



REFERRAL REPORT

Report Date: September 2, 2025
Contact: Andrew Misiak
Contact No.: 604-673-8496
RTS No.: 18151
VanRIMS No.: 08-2000-20
Meeting Date: September 16, 2025

TO: Vancouver City Council
FROM: General Manager of Planning, Urban Design and Sustainability
SUBJECT: CD-1 Rezoning: 1676 West 11th Avenue

RECOMMENDATION TO REFER

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

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

RECOMMENDATION FOR PUBLIC HEARING

- A. THAT the application by Villa Capri Enterprises Ltd., the registered owner of the lands located at 1676 West 11th Avenue [*Lots 2 to 4 Block 389 District Lot 526 Plan 1949; PIDs 013-453-505, 013-453-521, and 013-453-556 respectively*], to rezone the lands from RM-3 (Multiple Dwelling) District to CD-1 (Comprehensive Development) District, to increase the floor space ratio (FSR) from 1.0 to 6.6 and the building height from 36.6 m (120 ft.) to 61m (200 ft.) to permit a 19-storey residential building, containing 176 market rental units, of which 20% of the residential floor area will be secured as below-market rental units, be approved in principle;

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

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by W. T. Leung Architects Inc., received December 20, 2023 and May 26, 2025;

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

- B. THAT subject to approval in principle of the rezoning and the Housing Agreement described in Part 2 of Appendix B, the Director of Legal Services be instructed to prepare the necessary Housing Agreement By-law for enactment prior to enactment of the CD-1 By-law, subject to such terms and conditions as may be required at the discretion of the Director of Legal Services, and the General Manager of Planning, Urban Design and Sustainability.
- C. THAT Recommendations A and B be adopted on the following conditions:
- (i) THAT the passage of the above resolutions creates no legal rights for the applicant or any other person, or obligation on the part of the City, and any expenditure of funds or incurring of costs is at the risk of the person making the expenditure or incurring the cost;
 - (ii) THAT any approval that may be granted following the Public Hearing shall not obligate the City to enact a by-law rezoning the property, and any costs incurred in fulfilling requirements imposed as a condition of rezoning are at the risk of the property owner; and
 - (iii) THAT the City and all its officials, including the Approving Officer, shall not in any way be limited or directed in the exercise of their authority or discretion, regardless of when they are called upon to exercise such authority or discretion.

REPORT SUMMARY

This application proposes to rezone the site at 1676 West 11th Avenue from RM-3 (Multiple Dwelling) District to CD-1 (Comprehensive Development) District. The proposal is to permit a 19-storey residential building with additional height for the portion with rooftop amenity, containing 176 market-rental units, of which 20% of the residential floor area will be secured as below-market rental units under the *Broadway Plan* (the “Plan”).

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

COUNCIL AUTHORITY/PREVIOUS DECISIONS

- Vancouver Plan (2022)
- Broadway Plan (2022, last amended 2024)
- Transit-Oriented Areas (TOA) Designation By-law (2024)
- Transit-Oriented Areas (TOA) Rezoning Policy (2024)
- Interim Housing Needs Report (2025)
- Housing Vancouver Strategy (2017)

- Family Room: Housing Mix Policy for Rezoning Projects (2016)
- High-Density Housing for Families with Children Guidelines (1992, last amended 2022)
- Tenant Relocation and Protection Plan (2019, last amended 2025)
- Rental Incentives Bulletin (2012, last amended 2024)
- Rental Housing Stock Official Development Plan (2021)
- Urban Forest Strategy (2016, last amended 2018)
- Public Art Policy for Rezoned Developments (2014)
- Community Amenity Contributions Policy for Rezoning (1999, last amended 2024)
- Vancouver Development Cost Levy By-law No. 9755
- Vancouver Utilities Development Cost Levy By-law No. 12183
- Green Buildings Policy for Rezoning (2010, last amended 2024)

