



## REFERRAL REPORT

Report Date: May 20, 2025  
Contact: Leifka Vissers  
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RTS No.: 17984  
VanRIMS No.: 08-2000-25  
Meeting Date: June 3, 2025

TO: Vancouver City Council  
FROM: General Manager of Planning, Urban Design and Sustainability  
SUBJECT: CD-1 Rezoning: 1855 West 2nd Avenue

### ***RECOMMENDATION TO REFER***

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

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

### ***RECOMMENDATION FOR PUBLIC HEARING***

- A. THAT the application by JTA Development Consultants on behalf of Cypress Apartments Ltd., the registered owner of the lands located 1855 West 2nd Avenue [*Lots 28 to 32 of Lot 9 Block 217 District Lot 526 Plan 590; PIDs: 015-227-201, 015-227-219, 015-227-227, 015-227-235, 015-227-243, and 015-227-260 respectively*], to rezone the lands from RM-4 (Residential) District to CD-1 (Comprehensive Development) District, to increase the floor space ratio (FSR) from 0.75 to 6.80 and the building height from 10.7 m (35 ft.) to 60 m (197ft.), with additional height for the portion with rooftop amenity, to permit a 20-storey mixed-use tower including two-storey rooftop amenity, containing rental residential 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 Marianne Amodio and Harley Grusko Architects Inc., received January 31, 2024;

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

- B. THAT subject to approval in principle of the rezoning and the Housing Agreement described in Part 2 of Appendix B, the Director of Legal Services be instructed to prepare the necessary Housing Agreement By-law for enactment prior to enactment of the CD-1 By-law, subject to such terms and conditions as may be required at the discretion of the Director of Legal Services and the General Manager of Planning, Urban Design and Sustainability.
- C. THAT subject to approval of the CD-1 By-law, the application to amend the Sign By-law to establish regulations for the CD-1, generally as set out in Appendix C, be approved.
- D. THAT subject to approval of the CD-1 By-law, the Noise Control By-law be amended to include the CD-1, generally as set out in Appendix C;

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

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

## **REPORT SUMMARY**

This report evaluates an application to rezone the site at 1855 West 2nd Avenue from RM-4 (Residential) District to CD-1 (Comprehensive Development) District. The proposal is to permit a 20-storey mixed-use tower with partial rooftop amenity, containing 171 rental residential units, of which a minimum 20% of the residential floor area is to be secured for below-market rental units. The proposal also includes commercial space at the ground floor and is being considered under the *Broadway Plan*.

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

## **COUNCIL AUTHORITY/PREVIOUS DECISIONS**

- Vancouver Plan (2022)
- Broadway Plan (2022, last amended 2024)
- Interim Housing Needs Report (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)
- Tenant Relocation and Protection Policy (2015, last amended 2019)
- Rental Housing Stock ODP (2018, last amended 2022)
- Community Amenity Contributions Policy for Rezonings (1999, last amended 2024)
- Vancouver Development Cost Levy By-law No. 9755
- Vancouver Utilities Development Cost Levy By-law No. 12183
- Green Buildings Policy for Rezonings (2009, amended 2024)
- Urban Forest Strategy (2014, last amended 2018)
- Transit-Oriented Areas Designation By-law (2024)
- Latecomer Policy (2021)
- Transit Oriented Areas Rezoning Policy (2024)

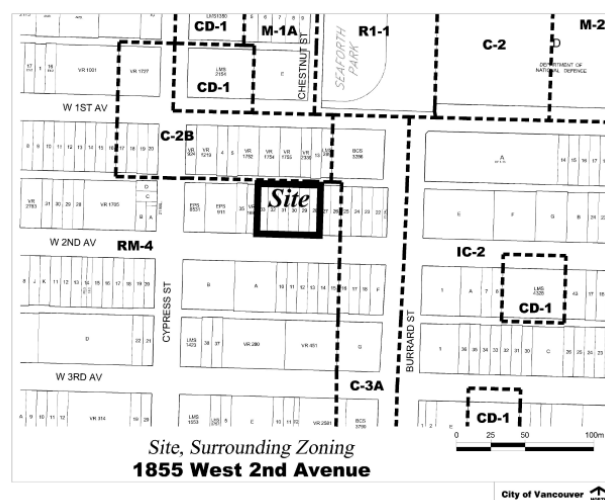
## **REPORT**

### **Background/Context**

#### **1. Site and Context**

The subject site (see Figure 1) is located on the north side of West 2nd Avenue, mid-block between Cypress and Burrard Streets, with a lane to the rear. The site area is approximately 1,670.1 sq. m (17,977 sq. ft.) and is currently developed with a three-storey rental building. The surrounding properties are zoned commercial and residential.

**Figure 1: Surrounding Zoning and Context**



**Neighbourhood Amenities** – The following amenities exist in the area:

- *Parks* – Seaforth Park (300 m), Vanier Park (300m)
- *Community Spaces* – Kitsilano Neighbourhood House (1 Km)
- *Childcare* – Kitsilano Childcare Society (600m), Hudson Childcare Society (400m)

**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*, Henry Hudson Elementary is currently operating under capacity at 94%, while Kitsilano Secondary is operating at 99.5%.

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

## 2. Policy Context

**Vancouver Plan** – The *Vancouver Plan* was approved by Council on July 22, 2022, and is a land use strategy to guide long-term growth of the City over the next 30 years. The approved *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* which is generally in alignment with the *Vancouver Plan*.

**Broadway Plan** – The *Broadway Plan* (the “Plan”) is a comprehensive community plan for the area within Vine Street to Clark Drive and 1st Avenue to 16th Avenue. The 30-year plan focuses on opportunities to integrate new housing, jobs, and amenities around the new Broadway Subway. The Plan allows for consideration of rezoning at this location for mixed-use buildings up to 20 storeys including secured rental housing with minimum 20% of floor space secured at below market rental rates.

**City-initiated zoning changes (rezoning) in areas of Broadway and Cambie Corridor Plans** City staff are currently working on City-initiated zoning amendments for certain areas of Broadway and Cambie Corridor. This initiative aims to standardize regulations and simplify the development process through new zoning district schedules. A referral report outlining proposed zoning amendments is expected to be brought to Council in 2025.

The site is located within the proposed City-initiated rezoning area of the *Broadway Plan*. However, the consideration of these proposed zoning amendments does not prevent the current application from proceeding through a CD-1 rezoning process.

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

**Rental Housing Stock Official Development Plan** – The *Rental Housing Stock ODP* applies to development of three or more residential units that includes the demolition or change of use or occupancy of a rental housing unit in certain RM, FM, C-2 and CD-1 districts. For new developments that require demolition of one or more buildings on the site, a one-for-one replacement of all existing rental housing units on the site or in the same zoning district is required. This application is proposing 171 rental housing units which exceeds the 36 required under the ODP.

## **Strategic Analysis**

### **1. Proposal**

The proposal is for a 20-storey mixed-use tower with commercial uses at ground level inclusive of a two-storey rooftop amenity, with 171 rental residential units of which 20% of the residential floor area (or approximately 34 units) will be below-market rental units. The proposed floor space ratio (FSR) is 6.8 and height 60 m (197 ft). Vehicle and bicycle parking are provided below-grade with access from the lane.

### **2. Land Use**

The proposed residential and commercial uses are consistent with the Plan's direction for uses at this location.

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

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

**Figure 2: View looking north from 2nd Avenue**



**Form of Development** – This application is consistent with the Plan for a tower form in the sub-area of KKNB. The proposal meets the Plan's built form expectations, including site frontage, tower limit, and tower floorplate size.

The application includes two built form variations. First, it proposes a stepped podium form with 3 storeys (40 ft) along West 2nd Avenue and 5 storeys (50 ft) along the lane. Staff support the design, as it aligns with the podium expectations of the Plan and offers amenity spaces on two podium roofs. In addition, it proposes a reduced tower setback to the east to allow for a potential future tower on this block face within sub-area KKNB, as envisioned in the Plan.

Due to the adjacency to sub-area FGBF - where a future tower is also envisioned on the site at Burrard Street - the placement of the proposed tower, however, slightly compromises the separation between the two towers. Staff recommend increasing the tower's east setback by at least 1 ft to ensure the minimum required tower separation while maintaining future development potential under Sub-area FGBF of the Plan. Refer to rezoning condition 1.1 in Appendix B.

**Height** – The Plan allows up to 20 storeys for residential use, with minor height increases allowed for ground-level retail and rooftop amenities. The proposed total of 20 storeys at 60 m (197 ft), including two levels of rooftop amenity, complies with the Plan's permitted height limit.

**Density** – The Plan allows up to 6.5 FSR for residential use, with a minor density increase of a maximum of 0.3 FSR to encourage the provision of ground-level local-serving retail/service uses. The application complies with the Plan's objective with a proposed density of 6.8 FSR.

