements of the Protection of Trees By-law.

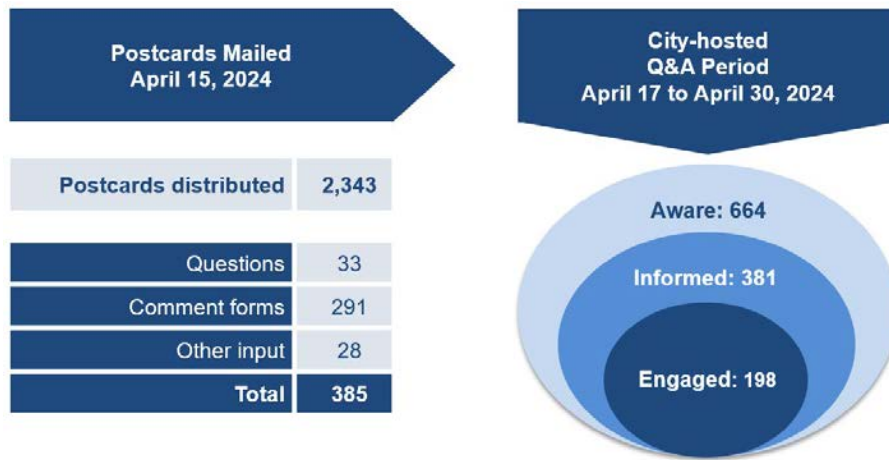
7. Public Input

Public Notification – A rezoning information sign was installed on March 20, 2024. Approximately 2,343 notification postcards were distributed within the neighbouring area on or about April 15, 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 April 17, 2024 to April 30, 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 385 submissions were received.

Figure 6: 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:** Adds much needed rental housing and helps address lack of housing supply.
- **Density:** Adds much needed density to the neighborhood.
- **Location:** Supportable location in proximity to high-traffic areas, transit hubs, and other sustainable travel options.

Generally, comments of concern fell within the following areas:

- **Heritage character:** Does not align with the neighbourhood’s historical character and raises concerns about the removal of existing heritage-style houses on site.

- **Building height and scale:** Development is too tall and inconsistent with the existing neighbourhood scale.
- **Neighbourhood impact:** Negatively impacts the neighbourhood's peacefulness, uniqueness, and character.

Response to Public Comments

Heritage character – The building's four-storey podium is sized and setback to align with the existing building heights and setbacks of the neighbouring houses to the west. A design condition is included in Appendix B to further improve the relationship of the building's podium with the existing heritage character of the street. None of the existing houses on the subject site are registered on the Vancouver Heritage Register nor do they contain legal heritage protections.

Building height and scale – The proposed height, density, uses and proportion of below-market units are consistent with the intent of the Plan. Regarding massing and design, the proposal is consistent with the urban design expectations of the Plan.

Neighbourhood impact – The building's density and uses are consistent with the expectations of the Plan. The proposal is located in close proximity to shops, services and transit along Broadway, as well as north-south and east-west bicycle routes. Staff expect to see an overall reduction in vehicle trips due to the proximity of two Broadway subway stations. A Transportation Demand Management (TDM) Plan will also be required to reduce the demand for vehicle use.

8. Public Benefits

In response to City policies, which address changes in land use and density, this rezoning application offers the following public benefits:

Community Amenity Contributions (CAC) – 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 at below-market rents, and have determined that no CAC is expected.

Development Cost Levies (DCLs) – The site is subject to both the City-wide DCL and Utilities DCL, which will be calculated on the floor area proposed at the development permit stage. This application has requested and is expected to be eligible for a Class A (100%) waiver of the City-wide DCLs applicable to the residential floor area. This application is therefore subject to the maximum starting rents by unit type applicable to "class A for-profit affordable rental housing" as per the Development Cost Levy By-law, if applicable and as may be amended from time to time. These requirements will be secured by a Housing Agreement, and compliance will be assessed through the development permit stage to occupancy permit issuance, ensuring that a final rent roll that sets out the initial monthly rents is submitted.

Based on rates in effect as of September 30, 2024, and the proposed 9,962.1 sq. m (107,234 sq. ft.) of residential floor area and 50.4 sq. m (543 sq. ft.) of commercial floor area, it is estimated that the developer will pay DCLs of \$1,603,689. The value of the anticipated

City-wide DCL waiver on the residential floor area is estimated to be \$2,532,465. DCL rates are subject to future adjustment by Council including annual inflationary adjustments.

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

Public Art Program – The application is subject to a public art contribution estimated at \$213,391. The final contribution will be calculated based on rate in effect and the floor area at the development permit stage. Applicants may elect to provide on-site artwork or cash-in-lieu (at 80% of the public art budget). As a condition of by-law enactment, a legal agreement is required to be registered on title to specify and define all obligations with respect to the elected option.

See Appendix G for a summary of all of the public benefits for this application.

Financial Implications

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

CONCLUSION

Staff conclude that the proposed land use and form of development are consistent with the *Broadway Plan*. If approved, this application would contribute 165 rental units with 20% of the residential floor area secured at below-market rates.

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

* * * * *

**121-129 West 11th 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 purposes 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 6.5 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) Dwelling Uses, limited to Mixed-Use Residential Building;
 - (b) Retail Uses;
 - (c) Service Uses; and

- (d) 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.
 - (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 1,726.3 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 maximum floor space ratio for all uses combined must not exceed 5.80.
- 6.3 The total floor area for commercial uses must be a minimum of 50.4 m².
- 6.4 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.

- 6.5 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, except that:
 - (iii) the total area of all such exclusions must not exceed 12% of the permitted floor area; and
 - (iv) 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.
- 6.6 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
- 6.7 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. Building height must not exceed 59.0 m.

Horizontal Angle of Daylight

- 8.1 Each habitable room must have at least one 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:
- (a) the Director of Planning or Development Permit Board considers all applicable Council policies and guidelines; and
 - (b) the minimum distance of unobstructed view is at least 3.7 m.

* * * * *

**121-129 West 11th 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 Shape Architecture Inc., received on December 15, 2023, and provides that the Director of Planning may allow minor alterations to this form of development when considering the detailed scheme of development submitted with the development application.

THAT, prior to approval 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 improve the quality of the public realm interface along West 11th Avenue and Major Matthews Park.

Note to Applicant: Explore extending and/or expanding the commercial space towards West 11th Avenue. Provide further setback for underground structure from the front yard and explore further setback for the underground structure from the western side yard to provide opportunity for more planting growth (refer to the *Broadway Plan* Section 11.4.8 and landscape condition 1.18). Improve the interface and transition to Major Matthews Park (also see Park conditions).

- 1.2 Design development to improve building massing and architectural expression.

Note to Applicant: Explore strategies to minimize the perceived building bulk and massing as well as introducing variations by deleting portions not being used for balconies;

- 1.3 Design development to improve the livability of the dwelling units.

Note to Applicant: Refer to the *High-Density Housing for Families with Children Guidelines* (Section 4.3.2). Ensure all units have access to private outdoor space; if site conditions prevent all units from having private outdoor space, alternatives that demonstrate exemplary and commensurate common outdoor amenities may be considered. Minimize the number of units facing the interior side yard, and provide strategies to minimize privacy and overlook impacts to adjacent neighbouring properties.

- 1.4 Design development to improve the streetscape response at the podium level.

Note to Applicant: This can be achieved by incorporating materials and colours found in three- to four storey- older apartment buildings in the Mount Pleasant neighbourhood (for example at the intersection of Ontario Street and West/East 11th Avenue), as well as “solid-to void” ratios of similar buildings such as the relationship between window opening and brick cladding.

- 1.5 Design development to ensure high quality materials and level of detailing.

Note to Applicant: While it is understood that materials and detailing may evolve during the development permit stage, the submission should demonstrate a commitment to provide durable, high-quality materials and robust detailing. This is to ensure visual interest, and maintenance and enhancement of the neighbourhood character through architectural quality, durability and longevity.

Crime Prevention through Environmental Design (CPTED)

- 1.6 Provision of Crime Prevention Through Environmental Design (CPTED) Plan, incorporating CPTED principles.

