



REFERRAL REPORT

Report Date: April 1, 2025
Contact: Lauren Whitney
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RTS No.: 17856
VanRIMS No.: 08-2000-20
Meeting Date: April 15, 2025

TO: Vancouver City Council
FROM: General Manager of Planning, Urban Design and Sustainability
SUBJECT: CD-1 Rezoning: 1364 West 11th Avenue

RECOMMENDATION TO REFER

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

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

RECOMMENDATION FOR PUBLIC HEARING

- A. THAT the application by CCI Trading Group Inc., on behalf of Wimming Canada Holdings Ltd., the registered owner of the lands located at 1364 West 11th Avenue [*Lots 3 to 5 Block 392 District Lot 526 Plan 1276; PIDs 013-256-769, 013-256-777 and 013-256-793 respectively*], to rezone the lands from RM-3 (Residential) District to CD-1 (Comprehensive Development) District to increase the maximum floor space ratio (FSR) from 1.0 to 6.5 and the maximum building height from 36.6 m (120 ft.) to 59.3 m (195 ft.) with additional height for the rooftop amenity, to permit the development of a 20-storey residential building containing 178 rental housing units, of which 20% of the residential floor area will be secured as below-market rental units, 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 W.T. Leung Architects Inc., received December 21, 2023, with supplemental drawings on June 28, 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 Recommendations A and B be adopted on the following conditions:
- (i) THAT the passage of the above resolutions creates no legal rights for the applicant or any other person, or obligation on the part of the City, and any expenditure of funds or incurring of costs is at the risk of the person making the expenditure or incurring the cost;
 - (ii) THAT any approval that may be granted following the Public Hearing shall not obligate the City to enact a by-law rezoning the property, and any costs incurred in fulfilling requirements imposed as a condition of rezoning are at the risk of the property owner; and
 - (iii) THAT the City and all its officials, including the Approving Officer, shall not in any way be limited or directed in the exercise of their authority or discretion, regardless of when they are called upon to exercise such authority or discretion.

REPORT SUMMARY

This report evaluates an application to rezone 1364 West 11th Avenue from RM-3 (Residential) District to CD-1 (Comprehensive Development) District. The proposal is to permit a 20-storey residential building containing 178 rental housing units, of which 20% of the residential floor area would be secured as below-market rental units.

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

COUNCIL AUTHORITY/PREVIOUS DECISIONS

- Vancouver Plan (2022)
- Broadway Plan (2022, last amended 2024)
- Interim Housing Needs Report (2025)
- Housing Vancouver Strategy (2017)
- Family Room: Housing Mix Policy for Rezoning Projects (2016)

- High-Density Housing for Families with Children Guidelines (1992, last amended 2022)
- Rental Incentives Programs Bulletin (2012, last amended 2025)
- Community Amenity Contributions Policy for Rezoning (1999, last amended 2024)
- Green Buildings Policy for Rezoning (2010, last amended 2024)
- Vancouver Development Cost Levy By-law No. 9755 (2008, last amended 2023)
- Vancouver Utilities Development Cost Levy By-law No. 12183 (2008, last amended 2023)
- Urban Forest Strategy (2018)
- Latecomer Policy (2021)
- Transit-Oriented Areas (TOA) Designation By-law (2024)
- Transit-Oriented Areas (TOA) Rezoning Policy (2024)

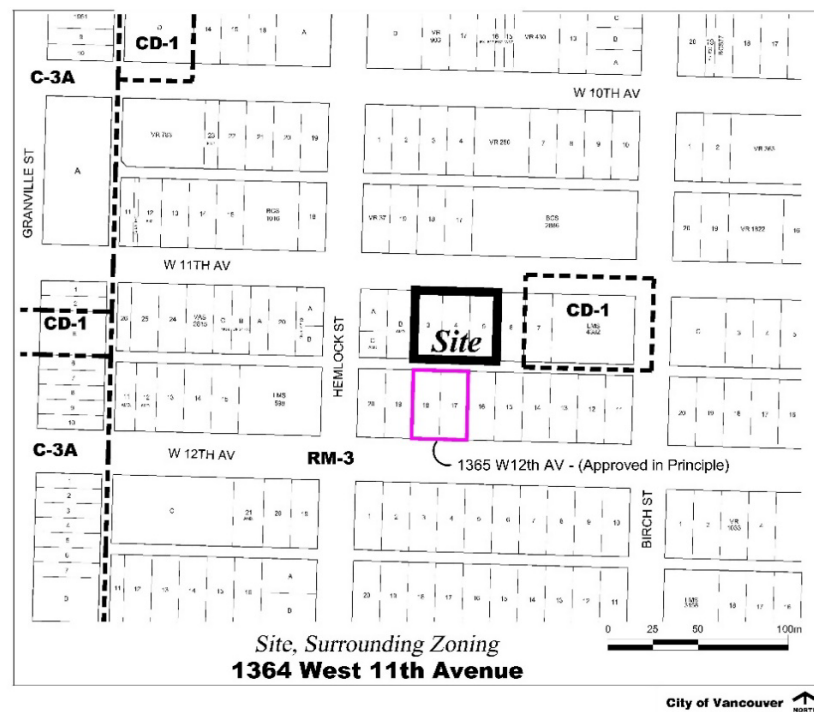
REPORT

Background/Context

1. Site and Context

The site is located on the south side of West 11th Avenue, between Hemlock and Birch Streets (Figure 1). The site area is 1,741.5 sq. m (18,745 sq. ft.), which includes a 45.7 m (150 ft.) frontage along West 11th Avenue and a lot depth of 38.1 m (125 ft.).

Figure 1: Location Map



The existing zoning is RM-3 and the surrounding properties consist of residential and commercial uses along Granville Street to the west. The site is currently occupied by a 38-unit, four-storey rental residential building constructed in 1960. All 30 existing tenancies are eligible under the *Tenant Relocation and Protection Policy*. There are two existing towers on this block, and one tower recently approved in principle at Public Hearing under the *Broadway Plan*.

Neighbourhood Amenities – The following amenities are within close proximity:

- **Parks:** Granville Park (530 m), Shaughnessy (545 m), and Granville Loop Park (690 m).
- **Community Space:** Firehall Library (250 m) and False Creek Community Centre (950 m).
- **Childcares:** L'Ecole Bilingue Kindercare and Les Grands Enfants (470 m), Family Montessori School (775 m), West Point Grey Under Three Day Care (775 m), False Creek YMCA Child Care (785 m) and Kids and Company - Vancouver West (Infant/Toddler) (935 m).

Local School Capacity – The site is located within the catchment area of Henry Hudson Elementary School and Kitsilano Secondary School. According to the Vancouver School Board (VSB)'s 2020 *Long Range Facilities Plan*, Hudson and Kitsilano will both be operating under capacity, at 72% and 96%, respectively, by 2031.

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

2. Policy Context

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

Broadway Plan (the Plan) – The Plan is a comprehensive community plan for the area within Vine Street to Clark Drive and 1st Avenue to 16th Avenue. The 30-year plan focuses on opportunities to integrate new housing, jobs and amenities around the new Broadway Subway. The site is located within the Fairview South – Area B (FSOB) sub-area of the Plan, which enables heights up to 20 storeys and a maximum density of 6.5 FSR for secured market rental housing with a minimum of 20% of the residential floor area secured at below-market rents.

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

Interim Housing Needs Report – 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 was received on January 1, 2025.

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

Transit-Oriented Areas (TOA) Designation By-law and Transit-Oriented Areas (TOA) Rezoning Policy – To align with provincial legislation, Council adopted a by-law and rezoning policy that establishes heights and densities for developments within TOAs. This site is within Tier 2 of the TOA legislation which allows heights up to 12 storeys and a maximum density of 4.0 FSR. As the Plan allows more height and density, the application is being assessed under the Plan policies.

Strategic Analysis

1. Proposal

The proposal is for a 20-storey residential building with 178 rental housing units, of which 20% of the residential floor area will be secured at below-market rents (Figure 2). Three levels of underground parking are accessed from the lane.

2. Land Use

The proposed residential use is consistent with residential uses in the Plan.

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

Figure 2: Project Perspective from West 11th Avenue



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

Form of Development – This application is consistent with the Plan for a 20-storey tower in the Fairview South – Area B (FSOB) sub-area (see Figure 2). The proposal meets the built form and site design expectations, including site frontage for a tower, tower separation, floor plate, setbacks, and podium height.