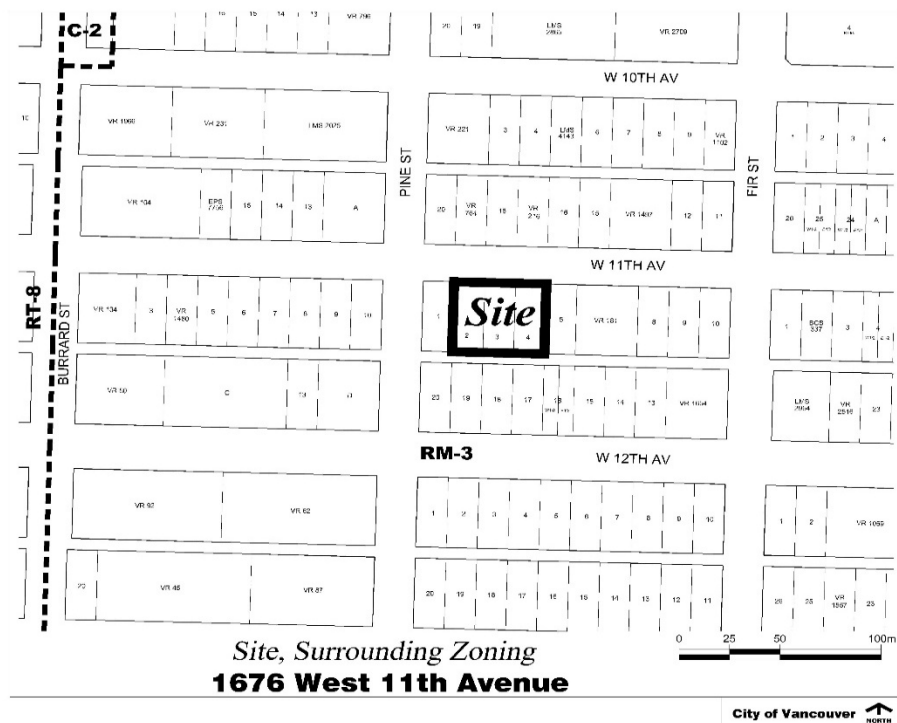
REPORT

Background/Context

1. Site and Context

The subject site is comprised of three legal parcels located on the south side of West 11th Avenue mid-block between Pine and Fir Streets (see Figure 1). The site has an area of approximately 1,743.7 sq. m (18,770 sq. ft.). It is zoned RM-3 (Multiple Dwelling) as are surrounding sites. The site is currently developed with a three-storey market-rental residential building with 31 rental units, of which 30 are tenanted. Eligible tenants are protected under the enhanced *Tenant Relocation and Protection Policy (TRPP)* for the Plan area.

Figure 1: Surrounding Zoning and Context



Across the street at 1665 West 11th Avenue, a 20-storey rental residential building was approved by Council at Public Hearing on June 25, 2025. One block over at 1726 West 11th Avenue, a rezoning application proposing a 20-storey and 19-storey mixed-use building was approved by Council at Public Hearing on December 10, 2024.

The neighbourhood is undergoing significant change, with the new Broadway Subway South Granville Station within 400 m and Arbutus Station within 800 m of the subject site, scheduled to open in 2027.

Neighbourhood Amenities – The following amenities are within close proximity:

- *Parks* – Granville Park (350 m), Granville Children’s Park (400 m), 6th and Fir Park (550 m), Pop-up Park at 5th and Pine (600 m), Granville Loop Park (1 km), Arbutus Greenway Park (1 km), Rosemary Brown Park (1.1 km), Connaught Park (1.2 m), Delamont Park (1.2 km),
- *Community and Cultural Spaces* – Vancouver Public Library, Firehall Branch (500 m), Centre culturel francophone de Vancouver (600 m). Kitsilano Community Centre (1.5 km), False Creek Community Centre (1.5 km)
- *Childcare* – La Calypso, the French Preschool (600 m), Montessori Day Care Society (700 m), West Point Grey Daycare (800 m), CEFA Early Learning Vancouver – Kitsilano (850 m).

Local School Capacity – The site is located within the catchment area of Henry Hudson Elementary and Kitsilano Secondary School. According to the Vancouver School Board (VSB)’s 2020 *Long Range Facilities Plan*, Henry Hudson Elementary is currently operating at 100% capacity and by 2031 is forecasted to be operating at 72% capacity. Kitsilano Secondary is operating at 103% with an expected capacity of 96% by 2031.

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

2. Policy Context

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

Broadway Plan – The Plan is a comprehensive community plan for the area within Vine Street to Clark Drive and 1st Avenue to 16th Avenue. The 30-year plan focuses on opportunities to integrate new housing, jobs, and amenities around the new Broadway Subway. The site is located within the Fairview South - Area B sub-area 9.10 of the Plan. Subsection 9.10.1 of the Plan permits 20-storey rental buildings with an FSR up to 6.5 where a minimum of 20% of the residential floor area secured at below-market rents on lots with existing market rental housing.

Transit-Oriented Areas (TOA) Designation By-law and Transit-Oriented Areas (TOA) Rezoning Policy – To align with provincial legislation, Council adopted a by-law and rezoning

policy that establishes heights and densities for developments within Transit-Oriented Areas (TOAs). This site is within Tier 2 of the South Granville Station and within Tier 3 of the Arbutus Station TOA. As the Plan allows more height and density, the application is being assessed under the Plan policies.

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

Housing Vancouver Strategy (2017) – The *Housing Vancouver Strategy* focuses on the right supply of new homes, including rental, to meet the continuum of housing types. The strategy includes ten--year housing approval targets, which were updated in 2024. The new targets aim for 83,000 net new homes overall, including 30,000 purpose-built market rental and 5,500 purpose-built below--market rental units. This rezoning will contribute towards targets for purpose-built market and below-market rental housing units.

Strategic Analysis

1. Proposal

The proposal is for a 19-storey residential building containing 176 market rental units, of which 20% of the residential floor area will be secured as below-market rental units. The proposed height is 61m (200 ft.) and the floor space ratio (FSR) is 6.6. Vehicle and bicycle parking are provided underground with access from the lane.

The rezoning application was first submitted in December 2023. The applicant later chose to submit a revised submission May 26, 2025 that includes 16 additional rental units, in order to improve overall financial viability for the proposal.

2. Land Use

The proposed rental housing with a minimum of 20% of the residential floor area secured at below-market rents is consistent with the Plan's direction for residential use at this location.

