



REFERRAL REPORT

Report Date: February 25, 2025
Contact: Dr. Susanne Rühle
Contact No.: 604-326-4844
RTS No.: 17823
VanRIMS No.: 08-2000-20
Meeting Date: March 11, 2025

TO: Vancouver City Council
FROM: General Manager of Planning, Urban Design and Sustainability
SUBJECT: CD-1 Rezoning: 2225 West 8th 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 TA Development Consultants on behalf of Gary Manor Holdings Ltd., the registered owner of the lands located at 2225 West 8th Avenue [*Lots 12 to 15 Block 303 District Lot 526 Plan 590; PIDs 015-214-168, 015-214-184, 015-214-206 and 015-214-214 respectively*], to rezone the lands from RM-4 (Multiple Dwelling) District to CD-1 (Comprehensive Development) District, to increase the maximum floor space ratio (FSR) from 1.45 to 6.80 and the maximum building height from 10.7 m (35 ft.) to 75 m (246 ft.) with additional height for the portion with rooftop amenity, to permit a 21-storey mixed-use building, containing 231 rental units with a minimum of 20% of the residential floor area for below-market rental units, with commercial space on the ground floor, be approved in principle;

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

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by GBL Architects Inc., received April 5, 2024;

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

- B. THAT subject to approval in principle of the rezoning and the Housing Agreement described in Part 2 of Appendix B, the Director of Legal Services be instructed to prepare the necessary Housing Agreement By-law for enactment prior to enactment of the CD-1 By-law, subject to 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 as set out in Appendix C;

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

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

REPORT SUMMARY

This application proposes to rezone the site at 2225 West 8th Avenue from RM-4 (Multiple Dwelling) District to CD-1 (Comprehensive Development) District. The proposal is to permit a 21-storey mixed-use building with additional height for the portion with rooftop amenity, containing 231 rental housing units, of which 20% of the residential floor area will be secured as below-market rental units, with commercial use on the ground floor, under the *Broadway Plan* (Plan).

Staff have assessed the application and conclude that it meets the intent of the Plan. Staff support the application, subject to design development and other conditions. Staff recommend that the application be referred to a Public Hearing, with the recommendation of the General Manager of Planning, Urban Design and Sustainability to approve it in principle, subject to the Public Hearing, and conditions contained in Appendix B.

COUNCIL AUTHORITY/PREVIOUS DECISIONS

- Vancouver Plan (2022)
- Broadway Plan (2022, last amended 2024)
- Transit-Oriented Areas (TOA) Designation By-law (2024)
- Transit-Oriented Areas (TOA) Rezoning Policy (2024)
- Interim Housing 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)
- Tenant Relocation and Protection Policy (2019, last amended 2024)
- Rental Incentives Bulletin (2012, last amended 2024)
- Rental Housing Stock Official Development Plan (2021)
- Urban Forest Strategy (2016, last amended 2018)
- Public Art Policy and Procedures for Rezoned Developments (2014, last amended 2021)
- Community Amenity Contributions Policy for Rezoning (1999, last amended 2024)
- Vancouver Development Cost Levy By-law No. 9755
- Vancouver Utilities Development Cost Levy By-law No. 12183
- Latecomer Policy (2021)
- Green Buildings Policy for Rezoning (2010, last amended 2024)

REPORT

Background/Context

1. Site and Context

The subject site is comprised of four legal parcels located on the north side of West 8th Avenue mid-block between Vine and Yew Streets (see Figure 1). The site has an area of approximately 2,228.2 sq. m (23,984 sq. ft.). The site and surrounding area are zoned RM-4 (Multiple Dwelling). The sites along Broadway are zoned C-3A (Commercial) and there are a few CD-1 zoned sites in the surrounding area. The site is currently developed with a three-storey rental residential building with 47 rental units. Eligible tenants are projected under the enhanced *Tenant Relocation and Protection Policy (TRPP)* for the Plan area.

The neighbourhood is undergoing significant change, with the future Broadway Subway Arbutus Station one block southeast of the subject site scheduled to open in 2027.

Neighbourhood Amenities – The following amenities are within close proximity:

- *Parks* – Delamont Park (300 m), Arbutus Greenway Park (300 m), Connaught Park (350 m), Rosemary Brown Park (500 m).

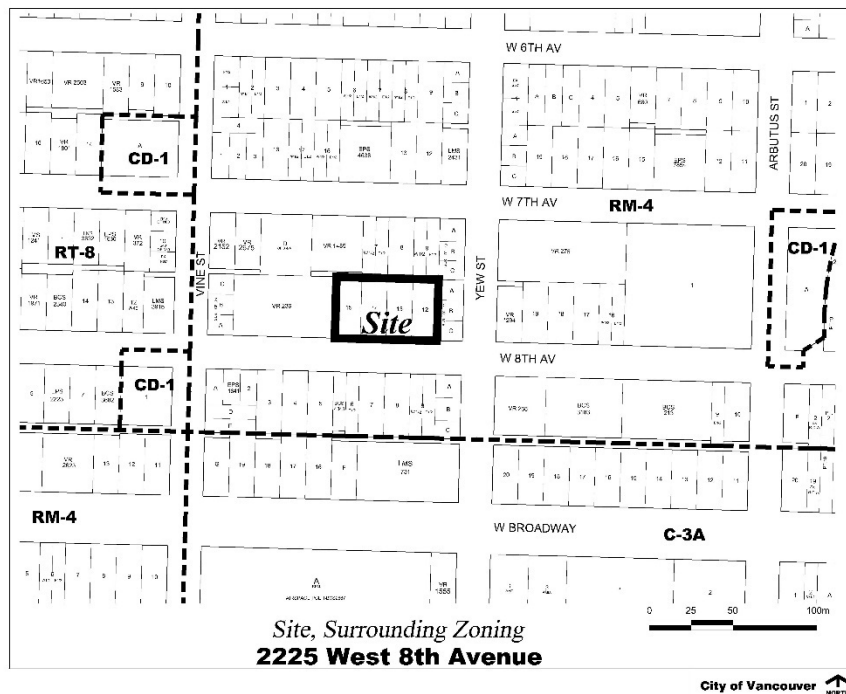
- **Community and Cultural Spaces** – Kitsilano Neighbourhood House (250 m), Russian Community Centre (550 m), VRS Communities Society (550 m), Kitsilano Community Centre and Ice Rink (750 m), Vancouver Public Library, Kitsilano Branch (1 km).
- **Childcare** – Kitsilano Area Childcare Society (450 m), CEFA Early Learning Vancouver – Kitsilano (450 m), Montessori Day Care Society (550 m), Tiggy Winkle Corner Preschool (900 m).

Local School Capacity – The site is located within the catchment area of General Gordon Elementary School and Kitsilano Secondary School. According to the Vancouver School Board (VSB)’s 2020 *Long Range Facilities Plan*, General Gordon Elementary is currently operating at 97% capacity and by 2031 is forecasted to be operating at 77% capacity. Kitsilano Secondary is operating at 103% with an expected capacity of 96% by 2031.

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

There are several independent schools close to the site: St. Augustine School (250 m), St. John’s School (300 m), Fraser Academy (350 m) and Madrona School (500 m).

Figure 1: Surrounding Zoning and Context



2. Policy Context

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

Broadway Plan – The *Broadway Plan* (Plan) is a comprehensive community plan for the area within Vine Street to Clark Drive and 1st Avenue to 16th Avenue. The 30-year plan focuses on opportunities to integrate new housing, jobs, and amenities around the new Broadway Subway. The site is located within the Kitsilano North - Area A sub-area 8.1 of the Plan. As this application was being processed, a review of the Plan policies was conducted by staff. Council has approved amendments to the Plan in December 2024.

Sub-section 8.1.1 of the Plan generally permits 20-storey mixed-use buildings with a minimum of 20% of the residential floor area for below-market units on lots with existing rental housing. An FSR up to 6.5 can be considered with an increase in density of up to 0.3 FSR for the delivery of ground floor local-serving retail or childcare. Plan amendments allow for consideration of increased building height of generally up to six additional storeys in circumstances where additional building height helps achieve better urban design outcomes.

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

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

Housing Vancouver Strategy (2017) – *Housing Vancouver Strategy* 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 units.

Strategic Analysis

1. Proposal

The proposal is for a 21-storey mixed-use building with additional height for the portion with rooftop amenity, containing 231 rental housing units, of which 20% of the residential floor area will be secured as below-market rental units, with commercial space on the ground floor. The proposed height is 75 m (246 ft.) and the floor space ratio (FSR) is 6.80. Vehicle and bicycle parking are provided underground with access from the lane.