Parks

- 1.7 Remove non-park use and encroachments on the Major Matthews Park parcel. This includes non-park buildings, subsurface structures, retaining walls, and infrastructure.
- 1.8 Design development to remove all ramps, staircases, pathways, and platforms proposed within Major Matthews Park. No future submissions should show changes to the Park without prior written approval of the General Manager of Parks and Recreation.
- 1.9 Design development to improve the interface between development site and Major Matthews Park to the satisfaction of the Director of Planning and the General Manager of Parks and Recreation, including:
- (a) Development to meet existing park grades at the property line.

Note to Applicant: If retaining structures are required, they and all supporting infrastructure to be located on private property.
 - (b) Provision of a fully public, accessible path on private land connecting West 11th Avenue and the Park, secured by a statutory right of way (SRW). Refer to condition 2.3 for SRW.

Note to Applicant: If access from the development site to the Park is not sought, an accessible path and SRW will not be required.
 - (c) Provision of landscaping along the interface. Refer to landscape condition 1.16.
 - (d) Incorporate CPTED principles in the design of the interface.
- 1.10 Design development to ensure all trees located within Major Matthews Park are retained, with design consideration for impacts to park tree health.

- 1.11 Submission of development permit shadow studies confirming no increase in shadow impacts on Major Matthews Park from those shown in the rezoning application drawings received on December 15, 2023.

Note to Applicant: Refer to *Broadway Plan* for more detail.

Urban Forestry

- 1.12 The parkade entrance appears to conflict with C01. Demonstrate construction methodologies at development permit stage to ensure retention of this tree.
- 1.13 The following items need to be addressed at development permit application stage:
- (a) The tree protection barrier for C14 must encircle the critical root zone.
 - (b) Show the limits of excavation of parkade in the arborist report and identify how the soil will be stabilized to protect City trees.
 - (c) Prior to any pruning of City tree canopy or roots greater than 2 in., scope must be detailed by project arborist and submitted to the Park Board for review and comment. This may require on-site review and authorization by the city arborist (pbdevelopment.trees@vancouver.ca).
 - (d) Arborist report must identify the specific anticipated triggers for arborist involvement around street trees such as sidewalk removal and replacement, landscaping, etc.
 - (e) No grade changes are to be made within the critical root zone of city trees.
 - (f) Illustrate with photographs the specific pruning cuts that would be needed for construction clearance from the building for trees C01-C06. Ensure that the proposed pruning is in accordance with ANSI A300 standards and provide a level three assessment of the trees as needed to determine the feasibility of the pruning.
 - (g) All work within tree critical root zones to be under the supervision of the project arborist, photo documented and submitted to pbdevelopment.trees@vancouver.ca.
 - (h) Developer responsible for compensating the Park Board for the appraised value of city trees proposed for removal in advance of permit issuance and for other processes. Contact the Park Board at pbdevelopment.trees@vancouver.ca for more information.

Landscape

- 1.14 Provision of revised and coordinated arborist documents.

Note to Applicant: Arborist documents do not appear to be coordinated with the most recent version of Architectural and Landscape Plans. The current parkade layout would

likely have significant impacts on trees (OS5, 9656, and 9657), that are shown to be retained within the Arborist Report documents. Ensure all documents are coordinated with Landscape Plans regarding connection to adjacent park area, as this work may impact City-owned trees.

1.15 Design development to ensure safe retention of neighbour-owned trees, including the following:

- (a) Redesign of the below-grade structures and features at grade to ensure undisturbed critical root zones of neighbours tree OS05; and,
- (b) Provision of coordinated application documents confirming a feasible design as per above condition, including revised arborist report and signed letter of assurance, revised landscape- and architectural drawings including details and sections, as required, outlining recommended mitigation measures as per arborist's recommendation.

Note to Applicant: Unless signed letter of consent from the neighbouring property owner confirming support to remove tree OS05, is provided, this tree is to be retained as per above condition.

1.16 Design development to soften and improve the interface between the development site and Major Matthews Park.

Note to Applicant: If an accessible path and public access to the Park is provided, proposed landscaping should complement this access and create a connection to the Park through the use of plant material and hardscape material. If there is no access to the Park, then any exposed parkade walls along this interface should be softened through the use of plant material. Plant material may include tall evergreen shrubs, cascading plant material, or trailing/hanging/climbing plant material in combination with adequate support structures. Plant material should be chosen so that any exposed parkade wall is screened and softened all year long.

1.17 Provision of signed neighbour letter of consent to support removal of Tree OS01.

Note to Applicant: If the letter cannot be provided, provision of coordinated application documents to ensure retention, and undisturbed critical root zones of neighbours tree OS01 is required. Including; revised arborist report and signed letter of assurance, revised landscape- and architectural drawings including details and sections, as required, outlining recommended mitigation measures as per arborist's recommendation.

1.18 Design development for the front yard setback area to provide the required 12-ft. below-grade setback. Refer to Urban Design condition 1.1.

Note to Applicant: This will provide space for the safe retention of mature street trees. This will also provide opportunities to maximize tree canopy cover to align with the Urban Forest Strategy by proposing trees within the 12-ft. below-grade setbacks, with access to the water table. Wherever possible, trees within these setback should not be planted in raised or contained planters. Alternative methods and materials, such as permeable paving, structural soils and soil cells are encouraged.

Standard conditions required at time of development permit:

- 1.19 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.

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

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

- 1.21 Provision of a soil depth overlay sheet, included with the landscape plans.

- 1.22 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>

- 1.23 Provision of confirmed trenching locations for utility connections, avoiding conflict with tree root zones and addition of the following note: "Trenching for utility connections to be coordinated with Engineering Department to ensure safe root zones of retained trees. Methods of tree protection for street trees to be approved by Park Board".

Note to Applicant: Methods of tree protection for street trees (as approved by Park Board Urban Forestry) to be shown on plan. Relocation of trenching locations are required if in conflict with tree protection. Two separate applications must be applied for: A commercial water permit and another commercial sewer permit. Please contact Engineering services as soon as possible to begin the process for confirming the trenching locations for Sewer and for Water.

Sustainability

- 1.24 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*.

Engineering Services

- 1.25 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>

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

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

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

- 1.27 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.
- 1.28 Provision of a lighting simulation to support all offsite lighting upgrades to City standards and IESNA recommendations.
- 1.29 Submission of a 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.

<https://vancouver.ca/streets-transportation/ubc-line-rapid-transit-study.aspx>

- 1.30 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 City's right-of-way (ROW) for extended bin storage. If this cannot be confirmed, then an on-site garbage bin staging area is to be provided adjacent to the City's ROW.

Refer to the Garbage and Recycling Facility Storage Amenity Design Supplement for more information. [Guidelines: Garbage and Recycling Storage Facility Design \(vancouver.ca\)](#).

- 1.31 Provision of a crossing design application to the satisfaction of the General Manager of Engineering Services, prior to development permit issuance.

Note to Applicant: Submission of a crossing application is required for new crossing proposals. Please review the City's construction and design manuals and show typical commercial crossing design on the plans and indicate if any existing street furniture, poles street trees or underground utility is impacted by the crossing design and location.

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

- 1.32 Submission to Engineering of an updated landscape plan reflecting all the public realm changes, including demonstration of:

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

- (i) "This plan is "NOT FOR CONSTRUCTION" and is to be submitted for review to Engineering Services a minimum of 8 weeks prior to the start of any construction proposed for public property. No work on public property may begin until such plans receive "For Construction" approval and related permits are issued. Please contact Engineering, Development and Major Projects and/or your Engineering, Building Site Inspector for details."; and
- (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 6cm caliper, and installed with approved root barriers, tree guards and appropriate soil volumes. Installation of Engineered Soil may be required to obtain appropriate soil volumes based on site conditions. Root barriers shall be of rigid construction, 8 feet long and 18 inches deep, centre on each street tree adjacent to the sidewalk and any

off-street bike facility. Planting depth of root ball must be below sidewalk grade. Contact Park Board at pbdevelopment.trees@vancouver.ca for inspection after tree planting completion".

(b) Existing locations of:

(i) Street furniture; and

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

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

(ii) Poles and guy wires.

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

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

1.33 Update the architectural plans to provide:

- (a) All types of parking, loading, bicycle, end-of-trip facilities and passenger loading spaces individually numbered, and labelled on the drawings;
- (b) Dimensions of columns and column encroachments into parking spaces;
- (c) Identification of columns in the parking layouts; and
- (d) Design elevations at all breakpoints on both sides of ramps, drive aisles, loading and passenger loading spaces, accessible spaces, and entrances.

