



REFERRAL REPORT

Report Date: May 6, 2025
Contact: Bryan Wong
Contact No.: 604.707.5420
RTS No.: 17869
VanRIMS No.: 08-2000-20
Meeting Date: May 20, 2025

TO: Vancouver City Council
FROM: General Manager of Planning, Urban Design and Sustainability
SUBJECT: CD-1 Rezoning: 325 East 6th 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-laws, in accordance with the recommendations set out below, for consideration at the Public Hearing.

RECOMMENDATION FOR PUBLIC HEARING

- A. THAT the application by Arcadis Architects (Canada) Inc., on behalf of W.F.C. Properties (Brunswick) Inc., the registered owner of the lands located at 325 East 6th Avenue [*PID 012-145-564; Lot C (Explanatory Plan 9473) Block 28 District Lot 200A Plan 197*], to rezone the lands from RM-4 (Residential) District to CD-1 (Comprehensive Development) District, to increase the maximum floor space ratio (FSR) from 1.45 to 6.0 and the maximum building height from 10.7 m (35 ft.) to 61.0 m (200 ft.) with additional height for the portion with rooftop amenity, to permit the development of a 19-storey residential building containing 109 strata-titled residential units, and a minimum of 20% of the total residential floor area, or 2,019.7 sq. m (21,739 sq. ft.), whichever is greater of social housing, 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 Arcadis Architects (Canada) Inc., received May 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 application proposes to rezone 325 East 6th Avenue to a CD-1 (Comprehensive Development) District. The application is for a 19-storey residential building containing 109 strata-titled units and a minimum of 20% of the total residential floor area, or 2,019.7 sq. m (21,739 sq. ft.), whichever is greater of social housing.

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

COUNCIL AUTHORITY/PREVIOUS DECISIONS

- Vancouver Plan (2022)
- Broadway Plan (2022, last amended 2024)
- Interim Housing Needs Report (2022, last amended 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)
- Community Amenity Contributions for Rezoning (1999, last amended 2024)
- Tenant Relocation and Protection Policy (2015, last amended 2019)
- Rental Housing Stock Official Development Plan (2018, last amended 2021)
- Vancouver Development Cost Levy By-law No. 9755
- Vancouver Utilities Development Cost Levy By-law No. 12183
- Public Art Policy and Procedures for Rezoned Developments (1994, last amended 2014)
- Green Buildings Policy for Rezoning (2010, last amended 2024)
- Urban Forest Strategy (2014, last amended 2018)
- Transit-Oriented Areas (TOA) Designation By-law (2024)
- Transit-Oriented Areas (TOA) Rezoning Policy (2024)

REPORT**Background/Context****1. Site and Context**

The subject site is zoned RM-4 and located on the north side of East 6th Avenue, between Scotia and Brunswick Streets (Figure 1). The property consists of one parcel with a frontage of 45.3 m (149 ft.) along 6th Avenue and a depth of 37.2 m (122 ft.). The total site area is 1,683.1 sq. m (18,117 sq. ft.) and is developed with a two-storey, 36-unit social housing building constructed in 1968. The building is currently vacant and the previous tenants were supported and compensated in accordance with the *Tenant Relocation and Protection Policy* (TRPP). Tenants were offered units and relocated to the newly constructed 82-unit social housing building at 349 East 6th Avenue.

The surrounding area is undergoing significant change, with redevelopment under the Plan, and extension of the Skytrain. Nearby properties under the Plan considers similar heights up to 20 storeys, and up to 35 storeys next to the future Broadway Subway Great Northern Way-Emily Carr Station.

Figure 1: Location Map – Site and Context



Neighbourhood Amenities – The following amenities are within close proximity:

- **Parks:** Guelph Park (260 m), Main and 7th Park (planned, 350 m), Carolina Park (600 m), Sahalli Park (800 m), and Creekside Park (1.2 km).
- **Cultural/Community Spaces:** Grunt Gallery (290 m), Mount Pleasant Community Centre and Library (400 m), St. Michael's Hall (400 m), and Creekside Community Recreation Centre (1.2 km).
- **Childcare:** St Francis Xavier Montessori Child Care Centre (300 m), 3 Corners Child Care Centre II (400 m), and St. Michael's Church Daycare Centre (400 m).

Local School Capacity – The site is within the catchment area of Mount Pleasant Elementary School and Vancouver Technical Secondary School. According to the Vancouver School Board (VSB)'s *2020 Long Range Facilities Plan*, Mount Pleasant Elementary and Vancouver Technical Secondary will be operating under capacity in the coming years, with a capacity utilization rate at 68% and 78% respectively by 2031.

The City coordinates with the VSB to inform decision-making and reduce enrolment pressure, recognizing that some schools are full, but there is overall surplus capacity within their system. The VSB continues to monitor development and work with City staff to help plan for future growth.

2. Policy Context

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

two to four years. The site is located within the Broadway Plan area which is generally in alignment with the Vancouver Plan.

Broadway Plan – The Plan is a comprehensive community plan for the area within Vine Street to Clark Drive and 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 within the “Mount Pleasant North Apartment – Area A (MNAA)” neighbourhood of the Plan. Subsection 10.19.1 considers rezoning for a residential building up to 20 storeys and a floor space ratio (FSR) up to 6.0, containing strata-titled residential and turnkey social housing units.

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.

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

Strategic Analysis

1. Proposal

The rezoning proposal is to permit a 19-storey residential building containing 109 strata-titled units, with a minimum of 20% of the total residential floor area, or 2,019.7 sq. m (21,739 sq. ft.), whichever is greater to be delivered as turnkey social housing units to the City within a self-contained airspace parcel. The proposed building height is 61.0 m (200 ft.) with a total floor area of 10,098.6 sq. m (108,700 sq. ft.), and a floor space ratio (FSR) of 6.0. Loading and underground parking access are from the lane.

2. Land Use

The proposed residential uses are consistent with the Plan.

Figure 2: Perspective along East 6th Avenue Looking Northwest

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

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

Form of Development – This application is consistent with the Plan for a 20-storey tower and a four-storey podium (Figure 2). The proposal generally meets the Plan’s expectations for setbacks, floorplate size, siting, and neighbourhood fit.

Height – The Plan anticipates a maximum height of 20 storeys. The proposed 19-storey building with a partial amenity storey is within the Plan’s permitted maximum. The CD-1 by-law includes additional height to accommodate the partial storey rooftop amenity as per the Plan.

Density – The Plan establishes a density of up to 6.0 FSR. The application complies with the objectives of the Plan and proposes a density of 6.0 FSR.

Public Realm and Interface – The Plan envisions leafy, residential streets with landscaped setbacks and active and engaging edges to promote social interaction. Staff have included a condition to minimize the parkade footprint to improve opportunities for off slab mature trees and landscaping, maximizing opportunities for open space and activation, in keeping with the Plan.