Height – The Plan allows up to 20 storeys for residential use and an additional partial storey for common rooftop amenity spaces. The partial storey would be set back to limit its visibility. The proposal includes 20 storeys of residential and one partial storey for rooftop amenities, complying with the Plan's permitted height.

Density – The Plan allows a density of up to 6.5 FSR for residential use. The application complies with the Plan’s objective with a proposed density of 6.5 FSR.

Public Realm and Interface – The Plan envisions an interface with the residential street and the lane that balances the privacy and socialization needs of residents, while maintaining a welcoming and attractive urban environment. The proposal includes a building entrance and ground-oriented units along the street, outdoor amenity space and services in the rear yard. Staff recommend further design improvements to enhance the ground-floor relationship with the sidewalk and minimize the negative impacts on the lane environment. Refer to rezoning conditions 1.1 and 1.2 in Appendix B.

Private Amenity Space – The development provides co-located common indoor and outdoor amenities for the residents on the ground floor and the tower rooftop. Staff recommend further improvements to expand the outdoor amenity space on the tower rooftop and enhance solar access to the children’s play area. Refer to rezoning conditions 1.2 and 1.11 in Appendix B.

Unit Livability – The unit layout and design should adhere to the *High-Density Housing for Families with Children Guidelines* and Zoning and Development By-law. While the proposal includes a variety of unit types and layouts, a number of units are small and may not fully meet the needs of daily living. Staff have prepared a condition requiring further design improvements to enhance unit size and functional layouts. Refer to rezoning condition 1.3 in Appendix B.

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

Staff reviewed the site-specific conditions and concluded that the proposal aligns with 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 178 units, including 142 market rental units and 36 below-market rental units, to the City’s inventory of rental housing, which would contribute to the targets set out in the *Housing Vancouver Strategy* (see Figure 3).

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

Housing Type	Category	10-Years Targets ¹	Units Approved Towards Targets ²
Purpose-Built Market Rental Units ³	Market Rental	30,000	5,633 (19%)
	Developer-Owned Below Market Rental	5,500	768 (14%)
	Total	35,550	6,401 (18%)

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

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

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

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, to be met separately in both the market rental and below-market portions. This application proposes 35% family units in a mix of 25% two-bedroom and 10% three-bedroom units, thereby meeting the Plan. All family units must be designed in accordance with the *High Density Housing for Families with Children Guidelines*. The application as proposed is consistent with the policy and a provision 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.

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

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

Unit Type	Proposed Average Unit Size	Below-Market Rental Units		Newer Rental Buildings Westside		Monthly Costs of Ownership for Median-Priced Apartment – Westside (with 20% down payment)		
		Starting Rents (2024) ¹	Average Household Income Served	Average Market Rent (CMHC, 2023) ²	Average Household Income Served	Monthly Cost of Ownership (BC Assessment 2021) ³	Average Household Income Served	Down-payment at 20%
Studio	415	\$1,294	\$51,776	\$1,902	\$76,080	\$2,837	\$113,480	\$106,000
1-bed	554	\$1,470	\$58,784	\$2,306	\$92,240	\$3,473	\$138,920	\$132,000
2-bed	750	\$2,052	\$82,080	\$3,372	\$134,880	\$5,193	\$207,720	\$198,400
3-bed	980	\$2,819	\$112,768	\$4,434	\$177,380	\$7,982	\$319,280	\$311,890

1. Starting rents shown are calculated based on a 20 per cent discount to city-wide average market rents as published by CMHC in the Fall 2024 Rental Market Report and set in the Rental Incentive Programs Bulletin for the year 2025.
2. Data from October 2023 CMHC Rental Market Survey for 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)
4. Incomes are estimated based on rents or monthly ownership costs at 30% of income

To qualify for a below-market rental unit, a household's gross annual income cannot exceed the maximum income requirements for the unit type, (see Figure 4) with at least one household member per bedroom. Policy 12.2.17 of the Plan specifies that below-market rental units will be subject to tenant income testing and monitoring requirements, as described in the *Rental Incentive Programs Bulletin*. All residents will have equal access to common indoor and outdoor amenities and facilities shown in Appendix E.

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 178 units in the proposed building would be secured through a Housing Agreement and Section 219 Covenant for the longer of 60 years or the life of the building. Covenants will be registered on title to prohibit the stratification and/or separate sale of individual units.

The Housing Agreement will secure not less than 20% of the residential floor area that is counted in the calculation of the floor space ratio for below-market units to be rented at rates targeted to meet the affordability needs of moderate-income households. Between tenancies, the rent for a below-market rental unit will be reindexed to the current CMHC average rent by unit type, applying the same discount rate as was secured at the time of occupancy permit issuance. Rent increases during each tenancy are capped at the *Residential Tenancy Act* annual allowable rental increase. Conditions related to securing the units are contained in Appendix B.

Existing Tenants – The rezoning site contains existing rental residential uses, including 38 units of primary housing. All 30 existing residential tenancies are eligible under the City's *Tenant Relocation and Protection Policy (TRPP)* for the Broadway Plan area.

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

5. Transportation and Parking

The site is well served by bus routes along West Broadway and the future Broadway Subway Granville Station, located two blocks north.

Vehicle and bicycle parking is provided on three levels of underground parking, accessed from the lane. The application proposes 81 vehicle parking spaces and 345 bicycle spaces. The applicant is required to provide transportation improvements including a boulevard and sidewalk along 11th Avenue, speed humps in the lane, and the installation of a new pedestrian/cyclist-controlled signal at Hemlock Street and 11th Avenue. Conditions included in Appendix B require the proposal to meet the requirements of the Parking By-law at the development permit stage.

6. Environmental Sustainability and Natural Assets

Green Buildings – The *Green Buildings Policy* for Rezoning requires that rezoning applications satisfy the green and resilient building conditions stated within the Policy. The applicant has submitted preliminary modelling analysis detailing design and construction strategies to meet anticipated energy and emissions and embodied carbon targets in the Vancouver Building By-law, a summary of the resilient building measures considered for the application, and a commitment to 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 two existing on-site by-law trees, six City trees, and six neighbouring trees on the adjoining site. Four neighbouring trees were identified for retention, the protection of these trees during construction is required. New street trees will be required where space permits. See Appendix B for landscape and tree conditions.

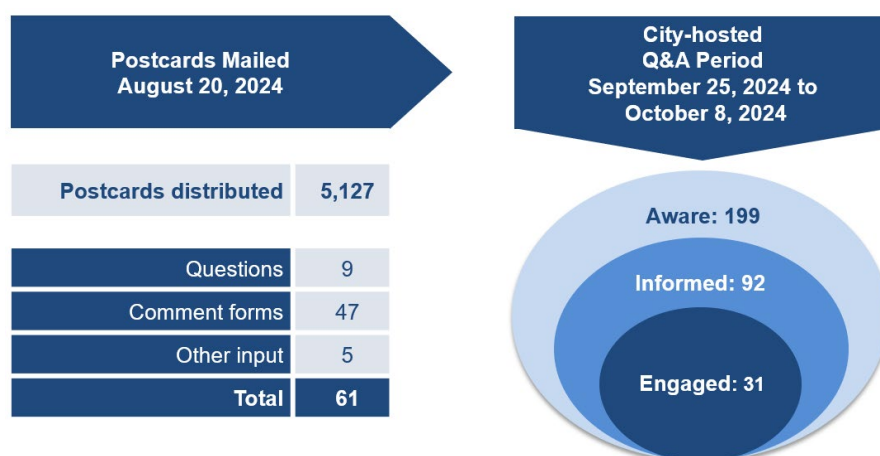
7. Public Input

Public Notification – A rezoning information sign was installed on the site on August 20, 2024. Approximately 1,516 notification postcards were distributed within the neighbouring area on or about September 25, 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 September 25 to October 8, 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 61 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 were for the addition of density in this location, proximity to transit including the future Broadway Subway, the addition of affordable and below-market rental housing units, and general support for the alignment of the proposal with the City's goals and priorities.

Concerns were raised about the development not being affordable to most residents, negative impacts to community character and neighbourhood fit, the increase in the tower per block limits, the displacement of existing tenants/ residents (particularly those in affordable units), and the anticipated negative impacts of new development on traffic, parking, congestion and safety.

Response to Comments – The proposed height, scale, uses and proportion of below-market units are consistent with the FSOB sub-area of the Plan. Further, the proposal aligns with policy to deliver much-needed rental and below-market rental for the area and complies with the *Tenant Relocation and Protection Policy* (TRPP). Traffic upgrades will be provided through

intersection improvements at Hemlock Street and West 11th Avenue through the installation of a new pedestrian/cyclist actuated signal and street lighting upgrades.