2. Land Use

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

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

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

Form of Development – This application is consistent with the Plan for a tower form (see Figure 2). The proposal generally meets the Plan’s expectations for tower separation, floorplate size and setbacks. The applicant proposes a six-storey podium, instead of the four-storey podium required by the Plan. To improve the building’s scale and pedestrian experience, staff require a maximum podium height of four storeys and have accounted for additional height to enable reallocating the density from the podium to the tower as per the Plan’s intent. A condition in Appendix B has been included to reflect this.

Figure 2: Project Perspective Looking North



Height – The Plan generally anticipates a 20-storey tower with additional height for the part with the rooftop amenity. An increase in height and density for the delivery of local-serving retail of 0.3 FSR can be considered. The proposed 21-storey building reflects the amended Plan’s expectation. Additional height of 6 m (20 ft.) has been added to the proposed height to accommodate the shift of density to the tower which results in a building height of 75 m (246 ft.).

Density – The Plan estimates a density of up to 6.5 FSR and recognizes that an increase in density of up to 0.3 FSR can be considered for delivery of local-serving retail or services. The application complies with the Plan’s objectives and proposes a density of 6.8 FSR.

Public Realm and Interface – The Plan envisions an animated public realm with landscape setbacks and an engaging building interface. The proposal reflects that with street trees, a bike rack, and enhanced entrance feature. The proposal includes space for local-serving retail or services, which will encourage an activated ground floor and public realm.

Private Amenity Space – The development offers on-site common indoor and outdoor amenities for the residents which are consistent with the intent of the Plan.

Local-Serving Retail Space – Restaurant or café patio space at the street level is encouraged to animate the public realm and create a community gathering space. The Plan requires a minimum of 139 sq. m (1,500 sq. ft) for retail or restaurant uses. The application complies with the Plan’s intent and provides three commercial retail units (CRUs) with a combined floor area of 424 sq. m (4,564 sq. ft.).

Urban Design Panel – A review by the Urban Design Panel was not required due to 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 231 units, including 193 market rental units and 38 below-market rental units (20% of the residential floor area), to the City’s inventory of rental housing, which would contribute to the targets set out in the *Housing Vancouver Strategy* (see Figure 3).

Figure 3: Progress Towards 10 Year Housing Vancouver Targets (2024-2033) for Market Rental Housing as of December 31, 2024

Housing Type	CATEGORY	10-YEAR TARGETS ^{1,2}	Units Approved Towards Targets ³
Purpose-Built Market Rental Units	Market Rental	30,000	5,633 (19%)
	Developer-Owned Below Market Rental	5,500	768 (14%)
	Total	35,500	6,401 (18%)

1. New 10-year targets were adopted in 2024, with tracking starting from January 1, 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 31, 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 2024, the purpose-built apartment vacancy rate was 1.6% in Vancouver. The vacancy rate (based on the Canada Mortgage and Housing Corporation (CMHC) Market Rental Survey) for the Kitsilano/Point Grey area, where this site is located, is 1%. A vacancy rate of between 3% and 5% is considered to represent a balanced market.

Housing Mix – The Plan requires a minimum of 35% family units, including a minimum of 10% of units with three or more bedrooms and 25% of units with two bedrooms. This application proposes 34% family units in a mix of 23% two-bedroom and 11% three-bedroom units, thereby not meeting the requirements of 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 middle two columns, and costs for home ownership are shown in the right-hand columns. Figure 4 below demonstrates that below-market rental housing and market rental housing provide options that are more affordable than home ownership.

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

To qualify for a below-market rental unit, a household's gross annual income cannot exceed the maximum income requirements for the unit type, 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 shown in Appendix D.

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

	Below-Market Units			Newer Rental Buildings Westside		Monthly Costs of Ownership for Median-Priced Apartment –Westside (with 20% down payment)		
	Proposed Average Unit Size (sq. ft.)	Average Starting Rents (2023) ¹	Average Household Income Served	Average Market Rent in (CMHC, 2023) ²	Average Household Income Served	Monthly Cost of Ownership (BC Assessment 2021) ³	Average Household Income Served	Down-payment at 20%
Studio	430	\$1,294	\$51,776	\$1,902	\$76,080	\$2,837	\$113,480	\$106,000
1-bed	542	\$1,470	\$58,784	\$2,306	\$92,240	\$3,473	\$138,920	\$132,000
2-bed	740	\$2,052	\$82,080	\$3,372	\$134,880	\$5,193	\$207,720	\$198,400
3-bed	1025	\$2,819	\$112,768	\$4,434	\$177,360	\$7,982	\$319,280	\$311,890

1. Starting rents shown are calculated based on a 20% discount to city-wide average market rents as published by CMHC in the fall 2024 Rental Market Report and set in the Rental Incentive Programs Bulletin for the year 2025.
2. Data from the October 2023 CMHC Rental Market Survey for apartments in purpose-built rental buildings completed in 2014 or later on the Westside of Vancouver.
3. 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).

Security of Tenure – Purpose-built rental housing offers permanent rental housing and security of tenure, unlike rented condominiums or basement suites in the secondary rental market. All 231 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 Provincial Residential Tenancy Act annual allowable rental increase. Conditions related to securing the units are contained in Appendix B.

Existing Residential Tenants – The rezoning site contains existing rental residential uses, including 47 units of primary rental housing. 38 out of the 47 existing residential tenancies are eligible under the City's *Tenant Relocation and Protection Policy* (TRPP) for the Plan area. Should this project be approved by Council, the applicant will be required to submit a Tenant Relocation Plan (TRP) for all eligible tenants that meets the requirements of the City's TRPP for the Plan area at the development permit stage. Staff have prepared a draft TRP that 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 public transit. It is within a block of the future Broadway Subway Arbutus Station. Broadway and West 4th Avenue are part of TransLink's Frequent Transit Network with frequent bus service. The property is close to the 7th/8th Avenue bikeway and within one block of Arbutus Greenway.

Parking, loading, bicycle and passenger loading spaces are required to meet the Parking By-law. Proposed parking reductions may be considered at the development permit stage with acceptable Transportation Demand Management (TDM) or other management measures.

Conditions for dedications for a new asphalt north-south lane along the eastern frontage of the development site as well as a new east-west lane along the north side of the site have been added. The project is also required to provide street improvements, including road reconstruction to higher-zoned street standards, for West 8th Avenue.

Engineering conditions related to transportation, public realm and parking are included in Appendix B.

6. Environmental Sustainability and Natural Assets

Green Buildings – The *Green Buildings Policy for Rezonings* requires that rezoning applications satisfy the green and resilient building conditions. The applicant has submitted preliminary modelling analysis detailing design and construction strategies to meet energy and emissions and embodied carbon targets in the Vancouver Building By-law, a summary of the resilient building measures considered for the application, and a commitment to fulfil energy system sub-metering and enhanced commissioning requirements throughout the project.

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

There are six existing trees on the site, all of which are proposed for removal. There are 11 trees on neighbouring properties of which one is proposed for removal with the permission of the property owner. There are six City street trees for which protection during construction is required. Ten new trees are proposed. A detailed tree assessment and retention report will be

required as part of the development permit application. Staff will review these materials and provide conditions to retain and protect trees, wherever possible. This process allows for a coordinated assessment of tree retention and replacement with the proposed form of development. See Appendix B for landscape and tree conditions.

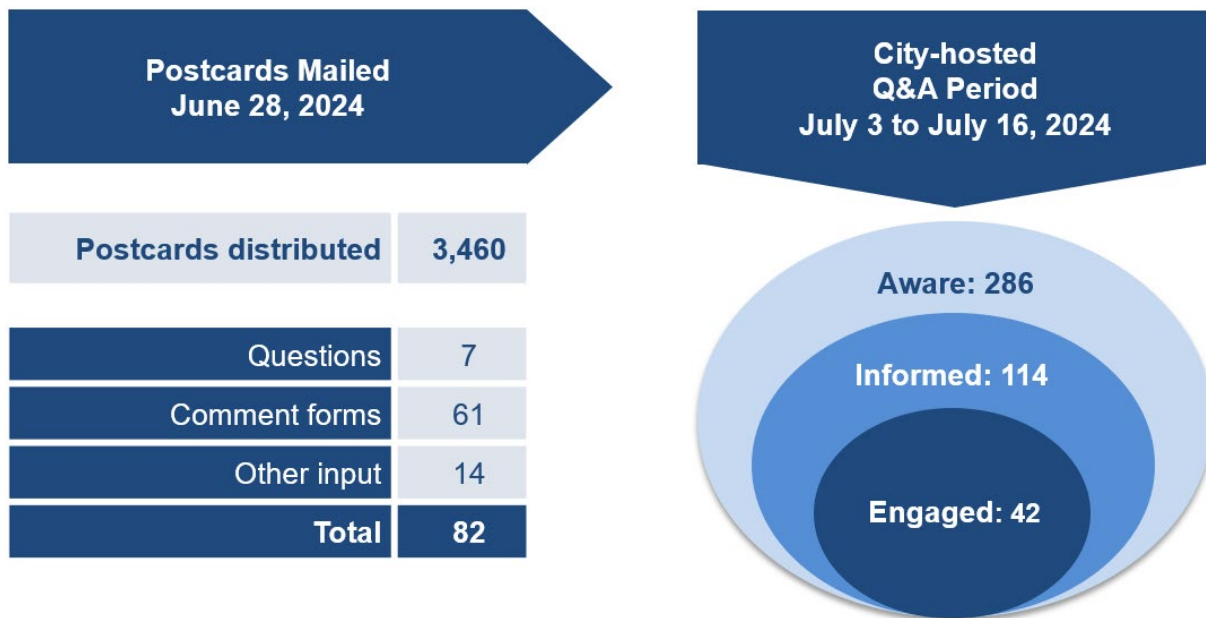
7. Public Input

Public Notification – A rezoning information sign was installed on the site on June 19, 2024. Approximately 3,460 notification postcards were distributed within the neighbouring area on or about June 28, 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 July 3 to 16, 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 82 submissions were received.