Figure 3: Perspective of Common Outdoor Amenity Space from East 6th Avenue

Private Amenity Space – The development offers at-grade common indoor and outdoor amenities for the residents for both tenures (Figure 3) along with strata resident access at the rooftop. Staff have included a condition to improve the lane interface by exploring provision of a connection from outdoor amenity to lane is proposed.

Urban Design Panel – A review by the Urban Design Panel was not required due to the proposal's modest scale and consistency with the expectations of the Plan.

Staff 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 project is proceeding under the Inclusionary Housing option as outlined in the Plan. Inclusionary Housing requires that a minimum 20% of the total residential floor area is to be delivered as turnkey social housing units to the City, with the remainder permitted as strata residential.

The *Housing Vancouver Strategy* (Strategy) seeks to deliver a range of housing tenures across the housing continuum. This application, if approved, would add approximately 22 social housing units to the City's inventory of social housing, which would contribute to the targets set out in the Strategy (see Figure 4).

Figure 4: Progress Towards 10-Year Housing Vancouver Targets (2024-2033) for Social, Supportive and Co-op Housing as of December 31, 2024

Housing Type	Category	10-Year Targets ¹	Units Approved Towards Targets ²
Social, Supportive and Co-op Housing	Supportive Housing	1,500	76 (5%)
	Social and Co-op Housing	8,500	402 (5%)
	Total	35,500	478 (5%)

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

²Previous targets established in 2017 included 12,000 non-market housing units with tracking starting in 2017. As of December 31st, 2023, 78% of the previous targets had been reached (including TMH projects and multi-phased major developments).

*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 Canada Mortgage and Housing Corporation (CMHC) Market Rental Survey) for the Mount Pleasant/Renfrew Heights, which this site is located, is 1.8%. A vacancy rate of between 3% and 5% is considered to represent a balanced market.

Security of Tenure – Should the rezoning be approved, all social housing units will 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 a minimum of 20% of the total residential floor area, or 2,019.7 sq. m (21,739 sq. ft.), whichever is greater of the project as social housing units, including a minimum of 30% of the social housing units to be rented to households with incomes that are equal to, or less than, the BC Housing Income Limits (HILs) levels.

Strata and Social Housing Unit Mix – For strata residential developments, the *Family Room: Housing Mix Policy for Rezoning Projects Policy* requires a minimum of 35% family units. This includes a minimum of 25% two-bedroom units and a minimum of 10% three or more bedroom units. The proposed family unit mix of 28% two-bedroom units and 10% three-bedroom units meets the family unit mix policy requirements.

For the social housing component, the *Housing Design and Technical Guidelines* set a target of at least 50% family units (two or more bedrooms). The proposed social housing family unit mix includes 32% two-bedroom units and 23% three-bedroom units, exceeding the target of 50% family units.

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 unit mix policy and a provision is included in the CD-1 By-law to meet the minimum unit mix requirements.

Social Housing Operator – Upon completion of the building, an air space parcel containing the social housing units would be transferred to the City. A qualified housing operator would be selected through a Request for Proposals in line with the City's Procurement Policies to operate the social housing air space parcel. Recommendations on the operator of the social housing units, along with the key terms of the operating agreement (including lease terms, if applicable) would be presented to Council in a future report for consideration and approval.

Social Housing Affordability – The social housing units would meet the City definition of “Social Housing” as per the Zoning and Development By-law, with a minimum of 30% of units rented to households with incomes that are below the BC Housing Income Limits (HILs) levels and the remaining 70% rented at up to market rents. Staff intend to work with senior levels of government to look for opportunities to deepen affordability.

Rental Replacement and Existing Tenants – The site contains a social housing building with 36 vacant units. The units were replaced in a new social housing building on the adjacent site (349 East 6th Avenue) as part of a land transfer agreement between the subject applicant and Brightside Homes. The new building on the adjacent site contains 82 social housing units for seniors, families and people living with disabilities and received occupancy in April 2024. As such, the existing 36 units on this site have been replaced on the adjacent site, in accordance with the requirements of the *Rental Housing Stock Official Development Plan*.

The tenants who were previously living on the subject site were supported and compensated in accordance with the *Tenant Relocation and Protection Policy*, and all tenants were offered a unit in the adjacent new social housing building.

5. Transportation and Parking

The site is well-served by transit, located 500 m southwest of the future Great Northern Way-Emily Carr Subway station with frequent bus service along Broadway and Main Street. Nearby bikeways include the Off-Broadway, 10th Avenue, and Central Valley bikeways which connect to the Ontario, Windsor, and Mosaic bikeways.

Vehicle and bicycle parking is provided over three levels of underground parking, accessed from the lane. The application proposes 104 vehicle spaces, 338 bicycle spaces, and three loading spaces. Parking and loading are to meet the Parking By-law at the development permit stage. Engineering conditions require public realm improvements along 6th Avenue. These improvements include new sidewalks, curbs, intersection lighting, lane repaving, parking signage on streets, as set out in Appendix B.

6. Environmental Sustainability and Natural Assets

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

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.

Three City trees are proposed for retention. A total of 16 on-site trees are proposed for removal due to poor condition and conflict with the building footprint. A total of 32 new trees are proposed for which the removal of trees are subject to a landscape plan and arborist report during the development permit process. See Appendix B for landscape and tree conditions.

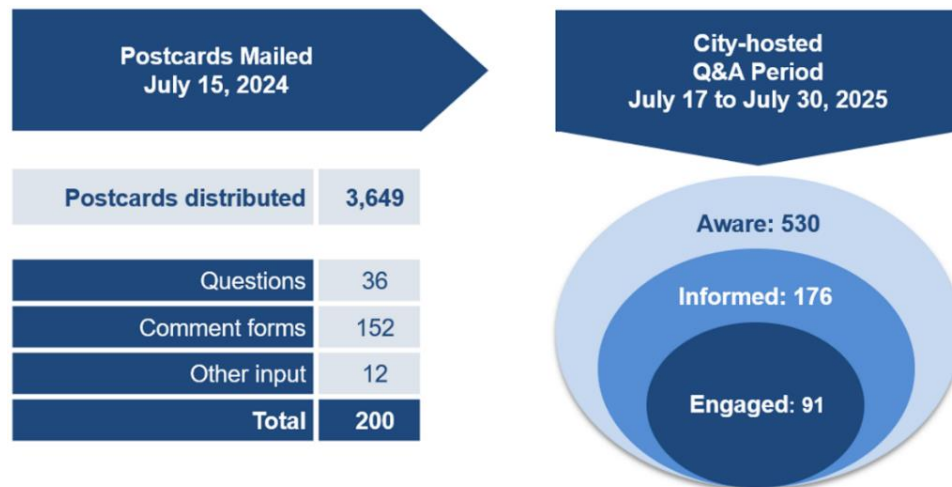
7. Public Input

Public Notification – A site sign was installed on July 2, 2024. Approximately 3,649 postcards were distributed within the neighbouring area on or about July 15, 2024. Application information and an online comment form was provided on the City’s *Shape Your City* platform.