8. Public Benefits

Community Amenity Contribution (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 20% of the residential floor area at below-market rents, and have determined that no CAC is expected.

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

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

Based on rates in effect as of September 30, 2024 and the proposed 11,285.8 sq. m (121,479 sq. ft.) of residential the value of the DCL waiver for the residential floor area is estimated to be \$2,869,334. The value of the Utilities DCL for the proposed residential floor area is estimated to be \$1,797,889. Compliance with DCL waiver requirements will continue to be assessed through the development permit stage up to occupancy permit issuance, at which point the applicant will be required to submit a rent roll that sets out the initial monthly rents for each unit.

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

Public Art Program – The *Public Art Policy for Rezoned Developments* requires rezonings having a floor area of 9,290.0 sq. m (100,000 sq. ft.) or greater to contribute public art or provide 80% cash in lieu as a condition of rezoning. Public art budgets are based on a formula (2016) of \$21.31 per sq. m (\$1.98 per sq. ft.) for areas contributing to the total FSR calculation. With an estimated 11,285.8 sq. m (121,479 sq. ft.) of assessable floor area, this project will contribute a public art budget of approximately \$240,500.

This project sits in the area of the *Broadway Plan*, which includes a key direction to “Focus public art investment in public spaces, including plazas, parks, and as a component of complete streets, to centre art in daily life.” The City is seeking to identify opportunities to deploy shared resources to advance this direction and policies enumerated in section 17.6 of the *Broadway Plan*. Please contact Public Art Staff at publicart@vancouver.ca to discuss the options.

Financial Implications

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

CONCLUSION

The proposed land use, height, and density are consistent with the intent of the Plan. If approved, this application would contribute 178 rental residential units to the City's rental housing stock, with 20% of the residential floor area secured at below-market rents.

The General Manager of Planning, Urban Design and Sustainability recommends that the application be referred to Public Hearing together with a draft CD-1 By-law as generally shown in Appendix A and 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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1364 West 11th Avenue
PROPOSED CD-1 BY-LAW PROVISIONS

Note: A by-law to rezone an area to CD-1 will be prepared generally in accordance with the provisions listed below, subject to change and refinement prior to posting.

Zoning District Plan Amendment

1. This by-law amends the Zoning District Plan attached as Schedule D to By-law No. 3575, and amends or substitutes the boundaries and districts shown on it, according to the amendments, substitutions, explanatory legends, notations, and references shown on the plan attached as Schedule A to this by-law, and incorporates Schedule A into Schedule D of By-law No. 3575.

[Note: Schedule A, not attached to this appendix, is a map that amends the City of Vancouver zoning map. Should the rezoning application be referred to Public Hearing, Schedule A will be included with the draft by-law that is prepared for posting.]

Designation of CD-1 District

2. The area shown within the heavy black outline on Schedule A is hereby designated CD-1 ().

Definitions

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

Uses

4. Subject to approval of the form of development, to all conditions, guidelines and policies adopted by Council, and to the conditions set out in this by-law or in a development permit, the only uses permitted within this CD-1 and the only uses for which the Director of Planning or Development Permit Board will issue development permits are:
 - (a) Dwelling Uses, limited to Multiple Dwelling, and
 - (b) 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.

Floor Area and Density

- 6.1 Computation of floor area must assume that the site area is 1,741.5 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 6.5.
- 6.3 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.
- 6.4 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.
- 6.5 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.
- 6.6 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 59.3 m.
- 7.2 Despite section 7.1 of this by-law and the building height regulations in section 10 of the Zoning and Development By-law, if the Director of Planning permits common rooftop amenity space or mechanical appurtenances including elevator overrun and rooftop access structures, the height of the portions of the building with the permitted common rooftop amenity space or mechanical appurtenances must not exceed 63.0 m.

Access to Natural Light

- 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.

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**1364 West 11th Avenue
CONDITIONS OF APPROVAL**

Note: If the application is referred to a Public Hearing, these Conditions of Approval will be referenced in the Summary and Recommendations included in the hearing agenda package. Any changes to the conditions approved by Council or Development Permit Board 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 W.T. Leung Architects Inc., received December 21, 2023, with supplemental drawings on June 28, 2024.

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

Urban Design

- 1.1 Design development to improve the public realm interface with West 11th Avenue and the lane.

Note to applicant: Refer to the *Broadway Plan*, Built Form and Site Design Section 11.1.43 – 47, 55-58. This may be achieved by:

- (a) enhancing the ground-floor relationship with the sidewalk on West 11th Avenue by stepping the ground floor and reducing the exposure of planters and retaining walls;
- (b) integrating the standalone parkade exit stair at the lane into the building; and
- (c) mitigating the visual and noise impacts of the open parkade access ramp and loading.

Note to applicant: Open parkade access ramp and loading should be avoided whenever possible. Appropriate landscaping and architectural treatments should be provided to mitigate the negative impacts on nearby units and the open space in the rear yard.

- 1.2 Design development to provide more functional and appropriately sized outdoor amenity spaces on the tower rooftop.

Note to applicant: Refer to the *Broadway Plan*, Built Form and Site Design – Principle and Section 11.1.22 – 25, and the *High-Density Housing for Families with Children Guidelines*. The objective is to provide appropriate open space to meet the diverse needs of on-site children and adults. Staff recommend providing a minimum of 2.0 sq. m (22 sq. ft.) per unit of outdoor amenity space, including areas at grade and rooftops.

- 1.3 Design development to ensure all unit types have adequate sizes and functional layouts to meet the needs of served residents.

Note to applicant: Refer to the *High-Density Housing for Families with Children Guidelines* and Zoning and Development By-law. The minimum dwelling unit net area is 29.7 sq. m (320 sq. ft.). The livability of the units will be further evaluated during the development permit stage, which may result in changes in unit mix and count at the discretion of the Director of Planning.

Landscape

- 1.4 Provision of revised and coordinated Arborist documents with respect to the following:

Note to applicant:

- (a) Revise and coordinate all arborist documents to be consistent with the most current site plans and landscape plans. Ensure parkade layouts are coordinated.
- (b) Clarify excavation encroachment into the Critical Root Zones of retained trees 508, 509, 510, and 511. The excavation impact on these trees is to be assessed.
- (c) Mitigation measures to be provided as required, to ensure undisturbed critical root zones of these trees.
- (d) Confirmation regarding parkade notch near trees 509-511 should be provided. If this notch has been proposed to retain these trees, it should be clearly noted within the Arborist Report documents.

- 1.5 Design development to resolve conflict with neighbour-owned trees, including the following:

- (a) Work with project arborist to determine acceptable limits of excavation near trees 508, 509, 510, and 511, and any mitigation measures to ensure undisturbed critical root zones of these trees.
- (b) Provision of coordinated application documents confirming a feasible design as per above condition, including revised arborist report and signed letter of assurance, revised landscape- and architectural drawings including details and sections, as required, outlining recommended mitigation measures as per arborist's recommendation.

Standard conditions required at time of development permit:

- 1.6 Provision of revised and coordinated landscape documents with respect to tree retention items;

- (a) Illustrate and show all existing trees as per arborist documents, note or show if they are retained or removed, and show trees labelled as per arborist documents.
- (b) Illustrate, and dimension tree protection barriers, including any phased protection barriers.
- (c) Note all areas requiring arborist supervision, and any critical arborist notes relating to retention of existing trees.

- 1.7 Provision of a detailed Landscape Plan illustrating soft and hard landscaping for the complete site, including rooftops (where applicable).

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

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

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

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

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

Housing

- 1.10 The proposed unit mix, including 51 studio units (28.7 %), 64 one-bedroom units (36%), 45 two-bedroom units (25.3 %), 18 three-bedroom units (10.1 %), is to be included in the development permit drawings.