**Shadowing** – The Plan expects that new developments should avoid new shadow impacts on parks and the sidewalks across from the development in village high streets from spring to fall equinoxes between 10 am and 4 pm PDT. Shadow studies show that the tower slightly shadows the north sidewalk of West 1st Avenue on equinoxes. Staff have included a condition to ensure that the tower and any rooftop appurtenance do not cast new shadows on the north sidewalk of West 1st Avenue and Seaforth Peace Park. Refer to rezoning condition 1.2 in Appendix B.

**Public Realm and Interface** – The Plan envisions that the local-serving commercial space should complement the character and quality of the surrounding neighbourhood and reinforce a fine-grained fabric, with active storefronts, transparent windows, and a focus on visual interest and storefront placemaking. The proposal includes three commercial units, a residential entrance, and amenities at grade, with an enhanced setback to create a south-facing outdoor space for public and resident use. Staff recommend further design improvements to enhance the presence of the local commercial frontage and the usability of the public open space. Refer to rezoning condition 1.3 in Appendix B.

**Private Amenity Space** – The development provides adequate common indoor and outdoor amenities for the residents at multiple locations, including at grade, on the podium roofs, and at the top of the tower.

**Unit Livability** – The unit layout and design should adhere to the *High-Density Housing for Families with Children Guidelines*. Staff have prepared a condition requiring enhancements to the unit sizes and functional layouts. Refer to rezoning condition 1.5 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.

**Conclusion** – 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 site and 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 171 units, of which 20% of residential floor area will be 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 Purpose-Built Market and Developer-Owned Below-Market Rental Housing as of Dec 31, 2024**

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

1. New 10-year targets were adopted in 2024, with tracking starting from January 1st, 2024.
2. Previous targets established in 2017 included 20,000 purpose-built rental, market and below-market combined, with tracking starting in 2017. As of December 31st, 2023, 87% of the previous targets had been reached.
3. Unit numbers exclude the units in this proposal, pending council’s approval of this application.

**Vacancy Rates** - Vancouver has exhibited historically low vacancy rates in the last 30 years. In 2024, the purpose-built apartment vacancy rate was 1.6% in Vancouver. The vacancy rate (based on the Canada Mortgage and Housing Corporation (CMHC) Market Rental Survey) for the Kitsilano/Point Grey, which this site is located, is 1.0%. A vacancy rate of between 3% and 5% is considered to represent a balanced market.

**Housing Mix** - The Broadway Plan requires a minimum of 35% family units, including a minimum of 10% of units with three or more bedrooms and 25% of units with two bedrooms. This application proposes 34.5% family units in a mix of 24.6% two-bedroom and 9.9% three-bedroom units, thereby not meeting this policy. A condition of approval and a provision in the CD-1 By-law has been included to ensure the Plan policy requirement for a minimum of 25% two-bedroom units and minimum of 10% three-bedroom units is met separately in both the market rental and below-market portions. All family units must be designed in accordance with the *High-Density Housing for Families with Children Guidelines*.

**Average Rents and Income Thresholds** – Figure 4 below shows starting rents for below-market units, set at 20% less than city wide average market rent for 2024. 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 5 provides a comparison of average below-market and market rents. Average market rents in newer rental buildings on the westside are also shown in the middle two columns in Figure 4. The market rental housing component will provide options that are more affordable than home ownership, as illustrated in Figure 4.

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

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

		Below-Market Rental Units		Newer Rental Buildings Westside		Monthly Costs of Ownership for Median-Priced Apartment –Westside (with 20% down payment)		
	Proposed Average Unit Size	2025 Starting Rents <sup>1</sup>	Average Household Income Served <sup>4</sup>	Average Market Rent <sup>2</sup>	Average Household Income Served <sup>4</sup>	Monthly Costs of Ownership <sup>3</sup>	Average Household Income Served <sup>4</sup>	Down-payment at 20% <sup>3</sup>
Studio	366-368 sq. ft	\$1,294	\$51,776	\$1,960	\$78,400	\$2,837	\$113,480	\$106,000
1-bed	495-727 sq. ft	\$1,470	\$58,784	\$2,560	\$102,400	\$3,473	\$138,920	\$132,000
2-bed	747-1097 sq. ft	\$2,052	\$82,080	\$3,635	\$145,400	\$5,193	\$207,720	\$198,400
3-bed	919-1184 sq. ft	\$2,819	\$112,768	\$4,412	\$176,480	\$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 2024 CMHC Rental Market Survey for buildings completed in 2015 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.

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

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

**Tenants** – The rezoning site contains existing rental residential uses, including 36 units of primary rental housing.

22 units were occupied at the time of rezoning application. All of the 22 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, which is summarized in Appendix E of this report.

All residential tenancies are protected under the provincial Residential Tenancy Act.

## 5. Transportation and Parking

The site is well served by public transit. It is within two blocks of rapid bus service along both Cornwall/Burrard Street and West 4th Avenue.

The proposal includes below-grade parking accessed from the lane. Parking is required to meet the Parking By-law. Engineering conditions are included in Appendix B and include improvements to sidewalks, to the laneway, in addition to upgrades to street lighting.

## 6. Environmental Sustainability and Natural Assets

**Green Buildings** – The *Green Buildings Policy for Rezoning*s requires that rezoning applications satisfy the green and resilient building conditions stated within the *policy*.

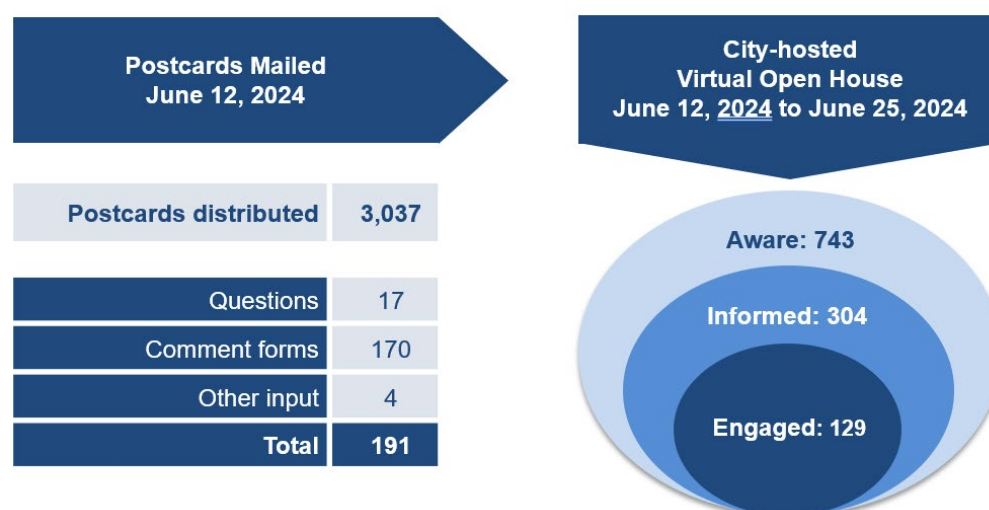
**Natural Assets** – The *Urban Forest Strategy* seeks to protect and strengthen Vancouver's urban forest and tree canopy. The Protection of Trees By-law requires permission to remove trees that meet certain conditions to protect as many healthy, viable trees while still meeting the challenges of development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

There are seven existing trees on the site as well as six street trees on City lands adjoining the site, and protection of these street trees during construction is required. Nine replacement site trees are also proposed. See Appendix B for landscape and tree conditions.

## 7. Public Input

**Public Notification** – A rezoning information sign was installed on the site on May 28, 2024. Approximately 3,037 notification postcards were distributed within the neighbouring area on or about June 12, 2024. Notification and application information, and an online comment form, was provided on the City's Shape Your City Vancouver ([shapeyourcity.ca/](https://shapeyourcity.ca/)) platform.

**Figure 6: Overview of Notification and Engagement**



**Question and Answer Period** – A Question and Answer Period was held from June 12, 2024 to June 25, 2024 on the Shape Your City platform. The open house 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.

A virtual approach allowed people to access materials online and engage at different levels at a time and location of their choosing. An extended virtual open house period allowed people to ask questions regarding the proposal, which staff actively monitored and responded to publicly.

**Public Response and Comments** – Public input was via online questions, comment forms, by email and phone. A total of 191 submissions were received.

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

**Generally, comments of support fell within the following areas:**

- **Housing:** An increase in the housing stock is needed and welcomed.
- **Commercial space:** The retail space is supported.

**Generally, comments of concern fell within the following areas:**

- **Height, density, and massing:** The proposal does not fit in with the low to mid-rise buildings in the neighbourhood, will set a precedent for more buildings of this size in the area.
- **Views, sunlight access and shadows:** The building will block views of the mountains and ocean, sunlight and cast shadows on surrounding parks and vegetation.
- **Amenities and services:** There will be a large increase in residents from the proposed building, Señákw, and the development of the former Molson brewery site. There will not be enough amenities, services (e.g. schools, restaurants, grocery stores) and utilities to support everyone.
- **Traffic and street parking:** The increase in residents will exacerbate the existing traffic congestion in the laneways, bike lanes and on Burrard Bridge. The limited street parking will worsen with more residents and customers of the retail space.
- **Displacement of tenants and affordability:** Long-time tenants of the building will be displaced and will not be able to find housing at similar rental rates. The new units will not be affordable to the average person. This project only benefits developers looking to make a profit.