1.34 Provision of parking access, per [Parking By-law Section 4](#) and the [Design Supplement](#).

- (a) Safe, functional grades on the ramp and in parking areas, including maximum 10% ramp grades serving Class B loading spaces after the first 6.1 m (20 ft.) from the property line.

1.35 Provision of vehicle spaces, per [Parking By-law Section 4](#) and the [Design Supplement](#), including:

- (a) Minimum 3.5 m (11.5 ft.) width, 5.5 m (18 ft.) length, 2.3 m (7.5 ft.) vertical clearance, plus 1.5 m (4.9 ft.) access aisle for van accessible spaces.

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

Note to Applicant: Council approved amendments to the Parking Bylaw and the Transportation Demand Management (TDM) Administrative Bulletin. These requirements will apply to site development permits following this rezoning.

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

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

The preparation of the related TDM legal agreement, due prior to development permit issuance, includes the requirement for collection of a fee by Development Building and Licences for service as approved in the following Council Report: <https://council.vancouver.ca/20231003/documents/r2.pdf> and will be due prior to issuance of the development permit.

- 1.38 Provision of the Developer's Engineer to submit a sewer abandonment plan that details 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.

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

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

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

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

- (a) The Key Plan shall meet the specifications in the City of Vancouver Engineering Design Manual Section 2.4.4 Key Plan <https://vancouver.ca/files/cov/engineering-design-manual.PDF>; and
- (b) All third-party service lines to the development are to be shown on the plan (e.g., BC Hydro, TELUS, and Shaw, etc.) and the applicant is to provide

documented acceptance from the third-party utilities prior to submitting to the City.

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

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

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

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

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

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>.

Housing

- 1.42 The proposed unit mix, including 41 studio units (25%), 60 one-bedroom units (36%), 48 two-bedroom units (29%), and 16 three-bedroom units (10%) is to be included in the development permit drawings.

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

- 1.43 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);

- (c) A multi-purpose indoor amenity space appropriate in size for the scale of the project, with a wheelchair accessible washroom and kitchenette. Consider positioning this adjacent to the children's play area to enable parental supervision from the amenity room (S. 3.7.3); and
- (d) A balcony for each unit with 1.8 by 2.7 m minimum dimensions (S. 4.3.2).

1.44 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.

Public Art

1.45 Consult with the Head of Public Art regarding opportunities for investment in public spaces as per the *Broadway Plan*.

Note to Applicant: The *Broadway Plan* includes a key direction to "Focus public art investment in public spaces, including plazas, parks, and as a component of complete streets, to centre art in daily life." The City is seeking to identify opportunities to deploy shared resources to advance this direction and policies enumerated in section 17.6 of the *Broadway Plan*.

1.46 Provide development details to the satisfaction of the Head of Public Art (a checklist will be provided) confirming the selection of Option A, Art on Site, or Option B, 80% cash-in-lieu of art.

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

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 Services

2.1 Make arrangements to the satisfaction of the General Manager of Engineering Services the Director of Legal Services and the Approving Officer for consolidation of Lot 14, Except the North 10 Feet Now Lane, and Lot 15, both of Block 34, Plan 198; and Lot A, Plan EPP104739, all of District Lot 302 to create a single parcel and subdivision of that site to result in the dedication of the North 10 Feet of the former Lot 15 for lane purposes.

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

- 2.2 Provision of a Services Agreement to detail the on-site and off-site works and services necessary or incidental to the servicing of the site (collectively called the “Services”) such that they are designed, constructed, and installed at no cost to the City and all necessary street dedications and rights of way for the services are provided. No development permit for the site will be issued until the security for the Services are provided. The timing for the delivery of the Services shall be determined by the General Manager of Engineering Services in his sole discretion and holds shall be placed on such permits as deemed necessary in his sole discretion. The Services are not excess and/or extended services, and the applicant is not entitled to a Latecomer Agreement.

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

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

Note to Applicant: Based on the confirmed Fire Underwriter’s Survey Required Fire Flows and domestic flows submitted by Aplin Martin dated September 7, 2023, no water main upgrades are required to service the development.

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

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

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

Note to Applicant: Implementation of development at 121-129 West 11th Avenue does not require any sewer upgrades.

Development to be serviced to the existing 200 mm SAN and 300 mm STM sewers in West 11th Avenue.

- (c) Provision of street improvements with appropriate transitions, along West 11th Avenue adjacent to the site, including:

- (i) 2.1 m wide broom finish saw-cut concrete sidewalk; and
- (ii) Removal of existing driveway and replacement with full-height curb, boulevard, and sidewalk.

Note to Applicant: The Streets Design Guidelines are viewable online at <https://vancouver.ca/streets-transportation/streetscape-design-guidelines.aspx> and are to be used alongside the City design guidelines and construction

standards. Confirm if your site is within a Streetscape Design Guideline area and follow the applicable guidelines.

- (d) Provision of speed humps on West 11th Avenue between Columbia Street and Manitoba Street.
- (e) Provision of upgraded street lighting (roadway and sidewalk) to current City standards and IESNA recommendations.
- (f) Provision of Manitoba Street/West 11th Avenue entire intersection street lighting upgrade to current City standards and IESNA recommendations.
- (g) Provision of new or replacement duct banks that meet current City standard.

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

A Development and Major Projects construction coordinator will contact the Applicant in the development permit stage and coordinate the submission of the detailed Electrical design. The detailed Electrical design is required prior to the start of any associated electrical work and is to conform with the current City Engineering Design Manual, Construction Specifications, Standard Detail Drawing, Canadian Electrical Code, and the Master Municipal Construction Documents.

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

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

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

The preparation of this legal agreement includes the requirement for collection of a fee by Development Building and Licences for service as approved in the following Council Report: <https://council.vancouver.ca/20231003/documents/r2.pdf> will be due prior to issuance of the Development Permit.

Planning

- 2.3 If public access to Major Matthews Park is provided from the development site, provision of a statutory right-of-way (SRW) over portions of the site necessary to provide public access from West 11th Avenue and Major Matthews Park. The SRW shall be free of any permanent encumbrances such as structures and mechanical vents (but may accommodate benches, landscaping, trees or any other items approved pursuant to the

development permit, building permit or otherwise consented to by the Director of Planning).

Housing

- 2.4 Make arrangements to the satisfaction of the General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services to enter into a Housing Agreement and a Section 219 Covenant to secure all residential units as class A for profit affordable rental housing, excluding Seniors Supportive or Assisted Housing, and including at least 20% of the residential floor area that is counted in the calculation of the dwelling unit area per the CD-1 By-law to be secured as below-market rental dwelling housing units, and the remaining units to be secured as market rental units, subject to the conditions set out below for such units, and in accordance with the requirements set out in the *Broadway Plan*, for a term equal to the longer of 60 years and the life of the building and such other terms and conditions as the General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services may require. The agreement or agreements will include but not be limited to the following terms and conditions:
- (a) A no separate sales covenant;
 - (b) A no stratification covenant;
 - (c) A provision that none of the 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 dwelling units will be required prior issuance of an Occupancy Permit, to the satisfaction of the General Manager of Planning, Urban Design or 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 dwelling unit, the starting rent for such new tenancy will be at least 20% below the rent for private rental apartment 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 dwelling 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 dwelling units every five (5) years after initial occupancy:
 - (i) For such tenants, annual household income cannot exceed five (5) 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 dwelling 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 dwelling 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 or 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.

- 2.5 Enter into a Section 219 Covenant and/or such other agreements as the General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services determine are necessary to require the applicant to:
- (a) Provide a Tenant Relocation Plan to the satisfaction of the General Manager of Planning, Urban Design and Sustainability as per the *Broadway Plan* and the Tenant Relocation and Protection Policy that is effective at the time of submission of the development permit application.
 - (b) Provide a notarized declaration prior to issuance of the development permit that demonstrates that each tenant has been given written notice of the intent to redevelop the property; that indicates the number of units occupied on the date of the notice; and includes copies of a letter addressed to each eligible tenant summarizing the Tenant Relocation Plan offer and signed as received by each eligible tenant.
 - (c) Provide an Interim Tenant Relocation Report to the satisfaction of the General Manager of Planning, Urban Design and Sustainability prior to issuance of the Demolition Permit. The Report must include, but may not be limited to, the names of tenants; whether each tenant has indicated interest in the Right of First Refusal to return to the new building; each tenant's choice of either the financial compensation or temporary rent top-up option; the names of any tenants who have ended their tenancy; the reason for its end (e.g. tenant decision or mutual

agreement to end tenancy); the outcomes of their search for alternate accommodation (if assistance was requested by the tenant), and their temporary rent top up amount for the first year of tenancy in the alternative unit (if applicable) and total compensation amount(s); the names of tenants still remaining in the building; the status of the applicant's search for relocation options (if assistance was requested by the tenant) and/or additional assistance rendered, as required through their Tenant Relocation Plan. A copy of the Temporary Rent Top-Up Calculation Form for each tenant that chooses the Temporary Rent Top up option must also be provided with the Interim Tenant Relocation Report.