Question and Answer Period – A Question and Answer Period was held between July 17 to July 30, 2024 on the *Shape Your City* platform. The Question and Answer Period consisted of an open-question online event where questions were submitted and posted with a response over a period of two weeks. A digital model was posted for online viewing. The webpage received a total of 530 visitors during this period. (Figure 5).

Public Response – Input was received via online questions, comment forms, by email and phone. A total of 200 submissions were received. Below is a summary of feedback with a detailed summary in Appendix C.

Figure 5: Overview of Notification and Engagement



Generally, comments of support fell within the following areas:

- **Housing stock:** More housing options are welcomed and needed; however, the proportion of affordable and/or social housing should be higher. Strata housing will be unaffordable for the general population and only profits the developer.
- **Location:** The location of the development is appropriate given the proximity to the future Mount Pleasant and Great Northern Way-Emily Carr Skytrain stations.

Generally, comments of concern fell within the following areas:

- **Height, density, and character:** The proposal is too tall for an area with low- to mid-rise buildings and is more appropriate on an arterial road. The contrast in height between the adjacent six-storey and 12-storey buildings is too large. The building should be 12 storeys or lower to better fit the existing neighbourhood.
- **Sunlight, views, shadowing, and privacy:** The proposed development will block sunlight and views. It will also cast shadows on the surrounding buildings and greenspace. The

proposal is will overlook the building to the west and should be shifted to the middle of the site. Addition of more green space and trees between the buildings will improve separation and privacy of the residents.

- *Trees:* The trees on site must be preserved as they play an important role in the ecosystem, provide shading and are crucial for the mental health of the community.
- *Infrastructure, amenities, and traffic:* The increase in residents will lead to more noise and safety issues in the area. The additional residents will put pressure on community amenities such as parks, schools, the community centre, and roads.
- *Livability:* The proposed units are too small and there should be a larger proportion of family-friendly units.
- *Alignment with Plan:* The proposal does not respect the intent of the Plan in that the height is too far from Skytrain stations to be considered.
- *Public input:* Concerns that public comments will not be considered. The Question and Answer should be longer, stakeholders should be notified properly, and the methods for public engagement should be more accessible.

Response to Public Comments

Height, density, and character: The proposal meets the Plan's expectations for height, density, setbacks, siting, and neighbourhood fit. See the Form of Development section of the report.

Sunlight, views, shadowing, and privacy: The proposal meets the Plan's expectations for solar access, setbacks and siting, all of which aim to improve open space and privacy.

Trees: An arborist report was submitted identifying the retention of City trees with 16 on-site proposed for removal. A total of 32 new trees are proposed with the removal of trees subject to a landscape plan and arborist report during the development permit process.

Infrastructure, amenities, traffic, and alignment with Plan: The proposal is meeting the Plan's requirements for common indoor and outdoor amenities that are appropriately sized, well located, and programmed appropriately to promote a sense of community. Rezoning conditions also require improvements to address safety for all road users, including new sidewalks and upgraded lighting. The Parking By-law does not require minimum parking requirements except for accessible parking, visitor spaces, and bike parking. In addition, the site is located in close proximity to the frequent transit bus network and in close proximity to the future Great Northern Way-Emily Carr Subway station.

Livability: The application as proposed is consistent with the High-Density Housing for Families with Children Guidelines unit mix requirement and a provision is included in the CD-1 By-law to meet the minimum unit mix requirements.

Public input: The two-week Question and Answer Period consisted of an open-question online event where questions and responses over a period were posted online for viewing. The engagement process was consistent with the City's standard process.

8. Public Benefits

Community Amenity Contributions (CAC) – This application is subject to a negotiated CAC under the *Community Amenity Contributions Policy for Rezoning*s. The applicant has proposed a minimum of 20% of the total residential floor area, or 2,019.7 sq. m (21,739 sq. ft.), whichever

is greater as social housing units to be delivered turnkey to the City. Real Estate Services staff have estimated the amenity to have a value of approximately \$14,500,000 and conclude that the CAC offered is appropriate with no additional CAC expected. The public benefit accruing from these units is their contribution to the City's social housing stock secured for the greater of 60 years and the life of the building.

Development Cost Levies (DCL) – 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. Based on rates in effect as of September 30, 2024 and the proposed 8,078.9 sq. m (86,961 sq. ft.) of strata-titled residential floor area, it is estimated that the project will pay DCLs of \$3,340,625.

Social Housing – Under the Vancouver Charter and the City-wide DCL and City-wide Utilities DCL By-laws, social housing that meets the applicable definition is exempt from DCLs. Under the City-wide DCL and Utilities DCL By-laws, social housing is exempt from DCLs where a minimum of 30% of the dwelling units are occupied by households with incomes below BC Housing Income Limits. A Section 219 covenant, Housing Agreement, or other security that restricts the use of such units is registered against title and where the housing is owned by the City or a non-profit organization. The social housing component of the project is expected to meet these criteria. Based on the rates in effect as of September 30, 2024 and the floor area of 2,019.7 sq. m (21,739 sq. ft.) the value of the expected exemption is estimated at \$835,146.

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

Public Art Program – The application is not subject to the *Public Art Policy and Procedures for Rezoned Developments* as the proposed floor area does not meet the minimum 9,290 sq. m (100,000 sq. ft.) given that social housing that meets the applicable definitions is exempt from public art contributions.

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

Financial Implications

As noted in the Public Benefits section, this project is expected to provide social housing units delivered turnkey to the City and DCLs. See Appendix E 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 a draft CD-1 By-law as generally shown in Appendix A. Staff recommend that the by-law be approved, subject to the Public Hearing, along with the conditions of approval listed in Appendix B.

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325 EAST 6TH 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 (___).

Uses

3. 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

- 4.1 A minimum of 20% of the total residential floor area, or 2,019.7 m², whichever is greater, must be used for social housing.
- 4.2 The design and layout of at least 50% of the total dwelling units used for social housing must:
 - (a) be suitable for family housing; and
 - (b) have 2 or more bedrooms.
- 4.3 The design and layout of at least 35% of the total dwelling units not used for social housing 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

- 5.1 Computation of floor area must assume that the site area is 1,683.1 m², being the site area at the time of the application for the rezoning evidenced by this by-law, prior to any dedications.
- 5.2 The maximum floor space ratio for all uses combined is 6.0.
- 5.3 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.
- 5.4 Computation of floor 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.

- 5.5 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.
- 5.6 Where floor area associated with residential storage area is excluded, a minimum of 20% of excluded floor area above base surface must be allocated within the social housing units as storage area.

Building Height

- 6.1 Building height must not exceed 61.0 m.
- 6.2 Despite section 6.1 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 68.2 m.

Access to Natural Light

- 7.1 Each habitable room must have at least 1 window on an exterior wall of a building.
- 7.2 For the purposes of section 7.1 above, habitable room means any room except a bathroom or a kitchen.

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325 EAST 6TH 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 Arcadis Architects (Canada) Inc, received on May 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 or Development Permit Board who shall have particular regard to the following:

Urban Design

- 1.1 Design development to provide a minimum of 3.7 m (12 ft.) front yard below-grade setback.