**Response to Public Comments:**

- **Height and Density:** The proposed height and density align with the Broadway Plan.
- **Views and Sunlight:** The application does not encroach into any publicly protected views or existing parks, and is conditioned to not shadow protected sidewalks.
- **Traffic and Parking:** As part of the rezoning process, Engineering staff include a review of the application with respect to transportation impacts. The applicant (and nearby

developments to this intersection) will be required to provide street improvements as conditions of rezoning approval.

- **Tenant Displacement:** Tenants of the current building who meet eligibility criteria are protected under the Tenant Relocation and Protection Policy with additional supports offered as this site falls within the Broadway Plan.

## 8. Public Benefits

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

**Development Cost Levies (DCLs)** – This site will be subject to both the City-wide DCL and the Utilities DCL, which are payable at time of building permit issuance based on rates in effect at that time and 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-law.

Based on rates in effect as of September 30, 2024 and the proposed 10,893 sq. m (117,252 sq. ft.) of residential floor area and 464 sq. m (4,994 sq. ft.) of commercial floor area, it is expected that the project will pay DCLs of \$1,890,057. The value of the DCL waiver for the residential floor area is estimated to be \$2,769,110. Compliance with the DCL waiver requirements will continue to be assessed through the development permit stage up to occupancy permit issuance at which point the applicant will be required to submit a rent roll that sets out the initial monthly rents for each unit.

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

**Public Art Program** – The application is subject to the Public Art Policy and Procedures for Rezoned Developments as the proposed floor area meets the minimum 9,290 sq. m (100,000 sq. ft.). Applicants may elect to provide on-site artwork or cash-in-lieu (at 80% of the public art budget), which must be discussed with Public Art staff before by-law enactment.

The public art budget will be calculated on the floor area proposed at the development permit stage. Based on the current (2016) rate, the public art budget is estimated to be \$242,046. 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.

***FINANCIAL IMPLICATIONS***

As noted in the Public Benefits section, this project is expected to provide secured rental housing including 20% at below market rent, public art contribution and a DCL payment. See Appendix G and H for additional details.

***CONCLUSION***

Staff conclude that the proposed land use, height, density, and public benefits are consistent with the intent of the Plan.

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

\* \* \* \* \*

**1855 West 2nd Avenue**  
**PROPOSED CD-1 BY-LAW PROVISIONS**

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

**Zoning District Plan Amendment**

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

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

**Designation of CD-1 District**

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

**Definitions**

3. Words in this by-law have the meaning given to them in the Zoning and Development By-law, except that:
  - (a) for the purposes of calculating the total dwelling unit area for section 5.1 of this by-law, "Dwelling Unit Area" is the floor area of each dwelling unit, measured to the inside of all perimeter walls, excluding any floor area as required by section 6.5 of this by-law; and
  - (b) "Below-Market Rental Units" means dwelling units that meet the requirements of approved Council policies and guidelines for below-market rental housing, as secured by a housing agreement and registered on title to the property.

**Uses**

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

- (e) Service Uses;
- (f) Utility and Communication Uses; and
- (g) 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 market rental units, and at least 35% of the total number of below-market rental units must:
  - (a) be suitable for family housing;
  - (b) include 2 or more bedrooms, of which:
    - (i) at least 25% of the units must be 2-bedroom units, and
    - (ii) at least 10% of the units must be 3-bedroom units.
- 5.3 All commercial uses and accessory uses must be carried on wholly within a completely enclosed building, other than the following:
  - (a) display of flowers, plants, fruits and vegetables in combination with a permitted use;
  - (b) farmers' market;
  - (c) neighbourhood public house;
  - (d) public bike share; and
  - (e) restaurant,

except that the Director of Planning may vary this regulation to permit the outdoor display of retail goods, and the Director of Planning may impose any conditions the Director of Planning considers necessary, having regard to the types of merchandise, the area and location of the display with respect to adjoining sites, the hours of operation and the intent of this by-law.

### **Floor Area and Density**

- 6.1 Computation of floor area must assume that the site area is 1,670.1 m<sup>2</sup>, being the site area at the time of the application for the rezoning evidenced by this by-law, prior to any dedications.
- 6.2 The maximum floor space ratio for all uses combined is 6.8.
- 6.3 The total floor area for commercial uses must be a minimum of 464 m<sup>2</sup>.

- 6.4 Computation of floor area must include all floors having a minimum ceiling height of 1.2 m, both above and below base surface, measured to the extreme outer limits of the building.
- 6.5 Computation of floor area and dwelling unit area must exclude:
- (a) balconies and decks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, provided that:
    - (i) the total area of these exclusions must not exceed 12% of the permitted floor area, and
    - (ii) the balconies must not be enclosed for the life of the building;
  - (b) patios and roof decks, if the Director of Planning considers the impact on privacy and outlook;
  - (c) floors or portions thereof that are used for:
    - (i) off-street parking and loading located at or below base surface, provided that the maximum exclusion for a parking space does not exceed 7.3 m in length,
    - (ii) bicycle storage, and
    - (iii) heating and mechanical equipment, or uses that the Director of Planning considers similar to the foregoing;
  - (d) entries, porches, verandahs and covered circulation 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 m<sup>2</sup> per dwelling unit, there will be no exclusion for any of the residential storage area above base surface for that unit; and
  - (f) all storage area below base surface for non-dwelling uses.
- 6.6 The Director of Planning or Development Permit Board may exclude common amenity areas from the computation of floor area, to a maximum of 10% of the total permitted floor area, if the Director of Planning or Development Permit Board considers the intent of this by-law and all applicable Council policies and guidelines.
- 6.7 Where floor area associated with residential storage area is excluded, a minimum of 20% of excluded floor area above base surface must be located within the below-market rental units as storage area.

## **Building Height**

- 7.1 Building height must not exceed 60 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 70 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.

\* \* \* \* \*



**1855 West 2nd 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 Marianne Amadia and Harley Grusko Arch., received January 31, 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 increase the east side yard tower setback by a minimum of 1 ft.

Note to Applicant: The intent of this condition is to achieve the minimum tower separation between the proposed tower and the future tower while maintaining the future development potential on the site under Sub-area FGBF of the Plan. Refer to the Broadway Plan, Built Form and Site Design Section 11.1.7.

- 1.2 Design development to ensure no new shadows cast on the north sidewalk of West 1st Avenue and the Seaforth Peach Park from the spring to fall equinoxes between 10 AM and 4 PM PDT.

Note to Applicant: Refer to the Broadway Plan, Built Form and Site Design, Section Solar Access and Figure 11.5. This may be achieved by managing the massing at the top of the tower, such as setting back the amenity room and mechanical appurtenances.

- 1.3 Design development to create a more engaging and welcoming local commercial frontage and more usable public open space along West 2nd Avenue.

Note to Applicant: Refer to the Broadway Plans, Built Form and Site Design Section 11.4.25-28. This may be achieved by:

- (a) Distinguishing the ground floor expression from the tower above to strengthen its public presence and visual interest through measures such as fine-grained storefronts, refined column and soffit details, corner-wrapping glazing, colour and material variations;
- (b) Unifying the ground plane from the sidewalk to the building edge with a balanced soft-hardscape design to create a more inviting and usable open space; and

- (c) Enhancing public amenities, such as continuous weather protection, outdoor seating, lighting, and planting features, to improve public comfort and interest.

1.4 Design development to minimize privacy impact on neighbouring properties.

Note to applicant: Refer to Broadway Plans, Built Form and Site Design Section 11.4. Intent. This may be achieved by reducing the size of windows in living rooms and amenity rooms facing the west side yard.

1.5 Design development to improve livability and sociability.

Note to Applicant: Refer to the Broadway Plan, Built Form and Site Design – Principle & 11.1, the High-Density Housing for Families with Children Guidelines, and Zoning and Development Bylaw. Recommendations include:

- (a) Ensure all unit types have adequate sizes and functional layouts;

Note to Applicant: The minimum dwelling unit net area is 29.7 sq. m (320 sq. ft.) and the livability of 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.

- (b) Provide secured access to ground-level dwelling units from the main lobby or via a safe and pleasant exterior pathway, incorporating CPTED design measures;
- (c) Provide a washroom to the ground floor amenity room and demonstrate all washrooms in amenity rooms are accessible; and
- (d) Consider connecting outdoor amenity spaces on the 5th and 6th levels with an open or transparent staircase to encourage greater interaction.

1.6 Design development to enhance architectural expression.

Note to Applicant: Refer to the Broadway Plan, Built Form and Site Design Principle, and Section 11.4.21-24. Recommendations include but are not limited to:

- (a) Incorporating high-quality material and details to better respond to the surrounding fine-grained residential characteristics and offer attractive views;
- (b) Refining the lantern expression at the tower top and minimizing the visibility of mechanical equipment and screens on the rooftop; and
- (c) Demonstrating good practices in sustainable design, such as optimizing window-to-wall ratio and incorporating solar shading on the south and west façades.