Figure 5: Overview of Notification and Engagement



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

Generally, comments of support fell within the following areas:

- **Location within proximity to transit hubs:** Development supports sustainable travel.
- **Height, density, and massing:** Due to the location of the development along a major transit route, the height and density is appropriate. However, even greater density would be supported.
- **Housing needs:** Adds desired housing to the community.

Generally, comments of concern fell within the following areas:

- **Height, density and massing:** The height of the proposal would be too tall in an area that only has low- to mid-rise developments. Podium exceeds allowed number of storeys.
- **Traffic and parking:** The proposed development would create narrow streets and limit parking.
- **Neighbourhood character:** The development takes away the neighbourhood character, history, and natural environment by incorporating glass high-rises. The project would also not provide any value to the community. Too many towers within two blocks proposed.

Response to Public Comments

Height, density and massing – The proposed height, scale, uses and density are consistent with the intent of the Plan. It is appropriate due to the proximity to transit routes, schools, services and shopping amenities in the neighborhood, away from arterials.

Traffic – Residential parking as well as visitor, loading and accessible parking are proposed to be provided as required by the Parking By-law. The site is well-served with transportation options. Staff expect to see an overall reduction in vehicle trips with the completion of the Broadway Subway. The proposed TDM Plan includes a variety of sustainable transportation strategies to reduce the demand for vehicle use.

Neighbourhood fit – The Plan includes a comprehensive approach to creating a built environment that supports thriving, resilient, and liveable communities by incentivizing new housing options in close proximity to transit, shopping, services, and amenities. The proposal is meeting the requirements to local-serving retail spaces that are sized and located appropriately to promote a sense of community.

8. Public Benefits

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

Development Cost Levies (DCLs) – This 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 portion of the building. 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 14,697 sq. m (158,195 sq. ft.) of residential floor area and 424 sq. m (4,564 sq. ft.) of commercial floor area, it

is estimated that the project will pay DCLs of \$2,482,642. The value of the anticipated City-wide DCL waiver on the residential floor area is estimated to be \$3,736,124.

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 – The application is subject to a public art contribution estimated at \$322,266. The final contribution will be calculated based on the 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).

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

FINANCIAL IMPLICATIONS

As noted in the Public Benefits section, this project is expected to provide 231 rental units, of which a minimum of 20% of the residential floor area will be secured at below-market rents, 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 intent of the Plan.

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

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2225 West 8th 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) Cultural and Recreational Uses;
 - (b) Dwelling Uses, limited to Mixed-Use Residential Building;
 - (c) Institutional Uses;
 - (d) Live-Work Use;

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

Conditions of Use

- 5.1 A minimum of 20% of the total dwelling unit area must be below-market rental units.
- 5.2 The design and layout of at least 35% of the total number of below-market rental units and at least 35% of the total number of other dwelling units must:
 - (a) be suitable for family housing; and
 - (b) have 2 or more bedrooms, of which:
 - (i) at least 25% of the total dwelling units must be 2-bedroom units, and
 - (ii) at least 10% of the total dwelling units must be 3-bedroom units.
- 5.3 All commercial uses and accessory uses must be carried on wholly within a completely enclosed building, other than the following:
 - (a) display of flowers, plants, fruits and vegetables in combination with a permitted use;
 - (b) farmers' market;
 - (c) neighbourhood public house;
 - (d) public bike share;
 - (e) restaurant; and
 - (f) outdoor eating area in combination with retail store,

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 2,228.2 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 is 6.8.
- 6.3 The floor space ratio for retail uses and restaurant use combined must not exceed 0.3.
- 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, provided that:
 - (i) the total area of these exclusions must not exceed 12% of the permitted floor area, and
 - (ii) the balconies must not be enclosed for the life of the building;
 - (b) patios and roof decks, if the Director of Planning considers the impact on privacy and outlook;
 - (c) floors or portions thereof that are used for:
 - (i) off-street parking and loading located at or below base surface, provided that the maximum exclusion for a parking space does not exceed 7.3 m in length,
 - (ii) bicycle storage, and
 - (iii) heating and mechanical equipment or uses that the Director of Planning considers similar to the foregoing.
 - (d) entries, porches and verandahs if the Director of Planning first approves the design;
 - (e) all residential storage area above or below base surface, except that if residential storage area above base surface exceeds 3.7 m² per dwelling unit, there will be no exclusion for any of the residential storage area above base surface for that unit; and
 - (f) all storage area below base surface for non-dwelling uses.
- 6.6 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

- 7.1 Building height must not exceed 75 m.
- 7.2 Despite section 7.1 of this by-law and the building height regulations in section 10 of the Zoning and Development By-law, if the Director of Planning permits common rooftop amenity space or mechanical appurtenances including elevator overrun and rooftop access structures, the height of the portion of the building with permitted common rooftop amenity space or mechanical appurtenances must not exceed 81 m.

Horizontal Angle of Daylight

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

* * * * *

2225 West 8th Avenue
CONDITIONS OF APPROVAL

Note: If the application is referred to a Public Hearing, these Conditions of Approval will be referenced in the Summary and Recommendations included in the hearing agenda package. Any changes to the conditions approved by Council will be contained in its decision. Applicants are advised to consult the hearing minutes for any changes or additions to these conditions.

PART 1: CONDITIONS OF APPROVAL OF THE FORM OF DEVELOPMENT

Note: Consideration by Council at the Public Hearing of the proposed form of development is in reference to plans prepared by GBL Architects Inc., received April 5, 2024.

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

Urban Design

- 1.1 Design development to improve scale and proportions of the proposed building massing to be more compatible with the adjacent streetscape context, particularly to reduce the podium to four storeys.

Note to Applicant: Section 11.4.2 of the Plan requires a four-storey podium. Additional height for the tower may be considered to reallocate the density.

- 1.2 Design development to build upon the project's livability as follows:

- (i) Ensure all units have access to bulk storage.

Note to Applicant: Refer to the *High-Density Housing for Families with Children Guidelines* (Section 4.4.2). Provide a minimum of 2.3 sq. m (25 sq. ft.). In-suite storage is highly encouraged especially for family units.

- (ii) Ensure all units have access to private outdoor space.

Note to Applicant: Refer to the *High-Density Housing for Families with Children Guidelines* (Section 4.3.2). Recommended dimensions for balconies are 1.8 m by 2.7 m.

Landscape

- 1.3 Design development to ensure successful retention of tree #219 on the neighbour's property.

Note to Applicant:

- (i) Confirm mitigation measures, low-impact excavation and construction methods (including removal of existing features) within the critical root zone (CRZ) of tree# 219. To ensure safe tree retention, the arborist should further assess and provide commentary on whether the existing retaining wall along the west

property line within the CRZ of this tree will be retained or needs to be reconstructed. Updated Arborist Report and Tree Management Plan will be required; and

- (ii) Provide a Letter of Assurance for arborist supervision, describing construction activities to be supervised and signed and dated by arborist and owner.

- 1.4 Design development to improve the public-private realm interface with special attention to the streetscape within the front setback area.

Note to Applicant: This may be achieved by the following:

- (i) Improve ratio or balance of hardscape to softscape landscape treatment, add more substantial plant material, tree(s) to provide buffering along the street frontage, especially the southeast corner; and
- (ii) Provide more permeable materials and/ or surface treatment within the 12 ft. setback area on private property, to support the implementation of a high-quality pedestrian public realm and rainwater sustainability strategy.

- 1.5 Provision of a detailed landscape plans illustrating soft and hard landscaping.

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

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

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

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

- 1.8 Provision of a Tree Management Plan as part of the landscape plans, in coordination with arborist report tree management plan.

Note to Applicant: It is preferred that the arborist tree management plan become the primary document for tree removal / protection related matters.