Note to Applicant: Prioritize tree retention and opportunities for new trees in the front yard. Refer to 11.4.7 and 11.4.8 of the *Broadway Plan* and Landscape condition 1.4.
Note: Rainwater detention tanks must be located within the parkade footprint.

- 1.2 Design development to improve the lane interface as follows:

- (a) Provide a substantial notch in the parkade at the lane to accommodate in-ground planting of new trees;

Note to Applicant: Refer to 11.4.10, 11.1.58 and 11.1.59 of the *Broadway Plan*.

- (b) Better integrate loading into the building footprint; and

Note to Applicant: Loading should be solidly roofed and designed to minimize noise and visual impact to nearby and neighbouring units. Refer to 11.1.57 of the *Broadway Plan*.

Landscape

- 1.3 Design development to enhance the public-private realm, with special attention to the street/ lane and the neighbouring property interfaces.

Note to Applicant: This may be achieved, but not limited to the following:
Utilize a landscape terracing strategy to mitigate the necessity for tall, exposed retaining walls along East 6th Avenue and where the development interfaces with the neighbouring properties; and

Prioritize pedestrian comfort by ensuring retaining walls are screened with landscape planting on private property.

- 1.4 Confirmation of compliance with the below-grade setback requirement, and coordination with Park Board for proposed street tree removals along the East 6th Avenue.

Note to Applicant: Refer to *Broadway Plan* Setbacks sections 11.4.7 to 11.4.10 and Urban Design condition 1.1 and 1.2(a). To mitigate the loss of canopy and tree biomass on site, replacement trees are required and strongly recommended to be planted on free grade wherever possible. Provide a substantial notch in the parkade at the rear lane to accommodate in-ground tree planting that supports the sustainability strategy and rainwater infiltration, if feasible.

As per the Park Board's comments, trees #2102 and #2102 are more than 50% located on City property, thus are classified as City trees. To comply with the Engineering requirement of a minimum 1.2 m wide front boulevard for street trees (see Engineering condition 2.3(c)), the Park Board Urban Forestry Team will allow removal of city trees #2101, 2102 and 2105 contingent on the collection of CTLA (Council of Tree and Landscape Appraisers) tree values and the installation of a structural soil trench from property line to curb for new trees. Applicant to contact PBDevelopment.Trees@vancouver.ca for payment of tree values and tree removal protocol.

- 1.5 Provision of a detailed Landscape Plan illustrating soft and hard landscaping.

Note to Applicant: The plans should be at 1/8" inch: 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.

- 1.6 Provision of detailed architectural and landscape cross sections (minimum 1/4" inch 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. Provide a soil depth overlay sheet, to be included with the landscape plans, soil volumes for tree planning, growing mediums and planting depths must exceed CSLA standards.

- 1.7 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 trees 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 3-1-1 for tree species selection and planting requirements. Park Board to inspect and approve after tree planting completion."

Sustainability

- 1.8 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 for *Green Buildings Policy for Rezoning*s – *Process and Requirements*.

Housing

- 1.9 The proposed strata unit mix, including 68 one-bedroom units (62%), 30 two-bedroom units (28%), and 11 three-bedroom units (10%) is to be included in the Development Permit drawings.

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

- 1.10 Design and construct the social housing in line with the City's *Housing, Design and Technical Guidelines* and the *Facilities Standards Manual*.
- 1.11 Ensure that not less than the greater of 20% of the total residential floor area or 2,019.7 sq. m (21,739 sq. ft.) must be used for social housing, secured to the City's satisfaction.
- 1.12 The proposed social housing unit mix, including two studio units (9%), eight one-bedroom units (36%), seven two-bedroom units (32%) and five three-bedroom units (23%) is to be included in the development permit drawings to achieve at least 50% family units, including a target of 30% two-bedrooms units and 20% three-bedroom units.

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 50% of the dwelling units designed to be suitable for families with children, per the *Housing Design and Technical Guidelines*.

Note to Applicant: Applicant to work with City staff to agree to the final unit mix as part of development permit application and is encouraged to provide a greater proportion of studio units.

- 1.13 Provide the following dedicated social housing support spaces:
- (a) Garbage and recycling rooms;

- (b) Mechanical and electrical rooms;
- (c) Equipment storage and maintenance;
- (d) Janitor closet and General storage;
- (e) An entry lobby with a mail room;
- (f) A social housing office that is a minimum size of 9.3 sq. m. (100 sq. ft.) and demonstrate that it is fully accessible; and
- (g) Laundry room (for units that may not have in-suite laundry), see condition 1.14(a).

Note to Applicant: Per the City's *Housing Design and Technical Guidelines*.

1.14 Design development to include:

- (a) Dedicated in-suite washers and dryers for all units, including side-by-side washers and dryers for every unit that is 2-bedrooms or more, and for every accessible unit;

Note to Applicant: Common laundry room may be considered for studio and one-bedroom units and requires access to natural daylight, located adjacent to the social housing amenity room and ideally with visual connectivity and direct access to outdoor playground.

- (b) Clear ceiling heights of no less than 8'-0" inside the dwelling units, all circulation areas, common areas, and all indoor amenity dimensions of floor-to-ceiling heights in section drawings;

Note to Applicant: Localized drops of 7 ft. may be considered inside the dwelling units.

- (c) Co-locate indoor and outdoor amenity areas, and indoor amenity room to have access to natural light; and

Note to Applicant: Per the City's *Housing Design and Technical Guidelines*.

Note to Applicant: Explore opportunities for outdoor children's play area to be shared with strata and social housing.

- (d) A second shared elevator can be considered, accessible to social housing residents when the dedicated social housing elevator is not accessible to social housing residents.

Note to Applicant: One dedicated social housing elevator and a second shared elevator may be considered, at the discretion of the Director of Facilities Planning and Development and the Director of Housing Policy and Regulation. Drawings indicate a second shared elevator that can be accessed by social housing

residents, and the Development Permit drawings should further clarify access at the ground level.

1.15 Drawings and project statistics sheet to show the following:

- (a) Indicate the extent of the social housing Air Space Parcel (ASP) with a contrasting colour hatch or outline separate from the strata uses, including all below grade spaces, and including labels for all social housing ASP spaces;
- (b) Label children's play and urban agriculture areas, including supporting infrastructure, for outdoor amenity areas;
- (c) Label Indoor amenity room to show kitchenette and accessible washroom. Turning radius in accessible washroom should be clear of the sink area;
- (d) Label dimensions of all rooms. Finished living area unit dimensions shall be no less than 12 ft. (3.7 m) measured from inside face of finished walls;
- (e) Label all units to indicate unit type, net unit area and in suite storage dimensions;
- (f) Social housing loading spaces to be labelled. If loading is shared with Strata these should be labelled as shared on the plans and indicated in the project statistics sheet; and
- (g) Provide the area of the social housing garbage and recycling room and label all bins to ensure the required space is provided.