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

- 1.11 The development should be designed in accordance with the *High-Density Housing for Families with Children Guidelines*, including the provision of:
- (a) an outdoor amenity area to include areas suitable for a range of children's play activities and urban agriculture appropriate in size for the scale of the project and situated to maximize sunlight access (S. 3.3.2, 3.4.3);
 - (b) a minimum of 2.3 sq. m (24.7 sq. ft.) of bulk storage for each dwelling unit (S. 4.4.2);
 - (c) a multi-purpose indoor amenity space appropriate in size for the scale of the project, with a wheelchair accessible washroom and kitchenette. Consider positioning this adjacent to the children's play area to enable parental supervision from the amenity room (S. 3.7.3); and
 - (d) a balcony for each unit with 1.8 m by 2.7 m minimum dimensions (S. 4.3.2).
- 1.12 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

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

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

Engineering

- 1.14 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>

- 1.15 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>

- 1.16 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.
- 1.17 Provision of a lighting simulation to support all offsite lighting upgrades to City standards and IESNA recommendations.
- 1.18 Submission of a letter prior to development permit issuance confirming acknowledgement that this application falls within the area with potential impacts due to the Broadway Subway Project construction and that you have contacted the Rapid Transit Office for more detailed information.

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

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

- 1.19 Provision of garbage and recycling storage amenity design to the satisfaction of the General Manager of Engineering Services.

Note to applicant: Amenities designed below grade require written confirmation from a waste hauler that access and pick up from the location can be made without reliance of

the lane for extended bin storage. If this cannot be confirmed, then an on-site garbage bin staging area is to be provided adjacent the lane.

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

- 1.20 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 6cm caliper, and installed with approved root barriers, tree guards and appropriate soil volumes. Installation of Engineered Soil may be required to obtain appropriate soil volumes based on site conditions. Root barriers shall be of rigid construction, 8 feet long and 18 inches deep, centre on each street tree adjacent to the sidewalk and any off-street bike facility. Planting depth of root ball must be below sidewalk grade. Contact Park Board at pbdevelopment.trees@vancouver.ca for inspection after tree planting completion."
- (iii) "The required Green Infrastructure improvements on 1364 West 11th Avenue will be as per City-issued design."

Note to applicant: Callouts must be included along with the note. An Engineering Project Coordinator will engage the Developer to facilitate the delivery of any City design after development permit issuance.

For further information, contact Green Infrastructure Implementation Branch, ESRGGIIDL@vancouver.ca.

(b) existing locations of:

- (i) street furniture; and

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

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

- (ii) poles and guy wires.

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

- (c) deletion of:

- (i) Portions of the proposed bike rack that are shown encroaching over City property.

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

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

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

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

- (a) clear unloading area, minimum 1.8 m (5.9 ft.) wide, with suitable access to facilitate goods loading /unloading.

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.

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

- (a) Class B spaces fully on private property.

Note to applicant: Landscape plan L0.2 shows Class B spaces, encroaching into City right-of-way.

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

- (a) minimum one Class A space to be accommodated at-grade, accessed from the lane.

1.25 Update the architectural plans to provide:

- (a) all types of parking, loading, bicycle, end-of-trip facilities and passenger loading spaces individually numbered, and labelled on the drawings;
- (b) dimensions of columns and column encroachments into parking spaces;
- (c) section drawings showing elevations and minimum vertical clearances for parking levels, loading bays, ramps, and to the underside of raised security gates considering mechanical projections and built obstructions; and
- (d) design elevations at all breakpoints on both sides of ramps, drive aisles, loading and passenger loading spaces, accessible spaces, and entrances.

1.26 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.

1.27 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 RZ and DP applications for developments with 1 or more levels of below-ground structure (but excluding lower density residential buildings with 8 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 the Developer's Engineer is to submit a sewer abandonment plan that details the:

- (a) abandonment or removal of all existing storm, sanitary, and combined connections to the development site; and
- (b) 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 the Developer's Engineer to submit sewer design brief, calculations and/or model, and design drawings to the City Engineer prior to building permit issuance.

Note to applicant: All submittals, including Issued for Construction (IFC) drawings, are required to be reviewed and accepted by the City.

- 1.30 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.

- 1.31 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>

- 1.32 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(s) shall on terms and conditions satisfactory to the Director of Legal Services, the General Manager of Planning, Urban Design and Sustainability, the General Manager of Engineering Services and the General Manager of Arts, Culture and Community Services (or successors in function), 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 and the Director of Legal Services for consolidation of Lots 3, 4 and 5, Block 392, District Lot 526, Plan 1276 to create a single parcel.

- 2.2 Provision of a Natural Watercourse Covenant.

Note to applicant: Records indicate the potential presence of natural watercourse (a historic stream). A legal agreement is required to ensure that should the watercourse be discovered or impact the site during development and beyond, that its flow will not be obstructed.

- 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 rezoning 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 all to the satisfaction of the General Manager of Engineering Services. No development permit for the Rezoning 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 (a) and 2.4 (b), 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 H.Y. Engineering Ltd. dated October 11, 2023, no water main upgrades are required to service the development.

The main servicing the proposed development is 200 mm on West 11th Avenue. Should the development require water service connections larger than 200 mm, the developer shall upsize the existing main to the satisfaction of the General Manager of Engineering Services. The developer is responsible for 100% of the cost of the upgrading. The maximum water service connection size is 300 mm.

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

As per *the City of Vancouver Building By-law*, the principal entrance must be within 90 m (269 ft.) 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, and to maintain acceptable sewer flow conditions, implementation of development(s) at 1364 West 11th Avenue require an off-site servicing upgrade, entailing:
 - (i) separate 81.1 m (266 ft.) of existing 375 mm COMB main to 450 mm STM and 300 mm SAN in West 11th Avenue from MH420400 fronting 1346 West 11th Avenue to MH419383 fronting 1396 West 11th Avenue. SAN is to be extended from existing cap located west of MH419383; and
 - (ii) separate 80.4 m (264 ft.) of existing 300 mm COMB main to 450 mm STM and 300 mm SAN in West 11th Avenue from MH396733 at Birch Street to MH420400 fronting 1346 West 11th Avenue.

Note to applicant: These works constitute excess and/or extended services and will be subject to a latecomer agreement, to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services.

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. Developer to 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 300 mm SAN and 450 mm STM sewers on West 11th Avenue.

- (c) Provision of street improvements with appropriate transitions, along West 11th Avenue. adjacent to the site, including:
 - (i) 2.1 m (7 ft.) wide broom finish saw-cut concrete sidewalk; and
 - (ii) minimum 2.0 m (7 ft.) wide front boulevard.

Note to applicant: Final design of these street improvements should follow the Broadway Public Realm Plan. 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's design guidelines and construction standards.

These boulevard and sidewalk improvements will require the removal of existing street trees (identified as 501, 502, 503, 505, and 506 in the arborist report). Contact the City's Urban Forestry group to coordinate the removal of these trees.

- (d) Provision of street improvements with appropriate transitions, along the lane, including:
 - (i) 50 mm mill and pave full width of the lane along the site's frontage; and
Note to applicant: Lane reconstruction to meet City "Higher-Zoned Lane" standards.
 - (ii) speed humps in the lane south of West 11th Avenue. between Hemlock Street and Birch Street.

Note to applicant: Refer to the City design guidelines and construction standards.

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

- (e) Provision of intersection improvements of Hemlock Street and West 11th Avenue, including:
 - (i) design and installation of a new pedestrian/cyclist actuated signal;
 - (ii) curbs ramps;
 - (iii) entire intersection street lighting upgrade to current City standards and IESNA recommendations; and
 - (iv) new electrical service cabinet/kiosk new traffic signal.

Note to applicant: The kiosk shall be fed by BC Hydro underground grid. As such, a right-of-way (ROW) space shall be provided on-site to accommodate BC Hydro pad mounted transformer.

Note to applicant: These works constitute excess and/or extended services and will be subject to a latecomer agreement, to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services.

- (f) Provision green infrastructure improvements to the satisfaction of the General Manager of Engineering Services, including:

- (i) Installation of a rainwater tree trench (RTT) for full length of frontage on West 11th Avenue, to treat and retain 90% of average annual rainfall from the right-of-way (RoW) to the greatest extent practical.

Note to applicant: These improvements generally include placement of street trees, structural soil or soil cell and perforated pipe sub drain connected to the sewer system. Selected tree species to be coordinated with Urban Forestry, Streets and Transportation.

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

<https://vancouver.ca/home-property-development/green-rainwater-infrastructure-design-resources.aspx>

- (g) Provision of upgraded street lighting (roadway and sidewalk) and existing lane lighting to current City standards and IESNA recommendations.
- (h) Provision of new or replacement duct bank 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.

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

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

Note to applicant: 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.

Note to applicant: Final spacing, quantity and location to the satisfaction of the General Manager of Engineering Services. Tree species to the approval of the

City Arborist. Street tree planting to include appropriate soil volumes and approved root barriers of rigid construction, 8' long and 18" deep, centre on each street tree adjacent to the sidewalk and any off-street bike facility. Installation of Engineered Soil under new sidewalks may be required to obtain appropriate soil volumes based on site conditions.