- 1.9 Provision of an arborist "letter of undertaking" to include signatures by the owner and arborist.

Note to Applicant: The signatures confirm that all parties are aware of the roles and responsibilities and that the project is on track to satisfy the steps and recommendations outlined by the arborist. For example, advanced planning will be needed to ensure that certain works, such as site supervision checkpoints, are coordinated.

- 1.10 Coordination for the provision of new street trees or any proposed City-owned tree removals adjacent to the development site, where applicable.

Note to Applicant: New street trees to be shown and confirmed on the development permit plans. Contact Engineering (604.871.6131) to confirm tree planting locations and Park Board (604.257.8587) for tree species selection and planting requirements. Provide a notation on the plan as follows: "*Final spacing, quantity and tree species to the satisfaction of the General Manager of Engineering Services. New trees must be of good standard, minimum 6 cm caliper, and installed with approved root barriers, tree guards and appropriate soil. Root barriers shall be 8 ft. long and 18 in. deep. Planting depth of root ball must be below sidewalk grade. Call Park Board for inspection after tree planting completion*".

Housing

- 1.11 The proposed unit mix, including 72 studio units (31%), 81 one-bedroom units (35%), 53 two-bedroom units (23%) and 25 three-bedroom units (11%) is to be revised in the development permit drawings to achieve at least 10% three-bedroom units and 25% two-bedroom units, separately in both the market rental and below-market rental portions.

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.

- 1.12 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 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 (25 sq. ft.) of bulk storage for each dwelling unit (S. 4.4.2);

Note to Applicant: The rezoning drawings indicate 145 units with in-suite storage, and 39 storage units in the parkade. This would leave approximately 47 units without access to bulk storage.

- (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).

- 1.13 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.

Sustainability

- 1.14 All new buildings in the development will meet the requirements of the *Green Buildings Policy for Rezonings* (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 Rezonings – Process and Requirements*.

Engineering

- 1.15 Submission of letter prior to development permit issuance confirming acknowledgement that this application falls within the area with potential impacts due to the Broadway Subway Project construction and that you have contacted the Rapid Transit Office for more detailed information.

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

- 1.16 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>

- 1.17 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>

- 1.18 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.
- 1.19 Provision of a lighting simulation to support all offsite lighting upgrades to City standards and IESNA recommendations.
- 1.20 Provision of garbage and recycling storage amenity design to the satisfaction of the General Manager of Engineering Services.

Note to Applicant: Draw and label container outlines and if the site is mixed-use, demonstrate separated solid waste amenities for use types, and label each amenity.

Amenities designed below-grade require written confirmation from a waste hauler that access and pick up from the location can be made without reliance of the lane for extended bin storage. If this cannot be confirmed, then an on-site garbage bin staging area is to be provided adjacent the lane. Pick up operations should not require the use of public property for storage, pick up or return of bins to the storage location.

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

- 1.21 Submission to Engineering of an updated landscape plan reflecting all the public realm changes, including demonstration of:
 - (a) Display of the following note(s):
 - (i) "This plan is "**NOT FOR CONSTRUCTION**" and is to be submitted for review to Engineering Services a minimum of 8 weeks prior to the start of any construction proposed for public property. No work on public property may begin until such plans receive "For Construction" approval and related permits are issued. Please contact Engineering, Development and Major Projects and/or your Engineering, Building Site Inspector for details."
 - (ii) "Tree species, final spacing, quantity and location to the satisfaction of the General Manager of Engineering Services. New trees must be of good standard, minimum 6 cm caliper, and installed with approved root barriers, tree guards and appropriate soil volumes. Installation of Engineered Soil may be required to obtain appropriate soil volumes based on site conditions. Root barriers shall be of rigid construction, 8 ft. long and 18 in. 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".

- (iii) "The required Green Infrastructure improvements on 2225 West 8th Avenue will be as per City-issued design."

Note to Applicant: Callouts must be included along with the note. For further information, contact Green Infrastructure Implementation Branch, ESRGGIDL@vancouver.ca.

Note to Applicant: Drawings submitted as part of the development permit application will be preliminary with appropriate placeholders, and the final off-site geometric design will be provided by the City. An Engineering Project Coordinator will engage the developer to facilitate the delivery of any City design after development permit issuance.

- (b) All proposed streetscape materials on City property to be City standard materials;

Note to Applicant: deviations from the standard streetscape materials must be justified in a report and approved by City prior to the DP application. Encroachment agreements may be required for non-standard streetscape materials on City property.

- (c) Ensure all hardscape on private property is graded such that surface water runoff from private property does not flow onto public property;

- (d) 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 guy wires 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 construction and design manuals.

1.22 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 By-law and the *Transportation Demand Management (TDM) Administrative Bulletin*. These requirements will apply to site development permits following this rezoning.

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

- (a) Minimum 1.3 m (4.3 ft.) side clearance for Class B spaces; and

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

- (b) Minimum 6.1 m (20 ft.) maneuver aisle width for the Class A loading space at grade.

1.24 Provision of bicycle spaces, per [Parking By-law Section 6](#), including:

- (a) Minimum 1.2 m (4 ft.) wide access route(s) between the spaces and the outside.

1.25 Provision of passenger space(s), per [Parking By-law Section 7](#) and the [Design Supplement](#), including:

- (a) Convenient, internal, stair-free access to and from site uses; and

- (b) Minimum 6.1 m (20 ft.) maneuver aisle width for the Class A passenger space at grade.

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

- (a) All types of parking, loading, bicycle, end-of-trip facilities and passenger loading spaces individually numbered and labelled on the drawings;
- (b) Dimension of columns and column encroachments into parking spaces;
- (c) Identification of columns in the parking layouts;
- (d) Section drawings showing elevations and minimum vertical clearances for parking levels, loading bays, ramps, and to the underside of raised security gates considering mechanical projections and built obstructions;
- (e) Design elevations at all breakpoints on both sides of ramps, drive aisles, loading and passenger loading spaces, accessible spaces, and entrances; and
- (f) Grid lines to be included on the drawings for reference.

- 1.27 Provision of a Final Hydrological Study, to the satisfaction of the General Manager of Engineering Services and the Director of Planning, which addresses the requirements outlined in the *Groundwater Management Bulletin*.

Note to Applicant: A revised version of the *Groundwater Management Bulletin* was released on November 1, 2024. All rezoning and development permit applications for developments with one or more levels of below-ground structure (but excluding lower-density residential buildings with eight or fewer units) located in an area of concern for groundwater will have to meet the requirements of the revised *Bulletin*. Further information on requirements can be found here:

<https://guidelines.vancouver.ca/bulletins/bulletin-groundwater-management.pdf>

- 1.28 Provision of a sewer abandonment plan by the developer's engineer that details the:
- (a) The abandonment or removal of all existing storm, sanitary, and combined connections to the development site; and
 - (b) The abandonment or removal of all existing storm, sanitary, and combined sewer mains that are no longer in use due to the development of the 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.

- 1.29 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.

- 1.30 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>

- 1.31 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.

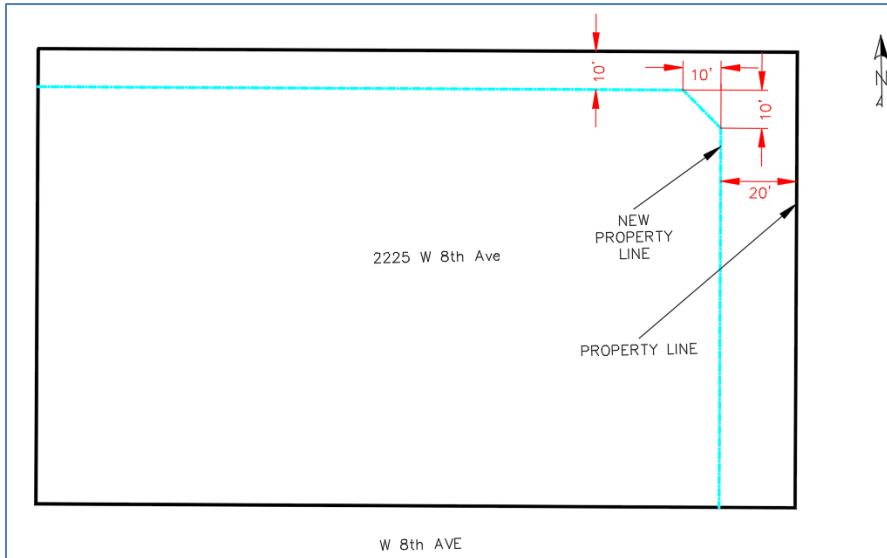
<https://vancouver.ca/home-property-development/building-grades-for-sidewalk-and-street-elevation.aspx>.