1.16 Provide a minimum of 5% of social housing units are wheelchair accessible and distributed equally by unit type. Drawings and projects statistics sheet at the development permit application stage to show the following:

- (a) Drawings to show furniture layouts and turning radius to demonstrate accessibility;
- (b) Label wheelchair accessible units on drawings; and
- (c) Include breakout of accessible units on the project statistics sheet.

Note to Applicant: Per the City's *Housing Design and Technical Guidelines*.

1.17 Provide vehicle parking for the social housing Air Space Parcel, including 0.33 spaces per social housing unit. Visitor and accessible parking to be calculated separately for social housing spaces.

Note to Applicant: Clearly indicate shared versus dedicated parking with annotations and coloured overlays. Provide a clearly organized summary stats table to demonstrate compliance.

1.18 Provide loading and passenger loading spaces per Vancouver Parking By-law for shared use with the strata residential by the social housing, and grant perpetual right for access

and shared use in the form of an easement. These loading spaces should be located with accessible path of travel from the dedicated social housing elevators.

Note to Applicant: Clearly indicate shared versus dedicated loading areas with annotations and coloured overlays. Provide a clearly organized summary stats table to demonstrate compliance.

- 1.19 At a minimum, 20% of the required bicycle parking spaces for the development should be allocated to the social housing units. Provide separate, dedicated, and independently securable bicycle storage rooms for exclusive use by the social housing units.
- 1.20 The proposal should apply the *High-Density Housing for Families with Children Guidelines* for both the strata-titled and social housing units.

Engineering

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

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

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

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

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

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

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

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

- 1.24 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.
- 1.25 Provision of a lighting simulation to support all offsite lighting upgrades to City standards and IESNA recommendations.
- 1.26 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.

- 1.27 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 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"; and
- (iii) "Off-site assets are to be constructed to the satisfaction of the General Manager of Engineering Services and as per the approved City geometric design, with the final design and location to be determined once the City geometric is received";

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

(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 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.

(c) Deletion of:

(i) Proposed pavers from the City boulevard along East 6th Avenue; and

Note to Applicant: Surface treatment in the lane is to be standard asphalt only. Surface treatments in hardscape areas of the boulevard and plaza are to be in standard concrete only.

(d) 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 Development Permit application. Encroachment agreements may be required for non-standard streetscape materials on City property.

Notes 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.

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

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

- 1.29 Provision of Loading spaces, per the [Parking By-law Section 5](#) and the [Design Supplement](#), including:
- (a) Minimum 10.7 m (35 ft.) of stall length for the parallel Class B loading space.
- 1.30 Provision of the following general revisions to architectural plans, including:
- (a) 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.
- 1.31 Provision of a sewer abandonment plan by the Developer's Engineer that details the following:
- (a) Abandonment or removal of all existing storm, sanitary, and combined connections to the development site.

Note to Applicant: The abandonment plan is required to be reviewed and accepted by the City Engineer prior to issuance of the Sewer Permit.

- 1.32 Provision of 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>

- 1.33 Provision of all third-party utility services (e.g., BC Hydro, Telus, and Shaw) to be underground, BC Hydro service to the site shall 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.

- 1.34 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>

- 1.35 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 and the Director of Legal Services for the release of Easement (Support Agreement) and Indemnity Agreement 465738M 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.

- 2.2 Provision of a natural watercourse agreement.

Note to Applicant: Records indicate a natural watercourse passes through this site, a legal agreement ensuring 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-site and off-site works and services necessary or incidental to the servicing of the site (collectively called the "Services") such that they are designed, constructed, and installed at no cost to the City and all necessary street dedications and rights-of-way for the Services are provided. No development permit for the site will be issued until the security for the services are provided. The timing for the delivery of the Services shall be determined by the General Manager of Engineering Services in his sole discretion and holds shall be placed on such permits as deemed necessary in his sole discretion. The Services are not excess and/or extended services, and the applicant is not entitled to a Latecomer Agreement.

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

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

Note to Applicant: Based on the confirmed Fire Underwriter's Survey Required Fire Flows and domestic flows submitted by CitiWest Consulting Ltd. dated September 5, 2024, no water main upgrades are required to service the development.

The main servicing the proposed development is 300 mm on East 6th Avenue. 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 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;

Note to Applicant: Implementation of development(s) at 325 East 6th Avenue does not require any sewer upgrades.

Development to be serviced to the existing 200 mm SAN and 450 mm STM sewers in East 6th Avenue.

- (c) Provision of street improvements with appropriate transitions, along 6th Avenue adjacent to the site, including:

- (i) Minimum 1.2 m wide front boulevard;
- (ii) Minimum 2.4 m wide broom finish saw-cut concrete sidewalk;
- (iii) New curb and gutter, including road reconstruction as required to accommodate the work; and
- (iv) Full-depth road reconstruction from curb to curb;
Note to Applicant: Road reconstruction on East 6th Avenue to meet City higher zoned standards.

Note to Applicant: The City will provide a geometric design for all of these street improvements. Final design of these street improvements should also follow the *Broadway Public Realm Plan*.

These boulevard and sidewalk improvements will require the removal and replacement of existing street trees (identified as 2101, 2102 and 2105 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 south of 5th Avenue, adjacent to the site, including:

- (i) Full depth pavement reconstruction;

Note to Applicant: Lane reconstruction to meet City "Higher-Zoned Lane" standards.

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 speed humps in the lane south of East 5th Avenue between Scotia Street and Brunswick Street;
- (f) Provision of upgraded street lighting (roadway and sidewalk) to current City standards and IESNA recommendations;
- (g) Provision of Scotia Street and East 6th Avenue entire intersection street lighting upgrade to current City standards and IESNA recommendations;
- (h) Provision of new or replacement duct banks that meets current City standard;

Notes 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.

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

Housing

2.4 Make arrangements, at no cost to the City, and to the satisfaction of the Director of Legal Services in consultation with the General Manager of Planning, Urban Design and Sustainability, and the General Manager of Real Estate and Facilities Management, to secure the applicant's obligation to design, build and deliver to the City an air space parcel containing the social housing units and associated parking and bike storage for such social housing. The agreement or agreements will include, but not be limited, to the following:

- (a) A minimum of 20% of the total residential floor area, or 2,019.7 sq. m (21,739 sq. ft.), whichever is greater, must be included in the air space parcel and used for social housing, secured to the City's satisfaction;
- (b) All associated storage lockers, vehicle and bicycle parking to be provided is not included in the above net floor area in (a);
- (c) Breakdown of unit types (i.e. studios, one-bedroom units, two-bedroom units, accessible units, etc.), sizes, parking, numbers and finish specifications must be as per the *Housing Design and Technical Guidelines* and *High Density Housing for Families with Children Guidelines*;
- (d) Unit design and associated storage and amenity space must be as per the *Housing Design and Technical Guidelines* and *High Density Housing for Families with Children Guidelines*;
- (e) The air space parcel for the social housing must be designed to be as autonomous as possible, with design considerations maximizing the efficiency and minimizing the cost of operations over the life of the project and within the larger development;
- (f) Transfer to the City at a nominal cost an air space parcel containing the social housing units together with the appropriate rights and obligations applicable to the ownership and operation of the legal parcel including reciprocal easements and indemnities, repair and maintenance, cost sharing, insurance and other applicable legal obligations;

- (g) Grant the City an option to purchase, for a nominal purchase price, the social housing air space parcel, exercisable upon completion of construction of the social housing;
- (h) Provide that, as a condition of issuance for the Building Permit, a Letter of Credit or alternate forms of security to the satisfaction of the Director of Legal Services will be required in an amount equal to the estimated cost to complete and deliver the Social Housing Parcel to the City and it will be in compliance with and in the form set out in the City's *Letter of Credit Policy AF-002-02*. This includes the costs to finish and equip, provide all furnishings and equipment; complete all landscaping, if any; and cover all soft costs such as consultant design fees and permit fees for the Social Housing Parcel;

Note to Applicant: The value of the Letter of Credit will be determined in the rezoning negotiation or at the Development Permit stage.