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

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

Form of Development – The Plan anticipates a 20-storey tower for secured market rental housing on this site. This application is consistent with the Plan for a 19-storey tower (see Figure 2). The proposal generally meets the Plan's expectations for number of towers on the block, tower form, separation, and setbacks. The proposed "tower in the park" typology with landscaped setbacks contributes to the character of the area.

Height – The building height of 61m (200 ft.) is appropriate for a 19-storey residential tower.

Density – The Plan anticipates a density of up to 6.5 FSR. The application proposed a density of 6.6 FSR which generally aligns with the Plan.

Public Realm and Interface – The Plan envisions an animated public realm with landscape setbacks and engaging building interface. The proposal reflects the Plan’s vision. Staff have prepared a condition to further enhance the building interface.

Private Amenity Space – The development offers on-site common indoor and outdoor amenities for the residents on the ground floor and roof top.

Figure 2: Project Perspective Looking Northeast



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

Staff reviewed the site-specific conditions and have concluded that the proposal reflects the Plan’s built form, height and density and is appropriate for the context. Staff support the application subject to the Urban Design conditions detailed in Appendix B.

4. Housing

The *Housing Vancouver Strategy* seeks to deliver a range of housing tenures across the housing continuum. This application, if approved, would add 176 units, including 138 market rental units and 38 below-market rental units (20% of the residential floor area), to the City’s inventory of rental housing, which would contribute to the targets set out in the *Housing Vancouver Strategy* (see Figure 3).

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 South Granville/Oak area, in 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 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 43% family units in a mix of two-bedroom and three-bedroom units in accordance with the Plan. These units must be designed in accordance with the *High-Density Housing for Families with Children Guidelines*. The application as proposed is consistent with the policy and a provision is included in the CD-1 By-law to meet the minimum unit mix requirements.

Figure 3: Progress Towards 10 Year Housing Vancouver Targets (2024-2033) for Market Rental Housing as of June 30, 2025

Housing Type	CATEGORY	10-YEAR TARGETS ^{1, 2}	Units Approved Towards Targets ³
Purpose-Built Market Rental Units	Market Rental	30,000	11,175 (37%)
	Developer-Owned Below Market Rental	5,500	1,905 (24%)
	Total	35,500	13,080 (37%)

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

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

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

Average Rents and Income Thresholds – Figure 4 below shows starting rents for below-market units for 2025. Average market rents and incomes served for newer rental buildings on the Westside are shown in the middle two columns, and costs for home ownership are shown in the far-right columns. Figure 4 demonstrates that below-market rental housing and market rental housing provide options that are more affordable than home ownership.

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

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

Security of Tenure – Purpose-built rental housing offers permanent rental housing and security of tenure, unlike rented condominiums or basement suites in the secondary rental market. All 176 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.

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

		Below-Market Units		Newer Rental Buildings Westside		Monthly Costs of Ownership for Median-Priced Apartment –Westside (with 20% down payment)		
	Proposed Average Unit Size (sq. ft.)	2025 Starting Rents ¹	Average Household Income Served ⁴	Average Market Rent ²	Average Household Income Served ⁴	Monthly Costs of Ownership ³	Average Household Income Served ⁴	Down-payment at 20% ³
Studio	385	\$1,294	\$51,776	\$1,960	\$78,400	\$2,837	\$113,480	\$106,000
1-bed	513	\$1,470	\$58,784	\$2,560	\$102,400	\$3,473	\$138,920	\$132,000
2-bed	647	\$2,052	\$82,080	\$3,635	\$145,400	\$5,193	\$207,720	\$198,400
3-bed	830	\$2,819	\$112,768	\$4,412	\$176,480	\$7,982	\$319,280	\$311,890

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

Existing Residential Tenants – The rezoning site contains existing rental residential uses, including 31 units of primary rental housing. Twenty-seven out of the 30 existing residential tenancies are eligible under the City's *Tenant Relocation and Protection Policy (TRPP)*. The applicant has provided a Tenant Relocation Plan (TRP) for eligible tenants which meets the enhanced tenant protection requirements of the City's TRPP for the Plan area, as 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 400 m of the future Broadway Subway South Granville Station and within 800 m of the new Arbutus Station, as well as within a block of frequent bus service on 12th Avenue and two blocks away from bus service along Granville Street and Broadway. All three streets are part of TransLink's Frequent Transit Network (FTN). The property is two blocks away from the 10th Avenue bikeway.

Parking, loading, bicycle and passenger loading spaces are required to meet the Parking By-law. Proposed parking reductions may be considered at the development permit

stage with acceptable Transportation Demand Management (TDM) or other management measures.

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

6. Environmental Sustainability and Natural Assets

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

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

There are five existing trees on the site, all of which are proposed for removal. One tree on a neighbouring property for which protection during construction is required. There are no City street trees for which protection during construction is required. Twenty-three new trees are proposed. A detailed tree assessment and retention report will be required as part of a subsequent development permit application. Staff will review these materials and provide conditions to retain and protect trees, wherever possible. This process allows for a coordinated assessment of tree retention and replacement with the proposed form of development. See Appendix B for landscape and tree conditions.

7. Public Input

Public Notification – A rezoning information sign was installed on the site on April 22, 2024. Approximately 3,426 notification postcards were distributed within the neighbouring area on or about April 22, 2024. Application information and an online comment form was provided on the Shape Your City (shapeyourcity.ca/) platform.