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

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

- 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 off-site servicing upgrade as per condition 2.3 (b).

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

- (b) Intersection upgrades including design and installation of a new pedestrian/cyclist actuated signal; curbs ramps; entire intersection street lighting upgrade; and new electrical service cabinet/kiosk per condition 2.3 (e).

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 in order 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 class A for profit affordable rental housing, excluding Seniors Supportive or Assisted Housing, and including at least 20% of the residential floor area that is counted in the calculation of the dwelling unit area per the CD-1 By-law to be secured as below-market rental dwelling housing units, and the remaining units to be secured as market rental units, subject to the conditions set out below for such units and in accordance with the requirements set out in the *Broadway Plan* Policy, for a term equal to the longer of 60 years and the life of the building and such other terms and conditions as the General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services may require. The

agreement or agreements will include but not be limited to the following terms and conditions:

- (a) a no separate sales covenant;
- (b) a no stratification covenant;
- (c) a provision that none of the units will be rented for less than 90 consecutive days at a time;
- (d) that the average initial starting monthly rents by unit type for the below-market rental housing dwelling units in the project will be at least 20% below the average market rent for private rental apartment units city-wide as published by the most recent Canada Mortgage and Housing Corporation in the Rental Market Survey Data Tables for Vancouver at the time when the Occupancy Permit is issued;
- (e) that a rent roll indicating the agreed maximum average initial monthly rents for the below-market rental housing dwelling units will be required prior issuance of an Occupancy Permit, to the satisfaction of the General Manager of Planning, Urban Design or Sustainability (or successor in function) and the Director of Legal Services;
- (f) following initial occupancy, on a change in tenancy for a below-market rental housing dwelling unit, the starting rent for such new tenancy will be at least 20% below the rent for private rental apartment units city-wide as published by the Canada Mortgage and Housing Corporation in the most recent Rental Market Survey Data Tables for Vancouver for that unit type at the time of the change in tenancy;
- (g) that the applicant will verify eligibility of new tenants for the below-market rental housing dwelling units, based on the following:
 - (i) for new tenants, annual household income cannot exceed (4) four times the annual rent for the unit (i.e. at least 25% of household income is spent on rent); and
 - (ii) there should be at least one occupant per bedroom in the unit.
- (h) that the applicant will verify the ongoing eligibility of existing tenants in below-market rental housing dwelling units every five (5) years after initial occupancy:
 - (i) for such tenants, annual household income cannot exceed 5 times the annual rent for the unit (i.e. at least 20% of income is spent on rent); and
 - (ii) there should be at least one occupant per bedroom in the unit.

- (i) On an annual basis, or at the request of the City, the applicant will report to the City of Vancouver on the operation of the below-market rental housing dwelling units which will ensure that the City can confirm that the units are being operated as agreed, and will include a rent roll for the below-market rental housing dwelling units, and a summary of the results of eligibility testing for these units; and
- (j) Such other terms and conditions as the General Manager of Planning, Urban Design or Sustainability (or successor in function) and the Director of Legal Services may require in their sole discretion.

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

2.6 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 *Broadway Plan* and the *Tenant Relocation and Protection Policy* that is effective at the time of submission of the development permit application.
- (b) Provide a notarized declaration prior to issuance of the development permit that demonstrates that each tenant has been given written notice of the intent to redevelop the property; that indicates the number of units occupied on the date of the notice; and includes copies of a letter addressed to each eligible tenant summarizing the Tenant Relocation Plan offer and signed as received by each eligible tenant.
- (c) Provide an Interim Tenant Relocation Report to the satisfaction of the General Manager of Planning, Urban Design and Sustainability prior to issuance of the Demolition Permit. The Report must include, but may not be limited to, the names of tenants; whether each tenant has indicated interest in the Right of First Refusal to return to the new building; each tenant's choice of either the financial compensation or temporary rent top-up option; the names of any tenants who have ended their tenancy; the reason for its end (e.g. tenant decision or mutual agreement to end tenancy); the outcomes of their search for alternate accommodation (if assistance was requested by the tenant), and their temporary rent top up amount for the first year of tenancy in the alternative unit (if applicable) and total compensation amount(s); the names of tenants still remaining in the building; the status of the applicant's search for relocation options (if assistance was requested by the tenant) and/or additional assistance rendered, as required through their Tenant Relocation Plan. A copy of the

Temporary Rent Top-Up Calculation Form for each tenant that chooses the Temporary Rent Top up option must also be provided with the Interim Tenant Relocation Report.

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

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

Public Art

- 2.7 Execute an agreement satisfactory to the Director of Legal Services and the Director of 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 Director of Arts, Culture and Community Services.

Note to applicant: Consult with the Head of Public Art regarding opportunities for investment in public spaces as per the Broadway Plan. Please contact Public Art Staff at publicart@vancouver.ca to discuss your application.

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.

Environmental Contamination

- 2.8 If applicable:
 - (a) Submit a site disclosure statement to Environmental Services;
 - (b) As required by the Manager of Environmental Services and the Director of Legal Services, in their discretion, do all things and/or enter into such agreements deemed necessary to fulfill the requirements of Section 571(B) of the Vancouver Charter; and
 - (c) If required by the Manager of Environmental Services and the Director of Legal Services, in their discretion, enter into a remediation agreement for the remediation of the site and any contaminants which have migrated from the site

on terms and conditions satisfactory to the Manager of Environmental Services, the General Manager of Engineering Services and Director of Legal Services, including a Section 219 Covenant that there will be no occupancy of any buildings or improvements constructed on the site pursuant to this rezoning until separate Certificates of Compliance, satisfactory to the City, for the on-site and off-site contamination, issued by the BC Ministry of Environment and Climate Change Strategy, have been provided to the City.

Agreements

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

The preceding agreements are to be registered in the appropriate Land Title Office, with priority over such other liens, charges and encumbrances affecting the subject 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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1364 West 11th Avenue
SUMMARY OF TENANT RELOCATION PLAN TERMS

Tenant Relocation and Protection Requirements	Tenant Relocation Plan Offer
Financial Compensation	<p>The choice of either:</p> <ul style="list-style-type: none"> • Compensation in the form of free rent, a lump sum payment, or a combination of both, will be available for each unit eligible for Tenant Relocation Plan according to the following schedule: <ul style="list-style-type: none"> ○ 4 months' rent for tenancies up to 5 years; ○ 5 months' rent for tenancies over 5 years and up to 10 years; ○ 6 months' rent for tenancies over 10 years and up to 20 years; ○ 12 months' rent for tenancies over 20 years and up to 30 years; ○ 18 months' rent for tenancies over 30 years and up to 40 years; and ○ 24 months' rent for tenancies over 40 years. <p>Or:</p> <ul style="list-style-type: none"> • For tenants that wish exercise their Right of First Refusal to return to the new building, a temporary rent top-up to mitigate rent increases while waiting to return to the new building.
Notice to End Tenancies	<ul style="list-style-type: none"> • Landlord to provide regular project updates to tenants throughout the development approvals process. • A minimum of four months' notice to end tenancy after all permits are issued is required (e.g. all development, building, and demolition permits in place).
Moving Expenses (flat rate or arrangement of an insured moving company)	<ul style="list-style-type: none"> • A flat rate of \$750 or \$1000 will be provided to all eligible tenants depending on the type of unit.
Assistance in Finding Alternate Accommodation (3 options)	<ul style="list-style-type: none"> • Staff will distribute tenant needs assessment surveys. These surveys will be used in relocation efforts and to identify tenants' needs and preferences. • Applicant has committed to monitor rental market and provide tenants requesting assistance with three options in Vancouver that best meet the tenants' identified priorities.
Additional Support for Low Income Tenants or Tenants Facing Other Barriers to Appropriate Housing	<ul style="list-style-type: none"> • For low income tenants and tenants facing other barriers to housing, as defined in the <i>TRP Policy</i>, the applicant has committed to assisting in securing a permanent, suitable affordable housing option.
First Right of Refusal	<ul style="list-style-type: none"> • The applicant has committed to offering all eligible tenants the Right of First Refusal to return to the new building at either a 20% discount to city-wide average market rents by unit type for the City of Vancouver, as published annually, or at the tenant's current rent, whichever is less

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1364 West 11th Avenue
PUBLIC CONSULTATION SUMMARY