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

- (d) Provide a Final Tenant Relocation Report to the satisfaction of the General Manager of Planning, Urban Design and Sustainability prior to issuance of the Occupancy Permit. The Report must include, but may not be limited to, the names of tenants; whether each tenant has indicated interest in the Right of First Refusal to return to the new building, or another building (if applicable) and their starting rent, and for those not returning to the new building, the outcome of their search for alternate accommodations and the total monetary value given to each tenant (moving costs, financial compensation, total rent-top up amount, any other compensation).

Public Art

- 2.6 Execute an agreement satisfactory to the Director of Legal Services and the ACCS Deputy General Manager, Arts, Culture & Tourism (ACT) for the provision of public art in accordance with the City's *Public Art Policy and Procedures for Rezoned Developments*, such agreement to provide for security in a form and amount satisfactory to the aforesaid officials; and provide development details to the satisfaction of the Head of Public Art.

Environmental Contamination

- 2.7 If applicable:
 - (a) Submit a site disclosure statement to Environmental Services;
 - (b) As required by the Manager of Environmental Services and the Director of Legal Services in their discretion, do all things and/or enter into such agreements deemed necessary to fulfill the requirements of Section 571(B) of the Vancouver Charter; and
 - (c) If required by the Manager of Environmental Services and the Director of Legal Services in their discretion, enter into a remediation agreement for the remediation of the site and any contaminants which have migrated from the site on terms and conditions satisfactory to the Manager of Environmental Services, the General Manager of Engineering Services and Director of Legal Services, including a Section 219 Covenant that there will be no occupancy of any buildings or improvements constructed on the site pursuant to this rezoning until

separate Certificates of Compliance satisfactory to the City for the on-site and off-site contamination, issued by the BC Ministry of Environment and Climate Change Strategy, have been provided to the City.

Agreements

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

The preceding agreements are to be registered in the appropriate Land Title Office, with priority over such other liens, charges and encumbrances affecting the subject sites as is considered advisable by the Director of Legal Services, and otherwise to the satisfaction of the Director of Legal Services prior to enactment of the by-laws, 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.

* * * * *

121-129 West 11th Avenue
DRAFT CONSEQUENTIAL AMENDMENTS

Note: By-laws will be prepared generally in accordance with the provisions listed below, subject to change and refinement prior to posting.

DRAFT AMENDMENT TO THE SIGN BY-LAW NO. 11879

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

“121-129 West 11th Avenue [CD-1 #] [By-law #] C-2”

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

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

“[CD-1 #] [By-law #] 121-129 West 11th Avenue”

* * * * *

121-129 West 11th Avenue
ADDITIONAL INFORMATION

1. PUBLIC CONSULTATION SUMMARY

List of Engagement Events, Notification, and Responses

	Date	Results
Event		
Question and Answer Period (City-led)	April 17, 2024 – April 30, 2024	664 participants (aware)* <ul style="list-style-type: none"> • 381 informed • 198 engaged
Public Notification		
Postcard distribution – Notice of rezoning application and question and answer period	April 15, 2024	2,343 notices mailed
Public Responses		
Online questions	April 17, 2024 – April 30, 2024	33 submittals
Online comment forms <ul style="list-style-type: none"> • Shape Your City platform 	March 2024 – September 2024	291 submittals
Overall position <ul style="list-style-type: none"> • support • opposed • mixed 	March 2024 – September 2024	291 submittals <ul style="list-style-type: none"> • 86 responses • 189 responses • 16 responses
Other input	March 2024 – September 2024	28 submittals
Online Engagement – Shape Your City Vancouver		
Total participants during online engagement period	March 2024 – September 2024	1,987 participants (aware)* <ul style="list-style-type: none"> • 862 informed • 313 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.

Map of Notification Area



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:** Adds much needed rental housing stock and is considered an appropriate way to address lack of housing supply.
- **Density:** Adds much-needed density to the neighborhood.
- **Location:** Supportable location due to its proximity to high-traffic areas, transit hubs, and other sustainable travel options.

Generally, comments of concern fell within the following areas:

- **Heritage character:** Does not align with the historical character of the neighborhood and raises concerns about the removal of existing heritage-style housing on site.
- **Building height and scale:** Development is too tall and inconsistent with the existing neighbourhood scale.
- **Neighbourhood impact:** Negatively impacts the neighbourhood's peacefulness, uniqueness, and character.

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

General comments of support:

- Development is supported and desired in this neighbourhood.
- The development provides much needed affordable housing options to the neighbourhood.
- The provision of ground floor commercial space is supported.

General comments of concern:

- The development will have negative impacts on the traffic, increasing congestion, and placing strain on inadequate traffic infrastructure.
- The proposal is not suitable for this location and would be better located directly along Broadway or similar arterial routes.
- The project is not compliant with the Queen Elizabeth Park view cone, and variances should not be considered.
- The proposed development does not supply sufficient vehicular parking and will have negative impacts on parking in the surrounding area.

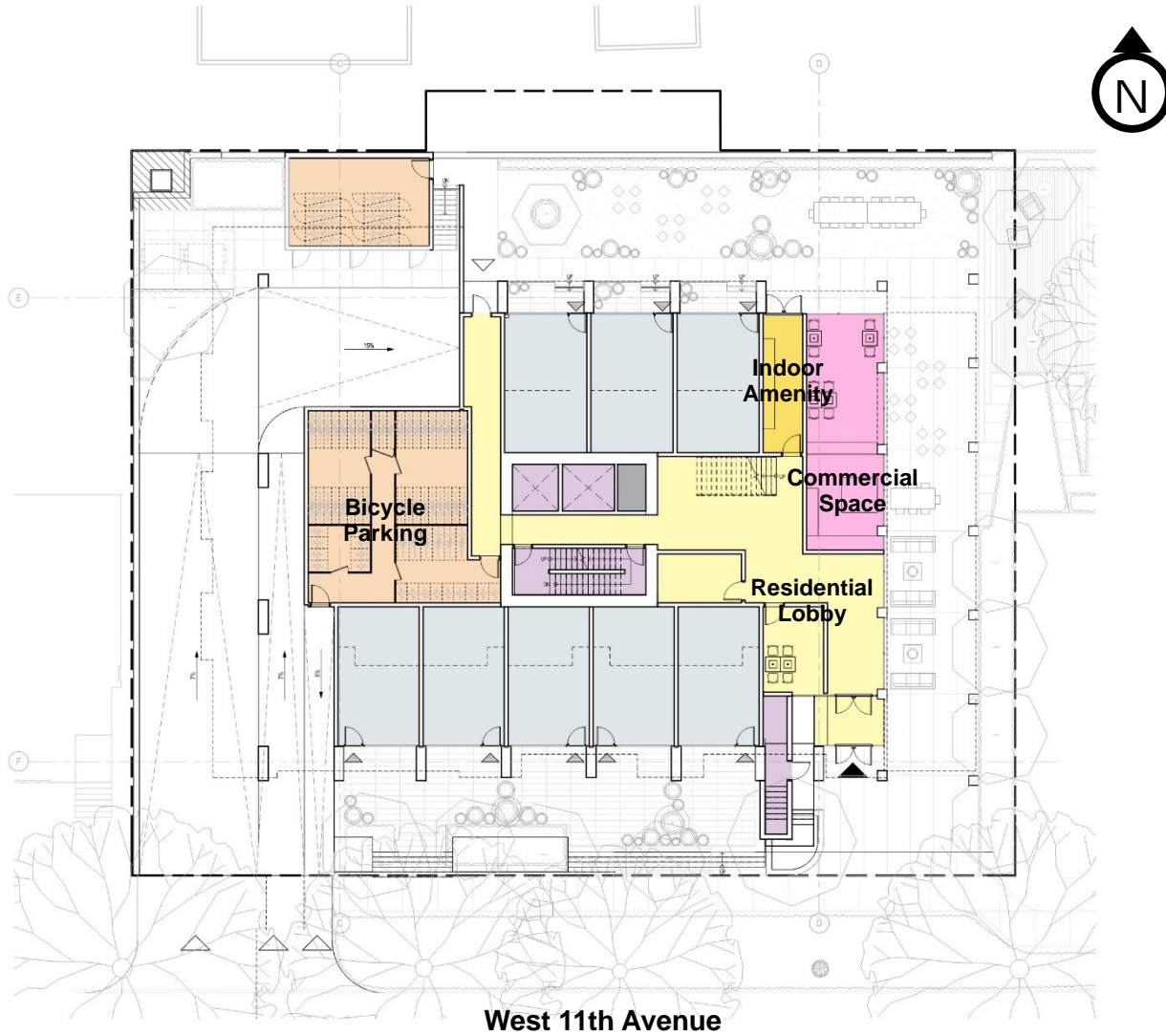
Neutral comments/suggestions/recommendations:

- A lower or mid-rise building would be preferred to what has been proposed.
- Density and affordable housing is supported, but not as proposed in this development.
- The development design and architectural expression should be more in-keeping with the heritage character of the neighbourhood.

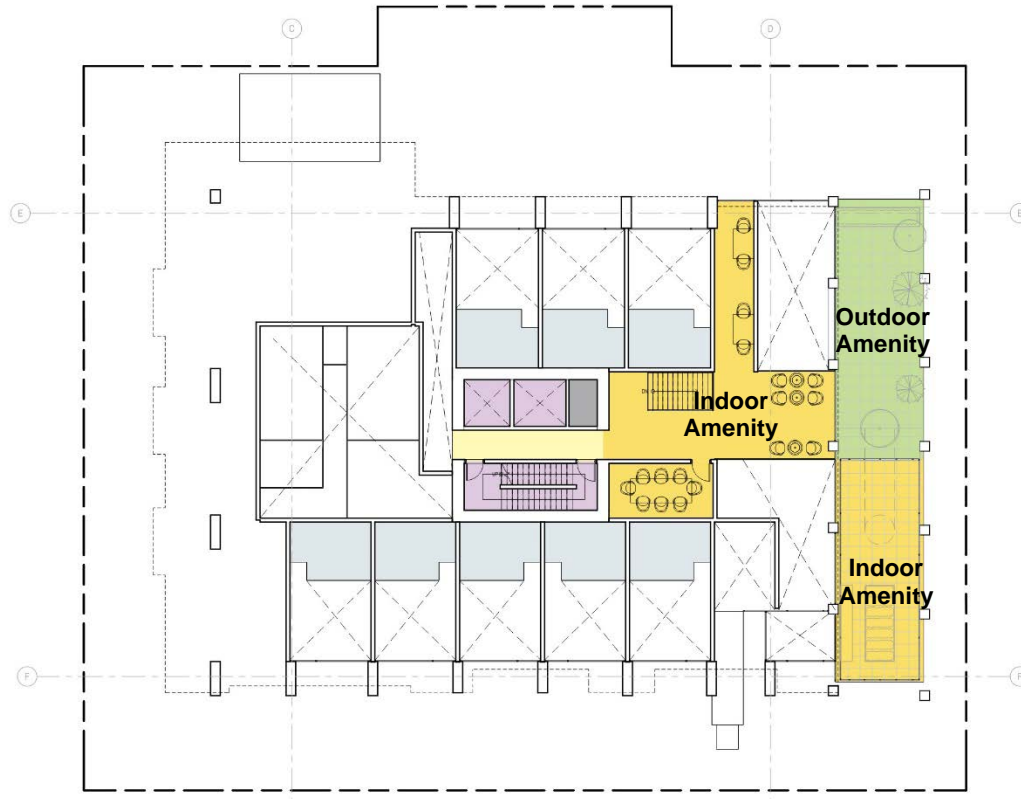
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121-129 West 11th Avenue
FORM OF DEVELOPMENT