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, and the General Manager of Engineering Services, as necessary, and at the sole cost and expense of the owner/developer, make arrangements for the following:

Engineering

- 2.1 Make arrangements to the satisfaction of the General Manager of Engineering Services, the Director of Legal Services, and the Approving Officer for the consolidation of Lots 12 to 15, all of Block 303 District Lot 526 Plan 590 to create a single parcel and subdivision of that site to result in the dedication of the following for lane purposes:
- (a) The north 10 ft.;
 - (b) The east 20 ft.; and
 - (c) An additional 10 x 10 ft. corner cut at the northeast corner of the site,
- all as per the diagram below.



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

- 2.2 Make arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for release of an Easement and Indemnity Agreement 459373M (commercial crossing) prior to building occupancy.

Note to Applicant: Arrangements are to be secured prior to zoning enactment, with release to occur prior to issuance of an occupancy permit for the site. Provision of a letter of commitment will satisfactorily address this condition for zoning enactment.

- 2.3 Provision of a Services Agreement to detail the on- and off-site works and services necessary or incidental to the servicing of the site (collectively called the "Services") such that they are designed, constructed, and installed at no cost to the City and all necessary street dedications and Rights-of-Way for the Services are provided. No development permit for the site, or any portion thereof, or for any building or improvements thereon will be issued until the letter of credit, as security for the Services, is 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. Except as explicitly provided for in Condition 2.4, the Services are not excess and/or extended services and the applicant is not entitled to a Latecomer Agreement.

- (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 February 21, 2024, no water main upgrades are required to service the development.

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

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

As per the City Building By-law, the principal entrance must be within 90 m of a fire hydrant. Should the final design of the building change such that this requirement is no longer satisfied, provision of a new hydrant to be installed in accordance with the aforementioned by-law will be required. The developer is responsible for 100% of the cost of this upgrade.

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

Implementation of development(s) at 2225 West 8th Avenue require the following local servicing upgrades in order to improve SAN and STM sewer flow conditions:

- (i) Separate 77 m of existing 375 mm COMB main to 450 mm STM and 250 mm SAN in West 8th Avenue from [MH_FJCW6D] fronting 2225 West 8th Avenue to [MH_FJCW6C] in Yew Street; and
- (ii) Separate 76 m of existing 250 mm COMB main to 375 mm STM and 250 mm SAN in West 8th Avenue from [MH_FJCW6E] fronting 2296 West 8th Avenue to [MH_FJCW6D] fronting 2225 West 8th Avenue.

Note to Applicant: The lengths and diameters of these improvements are approximate and subject to detailed design by developer's engineer.

The Sewer servicing plan for this area is under development. Contact City Engineer prior to commencing design or analysis of sewer system as the upgrade requirement may be modified based on servicing plan (requirement will be approximately equivalent to the above condition).

Development to be serviced to the proposed 450 mm STM and 250 mm SAN in West 8th Avenue.

Developer's Engineer to submit design brief, calculations and/or model, and design drawings to the City. All submittals including Issued for Construction (IFC) drawings are required to be reviewed and accepted by the City Engineer prior to building permit issuance.

- (c) Provision of street improvements with appropriate transitions, along West 8th Avenue adjacent to the site, including:

- (i) Minimum 2.4 m (8 ft.) wide broom finish saw-cut concrete sidewalk; and
- (ii) Removal of the existing driveway crossings and reconstruction of the curb and gutter, as well as sidewalk and boulevard.

Note to Applicant: Proposed concrete curb should be dowelled into the existing concrete slab. Final design of these street improvements should follow the recently approved *Broadway Plan Public Realm Plan*.

- (d) The construction of a new north-south lane within the lane dedication areas along the east side of the site, including:

- (i) Full depth pavement reconstruction;

Note to Applicant: Lane reconstruction to meet City “Higher-zoned Lane” standards.

- (ii) Installation of one new catch basin at the southern extent of the site; and

Note to Applicant: A new storm main extension will be required in the lane to connect the catch basin.

- (iii) Provision of standard concrete lane crossing, new curb returns and curb ramps at the existing lane crossing on West 8th Avenue adjacent to the site.

Note to Applicant: Refer to the *City Design Guidelines and Construction Standards*.

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

- (e) The construction of a new east-west lane within the lane dedication areas along the north side of the site, including:

- (i) Full depth pavement reconstruction; and

Note to Applicant: Lane reconstruction to meet City “Higher-zoned Lane” standards.

- (ii) Installation of one new catch basin at the eastern extent of the site.

Note to Applicant: A new storm main extension will be required in the lane to connect the catch basin.

- (f) Provision of Green Infrastructure improvements, including:

- (i) Installation of a subsurface infiltration trench or porous pavement in the new north/south laneway, to treat and retain 90% of average annual rainfall from the laneway to the greatest extent practical.

Note to Applicant: A subsurface infiltration trench generally includes a subsurface storage area filled with drain rock.

Porous Asphalt:

- (i) Permeable pavement structure will be applied from edge to edge for the entire width of the laneway fronting the property. A pair of catch basins will be installed or relocated at the downstream end of the laneway to remove access runoff to the drainage system;
- (ii) Permeable pavement structure may include permeable pavement material, rock reservoir/subbase, storage and underdrain, etc.;
- (iii) The proposed permeable laneway pavement structure should provide equal performance and design life as the City “Higher-Zoned Laneway” pavement structure; and
- (iv) City can provide a draft Permeable Lane Design Memo and Construction Specifications with the consultant to assist them with the design.

Note to Applicant: Green Infrastructure (GI) should be used to manage rainwater from the street right-of-way as required in the [Rain City Strategy](#). The retention standard for the right-of-way is to treat and retain 90% of average annual rainfall where possible. These design standards are applied to the prescribed GI measures listed above. For further information, contact Green Infrastructure Implementation Branch, ESRGGIIDL@vancouver.ca

- (g) Provision of upgraded street lighting (roadway and sidewalk) and new lane lighting to current City standards and Illuminating Engineering Society of North America (IESNA) recommendations;
- (h) Provision of Yew Street and West 8th Avenue entire intersection street lighting upgrade to current City standards and IESNA recommendations;
- (i) Provision of new or replacement duct banks that meets 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.

- (j) Provision of street trees where space permits; and

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 in. long and 18 in. deep, centre on each street tree adjacent to the sidewalk and any off-street bike facility. Installation of Engineered Soil under new sidewalks may be required to obtain appropriate soil volumes based on site conditions.

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

2.4 Provision of one or more Latecomer Agreements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for the following works, which constitute excess and/or extended services:

- (a) Sewer (sanitary and storm) servicing upgrades per condition 2.3.b; and

Note to Applicant: The benefiting area for these works is under review.

- (b) New north-south lane construction per condition 2.3.d.

Note to Applicant: The benefiting area for these works is under review.

Note to Applicant: An administrative recovery charge will be required from the applicant to settle the latecomer agreement. The amount, which will be commensurate with the costs incurred by the City to administer the latecomer scheme, will be provided by the City and specified in the latecomer agreement.

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

Housing

2.5 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 secured rental housing units, 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 secured as below-market rental housing units (“below-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) The Owner will not rent, licence to use or sublet, nor will it allow to be rented, licenced to use or sublet, any Rental Housing Unit for a term of less than 90 consecutive days at a time, or, if the definition of “Short Term Rental Accommodation” in the Vancouver Zoning and Development Bylaw (3575) is amended hereafter, such other length of consecutive days at a time as specified in such definition, so that the Rental Housing Unit will not to be deemed to be “Short Term Rental Accommodation”;
- (d) That the average initial starting monthly rents by unit type for the below-market rental housing units in the project will be at least 20% below the average market rent for private rental apartment units city-wide as published by the most recent Canada Mortgage and Housing Corporation in the Rental Market Survey Data Tables for Vancouver at the time when the occupancy permit is issued;
- (e) That a rent roll indicating the agreed maximum average initial monthly rents for the below-market rental housing units will be required prior to issuance of an occupancy permit, to the satisfaction of the General Manager of Planning, Urban Design 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 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 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 dwelling units every five (5) years after initial occupancy:
 - (i) For such tenants, annual household income cannot exceed 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 units which will ensure that the City can confirm that the units are being operated as agreed, and will include a rent roll for the below-market rental housing units, and a summary of the results of eligibility testing for these units; and

- (j) Such other terms and conditions as the General Manager of Planning, Urban Design 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.

2.6 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 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 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

- 2.7 Execute an agreement satisfactory to the Director of Legal Services and the General Manager, Arts, Culture and Community Services for the provision of public art in accordance with the City's *Public Art Policy*, such agreement to provide for security in a form and amount satisfactory to the aforesaid officials; and provide development details to the satisfaction of the Head of Public Art.

Note to Applicant: 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.