1. List of Engagement Events, Notification, and Responses

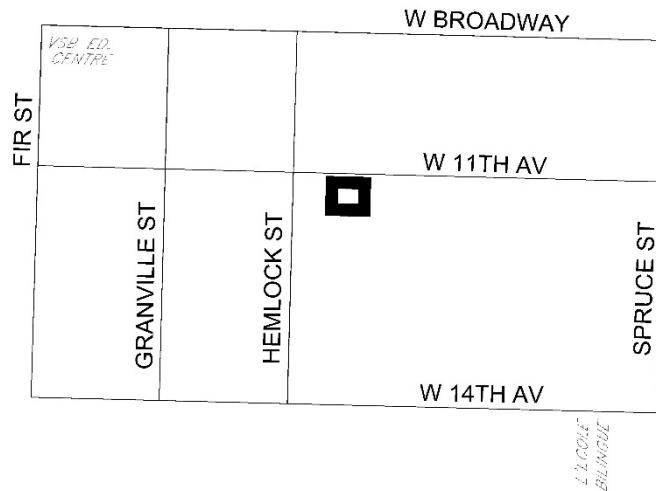
	Date	Results
Event		
Question and Answer Period (City-led)	September 25, 2024 – October 8, 2024	199 participants (aware)* <ul style="list-style-type: none"> 92 informed 31 engaged
Public Notification		
Postcard distribution – Notice of rezoning application and Question and Answer Period	September 25, 2024	5,127 notices mailed
Public Responses		
Online questions	September 25, 2024 – October 8, 2024	9 submittals
Online comment forms <ul style="list-style-type: none"> Shape Your City platform 	July 2024 – December 2025	47 submittals
Overall position <ul style="list-style-type: none"> support opposed mixed 	July 2024 – December 2025	46 submittals <ul style="list-style-type: none"> 15 responses 27 responses 4 responses
Other input	July 2024 – December 2025	5 submittals
Online Engagement – Shape Your City Vancouver		
Total participants during online engagement period	July 2024 – December 2025	789 participants (aware)* <ul style="list-style-type: none"> 354 informed 50 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:

- **Density and Location:** the proposed development and additional density is supported in this location. With specific support due to its proximity to transit routes and the SkyTrain.
- **Housing:** The development adds much-needed affordable housing and below-market rental units.
- **Development and Rezoning:** Rezoning and development is generally supported and aligns with the City's goals and priorities.

Generally, comments of concern fell within the following areas:

- **Housing affordability:** There are concerns that the development will not be affordable for most residents.

- **Neighbourhood:** The proposed development will negatively impact the neighbourhood, disrupt the community, and destroy the character of the area.
- **Policy:** There are concerns that the development is not policy-compliant, with specific concern that this development would exceed the number of towers allowable per block.
- **Displacement:** The development will displace existing tenants and residents, particularly those in affordable housing.
- **Traffic and parking:** The project is anticipated to have negative impacts on traffic and parking, causing congestion and safety issues.

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:

- The proposed development adds much need housing.
- The development will positively impact and revitalise the neighbourhood.
- The development aligns with *Broadway Plan*.

General comments of concern:

- The proposed building is too tall and does not fit neighbourhood scale.
- The development will block access to sunlight, shadowing neighbours and park spaces.
- This development proposed too much density, and there is a lack of existing amenities and infrastructure to accommodate the additional density.
- The proposed development will remove existing affordable housing stock.
- The proposed building does not fit or maintain existing character of neighbourhood.
- There are concerns regarding noise pollution, specifically related to construction.
- The *Broadway Plan* is not supported.

Neutral comments/suggestions/recommendations:

- A lower or mid-rise building would be preferred to what has been proposed, with a focus on providing "missing middle" housing options.
- Additional building height would be supported.
- This application should not have to go through the Rezoning Process or Public Hearing.

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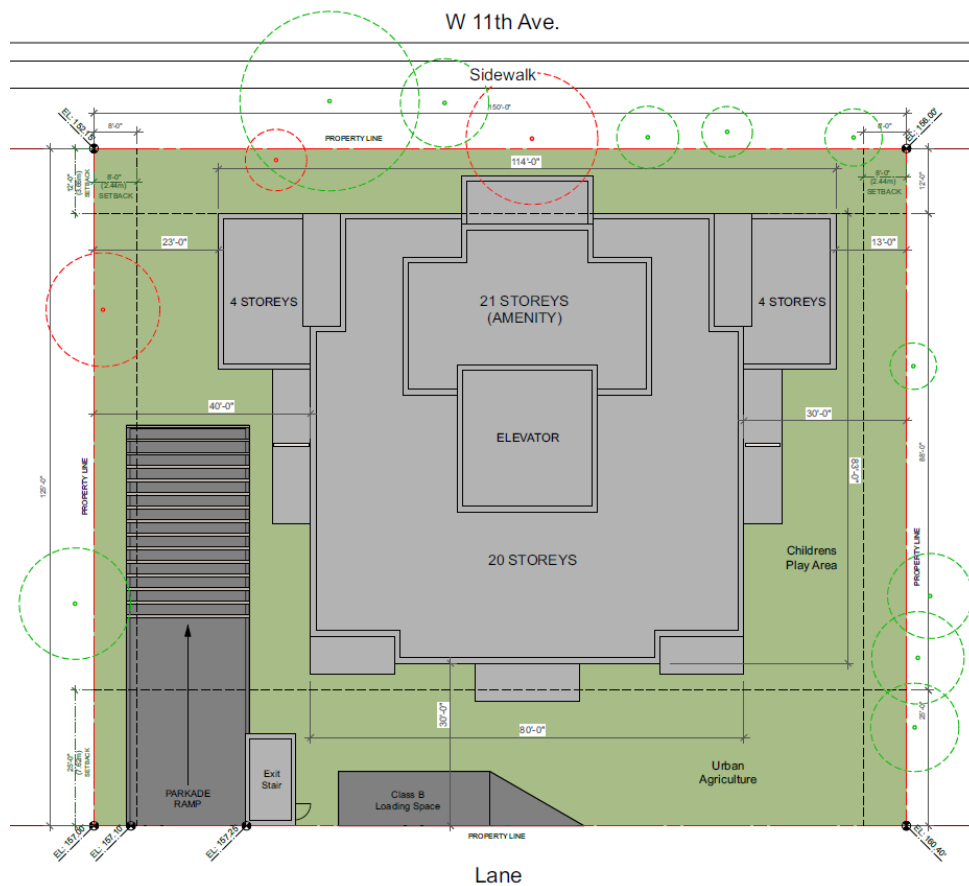
1364 West 11th Avenue
FORM OF DEVELOPMENT DRAWINGS

Axonometric Perspective (North West)

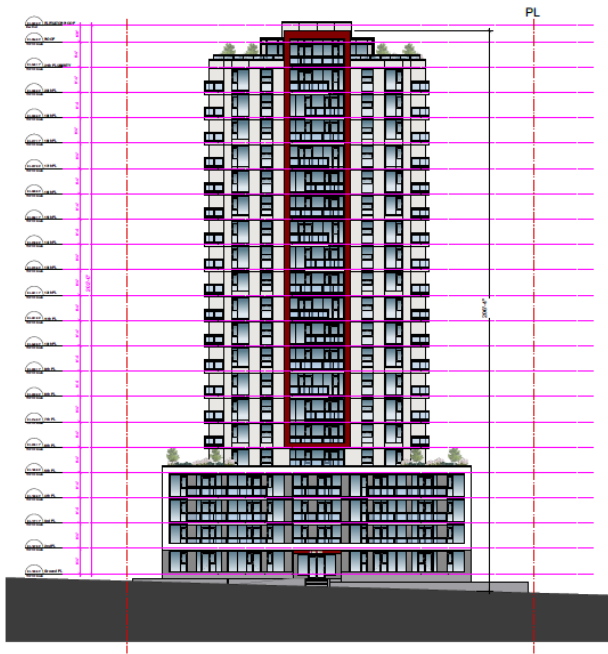


Site Plan

W 11th Ave.