- (i) To the extent possible, the social housing air space parcel will be built with separate dedicated building systems so that its operating costs are accounted for and managed separately from the balance of the respective development; and
- (j) Such other terms and conditions as the Director of Legal Services, the General Manager of Planning, Urban Design and Sustainability and the Director of Facilities Planning and Development may in their sole discretion require.

Note to Applicant: All social housing units must be designed and delivered in compliance with the City's *Housing Design and Technical Guidelines*.

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 applicable to the social housing air space parcel for 60 years or the life of the building, whichever is greater, which will contain the following terms and conditions:

- (a) A no separate-sales covenant;
- (b) A no stratification covenant;
- (c) A provision that none of the units will be rented for less than one month at a time;
- (d) A requirement that all units comply with the definition of "social housing" in the applicable DCL By-law;
- (e) An occupancy-hold on the Strata Residential portion of the development to be constructed on the site subject providing that certain conditions be met prior to the issuance of an Occupancy Permit therefor including the completion of the design and construction of the Social Housing and satisfactory acceptance of the Social Housing by the City, creation of the social housing air space parcel and transfer thereof to the City; and
- (f) Such other terms and conditions as the Director of Legal Services and the General Manager of Planning, Urban Design or Sustainability may in their sole discretion require.

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

Environmental Services

2.6 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 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 the Land Title Act.

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

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

* * * * *

325 EAST 6th Avenue
PUBLIC CONSULTATION SUMMARY

1. List of Engagement Events, Notification, and Responses

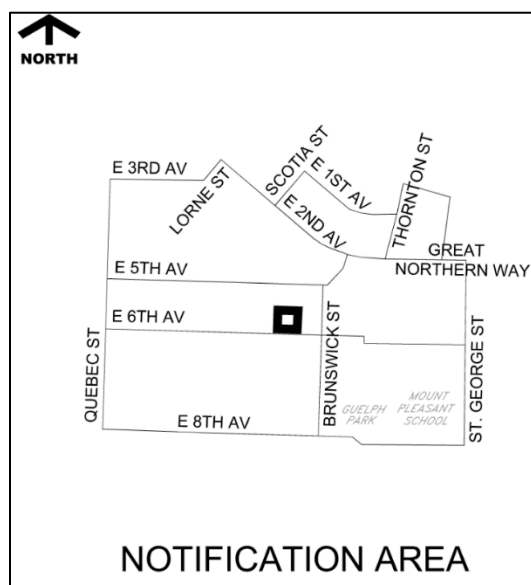
	Date	Results
Event		
Question and Answer Period (City-led)	July 17, 2024 – July 30, 2024	530 participants (aware)* <ul style="list-style-type: none"> 176 informed 91 engaged
Public Notification		
Postcard distribution – Notice of rezoning application and Q&A Period	July 15, 2024	3,649 notices mailed
Public Responses		
Online questions	July 17, 2024 – July 30, 2024	36 submittals
Online comment forms <ul style="list-style-type: none"> Shape Your City platform 	June 2024 – January 2025	152 submittals
Overall position <ul style="list-style-type: none"> support opposed mixed 	June 2024 – January 2025	152 submittals <ul style="list-style-type: none"> 13 responses 114 responses 25 responses
Other input	June 2024 – January 2025	12 submittals
Online Engagement – Shape Your City Vancouver		
Total participants during online engagement period	June 2024 – January 2025	1,387 participants (aware)* <ul style="list-style-type: none"> 520 informed 148 engaged

Note: All reported numbers above are approximate.

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

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

2. Map of Notification Area



3. Analysis of All Comments Received

Below is an analysis of all public feedback by topic.

Generally, comments of support fell within the following areas:

- **Housing stock:** More housing options are welcomed and needed however, the proportion of affordable and/or social housing should be higher. Strata housing will be unaffordable for the general population and only profits the developer.
- **Location:** The location of the development is appropriate given the proximity to the future Mount Pleasant and Great Northern Way-Emily Carr Skytrain stations.

Generally, comments of concern fell within the following areas:

- **Height, density, and massing:** The proposal is too tall for an area with low- to mid-rise buildings and is more appropriate on an arterial road. The contrast in height between the adjacent six-storey and 12-storey buildings is too large. The building should be 12 storeys or lower to better fit the existing neighbourhood.
- **Sunlight, views and shadowing:** The proposed development will block sunlight and views. It will also cast shadows on the surrounding buildings and greenspace
- **Neighbourhood character:** The proposed building design, materials and landscaping lack reference to the culture and history of the neighbourhood. The proposal does not fit in with the neighbourhood and will ruin the quiet community characterized by low- to mid-rise buildings, trees and greenery. Tower forms do not facilitate neighbourly interactions and will erode the sense of community in Mount Pleasant.
- **Building separation and privacy:** The development is situated closer to the western property line and will overlook the six-storey building to the west. It should be shifted to

the middle of the site and there should be more green space and trees between the buildings to allow more separation and to respect the privacy of the residents.

- **Trees:** The trees on site must be preserved as they play an important role in the ecosystem, provide shading and are crucial for the mental health of the community.
- **Increase in density and pressure on infrastructure and amenities:** The increase in residents will lead to more noise and safety issues in the area. The additional residents will put pressure on community amenities such as parks, schools and the community centre. Infrastructure such as roads and laneways cannot handle the increase in volume.
- **Traffic and parking:** Vehicles of the residents of the development will spill on to the local roads and reduce the number of available street parking in the area. The increase in vehicles will cause traffic congestion.
- **Livability:** The proposed units are too small and there should be a larger proportion of family-friendly units.
- **Alignment with landuse plans:** The proposal does not respect the intent of the Broadway Plan. It is felt that the location is too far from existing and future Skytrain stations to be considered under the Broadway Plan.
- **Public input:** There are concerns that public comments will not be considered. The Question and Answer should be longer, stakeholders should be notified properly, and the methods for public engagement should be more accessible.