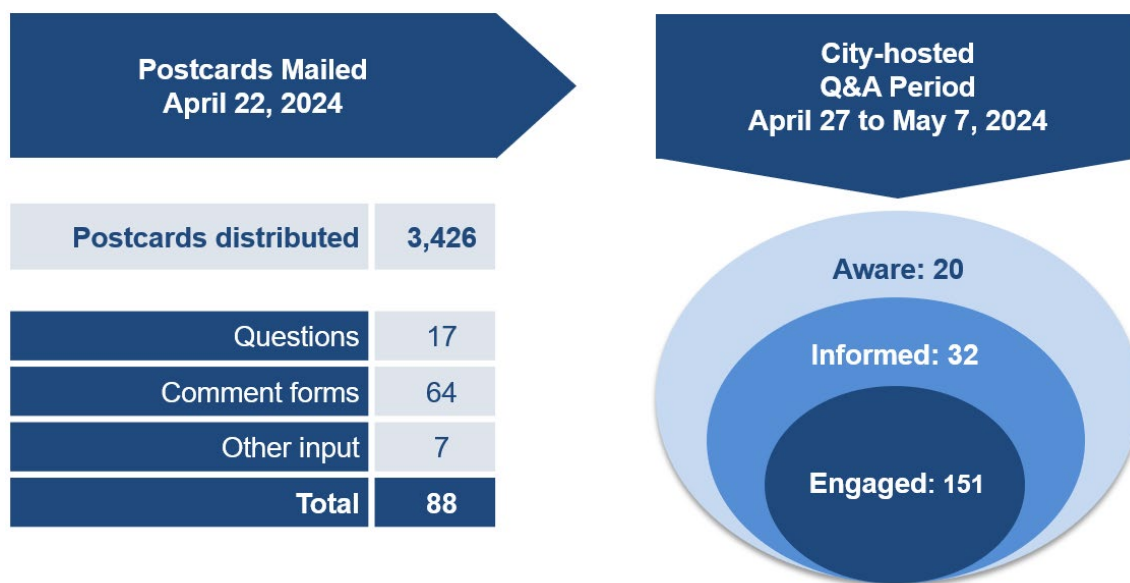
Question and Answer Period – A question and answer period was held from April 27 to May 7, 2024. Questions were submitted by the public and posted with a response over a two-week period. A digital model was made available for online viewing.

Public Response and Comments – Public input is collected via online questions, comment forms, through email, and by phone. A total of 88 submissions were received. Below is a summary of feedback received from the public by topic. Generally, comments of support fell within the following areas:

- **Height and density:** The height and density for this project is appropriate for this neighbourhood as it is close to transit and complies with the *Broadway Plan*.
- **Rental housing:** More rental housing stock being added to the city is greatly needed.

- **Design:** The building has an interesting color palette, and the setbacks are ideal for better livability for neighbouring properties.

Figure 5: Overview of Notification and Engagement



Generally, comments of concern fell within the following areas:

- **Height, density, and massing:** The height and density is not appropriate for the area. The scale of the proposal does not fit with the existing neighbourhood character.
- **Affordability:** The rents in this new building will be too high and unaffordable for most people.
- **Tenant Displacement:** The displacement of existing renters is a cause of concern.
- **Traffic and safety:** West 11th Avenue cannot facilitate increased volumes of traffic as it is a small side street and it will be a risk for pedestrians.

Response to Public Comments

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

Affordability – The proposed development adds much needed rental and affordable housing supply, notably secured rental and below-market housing options to the neighbourhood.

Tenant displacement – The Plan provides enhanced tenant protections under the TRPP. Existing tenants who are eligible can move back into the new building at their current rent or at a 20% discount off of the city-wide average market rents, whichever is lower. The tenants will also receive temporary rent top-up to help mitigate rent increases before returning to the new building.

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

Public Benefits

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

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

Based on rates in effect as of September 30, 2024, and the proposed 11,459 sq. m (123,871.1 sq. ft.) of residential floor area, it is estimated that the project will pay Utilities DCLs of \$1,833,307. The value of the anticipated City-wide DCL waiver on the residential floor area is estimated to be \$2,925,859. DCL rates are subject to future adjustment by Council including annual inflationary adjustments. DCLs are payable at building permit issuance based on rates in effect at that time. A development may qualify for 12 months of in-stream rate protection from DCL rate increases, provided that an application has been received prior to the rate adjustment. See the City’s [DCL Bulletin](#) for details on DCL rate protection.

Public Art – The application is subject to a public art contribution estimated at \$244,176. The final contribution will be calculated based on the rate in effect and the floor area at the development permit stage. Applicants may elect to provide on-site artwork or cash in lieu (at 80% of the public art budget).

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

FINANCIAL IMPLICATIONS

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

CONCLUSION

Staff conclude that the proposed land use and form of development are consistent with the intent of the *Broadway Plan*.