Elevation (North and West)

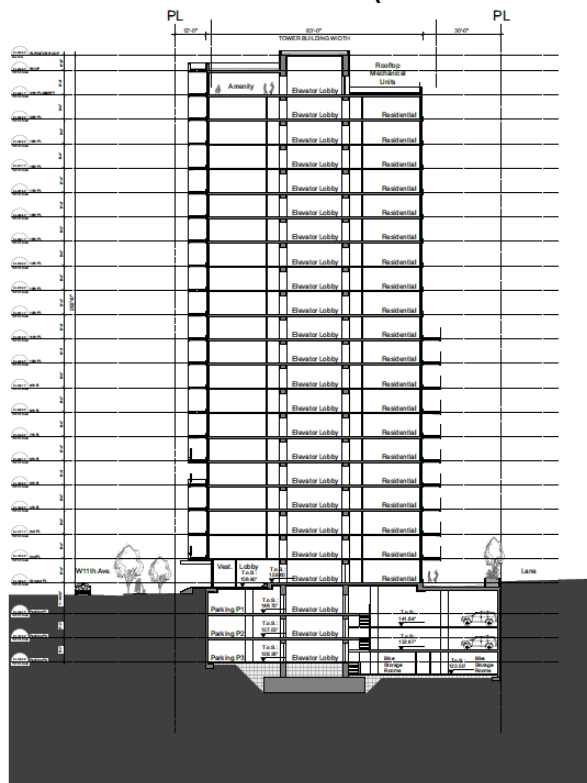


1 North Elevation
Scale: 1/16" = 1'-0"

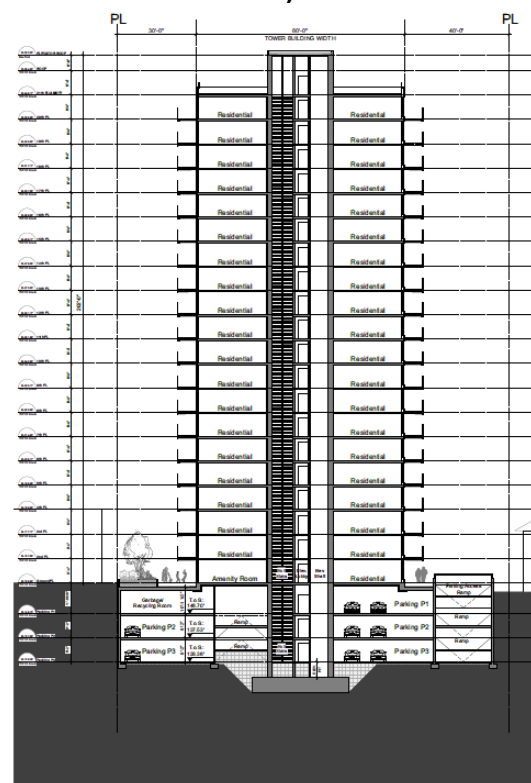


2 West Elevation
Scale: 1/16" = 1'-0"

Sections (AA – North South and BB – East West)