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

Environmental Contamination

- 2.8 The following conditions must be met prior to enactment of the rezoning:
- (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: 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 registrable charges pursuant to the Land Title Act.

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

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

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**2225 West 8th Avenue
PROPOSED CONSEQUENTIAL BY-LAW AMENDMENTS**

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

DRAFT AMENDMENTS TO THE SIGN BY-LAW NO. 11879

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

“2225 West 8th 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 #] 2225 West 8th Avenue”

* * * * *

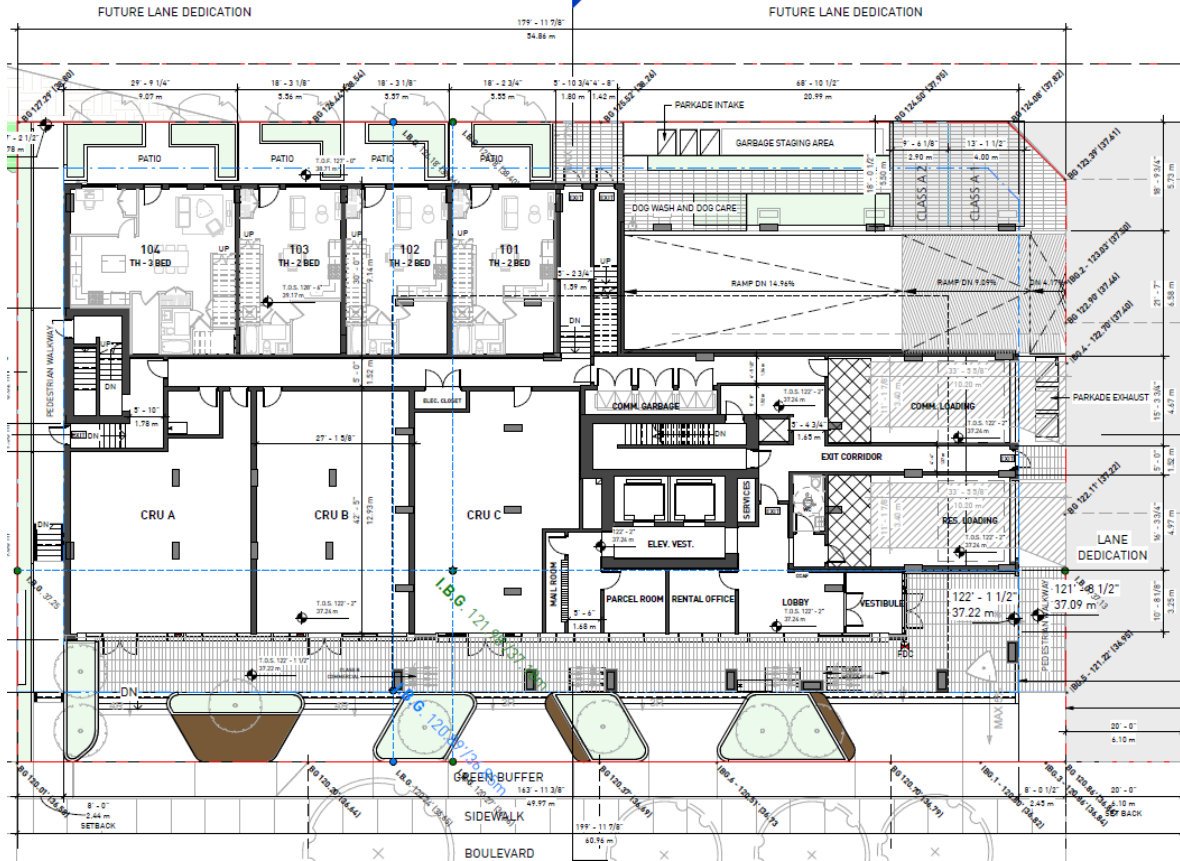
2225 West 8th Avenue
FORM OF DEVELOPMENT DRAWINGS