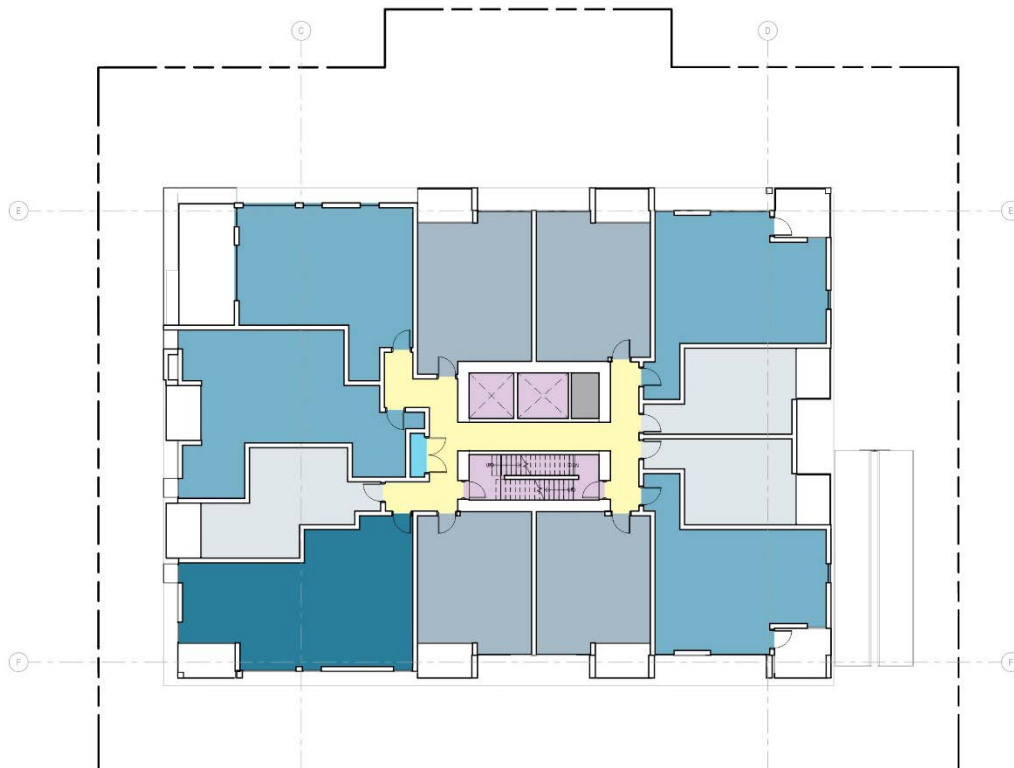
Site Plan and Ground Floor



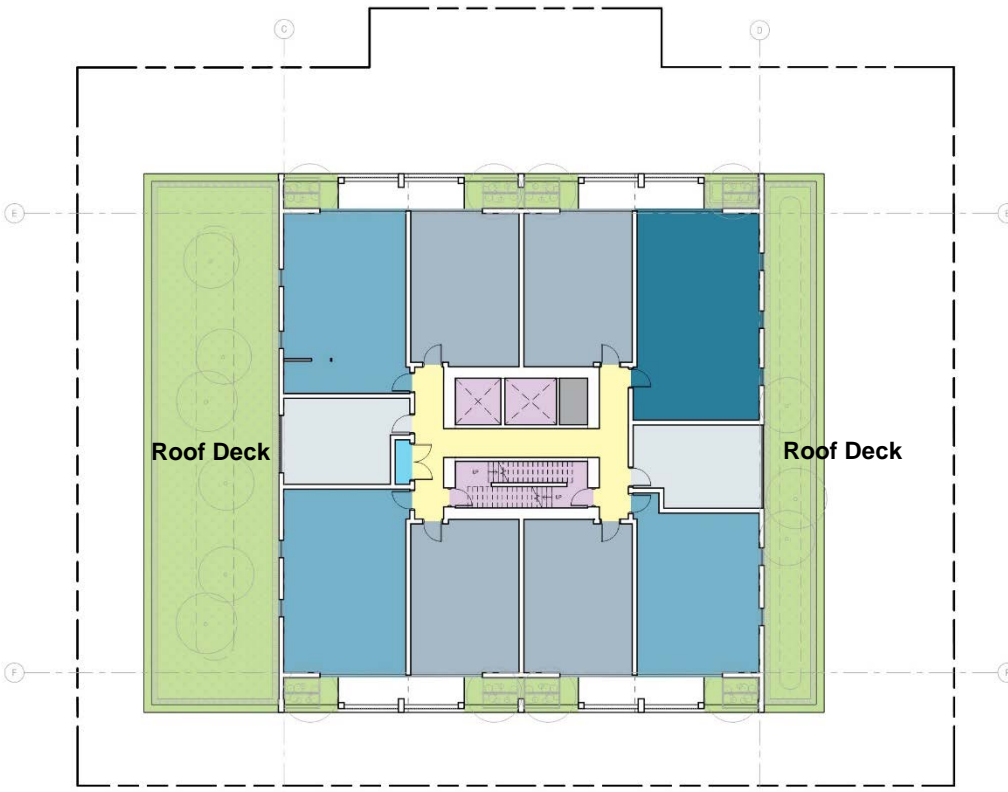
Level 2



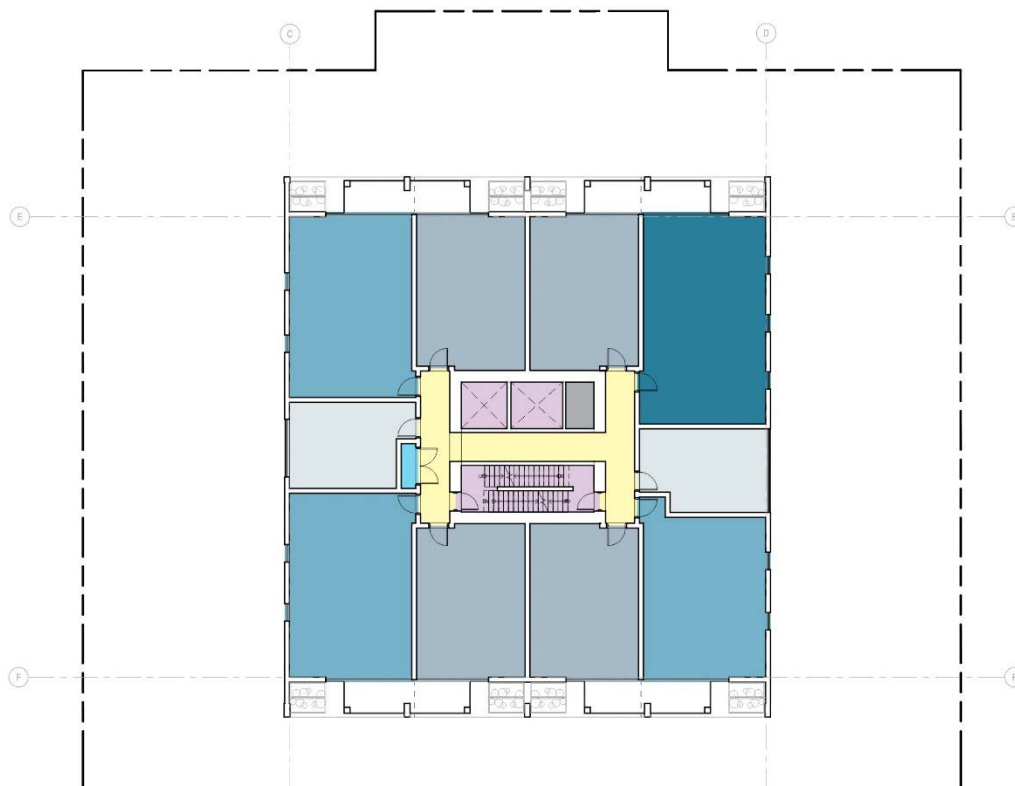
Level 3 and 4



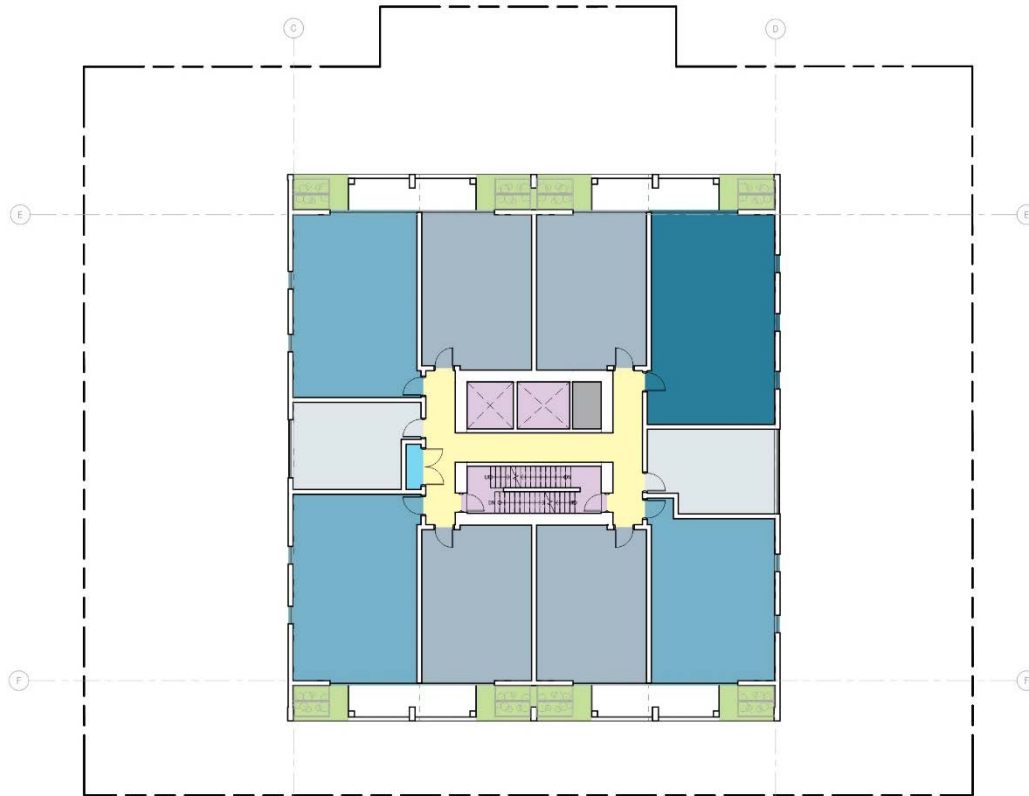
Level 5



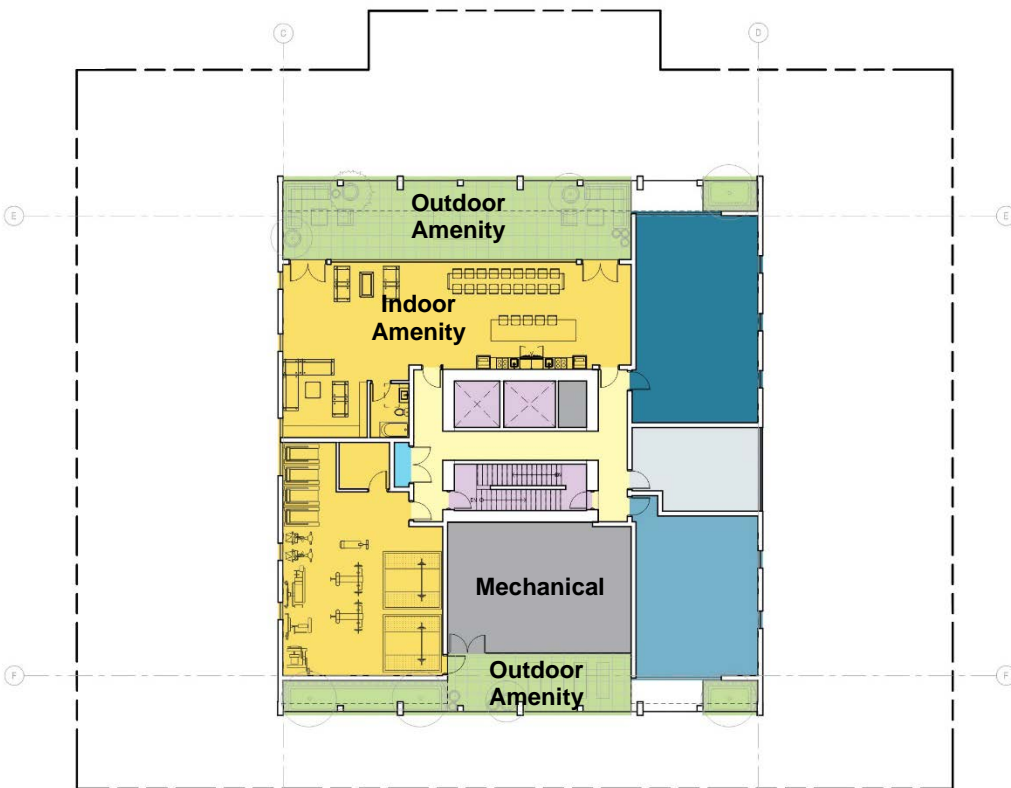
Level 6 to 16 (even-numbered floors)