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

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1676 West 11th Avenue
PROPOSED CD-1 BY-LAW PROVISIONS

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

Zoning District Plan Amendment

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

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

Designation of CD-1 District

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

Definitions

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

Uses

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

Conditions of Use

- 5.1 A minimum of 20% of the total dwelling unit area must be below-market rental units.
- 5.2 The design and layout of at least 35% of the total number of below-market rental units and at least 35% of the total number of other dwelling units must:
 - (a) be suitable for family housing; and
 - (b) have 2 or more bedrooms, of which:
 - (i) at least 25% of the total dwelling units must be 2-bedroom; and
 - (ii) at least 10% of the total dwelling units must be 3-bedroom units.

Floor Area and Density

- 6.1 Computation of floor area must assume that the site area is 1,741.3 m², being the site area at the time of the application for the rezoning evidenced by this by-law, prior to any dedications.
- 6.2 The maximum floor space ratio for all uses combined is 6.6.
- 6.3 Computation of floor area must include all floors having a minimum ceiling height of 1.2 m, both above and below base surface, measured to the extreme outer limits of the building.
- 6.4 Computation of floor area and dwelling unit area must exclude:
 - (a) balconies and decks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, provided that:
 - (i) the total area of these exclusions must not exceed 12% of the permitted floor area, and
 - (ii) the balconies must not be enclosed for the life of the building;
 - (b) patios and roof decks, if the Director of Planning considers the impact on privacy and outlook;
 - (c) floors or portions thereof that are used for:
 - (i) off-street parking and loading located at or below base surface, provided that the maximum exclusion for a parking space does not exceed 7.3 m in length,
 - (ii) bicycle storage, and
 - (iii) heating and mechanical equipment or uses that the Director of Planning considers similar to the foregoing.

- (d) entries, porches, 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 m² per dwelling unit, there will be no exclusion for any of the residential storage area above base surface for that unit; and
 - (f) all storage area below base surface for non-dwelling uses.
- 6.5 The Director of Planning or Development Permit Board may exclude common amenity areas from the computation of floor area to a maximum of 10% of the total permitted floor area, if the Director of Planning or Development Permit Board considers the intent of this by-law and all applicable Council policies and guidelines.
- 6.6 Where floor area associated with residential storage area is excluded, a minimum of 20% of excluded floor area above base surface must be located within the below-market rental units as storage area.

Building Height

- 7.1 Building height must not exceed 61m.
- 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 and mechanical appurtenances including elevator overrun and rooftop access structures, the height of the portions of the building with permitted common rooftop amenity space or mechanical appurtenances must not exceed 66.5 m.

Access to Natural Light

- 8.1 Each habitable room must have at least 1 window on an exterior wall of a building.
- 8.2 For the purposes of section 8.1 above, habitable room means any room except a bathroom or a kitchen.

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**1676 West 11th Avenue
CONDITIONS OF APPROVAL**

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

PART 1: CONDITIONS OF APPROVAL OF THE FORM OF DEVELOPMENT

Note: Consideration by Council at the Public Hearing of the proposed form of development is in reference to plans prepared by W. T. Leung Architects Inc., received December 20, 2023 and resubmission plans received May 26, 2025.

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

Urban Design

- 1.1 Design development to promote neighbourliness and minimize impact on adjacent property.

Note to Applicant: This may be achieved by providing approximate 5-foot green buffer between the east property line and the proposed ramp. Refer also to Landscape Condition 1.3.

- 1.2 Design development to improve the livability of the proposed development.

Note to Applicant: Refer to the *High-Density Housing for Families with Children Guidelines*. Consider relocating the children's play area to the northeast corner of the site to ensure visibility from the indoor amenity space and to minimize potential impacts on adjacent residential units.

Landscape

- 1.3 Design development to include a green buffer along the west property line for the length of the parkade ramp to provide a visual and physical separation from the adjacent property.

Note to Applicant: This could be achieved by, but not limited to; providing varied layered planting that offers visual interest and height, or a combination of a fence and layered plant material. These elements will work to provide privacy and screening, enhancing the livability for end users. Refer also to Urban Design Condition 1.1.

- 1.4 Consider including a physical buffer to the outdoor amenity lounge along the lane.

Note to Applicant: The inclusion of a physical buffer will enhance the function of this space for the end users, providing a physical separation and protection from vehicles, while still maintaining site lines and activating the rear lane. This could be achieved with dense shrubs, or low fencing.

1.5 At time of first development permit, provision of:

- (a) Detailed Landscape Plans illustrating soft and hard landscaping for the complete site, including rooftops (where applicable).

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

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

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

Housing

1.7 The proposed unit mix, including 26 studio units (15 %), 74 one-bedroom units (42 %), 53 two-bedroom units (30 %), 23 three-bedroom units (12 %) is to be included in the development permit drawings.

Note to Applicant: Any changes in the unit mix from the rezoning application may only 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. The proposed market rental and below-market rental unit mix should be designed to accommodate returning tenants exercising the Right of First Refusal to return to the new building. Returning tenants must be offered a unit appropriate to their household as defined by the CMHC National Occupancy Standard, as outlined in the Tenant Relocation and Protection Policy and TRPP Bulletin, at below-market rents or existing rents, as applicable. See rezoning condition 2.4.