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

General comments of concern:

- The building will act as a large wall and interfere with airflow to the adjacent buildings.
- There are many construction projects in the area and residents are negatively affected by the constant noise, dust and traffic.
- The development will negatively affect the neighbouring property values and taxes.
- The proposal is inconsistent with the heights and densities of the Mount Pleasant Community Plan and base zoning
- The current rental units will be replaced by unaffordable strata units. The current tenants will also be displaced.

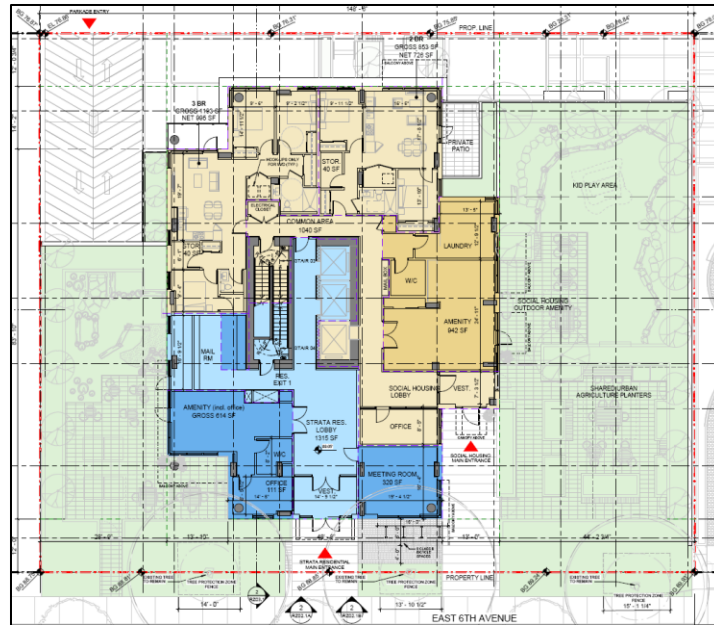
Neutral comments/suggestions/recommendations:

- The lower density options permitted under the Broadway Plan should be considered.

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325 EAST 6TH AVENUE
FORM OF DEVELOPMENT DRAWINGS

Ground Floor Plan



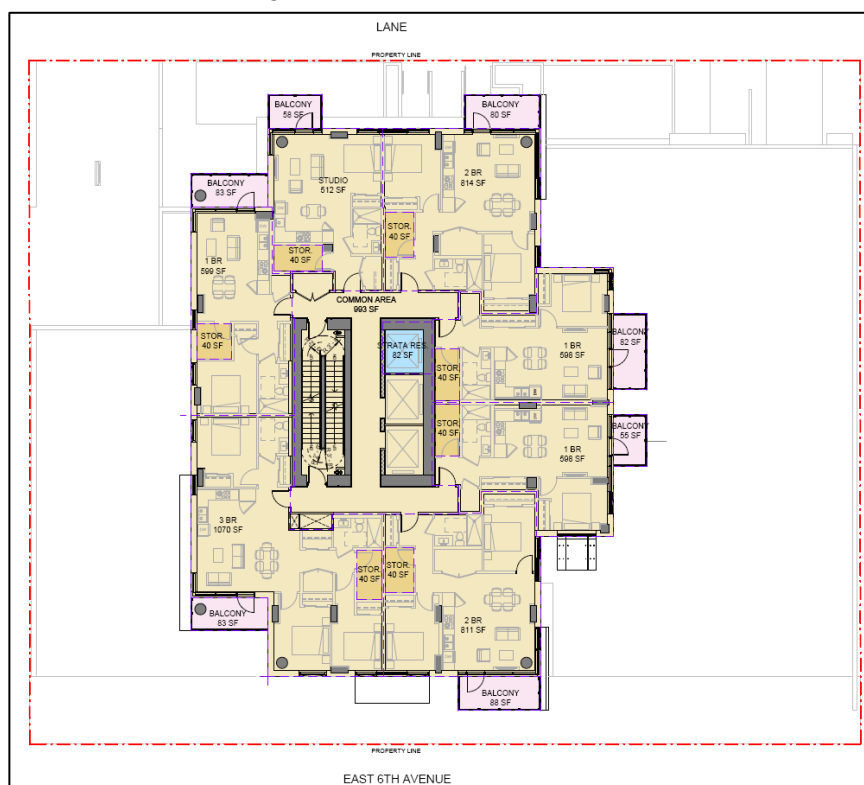
Perspective as Viewed Above Lane Looking Southwest



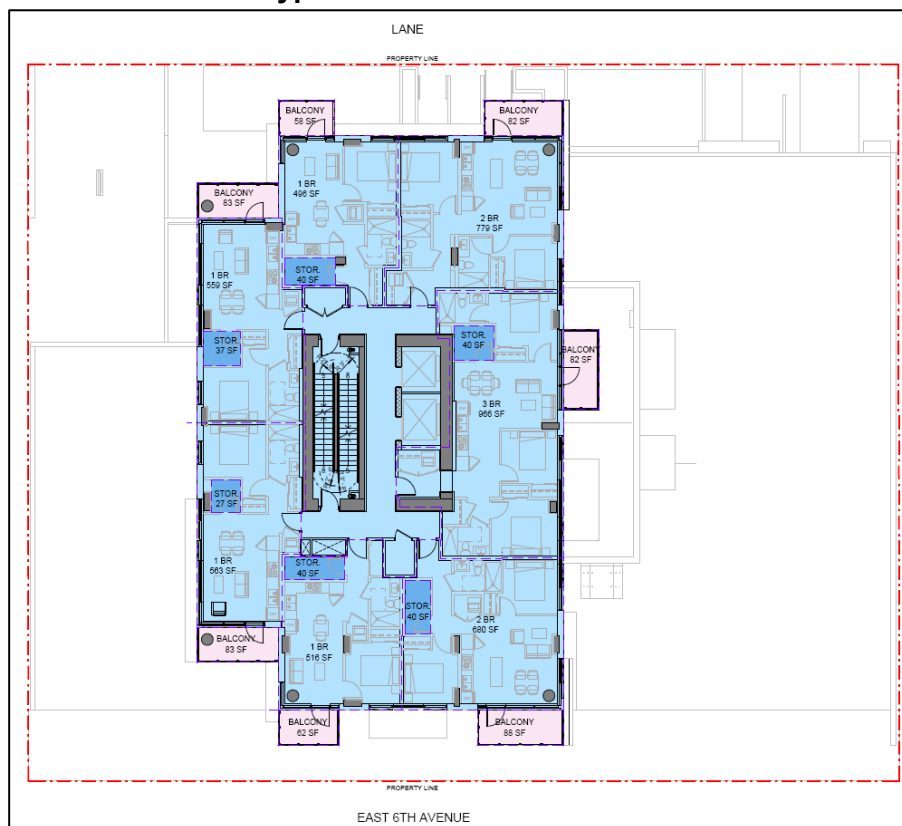
Perspective as Viewed Above East 6th Avenue Looking Northeast