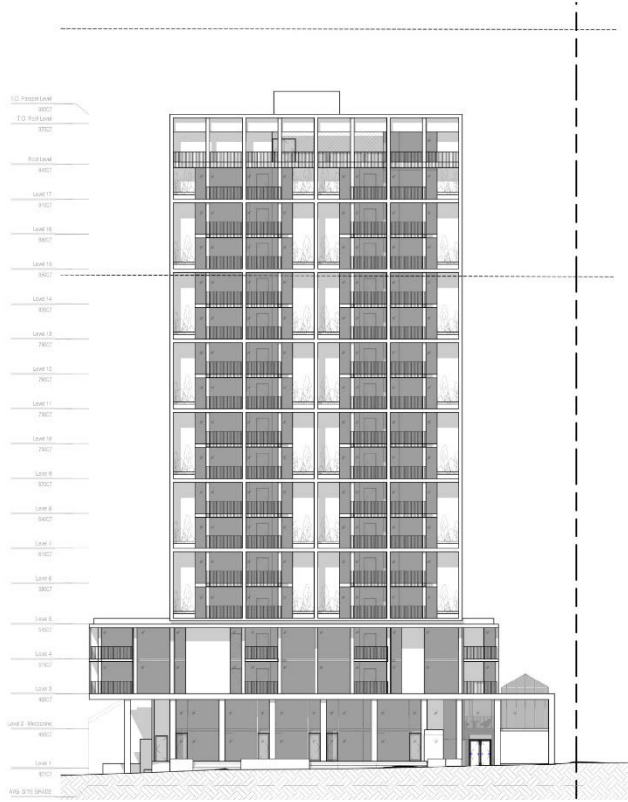
Level 7 to 17 (odd-numbered floors)