1.8 The development should be designed in accordance with the *High-Density Housing for Families with Children Guidelines*, including the provision of:

- (a) An outdoor amenity area to include areas suitable for a range of children's play activities appropriate in size for the scale of the project and situated to maximize sunlight access (S. 3.3.2, 3.4.3);
- (b) A minimum of 2.3 sq. m (25 sq. ft.) of bulk storage for each dwelling unit (S. 4.4.2);

- (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).
- 1.9 The below-market units should be designed to the same standards of livability as the market rental units.

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

Sustainability

- 1.10 All new buildings in the development will meet the requirements of the *Green Buildings Policy for Rezoning*s (amended November 27, 2024) located here <https://guidelines.vancouver.ca/policy-green-buildings-for-rezonings.pdf>.

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

Engineering

- 1.11 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 if shotcrete will be required for the site.

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 building occupancy. Provision of written acknowledgement of this condition is required. Please contact Engineering Services at shoringreview@vancouver.ca for details.

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

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

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

Note to Applicant: Prepare a mitigation plan to minimize street use during excavation and construction (i.e. consideration to the building design or sourcing adjacent private property to construct from) and be aware that a minimum 60-day lead time 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>

- 1.13 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.
- 1.14 Provision of a lighting simulation to support all offsite lighting upgrades to City standards and IESNA recommendations.
- 1.15 Arrangements to the satisfaction of the General Manager of Engineering Services and the appropriate public utility companies for pole relocation if vehicle access to the site cannot be relocated.

Note to Applicant: Vehicle access to the site must be unobstructed. Pole relocation proposals must include submitted letters from the appropriate public utility companies confirming that relocation is possible.

- 1.16 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.

<https://guidelines.vancouver.ca/guidelines-garbage-recycling-storage-facility-design.pdf>

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

based on site conditions. Root barriers shall be of rigid construction, 8 feet long and 18 inches deep, centre on each street tree adjacent to the sidewalk and any off-street bike facility. Planting depth of root ball must be below sidewalk grade. Contact Park Board at pbdevelopment.trees@vancouver.ca for inspection after tree planting completion".

- (iii) "The required Green Infrastructure improvements for 1676 West 11th Avenue will be as per City-issued design."

Note to Applicant: Callouts must be included along with the note.

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

- (b) Existing locations of:

- (i) Street furniture; and

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

- (ii) "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."
 - (iii) 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) All proposed streetscape materials on City property to be City standard materials.

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

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.

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

- (a) Note to Applicant: Submit TDM Plan A, B, C or D. Council approved amendments to the Parking Bylaw and the Transportation Demand Management (TDM)

Administrative Bulletin. These requirements will apply to site development permits following this rezoning.

- 1.19 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.
- (b) Minimum 10.7 m (35 ft.) of stall length for the parallel Class B loading space.
- (c) Clear unloading area or raised rear dock, minimum 1.8 m (5.9 ft.) wide, with suitable access to facilitate goods loading/unloading.

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.

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

- (a) Convenient, internal, stair-free access to/from site uses.

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

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

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

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

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

- 1.23 Developer's Engineer to submit a sewer abandonment plan to the City that details the following:

- (a) 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.

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

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

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

- 1.25 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>

- 1.26 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, plazas, parking stalls, etc., interpolate a continuous grade between the elevations provided on the City supplied Building Grade plan.

For more information, please contact Engineering, Streets Design Branch at building.grades@vancouver.ca or call 604-871-6373.

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

PART 2: CONDITIONS OF BY-LAW ENACTMENT

THAT, prior to enactment of the CD-1 By-law, the registered owner shall on terms and conditions satisfactory to the Director of Legal Services, the General Manager of Planning, Urban Design and Sustainability, and the General Manager of Engineering Services, as necessary, and at the sole cost and expense of the owner/developer, make arrangements for the following:

Engineering

- 2.1 Make arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for consolidation of Lots 2 to 4, Block 389, District Lot 526, Plan 1949 to create a single parcel.
- 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 right-of-way for the Services are provided. No development permit for the site, or any portion thereof, or for any building or improvements thereon will be issued until the letter of credit, or such other form of alternative security that may be acceptable to the City in its sole discretion, as security for the Services, is provided. The timing for the delivery of the Services shall be determined by the General Manager of Engineering Services in his sole discretion and holds shall be placed on such permits as deemed necessary in his sole discretion. The Services are not excess and/or extended services, and the applicant is not entitled to a Latecomer Agreement.

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

- (a) Provision of adequate water service to meet the domestic and fire flow demands of the development. Based on the confirmed Fire Underwriter's Survey Required Fire Flows and domestic flows submitted by Binnie dated May 23, 2025, no water main upgrades are required to service the development.

Note to Applicant: 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.

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

Note to Applicant: Implementation of development(s) at 1676 W 11th Ave does not require any sewer upgrades.

Development to be serviced to the existing 200 mm SAN on W 11th Ave and 300 mm STM sewers on W 11th Ave.

Note to Applicant: Pending City of Vancouver Council Approval, the Vancouver Building Bylaw will be modified on January 1st, 2026. The onsite rainwater release rate requirement is anticipated to be changed to the following: The post-development 10-year flow rate discharged from the site shall be no greater than 25 L/s/Ha of site area, and the first 15 mm of rainfall over areas not covered in landscaping shall be controlled to 5 L/s/ha. The post-development estimate shall utilize the 2100 IDF curves to account for climate change. Acceptable calculation methods will also be specified. This site will be required to comply with these requirements, pending Council approval. More information is available at vancouver.ca/rainwater.