## **Landscape**

1.7 Design development to improve the public – private realm interface with special attention to the streetscape and lane interface;

Note to Applicant: This may be achieved by, but not limited to the following:

- (a) improve ratio or balance of hardscape and softscape landscape treatment, provide site furniture and pedestrian friendly materials, ie. benches, planters, lighting, etc.
- (b) relocate the proposed wood top benches (see the ground level Landscape Plan in the Rezoning Booklet) from City's boulevard to the subject site. The pedestrian amenities, including benches, are generally not allowed to encroach in the City's property, except approved by Engineering;
- (c) provision of visually interesting and prominent entrances along the front streetscape and rear lane.

- 1.8 Provision of four (4) replacement trees planted on free grade to mitigate the loss of canopy and tree biomass on site;

Note to Applicant: four (4) replacement trees should be provided on plan at the front setback area along West 2nd Avenue, to be consistent with the Tree Replacement Strategy (4.9) indicated in the Rezoning Booklet.

- 1.9 Provision of a detailed Landscape Plan illustrating soft and hard landscaping;  
Note to applicant: The plans should be at 1/8 in.: 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.

- 1.10 Provision of detailed architectural and landscape cross sections (minimum 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.

- 1.11 Provision of a soil depth overlay sheet, included with the Landscape Plans;

- 1.12 Provision of a Tree Management Plan as part of the Landscape Plans, in coordination with arborist report tree management plan;

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

- 1.13 Provision of an arborist "letter of undertaking" to include signatures by the owner and arborist;

Note to applicant: the signatures confirm that all parties are aware of the roles and responsibilities and that the project is on track to satisfy the steps and recommendations

outlined by the arborist. For example, advanced planning will be needed to ensure that certain works, such as site supervision checkpoints, are coordinated.

- 1.14 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 ft. long and 18 in. 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**

- 1.15 The proposed unit mix, including 71 studio units (41.5 %), 41 one-bedroom units (24.0 %), 42 two-bedroom units (24.6 %) and 17 three-bedroom units (9.9%) is to be revised in the Development Permit drawings to achieve at least 10% three-bedroom units and 25% two-bedroom units separately in both the market rental and below-market portions.

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

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

Note to Applicant: Clearly label the proposed below market units and market rental units on the architectural drawings.

## Engineering

Arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for the following:

- 1.18 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](mailto: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>

- 1.19 The owner or representative is to contact Engineering Services at [StreetUseReview@vancouver.ca](mailto: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>

- 1.20 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.
- 1.21 Provision of a lighting simulation to support all offsite lighting upgrades to City standards and IESNA recommendations.
- 1.22 Arrangements to the satisfaction of the General Manager of Engineering Services and the appropriate public utility companies for pole relocation are required, if the (driveway, loading bay, walkway, etc.) cannot be relocated.

Note to Applicant: Existing wood pole in lane conflicts with access. The Applicant will need to add additional loading bays at grade, and this may require relocation of poles.

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

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

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

Refer to the Garbage and Recycling Facility Storage Amenity Design Supplement for more information. [Guidelines: Garbage and Recycling Storage Facility Design \(vancouver.ca\)](http://vancouver.ca/guidelines/garbage-and-recycling-storage-facility-design)

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

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

- (i) "This plan is "NOT FOR CONSTRUCTION" and is to be submitted for review to Engineering Services a minimum of 8 weeks prior to the start of any construction proposed for public property. No work on public property may begin until such plans receive "For Construction" approval and related permits are issued. Please contact Engineering, Development and Major Projects and/or your Engineering, Building Site Inspector for details."
- (ii) "Tree species, final spacing, quantity and location to the satisfaction of the General Manager of Engineering Services. New trees must be of good standard, minimum 6 cm caliper, and installed with approved root barriers, tree guards and appropriate soil volumes. Installation of Engineered Soil may be required to obtain appropriate soil volumes based on site conditions. Root barriers shall be of rigid construction, 8 feet long and 18 inches deep, centre on each street tree adjacent to the sidewalk and any off-street bike facility. Planting depth of root ball must be below sidewalk grade. Contact Park Board at [pbdevelopment.trees@vancouver.ca](mailto:pbdevelopment.trees@vancouver.ca) for inspection after tree planting completion".

- (b) Existing locations of:

- (i) Street furniture; and

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

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

- (ii) Poles and guy wires.

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

(c) Deletion of:

- i. Proposed wood top bench and tables shown encroaching onto City property along W 2nd Avenue (Pages 81 and 82 of Landscape plan). Benches can be relocated to private property.

- ii. Proposed pavers from City boulevard; and

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

- iii. Proposed encroachments from the lane;

Note to Applicant: surface treatment in the lane is to be standard asphalt only.

- (d) Provision of 0.45 m (1.5 ft.) of low growing groundcover or sod grass strip between any planting and sidewalk.

- (e) All proposed streetscape materials on City property to be City standard materials.

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

1.25 Provision of a Transportation Demand Management (TDM) Plan.

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

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

- 1.26 Provision of Loading spaces, per the [Parking By-law Section 5](#) and the [Design Supplement](#), including:
- (a) Convenient, internal, stair-free loading access to/from all site uses;  
  
Note to applicant: Council approved amendments to loading rates and design requirements in the Parking Bylaw and Design Supplement. These requirements will apply to site development permits following this rezoning.
  - (b) 2 Class B loading spaces are required.
- 1.27 Update the architectural plans to provide:
- (a) dimensions of columns and column encroachments into parking spaces;
  - (b) 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
  - (c) design elevations at all breakpoints on both sides of ramps, drive aisles, loading and passenger loading spaces, accessible spaces, and entrances.
- 1.28 Provision of the Developer's Engineer is to submit a sewer abandonment plan that details the abandonment or removal of all existing storm, sanitary and combined connections to the development site.
- Note to Applicant: The abandonment plan is required to be reviewed and accepted by the City Engineer prior to issuance of the Sewer Permit.
- 1.29 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>
- 1.30 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](mailto: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](mailto:building.grades@vancouver.ca) or call 604-871-6373.

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

- 1.33 Provision and confirmation of the following are required in order for Engineering to support plant materials on the Right of Way (ROW), including:
- (a) All planting on street rights of way are to be maintained by the adjacent property owner;
  - (b) No permanent irrigation system shall be installed in the street ROW;

All plant material within the same continuous planting area that is located on street ROW within 10.0 m (32.8 ft.), measured from the corner, of an intersection, pedestrian crossing, entrance to a driveway or other conflict areas where sightlines need to be maintained for safety reasons, shall not exceed a mature height of 0.6 m (2 ft.) measured from the sidewalk;

- (c) All plant material within the street ROW that is located outside of the areas described in the bullet above shall not exceed 1.0 m (3.3 ft) in height, measured from the sidewalk;
- (d) Plant shall be planted in such a way as to not encroach on the sidewalk, street, lane, and/or bike lane and shall provide a minimum 0.45 m (1.5 ft.) buffer of low groundcover in planting beds adjacent to sidewalks.

## 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, Director of Legal Services and the Approving Officer for consolidation of Lots 28, 29, 30, 31, 32, and 33, Block 217, District Lot 526, Plan 590 to create a single parcel and subdivision of that site to result in the dedication of the North 2 ft. for lane purposes.

Note to Applicant: A subdivision plan and application to the Subdivision and Strata Group is required. For general information see the subdivision website at:

<http://vancouver.ca/home-property-development/apply-to-subdivide-or-join-properties.aspx>

- 2.2 Provision of a Services Agreement to detail the on-site and off-site works and services necessary or incidental to the servicing of the site (collectively called the "Services") such that they are designed, constructed, and installed at no cost to the City and all necessary street dedications and rights of way for the services are provided. No development permit for the site will be issued until the security for the services are provided. The timing for the delivery of the Services shall be determined by the General Manager of Engineering Services in his sole discretion and holds shall be placed on such permits as deemed necessary in his sole discretion. Except as explicitly provided for in Condition 2.5 (a), the Services are not excess and/or extended services, and the applicant is not entitled to a Latecomer Agreement.

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

Note to Applicant: Based on the confirmed Fire Underwriter's Survey Required Fire Flows and domestic flows submitted by Aplin & Martin Consultants Ltd. dated December 22, 2023, no water main upgrades are required to service the development.

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

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

As per the City 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 1855 West 2<sup>nd</sup> Avenue does not require any sewer upgrades.

Development to be serviced to the existing 200 mm SAN and 300 mm STM sewers in the West 2<sup>nd</sup> Avenue.