Context Plan

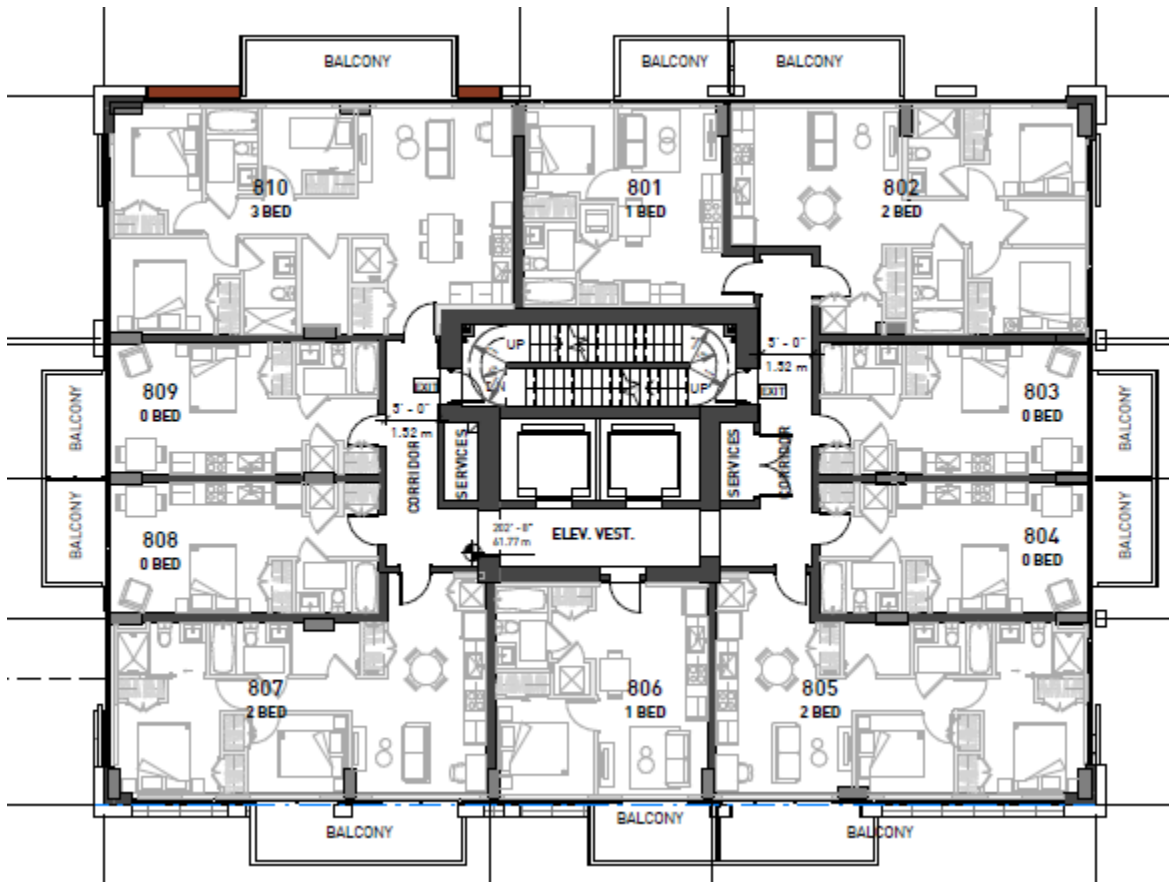
2200 WEST 7TH AVENUE



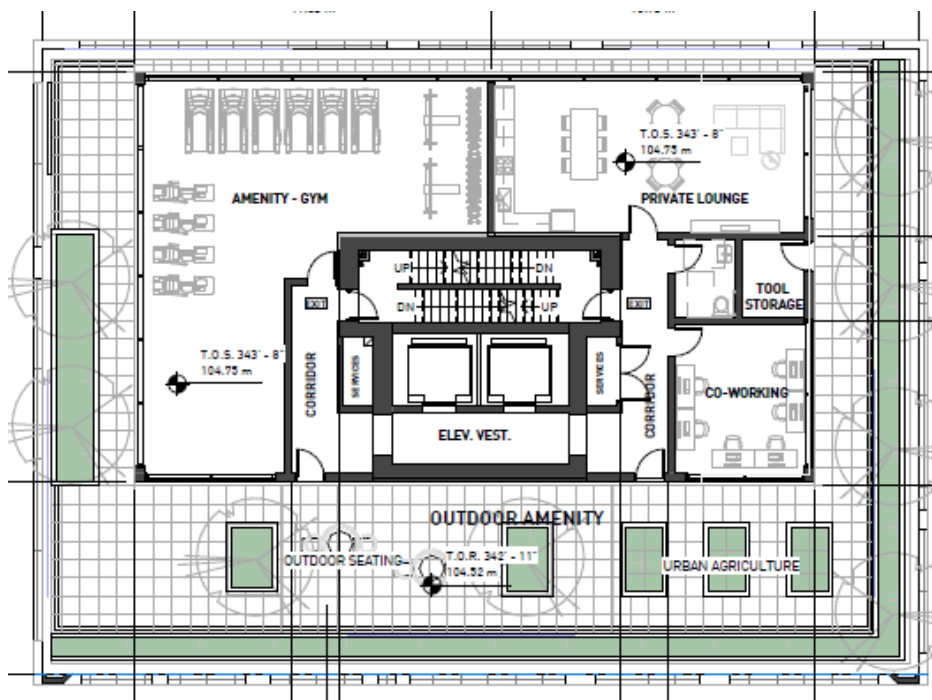
Level 1 Floor Plan



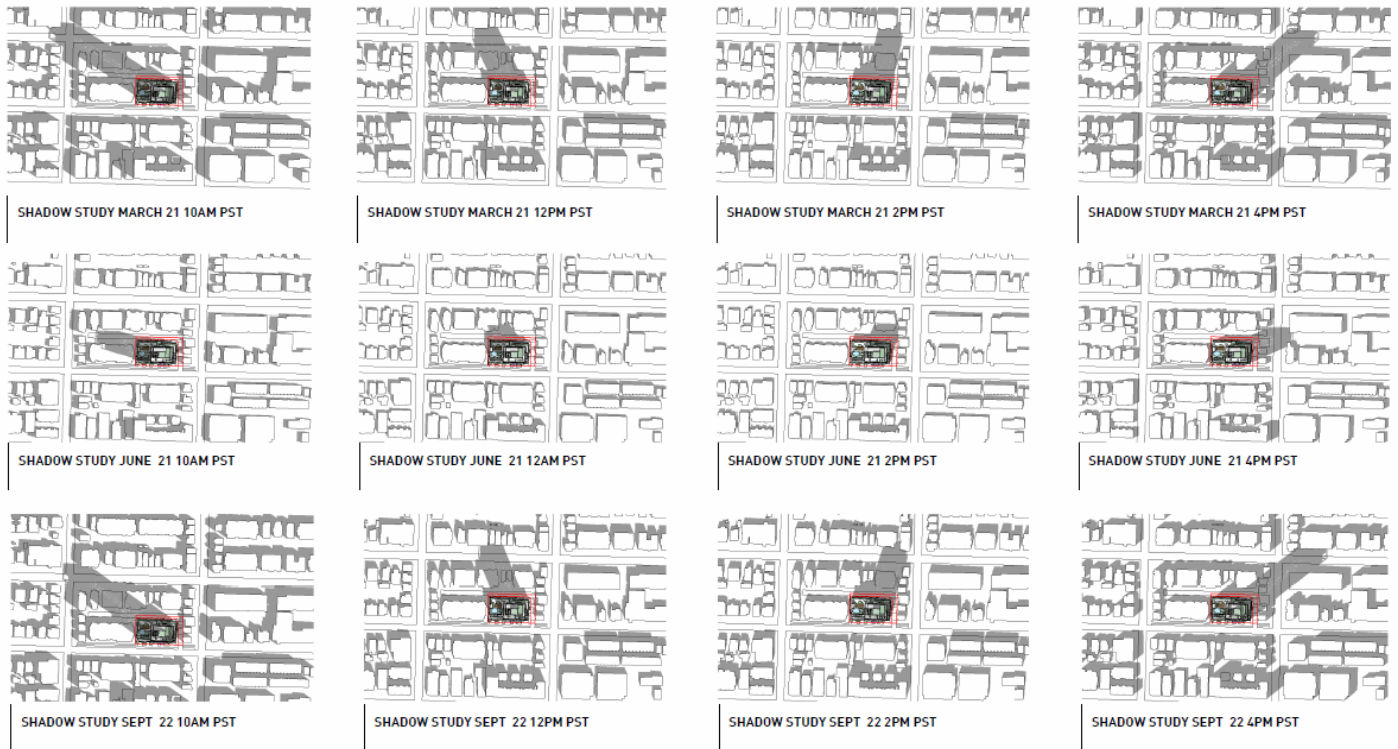
Level 8-21 (Tower) Floor Plan



Rooftop Amenity Floor Plan

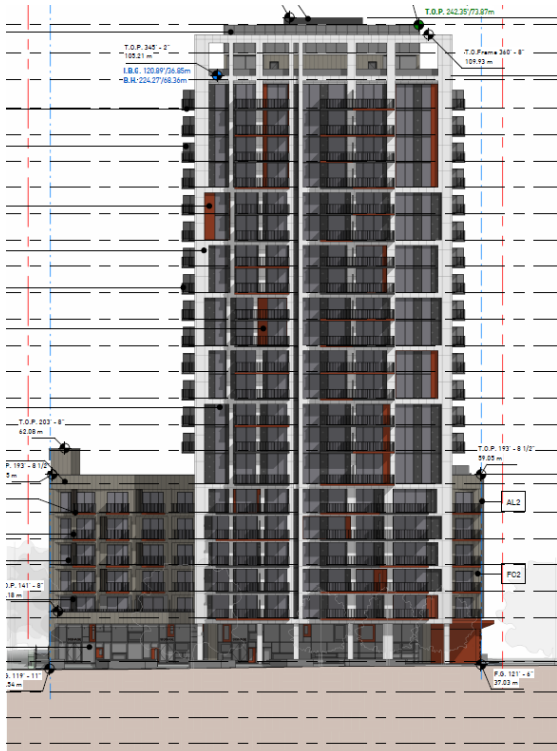


Shadow Studies

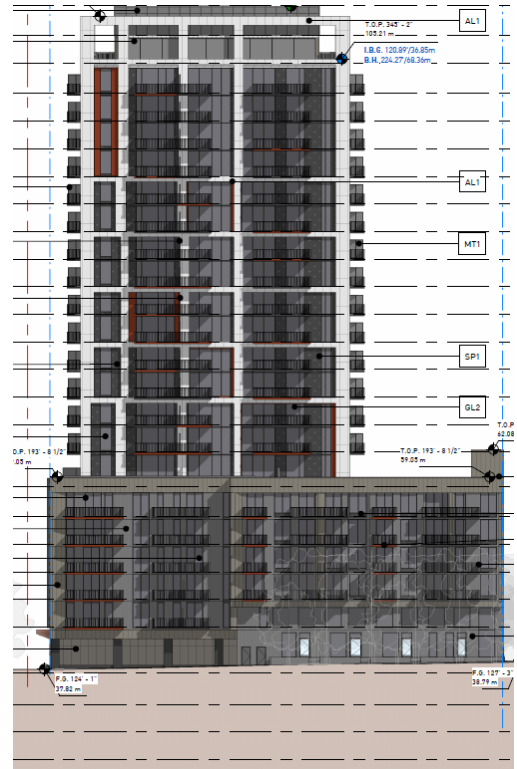


Elevations

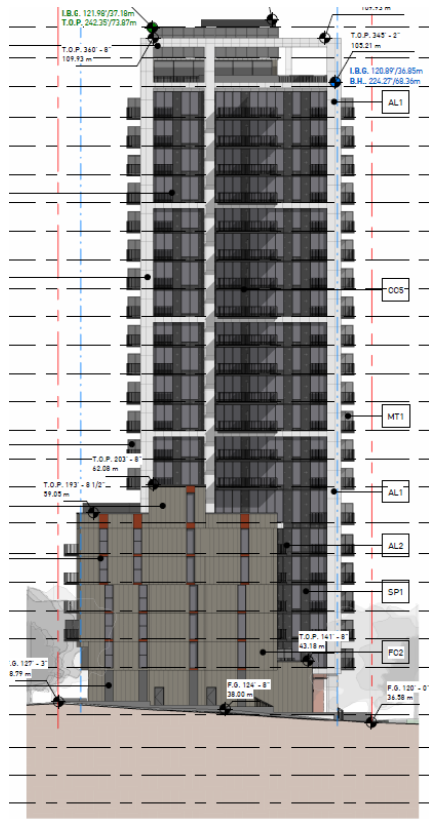
South Elevation



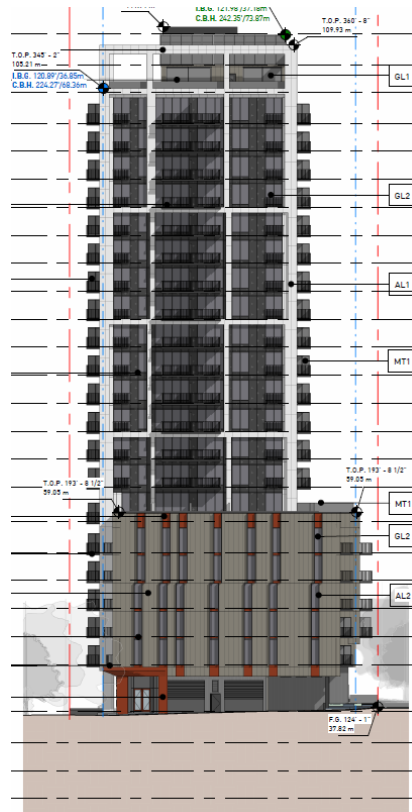
North Elevation



West Elevation



East Elevation



Renderings

Southeast view



Northwest view



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2225 West 8th Avenue
PUBLIC CONSULTATION SUMMARY