- (c) Provision of street improvements, and appropriate transitions, along W 11th Avenue adjacent to the site, including:
 - (i) Minimum 1.8 m wide front boulevard;
 - (ii) Minimum 2.1 m wide broom finish saw-cut concrete sidewalk;

Note to Applicant: All proposed streetscape materials on the boulevard along W 11th Ave should meet the Broadway Public Realm Streetscape Design Guidelines viewable online at <https://vancouver.ca/home-property-development/broadway-plan.aspx>.

- (d) 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 W 11th Ave to treat and retain 90% of average annual rainfall from the right-of-way (RoW) to the greatest extent practical.

Note to Applicant: These improvements generally include placement of street trees, structural soil or soil cell, 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.

Note to Applicant: Green Infrastructure (GI) should be used to manage rainwater from the street right-of-way as required in the *Rain City Strategy*. The retention standard for the right-of-way is to treat and retain 90% of average annual rainfall where possible. These design standards are applied to the prescribed GI

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

- (e) Provision of speed humps in the lane south of W 11th Av between Pine St and Fir St.
- (f) Provision of upgraded street lighting (roadway and sidewalk) and existing lane lighting to current City standards and IESNA recommendations.
- (g) Provision of entire intersection street lighting at Pine Street and W 11th Ave upgrade to current City standards and IESNA recommendations.
- (h) Provision of new or replacement duct bank adjacent to the site that meets current City standard.

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

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

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

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.

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

Housing

- 2.3 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 (as defined in the Vancouver Development Cost Levy By-law No. 9755), excluding Seniors Supportive or Independent Living Housing, and including at least 20% of the residential floor area that is counted in the calculation of the dwelling unit area per the CD-1 By-law secured as below-market rental units ("below-market rental units"), subject to the conditions set out below for such units and in accordance with the requirements set out in the *Broadway Plan*, for a term equal to the

longer of 60 years and the life of the building and such other terms and conditions as the General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services may require. The agreement or agreements will include but not be limited to the following terms and conditions:

- (a) A no separate sales covenant;
- (b) A no stratification covenant;
- (c) The Owner will not rent, licence to use or sublet, nor will it allow to be rented, licenced to use or sublet, any Rental Housing Unit for a term of less than 90 consecutive days at a time, or, if the definition of "Short Term Rental Accommodation" in the Vancouver Zoning and Development Bylaw (3575) is amended hereafter, such other length of consecutive days at a time as specified in such definition, so that the Rental Housing Unit will not to be deemed to be "Short Term Rental Accommodation";
- (d) That the average initial starting monthly rents by unit type for the below-market rental housing units in the project will be at least 20% below the average market rent for private rental apartment units city-wide as published by the most recent Canada Mortgage and Housing Corporation in the Rental Market Survey Data Tables for Vancouver at the time when the occupancy permit is issued;
- (e) That a rent roll indicating the agreed maximum average initial monthly rents for the below-market rental housing units will be required prior to issuance of an occupancy permit, to the satisfaction of the General Manager of Planning, Urban Design or Sustainability (or successor in function) and the Director of Legal Services;
- (f) Following initial occupancy, on a change in tenancy for a below-market rental housing unit, the starting rent for such new tenancy will be at least 20% below the rent for private rental apartment units city-wide as published by the Canada Mortgage and Housing Corporation in the most recent Rental Market Survey Data Tables for Vancouver for that unit type at the time of the change in tenancy;
- (g) That the applicant will verify eligibility of new tenants for the below-market rental units, based on the following:
 - (i) For new tenants, annual household income cannot exceed (4) four times the annual rent for the unit (i.e., at least 25% of household income is spent on rent); and
 - (ii) There should be at least one occupant per bedroom in the unit.
- (h) That the applicant will verify the ongoing eligibility of existing tenants in below market rental dwelling units every five (5) years after initial occupancy:
 - (i) For such tenants, annual household income cannot exceed 5 times the annual rent for the unit (i.e., at least 20% of income is spent on rent); and
 - (ii) There should be at least one occupant per bedroom in the unit.

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

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

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

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

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

Public Art

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

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

Environmental Contamination

- 2.6 The following conditions must be met prior to enactment of the rezoning:
 - (a) Submit a site disclosure statement to Environmental Services;
 - (b) As required by the Manager of Environmental Services and the Director of Legal Services, in their discretion, do all things and/or enter into such agreements deemed necessary to fulfill the requirements of Section 571(B) of the Vancouver Charter; and
 - (c) If required by the Manager of Environmental Services and the Director of Legal Services, in their discretion, enter into a remediation agreement for the remediation of the site and any contaminants which have migrated from the site on terms and conditions satisfactory to the Manager of Environmental Services, the General Manager of Engineering Services and Director of Legal Services, including a Section 219 Covenant that there will be no occupancy of any buildings or improvements constructed on the site pursuant to this rezoning until separate Certificates of Compliance, satisfactory to the City, for the on-site and off-site contamination, issued by the BC Ministry of Environment and Climate Change Strategy, have been provided to the City.

Agreements

Note: 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.