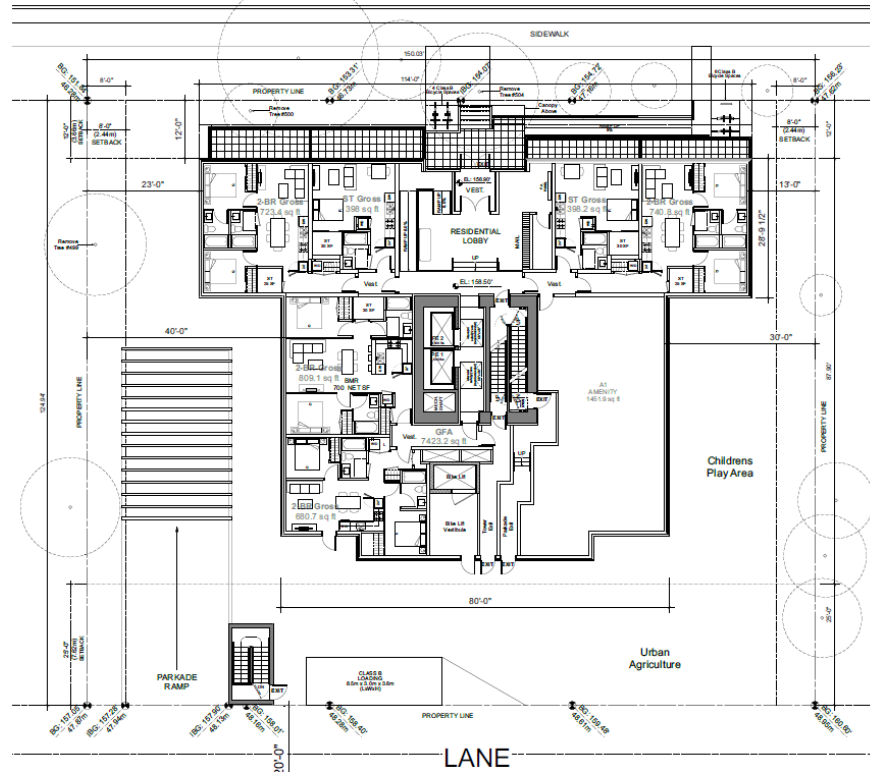


1 Section A-A
Scale: 1/16" = 1'-0"

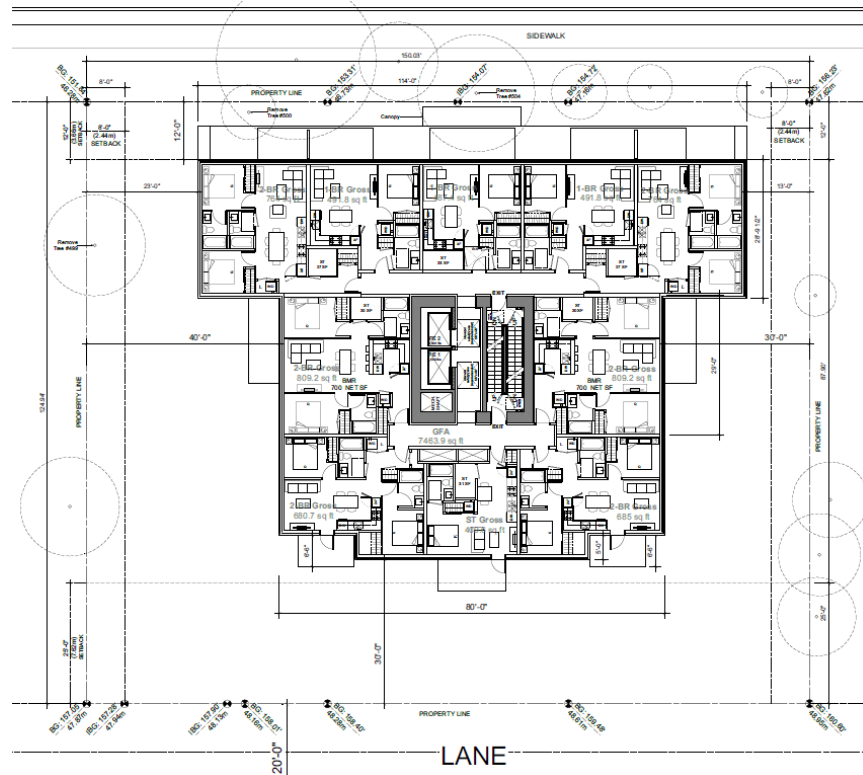


2 Section B-B
Scale: 1/16" = 1'-0"

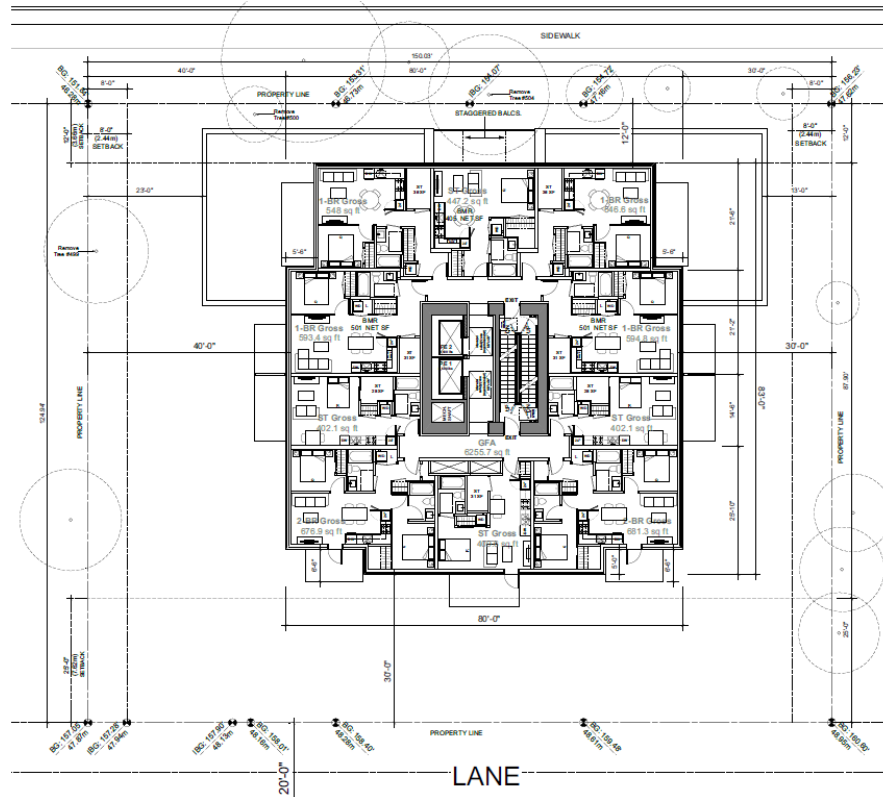
Floor Plan – Level 1



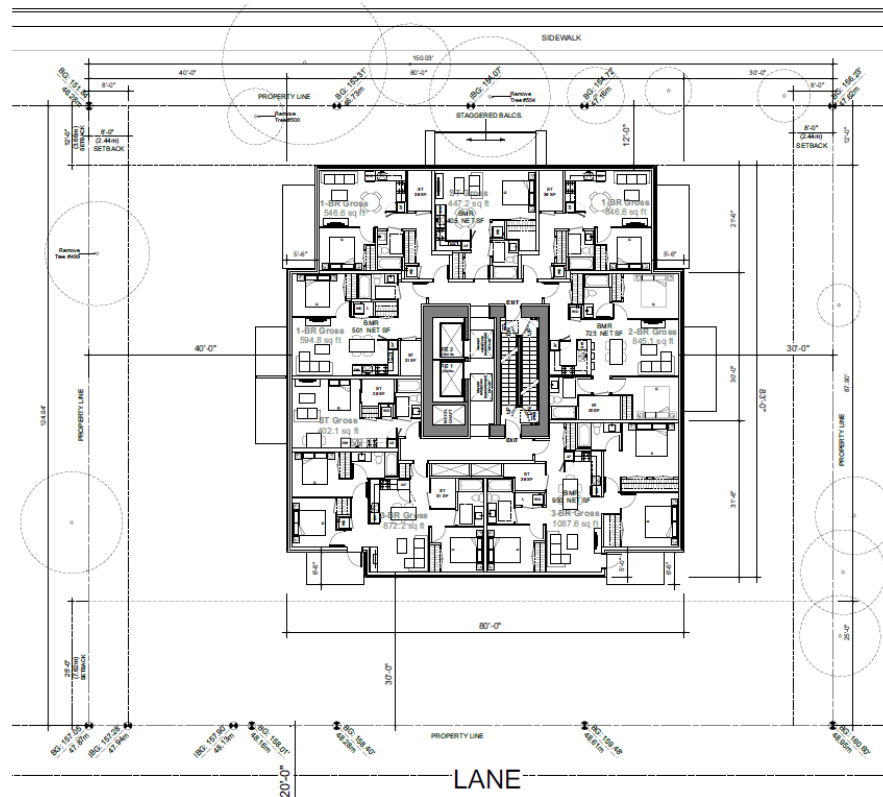
Floor Plan - Levels 2 – 4



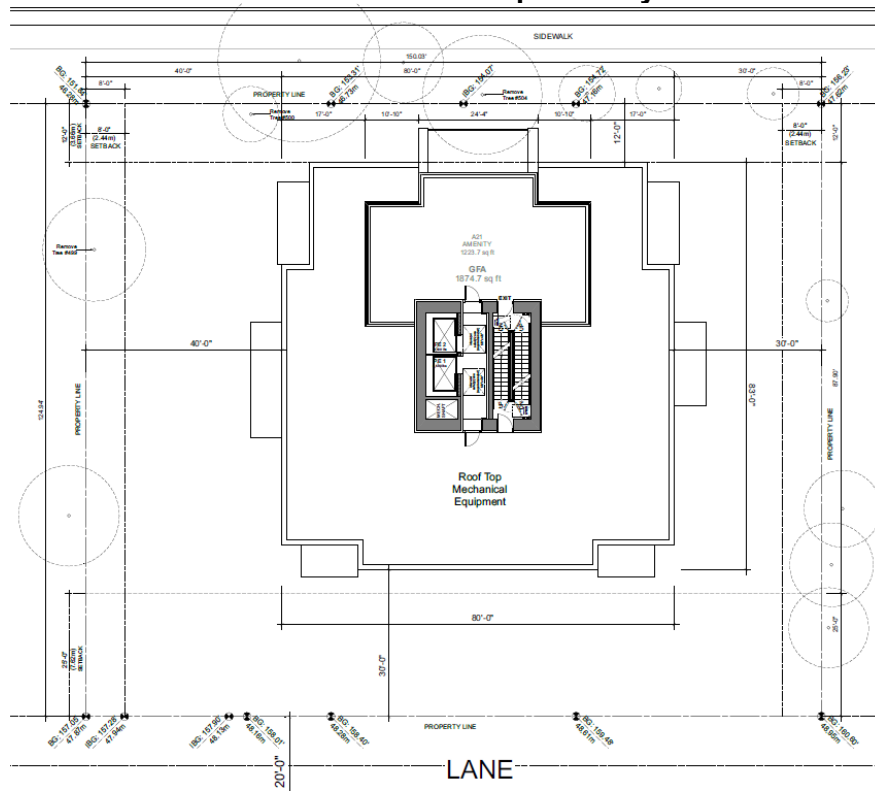
Floor Plan - Levels 5 – 11



Floor Plan - Levels 12 – 20



Floor Plan - Roof Top Amenity



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**1364 West 11th Avenue
PUBLIC BENEFITS SUMMARY**

Project Summary:

A 20-storey residential building with 178 rental housing units, of which 20% of the residential floor area are at below-market rents.

Public Benefit Summary:

A total of 178 rental housing units, of which 20% of the residential floor area is at below-market rates, secured with a Housing Agreement for the greater of 60 years and the life of the building.

	Current Zoning	Proposed Zoning
Zoning District	RM-3	CD-1
Floor Space Ratio (site area = 1,741.5 sq. m (18,745 sq. ft.))	1.0	6.50
Floor Area	1,741.5 sq. m (18,745 sq. ft.)	11,285.8 sq. m (121,479 sq. ft.)
Land Use	Residential	Residential

Summary of Development Contributions Expected under Proposed Zoning

City-Wide DCL ^{1,2}	\$ 0
City-Wide Utilities DCL ¹	\$ 1,797,889
Public Art ³	\$240,500
Total	2,038,389

Other benefits (non-quantified): 178 secured 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 details.

² 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. The value of the anticipated City-wide DCL waiver is estimated at \$2,869,334. The application is therefore subject to the maximum average starting rents by unit type applicable to "class A for-profit affordable rental housing" as per the By-law. These requirements will be secured by a Housing Agreement, and compliance will be assessed through the development permit stage to occupancy permit issuance.

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

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1364 West 11th Avenue
APPLICANT, PROPERTY, AND DEVELOPMENT PROPOSAL INFORMATION

PROPERTY INFORMATION

Street Address	Parcel Identifier (PID)	Legal Description
1364 West 11th Avenue	013-256-769	Lot 3 of Block 392 District 526 Plan 1276
	013-256-777	Lot 4 of Block 392 District 526 Plan 1276
	013-256-793	Lot 5 of Block 392 District 526 Plan 1276

APPLICANT INFORMATION

Applicant	CCI Trading Group Inc.
Architect	W.T. Leung Architects Inc.
Property Owner	Wimming Canada Holdings Ltd.

DEVELOPMENT STATISTICS

	Permitted Under Existing Zoning	Proposed
Zoning	RM-3	CD-1
Uses	Residential	Residential
Maximum FSR	1.0	6.5
Floor Area	1,741.5 sq. m (18,745 sq. ft.)	11,285.8 sq. m (121,479 sq. ft.)
Maximum Height	36.6 m (120 ft.)	59.3 m (195 ft.) and the height of permitted mechanical appurtenances must not exceed 63.0 m (207 ft.)
Parking, Loading and Bicycle Spaces	Per Parking By-law	Per Parking By-law
Natural Assets	2 existing on-site by-law trees; 6 City trees; 6 neighbouring trees	Retention of 2 on-site by-law trees and 1 neighbouring tree; additional retention strategy confirmed at development permit stage

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