Development to adhere to Vancouver Building Bylaw (VBBL) Part 2 Division B – Plumbing Systems Section 2.4. Drainage Systems Clause 2.4.2.5 Rainwater Management requirements and methodology, including modification to the site peak flow rate discharge to the storm/combined sewer requirement below:

The post-development ten-year flow rate discharged to the storm sewer shall be no greater than the sum of the existing two-year pre-development flow rate and proposed peak dry-weather sanitary discharge flow; to ensure the development site is providing a net-zero increase in flow demand to the downstream combined sewer mains. The pre-development estimate shall utilize the 2014 IDF curves, whereas the post-development estimate shall utilize the 2100 IDF curves to account for climate change. Compliance with this requirement shall be demonstrated during the Plumbing Permit application stage by completing the Rainwater Management Project Summary Form and confirming Line 7 that there is a more stringent release rate control than VBBL Article 2.4.2.5. and that the release rate is designed to meet the more stringent release rate control criteria. At this stage, the necessary supporting calculations, documents, and references are to be provided along with the completed Rainwater Management Project Summary Form.

Note to Applicant: The development site release rate requirement is intended to mitigate the increased development discharge flows and maintain existing sewer capacity conditions of the surrounding sewers in lieu of offsite upgrades that would likely require sewer upgrades involving the West 1st Avenue combined trunk sewer and Kitsilano Pump Station.

- (c) Provision of street improvements, and appropriate transitions, along West 2nd Avenue adjacent to the site, including:
- i. minimum 2.0 m wide front boulevard;
  - ii. minimum 2.4 m wide broom finish saw-cut concrete sidewalk;
  - iii. relocation of the existing street light pole to the front boulevard; and

- iv. curb and gutter, including road reconstruction as required to accommodate the new curb and gutter;

Note to Applicant: Road reconstruction on West 2nd Avenue to meet City of Vancouver “Higher-Zoned Street” standards.

Note to applicant: Final design of these street improvements should also follow the upcoming Broadway Public Realm Plan. These boulevard and sidewalk improvements will require the removal of existing street trees (identified as 1, 3, 4 and 5 in the arborist report). Contact the City’s Urban Forestry group to coordinate the removal of these trees.

- d. Provision of improvements at the intersection of Burrard Street & West 2<sup>nd</sup> Avenue including:

- i. design and installation of a new pedestrian/cyclist actuated signal;
- ii. curb ramps;
- iii. entire intersection street lighting upgrade to current City standards and IESNA recommendations.

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.

- e. Provision of street improvements with appropriate transitions, along the lane adjacent to the site, including full depth pavement reconstruction.

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

- f. Provision of speed humps in the lane south of West 1st Avenue between Cypress Street and Burrard Street.

- g. Provision Green Infrastructure improvements to the satisfaction of the General Manager of Engineering Services, including installation of a rainwater tree trench (RTT) in front boulevard on West 2nd Avenue to treat and retain 90% of average annual rainfall from the ROW to the greatest extent practical.

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

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](mailto:ESRGGIIDL@vancouver.ca)

- h. Provision of upgraded street lighting (roadway and sidewalk) to current City standards and IESNA recommendations.
- i. Provision of Cypress Street and West 2<sup>nd</sup> Avenue entire intersection street lighting upgrade to current City standards and IESNA recommendations.
- j. Provision of new or replacement duct banks that meets current City standard.

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

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

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

Note to Applicant: 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.

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

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

The preparation of this legal agreement includes the requirement for collection of a fee by Development Building and Licences for service as approved in the following Council Report:

<https://council.vancouver.ca/20231003/documents/r2.pdf> and will be due prior to issuance of the Development Permit.

- 2.3 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) improvements at the intersection of Burrard Street and West 2nd Avenue as per 2.2 (d).

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

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

For general Latecomer Policy information refer to the website at:

<https://vancouver.ca/home-property-development/latecomer-policy.aspx#redirect>

## Housing

- 2.4 Make arrangements to the satisfaction of the General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services to enter into a Housing Agreement and a Section 219 Covenant to secure all residential units as class A for profit affordable rental housing, excluding Seniors Supportive or Assisted Housing, and including at least 20% of the residential floor area that is counted in the calculation of the dwelling unit area per the CD-1 By-law to be secured as below-market rental dwelling housing units, and the remaining units to be secured as market rental units, subject to the conditions set out below for such units, subject to the conditions set out below for such units and in accordance with the requirements set out in the *Broadway Plan*, for a term equal to the longer of 60 years and the life of the building and such other terms and conditions as the General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services may require. The agreement or agreements will include but not be limited to the following terms and conditions:
  - (a) A no separate sales covenant;
  - (b) A no stratification covenant;
  - (c) A provision that none of the units will be rented for less than 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.

- 2.5 Enter into a Section 219 Covenant and/or such other agreements as the General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services determine are necessary to require the applicant to:
- (a) Provide a Tenant Relocation Plan to the satisfaction of the General Manager of Planning, Urban Design and Sustainability as per the *Broadway Plan* and the *Tenant Relocation and Protection Policy* that is effective at the time of submission of the Development Permit Application.
  - (b) Provide a notarized declaration prior to issuance of the Development Permit that demonstrates that each tenant has been given written notice of the intent to redevelop the property; that indicates the number of units occupied on the date of the notice; and includes copies of a letter addressed to each eligible tenant summarizing the Tenant Relocation Plan offer and signed as received by each eligible tenant.
  - (c) Provide an Interim Tenant Relocation Report to the satisfaction of the General Manager of Planning, Urban Design and Sustainability prior to issuance of the Demolition Permit. The Report must include, but may not be limited to, the names



of tenants; whether each tenant has indicated interest in the Right of First Refusal to return to the new building; each tenant's choice of either the financial compensation or temporary rent top-up option; the names of any tenants who have ended their tenancy; the reason for its end (e.g. tenant decision or mutual agreement to end tenancy); the outcomes of their search for alternate accommodation (if assistance was requested by the tenant), and their temporary rent top up amount for the first year of tenancy in the alternative unit (if applicable) and total compensation amount(s); the names of tenants still remaining in the building; the status of the applicant's search for relocation options (if assistance was requested by the tenant) and/or additional assistance rendered, as required through their Tenant Relocation Plan. A copy of the Temporary Rent Top-Up Calculation Form for each tenant that chooses the Temporary Rent Top up option must also be provided with the Interim Tenant Relocation Report.

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

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

## **Public Art**

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

Note to Applicant: Consult with the Head of Public Art regarding opportunities for investment in public spaces as per the Broadway Plan.

## **Environmental Contamination**

- 2.7 If applicable:
  - (a) Submit a site disclosure statement to Environmental Services;
  - (b) As required by the Manager of Environmental Services and the Director of Legal Services, in their discretion, do all things and/or enter into such agreements deemed necessary to fulfill the requirements of Section 571(B) of the Vancouver Charter; and

- (c) If required by the Manager of Environmental Services and the Director of Legal Services, in their discretion, enter into a remediation agreement for the remediation of the site and any contaminants which have migrated from the site on terms and conditions satisfactory to the Manager of Environmental Services, the General Manager of Engineering Services and Director of Legal Services, including a Section 219 Covenant that there will be no occupancy of any buildings or improvements constructed on the site pursuant to this rezoning until separate Certificates of Compliance, satisfactory to the City, for the on-site and off-site contamination, issued by the BC Ministry of Environment and Climate Change Strategy, have been provided to the City.

### **Agreements**

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

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

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

\* \* \* \* \*

**1855 West 2nd Avenue**  
**DRAFT CONSEQUENTIAL AMENDMENTS**  
**DRAFT AMENDMENTS TO THE SIGN BY-LAW NO. 11879**

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

“1855 West 2nd Avenue [CD-1 #] [By-law #] C-2”

**DRAFT AMENDMENTS TO THE NOISE CONTROL BY-LAW NO. 6555**

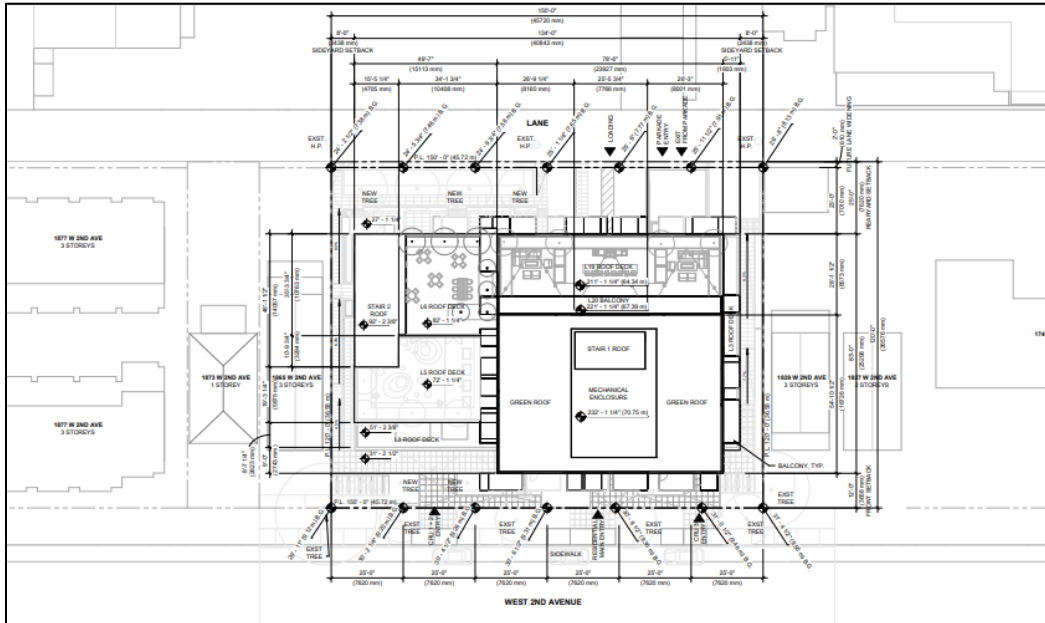
Amend Schedule B (Intermediate Zone) by adding the following:

“[CD-1 #] [By-law #] 1855 West 2nd Avenue”

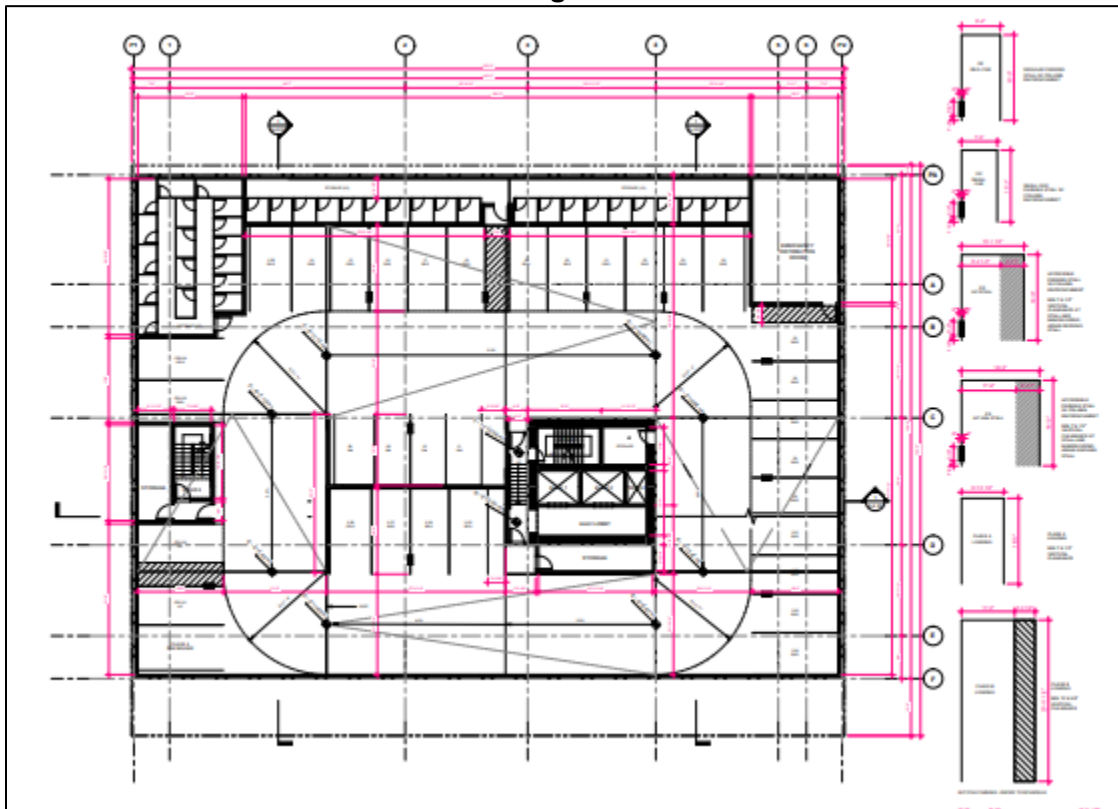
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1855 W 2nd Avenue  
FORM OF DEVELOPMENT DRAWINGS