1. List of Engagement Events, Notification, and Responses

	Date	Results
Event		
Question and Answer Period (City-led)	July 3, 2024 – July 16, 2024	286 participants (aware)* <ul style="list-style-type: none"> • 114 informed • 42 engaged
Public Notification		
Postcard distribution – Notice of rezoning application and Question and Answer Period	June 28, 2024	3,460 notices mailed
Public Responses		
Online questions	July 3, 2024 – July 16, 2024	7 submittals
Online comment forms <ul style="list-style-type: none"> • Shape Your City platform 	June 2024 – July 2024	61 submittals
Overall position <ul style="list-style-type: none"> • support • opposed • mixed 	June 2024 – July 2024	61 submittals <ul style="list-style-type: none"> • 15 responses • 42 responses • 4 responses
Other input	June 2024 – July 2024	14 submittals
Online Engagement – Shape Your City Vancouver		
Total participants during online engagement period	June 2024 – July 2024	960 participants (aware)* <ul style="list-style-type: none"> • 406 informed • 63 engaged

Note: All reported numbers above are approximate.

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

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

2. Map of Notification Area



NOTIFICATION AREA

3. Analysis of All Comments Received

Below is an analysis of all public feedback by topic.

Generally, comments of support fell within the following areas:

- **Location within proximity to transit hubs:** Development supports sustainable travel.
- **Height, density, and massing:** Due to the location of the development along a major transit route, the height and density is appropriate. However, even greater density would be supported.
- **Housing needs:** Adds desired housing to the community.

Generally, comments of concern fell within the following areas:

- **Height, density and massing:** The height of the proposal would be too tall in an area that only has low to mid rise developments. Podium exceeds allowed number of storeys.
- **Traffic and parking:** The proposed development would create narrow streets and limit parking.
- **Neighbourhood character:** The development takes away the neighbourhood character, history, and natural environment by incorporating glass high-rises. The project would also not provide any value to the community. Too many towers within two blocks proposed.

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:

- This proposed building has appropriate form, height, massing and uses.
- This proposed building height is supported.
- This proposed building adds affordable housing to the community.

General comments of concern:

- Residents feel that this proposed building will add too much density.
- This proposed building will add shadows and block access to sunlight.
- There is insufficient infrastructure to support this increase in density.
- The proposed development will negatively affect the neighbourhood.

Neutral comments/suggestions/recommendations:

- Recommended height for the towers should target low to mid-rise buildings.
- Pace of change in the community is happening too rapidly and considerations should be taken to minimize neighbourhood impact.

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2225 West 8th Avenue
SUMMARY OF DRAFT TENANT RELOCATION PLAN TERMS

Tenant Relocation and Protection Requirements	Tenant Relocation Plan Offer
Financial Compensation	<p>The choice of either:</p> <ul style="list-style-type: none"> • Compensation in the form of free rent, a lump sum payment, or a combination of both, will be available for each unit eligible for Tenant Relocation Plan according to the following schedule: <ul style="list-style-type: none"> ○ 4 months' rent for tenancies up to 5 years; ○ 5 months' rent for tenancies over 5 years and up to 10 years; ○ 6 months' rent for tenancies over 10 years and up to 20 years; ○ 12 months' rent for tenancies over 20 years and up to 30 years; ○ 18 months' rent for tenancies over 30 years and up to 40 years; and ○ 24 months' rent for tenancies over 40 years. <p>Or:</p> <ul style="list-style-type: none"> • For tenants that wish to exercise their Right of First Refusal to return to the new building, a temporary rent top-up to mitigate rent increases while waiting to return to the new building. <p>Or:</p> <ul style="list-style-type: none"> • A one-time lump sum rent top-up payment, equivalent to the estimated value of a rent top-up for 36 months (3 years).
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.

<p>Assistance in Finding Alternate Accommodation (3 options)</p>	<ul style="list-style-type: none"> • Tenant needs assessment surveys still to be distributed. These surveys will be used in relocation efforts and to identify tenants' needs and preferences. • Applicant will be required to commit to monitoring the rental market and provide tenants requesting assistance with three options in Vancouver that best meet the tenants' identified priorities.
<p>Additional Support for Low Income Tenants or Tenants Facing Other Barriers to Appropriate Housing</p>	<ul style="list-style-type: none"> • The applicant is partnering with a Tenant Relocation Coordinator to assist existing tenants with finding alternate accommodation. • For low-income tenants and tenants facing other barriers to housing, as defined in the <i>TRP Policy</i>, the applicant has committed to assisting in securing a permanent, suitable affordable housing option.
<p>First Right of Refusal (if applicable)</p>	<ul style="list-style-type: none"> • The applicant will be required to commit to offering all eligible tenants the Right of First Refusal to return to the new building at either a 20% discount to city-wide average market rents by unit type for the City of Vancouver, as published annually, or at the tenant's current rent, whichever is less.

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2225 West 8th Avenue
PUBLIC BENEFITS SUMMARY

Project Summary:

A 21-storey building containing 231 rental residential units, of which 20% of the residential floor area are below-market rental units with ground floor commercial space, which replaces an existing three-storey rental building with 47 units.

Public Benefit Summary:

231 rental residential units, of which 20% of the residential floor area are delivered at below-market rates, secured with a Housing Agreement for the greater of 60 years and the life of the building as well as DCLs and a public art contribution.

	Current Zoning	Proposed Zoning
Zoning District	RM-4	CD-1
FSR (site area = 2,228.2 sq. m [23,984 sq. ft.])	1.45	6.80
Buildable Floor Area	3,517.4 sq. m (37,861 sq. ft.)	15,121 sq. m (162,759 sq. ft.)
Land Use	Residential	Residential, Commercial

Summary of development contributions expected under proposed zoning

City-wide DCL ^{1,2}	\$107,785
Utilities DCL ¹	\$2,374,857
Public Art ³	\$322,266
TOTAL	\$2,804,908

Other benefits (non-quantified): 231 rental housing 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 by-laws in effect as of September 30, 2024; by-laws are subject to future adjustment by Council including annual inflationary adjustments. DCLs are payable at building permit issuance based on rates in effect at that time. A development may qualify for 12 months of in-stream rate protection, see the City's [DCL Bulletin](#) for more details.

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 \$3,736,124.

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.

2225 West 8th Avenue
APPLICANT, PROPERTY, AND DEVELOPMENT PROPOSAL INFORMATION

Property Information

Address	Property Identifier (PID)	Legal Description
2225 West 8th Avenue	015-214-168	Lot 12 Block 303 District Lot 526 Plan 590
	015-214-184	Lot 13 Block 303 District Lot 526 Plan 590
	015-214-206	Lot 14 Block 303 District Lot 526 Plan 590
	015-214-214	Lot 15 Block 303 District Lot 526 Plan 590

Applicant Information

Architect	GBL Architects Inc.
Applicant	JTA Development Consultants
Registered Owner	Gary Manor Holdings Ltd.

Development Statistics

	Permitted Under Existing Zoning	Proposed
Zoning	RM-4	CD-1
Site Area	2,228.2 sq. m (23,984 sq. ft.)	
Land Use	Residential	Residential, Commercial
Maximum FSR	1.45	6.80
Maximum Height	10.7 m (35 ft.)	75 m (246 ft.) to top of parapet 81 m (266 ft.) to top of mechanical/amenity
Floor Area	3,517.4 sq. m (37,861 sq. ft.)	Total: 15,121 sq. m (162,759 sq. ft.) Residential: 14,697 sq. m (158,195 sq. ft.) Commercial: 424 sq. m (4,564 sq. ft.)
Unit Mix	N/A	Below-Market units: 38 Market Rental units: 193 9 3+-bedroom units 16 3+-bedroom units 4 2-bedroom units 49 2-bedroom units 22 1-bedroom units 59 1-bedroom units 3 studio units 69 studio units Family Units: 34.2% Family Units: 33.7% Total: 231 units 25 3+-bedroom units 53 2-bedroom units 81 1-bedroom units 72 studio units
Parking and Bicycle Spaces	As per Parking By-law	46 vehicle spaces 575 bicycle spaces 3 loading spaces To be confirmed at development permit stage

Natural Assets	Six on-site by-law trees; six City trees	Six on-site trees for removal; 11 trees on neighbouring properties, one for removal with permission of property owner; Six City trees to be retained; 10 new trees proposed. To be confirmed at development permit stage
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