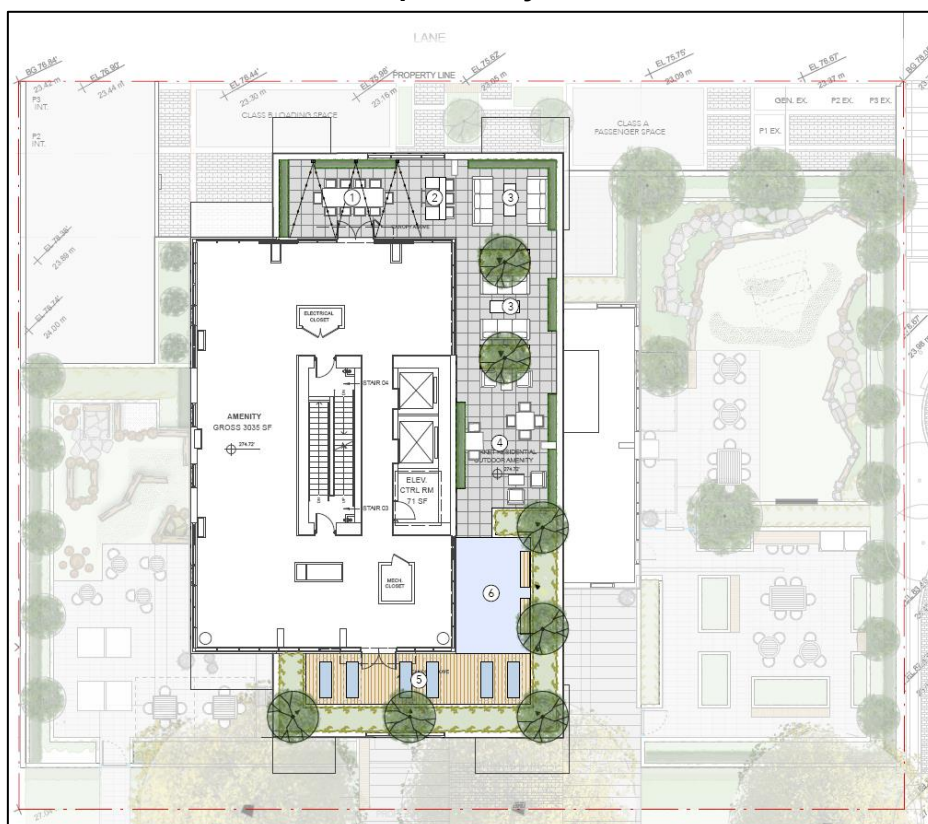
Typical Floor Plan – Podium



Typical Floor Plan – Tower



Rooftop Amenity Plan



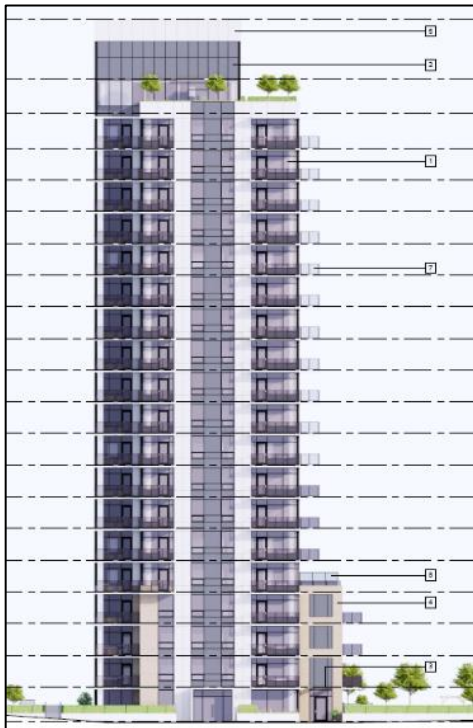
East Elevation



West Elevation



South Elevation



North Elevation



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325 EAST 6TH AVENUE
PUBLIC BENEFITS SUMMARY

Project Summary

A 19-storey residential building containing 109 strata-residential units a minimum of 20% of the total residential floor area, or 2,019.7 sq. m (21,739 sq. ft.), whichever is greater secured as turnkey social housing units delivered to the City.

Public Benefit Summary:

A minimum of 20% of the total residential floor area, or 2,019.7 sq. m (21,739 sq. ft.), whichever is greater will be delivered as turnkey social housing secured with a Housing Agreement for the greater of 60 years and the life of the building, and a DCL payment.

	Current Zoning	Proposed Zoning
Zoning District	RM-4	CD-1
FSR (site area of 1,683.1 sq. m / 18,117 sq. ft.)	1.45	6.0
Buildable Floor Space	2,440.5 sq. m (26,269 sq. ft.)	10,098.6 sq. m (108,700 sq. ft.)
Market Strata		8,078.9 sq. m (86,961 sq. ft.)
Social Housing		2,019.7 sq. m (21,739 sq. ft.)
Land Use	Residential	Residential

Summary of Development Contributions Expected Under Proposed Zoning

City-wide DCL ^{1,2}	\$2,053,737
Utilities DCL ¹	\$1,286,888
CAC – Social Housing (in-kind)	\$14,500,000
TOTAL	\$17,840,625

Other benefits: A minimum of 20% of the total residential floor area or 2,019.7 sq. m (21,739 sq. ft.) must be used for social housing, delivered turnkey to the City (valued at \$14,500,000).

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

²In accordance with the Vancouver Charter and DCL By-laws, social housing is exempt from DCLs. Based on floor area of 2,019.7. sq. m (21,739 sq. ft.), the value of the expected exemption is estimated at \$835,146.

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**325 EAST 6TH AVENUE
APPLICANT, PROPERTY, AND DEVELOPMENT PROPOSAL INFORMATION**

Address	Property Identifiers (PIDs)	Legal Description
325 East 6th Avenue	012-145-564	Lot C (Explanatory Plan 9473) Block 28 District Lot 200A Plan 197

Applicant Information

Owner	W.F.C. Properties (Brunswick) Inc.
Architect	Arcadis Architects (Canada) Inc.

Development Statistics

	Permitted Under Existing Zoning	Proposed
Zoning	RM-4	CD-1
Site Area	1,683.1 sq. m (18,117 sq. ft.)	1,683.1.6 sq. m (18,117 sq. ft.)
Land Use	Residential	Residential
Maximum Density	1.45 FSR	6.0 FSR
Floor Area	2,440.5 sq. m (26,269 sq. ft.)	10,098.6 sq. m (108,700 sq. ft.)
Maximum Height	10.7 m (35 ft.)	61.0 m (200 ft.) to the top of the roof parapet and 68.2 m (224 ft.) to the top of the rooftop amenity space and mechanical appurtenances
Parking, Loading and Bicycle Spaces	Per Parking By-law	Vehicle Parking 104 Bicycle Parking 338 Loading Spaces 4 To be confirmed at development permit stage
Natural Assets	16 existing on-site By-law trees and 3 City trees	3 City trees to be retained 16 on-site trees to be removed 32 new on-site and City trees To be confirmed at development permit stage

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