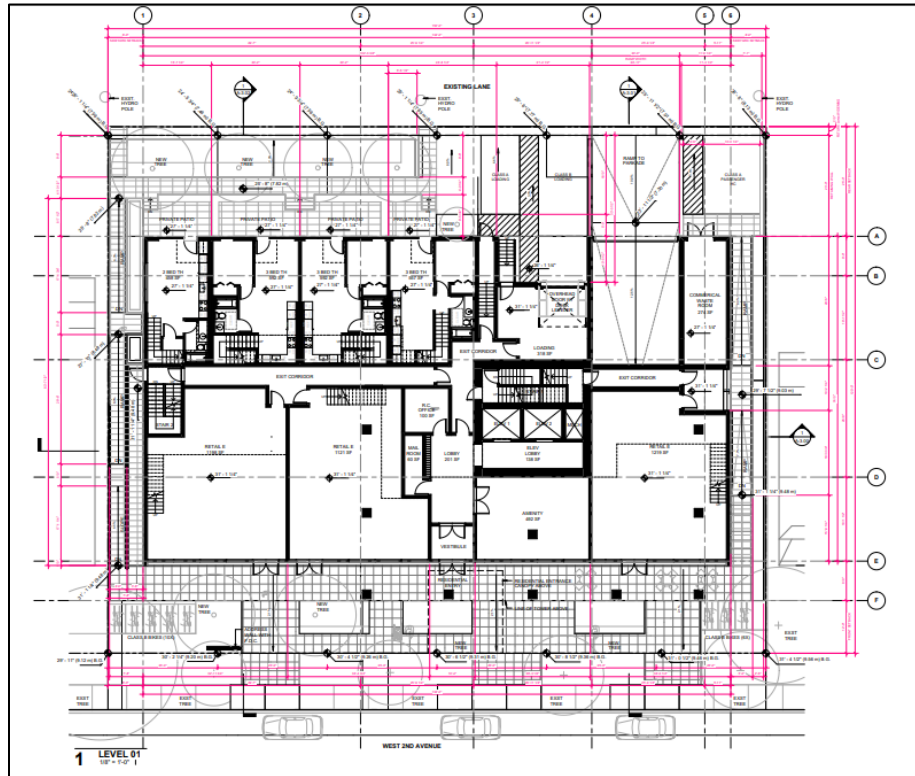
Ground Floor / Site Plan



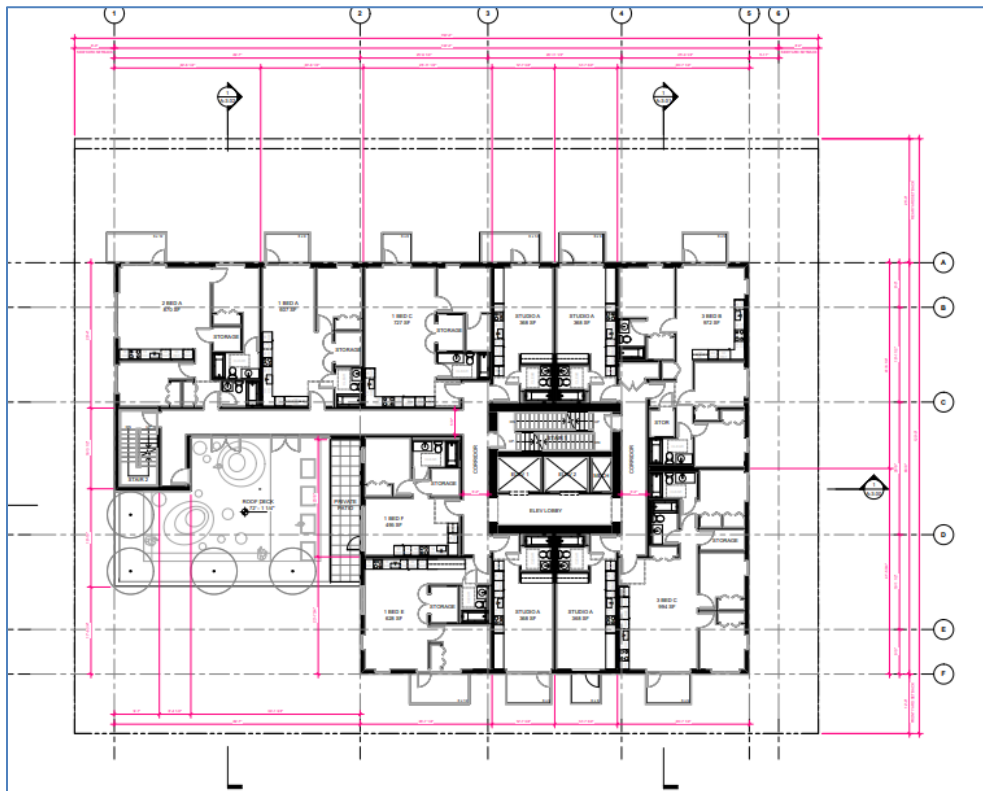
Parking Level 2



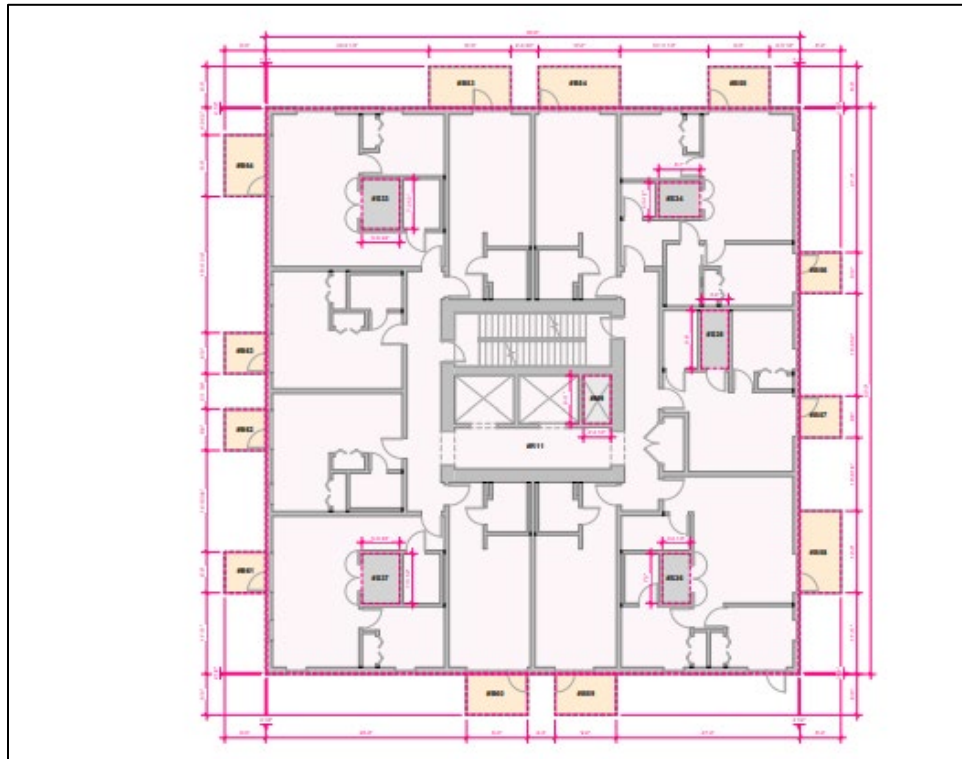
### Ground Floor Plan



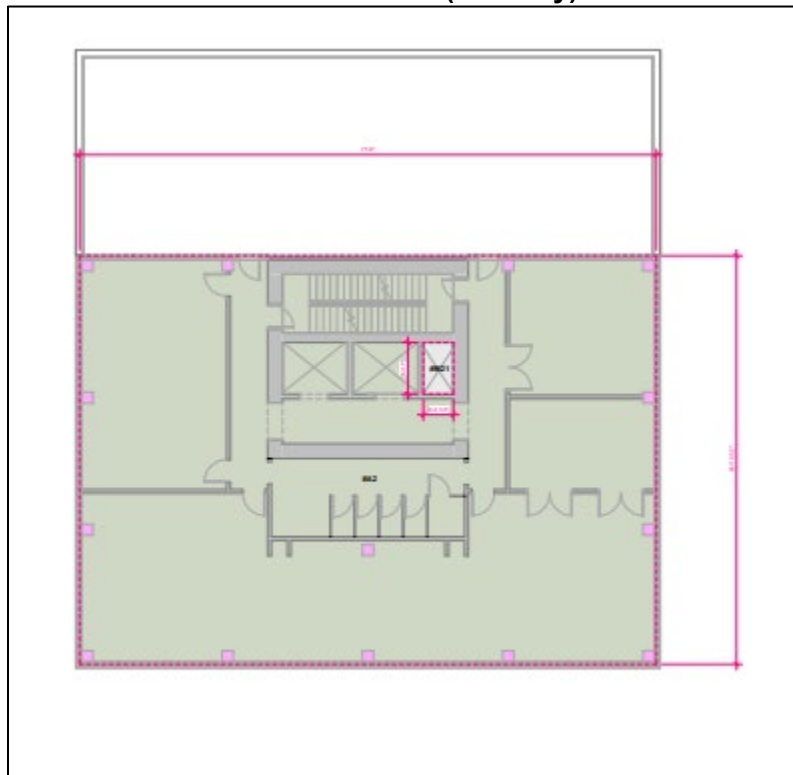
### Fourth Floor Plan

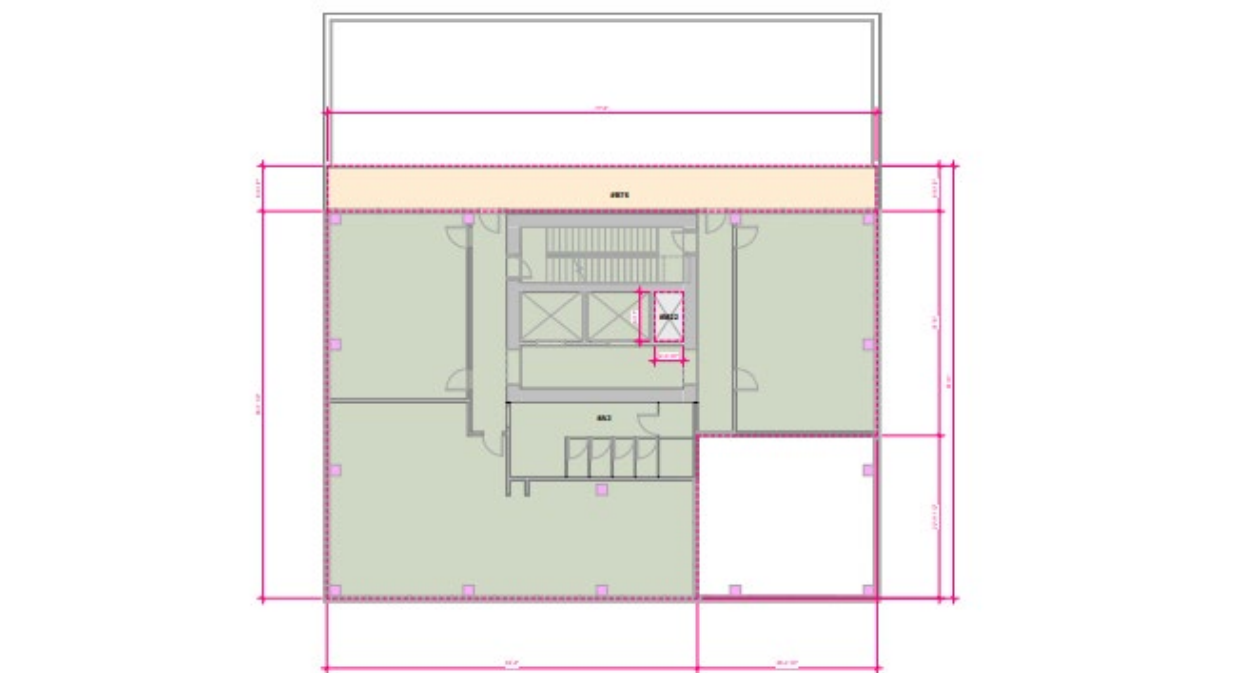


7<sup>th</sup>-18<sup>th</sup> Floor Plans



19<sup>th</sup> Floor Plan (Amenity)





### South Elevation



\* \* \* \* \*

**1855 West 2nd 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"> <li>• 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"> <li>○ 4 months' rent for tenancies up to 5 years;</li> <li>○ 5 months' rent for tenancies over 5 years and up to 10 years;</li> <li>○ 6 months' rent for tenancies over 10 years and up to 20 years;</li> <li>○ 12 months' rent for tenancies over 20 years and up to 30 years;</li> <li>○ 18 months' rent for tenancies over 30 years and up to 40 years;</li> <li>and</li> <li>○ 24 months' rent for tenancies over 40 years.</li> </ul> </li> </ul> <p>Or:</p> <ul style="list-style-type: none"> <li>• 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.</li> </ul> <p>Or:</p> <ul style="list-style-type: none"> <li>• A lump sum rent top-up payment, equivalent to the estimated value of a rent top-up for 33 months.</li> </ul>
Notice to End Tenancies	<ul style="list-style-type: none"> <li>• Landlord to provide regular project updates to tenants throughout the development approvals process.</li> <li>• 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).</li> </ul>
Moving Expenses (flat rate or arrangement of an insured moving company)	<ul style="list-style-type: none"> <li>• A flat rate of \$750 or \$1000 will be provided to all eligible tenants depending on the type of unit.</li> </ul>
Assistance in Finding Alternate Accommodation (3 options)	<ul style="list-style-type: none"> <li>• Staff will distribute tenant needs assessment surveys. These surveys will be used in relocation efforts and to identify tenants' needs and preferences.</li> <li>• Applicant will be required to commit to monitor rental market and provide tenants requesting assistance with three options in Vancouver that best meet the tenants' identified priorities.</li> </ul>