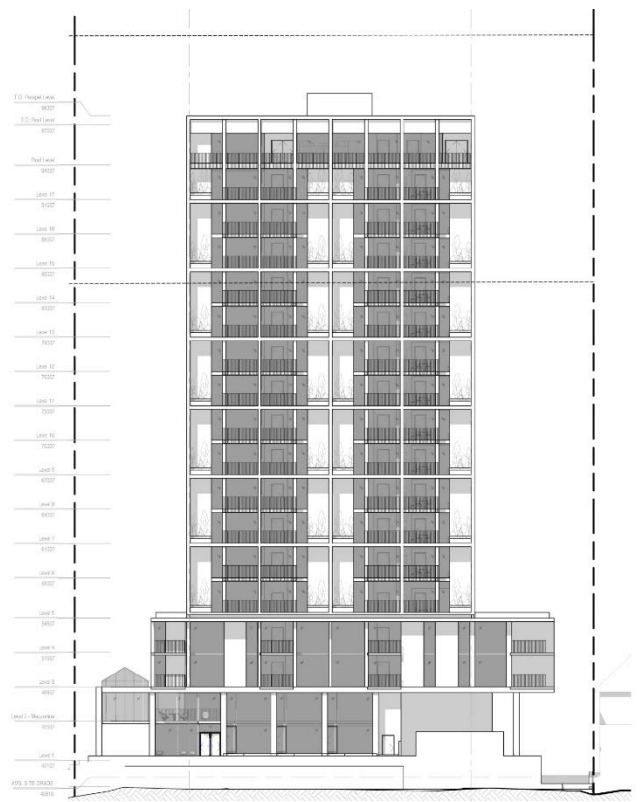
Level 18



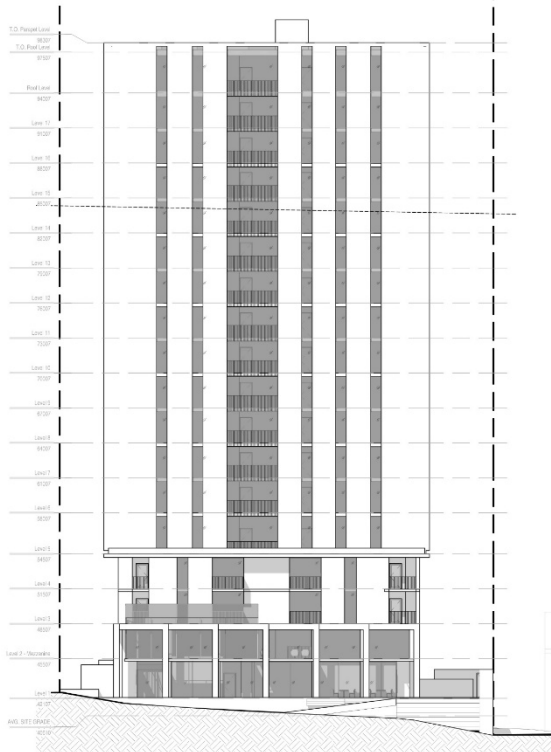
South (West 11th) Elevation



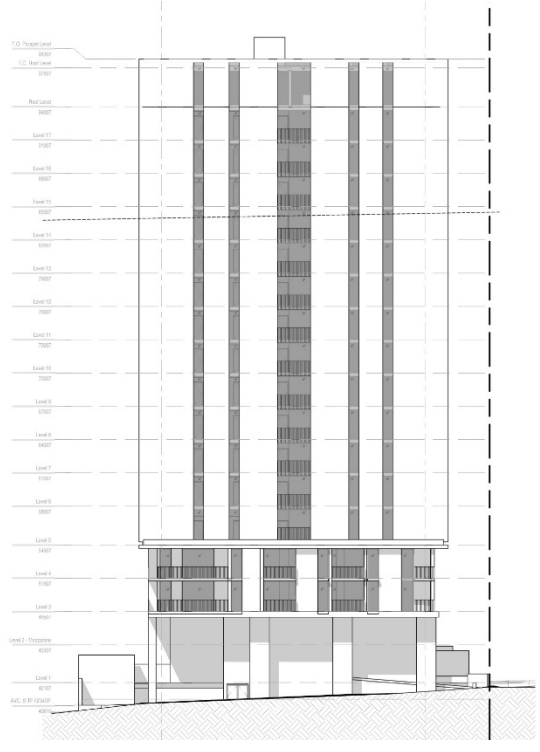
North (Rear) Elevation



East Elevation



West Elevation



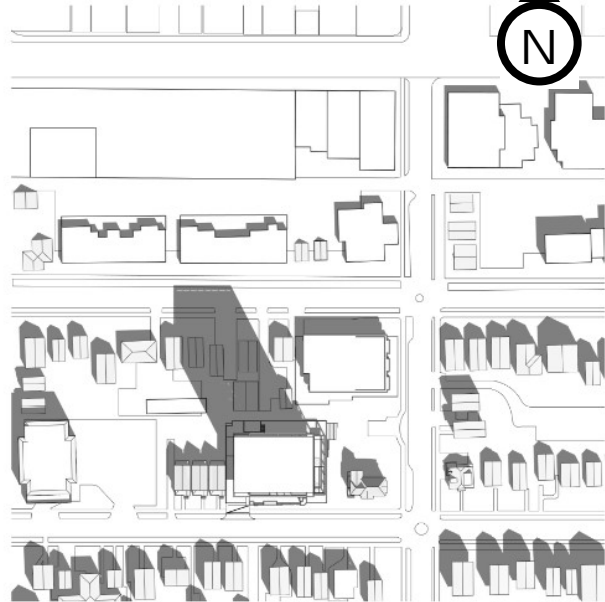
Shadow Studies

Spring Equinox

10 AM



12 PM



2 PM



4 PM

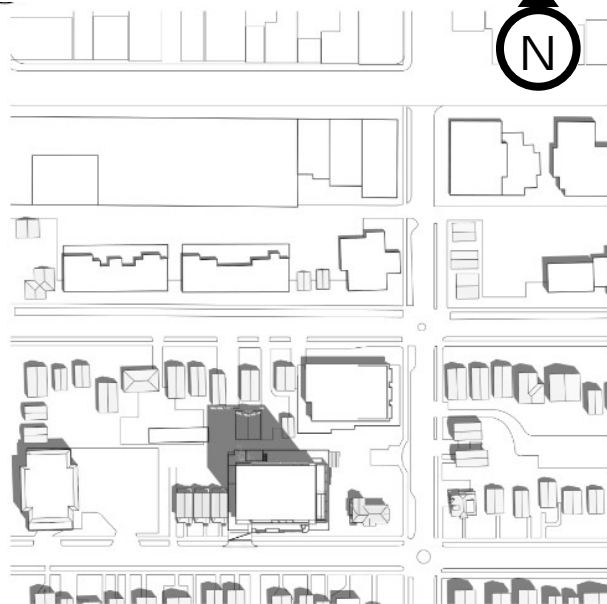


Summer Solstice

10 AM



12 PM



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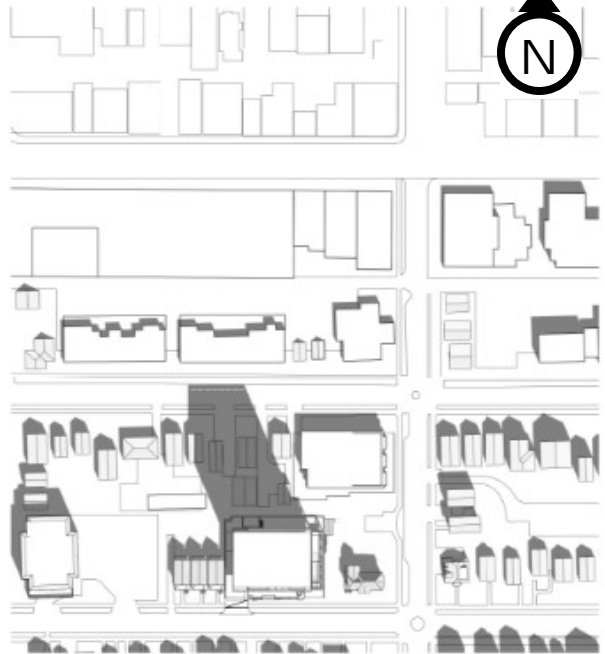


Fall Equinox

10 AM



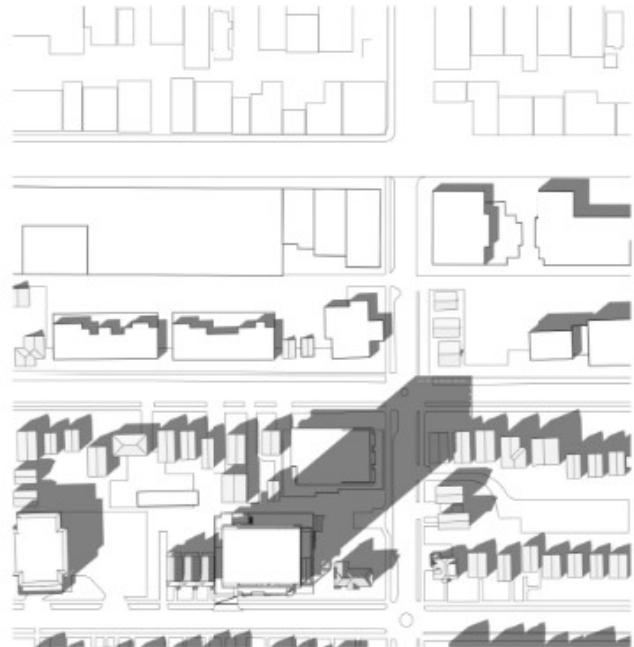
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121-129 West 11th Avenue
SUMMARY OF TENANT RELOCATION PLAN TERMS

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 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"> • 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.

**121-129 West 11th Avenue
PUBLIC BENEFITS SUMMARY**

Project Summary:

To rezone the site from RT-6 to CD-1 to allow for an 18-storey mixed-use building containing 165 rental housing units of which 20% of the residential floor area is for below-market rental units.

Public Benefit Summary:

Contribution of 165 rental housing units, of which 20% of the residential floor area is at below-market rates, secured with a Housing Agreement for the greater of 60 years and the life of the building, and a public art contribution.

	Current Zoning	Proposed Zoning
Zoning District	RT-6	CD-1
FSR	0.75	5.80
Buildable Floor Space	1,294.7 sq. m (13,936 sq. ft.)	10,012.5 sq. m (107,774 sq. ft.)
Land Use	Residential	Mixed Use

Summary of Development Contributions Expected Under Proposed Zoning

City-wide DCL ^{1,2}	\$12,812
City-wide Utilities DCL ¹	\$1,590,877
Public Art ³	\$213,391
TOTAL	\$1,817,080

Other Benefits (non-quantified components):

165 rental units, of which 20% of the residential floor area would be rented at below-market rates, secured for the greater of 60 years and the life of the building.

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

² The applicant has requested a DCL waiver for the residential floor area of the proposal and will be subject to the maximum average rents by unit type for the below-market units, in accordance with the DCL By-law, as secured by an amendment to the Housing Agreement. The value of the City-wide DCL waiver on the residential floor area is approximately \$2,532,465.

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

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**121-129 West 11th Avenue
APPLICANT, PROPERTY, AND DEVELOPMENT PROPOSAL INFORMATION**

PROPERTY INFORMATION

Address	Property Identifier (PID)	Legal Description
121 West 11th Avenue	015-549-135	Lot 14, Except the North 10 Feet Now Lane, Block 34 District Lot 302 Plan 198
123 West 11th Avenue	010-739-645	Lot 15 Block 34 District Lot 302 Plan 198
127-129 West 11th Avenue	031-411-371	Lot A District Lot 302 Group 1 New Westminster District Plan EPP104739

APPLICANT INFORMATION

Applicant and Developer	HAVN Developments Ltd.
Architect	Shape Architecture Inc.
Property Owners	Aztec Marketing Ltd., 0775752 B.C. Ltd., Brian Douglas Morgenstern, Treble Holdings Ltd.

DEVELOPMENT STATISTICS

	Permitted Under Existing Zoning	Proposed															
Zoning	RT-6	CD-1															
Site Area	1,726.3 sq. m (18,582 sq. ft.)	1,726.3 sq. m (18,582 sq. ft.)															
Land Use	Residential	Mixed Use															
Maximum FSR	0.75	5.80															
Maximum Height	10.7 m (35 ft.)	59.0 m (194 ft.)															
Floor Area	1,294.7 sq. m (13,936 sq. ft.)	10,012.5 sq. m (107,774 sq. ft.)															
Unit Mix	N/A	<table border="0"> <tr> <td>Market: 131 units</td> <td>Below-Market: 34 units</td> <td>Total: 165 units</td> </tr> <tr> <td>31 studio (24%)</td> <td>10 studio (29%)</td> <td>41 studio (25%)</td> </tr> <tr> <td>48 1-br (37%)</td> <td>12 1-br (35%)</td> <td>60 1-br (36%)</td> </tr> <tr> <td>40 2-br (31%)</td> <td>8 2-br (24%)</td> <td>48 2-br (29%)</td> </tr> <tr> <td>12 3-br (9%)</td> <td>4 3-br (12%)</td> <td>16 3-br (10%)</td> </tr> </table>	Market: 131 units	Below-Market: 34 units	Total: 165 units	31 studio (24%)	10 studio (29%)	41 studio (25%)	48 1-br (37%)	12 1-br (35%)	60 1-br (36%)	40 2-br (31%)	8 2-br (24%)	48 2-br (29%)	12 3-br (9%)	4 3-br (12%)	16 3-br (10%)
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12 3-br (9%)	4 3-br (12%)	16 3-br (10%)															
Parking and Bicycle Spaces	As per Parking By-law	As per Parking By-law															
Natural Assets	Ten on-site by-law trees and five street trees	All street trees retained and a minimum of 11 on-site trees to be planted															

* * * * *