Additional Support for Low Income Tenants or Tenants Facing Other Barriers to Appropriate Housing	<ul style="list-style-type: none"><li>For low income tenants and tenants facing other barriers to housing, as defined in the TRP Policy, the applicant has committed to assisting in securing a permanent, suitable affordable housing option.</li></ul>
First Right of Refusal	<ul style="list-style-type: none"><li>The applicant will be required to commit to offering all eligible tenants the Right of First Refusal to return to the new building at either a 20% discount to city-wide average market rents by unit type for the City of Vancouver, as published annually, or at the tenant's current rent, whichever is less</li></ul>

\* \* \* \* \*

1855 West 2nd Avenue  
PUBLIC CONSULTATION SUMMARY

1. List of Engagement Events, Notification, and Responses

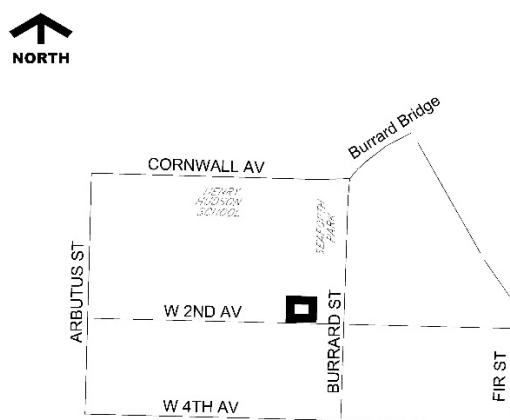
	Date	Results
<b>Event</b>		
Question and Answer Period (City-led)	June 12, 2024 – June 25, 2024	743 participants (aware)* <ul style="list-style-type: none"> <li>• 304 informed</li> <li>• 129 engaged</li> </ul>
<b>Public Notification</b>		
Postcard distribution – Notice of rezoning application and Question and Answer Period	June 12, 2024	3,037 notices mailed
<b>Public Responses</b>		
Online questions	June 12, 2024 – June 25, 2024	17 submittal
Online comment forms <ul style="list-style-type: none"> <li>• Shape Your City platform</li> </ul>	May 2024 – October 2024	170 submittals
Overall position <ul style="list-style-type: none"> <li>• support</li> <li>• opposed</li> <li>• mixed</li> </ul>	May 2024 – October 2024	169 submittals <ul style="list-style-type: none"> <li>• 26 responses</li> <li>• 130 responses</li> <li>• 13 responses</li> </ul>
Other input	May 2024 – October 2024	9 submittal
<b>Online Engagement – Shape Your City Vancouver</b>		
Total participants during online engagement period	May 2024 – October 2024	1651 participants (aware)* <ul style="list-style-type: none"> <li>• 668 informed</li> <li>• 172 engaged</li> </ul>

*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:

- **Housing:** An increase in the housing stock is needed and welcomed.
- **Commercial space:** The retail space is supported.

Generally, comments of concern fell within the following areas:

- **Height, density, and massing:** The proposal does not fit in with the low to mid-rise buildings in the neighbourhood. It will ruin the character and sense of community in Kitsilano.

The building is more appropriate on arterials such as Broadway and in communities with high rises like Yaletown. Approving the project will set a precedent for more buildings of this size in the area resulting in more people and noise in the quiet neighbourhood.

- **Views, sunlight access and shadows:** The building will block views of the mountains and ocean. It will block sunlight and cast shadows on surrounding parks and vegetation leading to a decrease in quality of life and negative affects on the environment.
- **Amenities and services:** There will be a large increase in residents from the proposed building, Señákw, and the development of the former Molson brewery site. There will not be enough amenities, services (e.g. schools, restaurants, grocery stores) and utilities to support everyone. The slated developments will provide enough housing, this proposal is not needed.
- **Traffic and street parking:** The increase in residents will exacerbate the existing traffic congestion in the laneways, bike lanes and on Burrard Bridge. The limited street parking will worsen with more residents and customers of the retail space.
- **Displacement of tenants and affordability:** Long-time tenants of the building will be displaced and will not be able to find housing at similar rental rates. The new units will not be affordable to the average person. This project only benefits developers looking to make a profit.

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:*

- Below-market rental stock.
- Appropriate location given proximity to transit, schools and shopping.
- An increase in residents will be good for local businesses and is an opportunity to expand bike lanes and bus services.
- General support.
- Massing, use and height.

*General comments of concern:*

- Construction of multiple developments in the area will create noise and have negative effects on the environment.
- Negative affects on property values of the surrounding area.
- Loss of affordable housing, trees and green space.
- There are not enough visitors in the area to ensure viability of the business. Commercial lots on Burrard are already underutilized.
- Privacy of neighbours.
- Too many developments in the area. The City should see the effects of the Señákw and the former Molson brewery site development before approving more high density projects in the area.
- The design is unattractive and will not fit in with the community.
- Inaccurate shadow study.
- The proposal does not align with Broadway Plan public consultation/Broadway Plan.
- Not enough parking spots.

*General neutral comments/recommendations:*

- Should be low to mid-rise to fit in with the existing neighbourhood.
- Questions about the geographic extent of the Broadway Plan as the site is north of Broadway.
- Feels like the comments will not be considered and action will not be taken based on community feedback.

\* \* \* \* \*

**1855 West 2nd Avenue  
PUBLIC BENEFITS SUMMARY**

**Project Summary:**

20-storey mixed-use building containing rental residential units and commercial at ground level, with at-least 20% of residential floor area to be rented at below market rates.

**Public Benefit Summary:**

171 rental residential units, of which 20% of the residential floor area to be delivered at below-market rates, secured with a Housing Agreement for the greater of 60 years and the life of the building, in addition to DCLs and a public art contribution.

	Current Zoning	Proposed Zoning
Zoning District	RM-4	CD-1
FSR (site area = 1,670.1 sq. m (17,977 sq. ft.))	0.75	6.8
Buildable Floor Area	1,252.5 sq. m (13,482 sq. ft.)	11,356.7 sq. m (122,242 sq. ft.)
Land Use	Residential	Mixed use

**Summary of development contributions expected under proposed zoning**

City-wide DCL <sup>1</sup>	\$117,953
Utilities DCL <sup>1</sup>	\$1,772,104
Public Art <sup>3</sup>	\$242,046
<b>TOTAL</b>	<b>\$2,132,103</b>

**Other benefits (non-quantified):** 171 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.

<sup>1</sup> 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 instream rate protection, see the City's DCL Bulletin for more details.

<sup>2</sup>This application has requested and is expected to be eligible for a Class A (100%) waiver of the City-wide DCL applicable to the residential portion of the building. The value of the anticipated DCL waiver is estimated to be \$2,769,110 . The application is therefore subject to the maximum average starting rents and unit sizes by unit type applicable to "class A for-profit affordable rental housing" as per the By-law. These requirements will be secured by a Housing Agreement, and compliance will be assessed through the development permit stage to occupancy permit issuance.

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

\* \* \* \* \*

**1855 West 2nd Avenue**  
**APPLICANT, PROPERTY, AND DEVELOPMENT PROPOSAL INFORMATION**

**Property Information**

<b>Address</b>	<b>Property Identifier (PID)</b>	<b>Legal Description</b>
1855 West 2 <sup>nd</sup> Avenue	015-227-201	LOT 28 BLOCK 217 DISTRICT LOT 526 PLAN 590
	015-227-219	LOT 29 BLOCK 217 DISTRICT LOT 526 PLAN 590
	015-227-227	LOT 30 BLOCK 217 DISTRICT LOT 526 PLAN 590
	015-227-235	LOT 31 BLOCK 217 DISTRICT LOT 526 PLAN 590
	015-227-243	LOT 32 BLOCK 217 DISTRICT LOT 526 PLAN 590
	015-227-260	LOT 33 BLOCK 217 DISTRICT LOT 526 PLAN 590

**Applicant Information**

<b>Architect</b>	Marianne Amodio and Harley Grusko Architects Inc.
<b>Registered Owner</b>	Cypress Apartments Ltd.

**Development Statistics**

	<b>Permitted Under Existing Zoning</b>	<b>Proposed</b>
<b>Zoning</b>	RM-4	CD-1
<b>Site Area</b>	1,670.1 sq. m (17,977 sq. ft.)	1,670.1 sq. m (17,977 sq. ft.)
<b>Land Use</b>	Residential use	Mixed use
<b>Maximum FSR</b>	0.75	6.8
<b>Maximum Height</b>	10.7 m (35 ft.)	60 m (197 ft.) to top of parapet and 70 m (230 ft.) to top of appurtenances.
<b>Floor Area</b>	1,252.5 sq. m (13,482 sq. ft.)	11,356.7 sq. m (122,242 sq. ft.)
<b>Unit Mix</b>	N/A	Studios: 71 1 beds: 41 2 beds: 42 3 beds: 17 Total = 171
<b>Parking and Bicycle Spaces</b>	As per By-law	65 vehicle parking spaces 444 bicycle parking spaces

		To be confirmed at development permit stage
<b>Natural Assets</b>	7 site trees, 6 street trees	Retention of street trees, 9 new site trees

\* \* \* \* \*