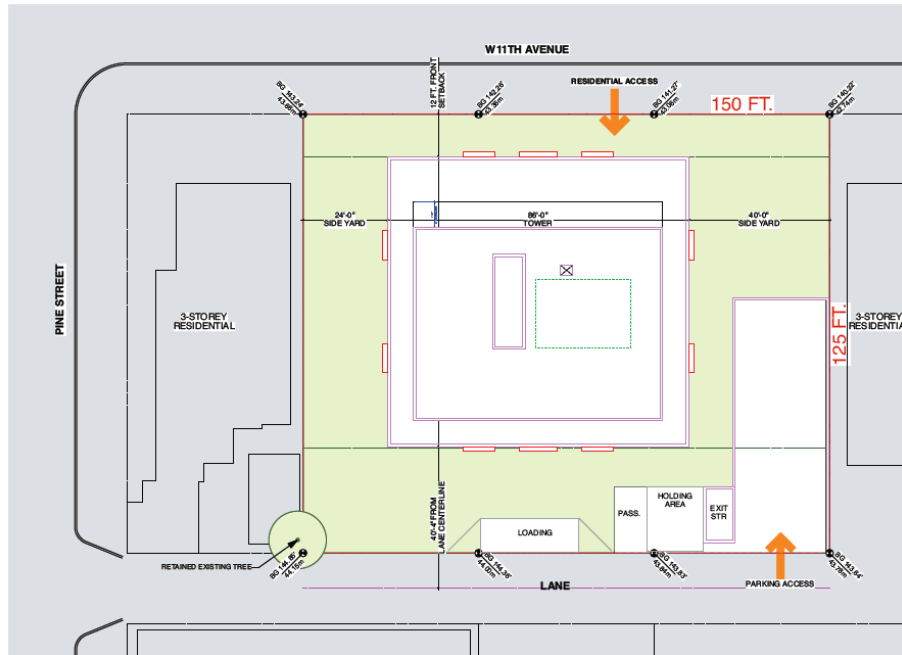
The preceding agreements are to be registered in the appropriate Land Title Office, with priority over such other liens, charges and encumbrances affecting the subject site as is considered advisable by the Director of Legal Services, and otherwise to the satisfaction of the Director of Legal Services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

* * * * *

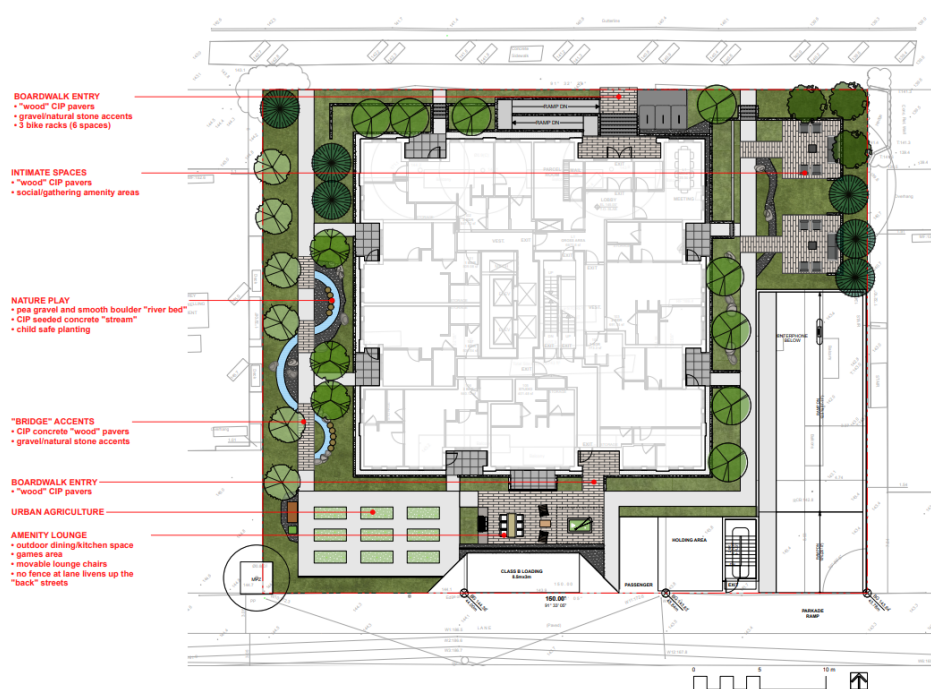
1676 West 11th Avenue FORM OF DEVELOPMENT DRAWINGS

Site Plan



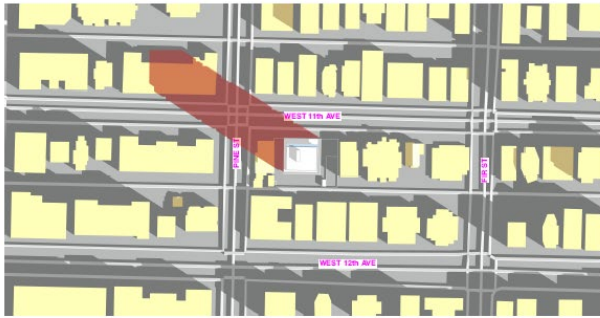
2 SITE PLAN
Scale: 1/16" = 1'-0"

Landscape Plan



Shadow Studies

Spring



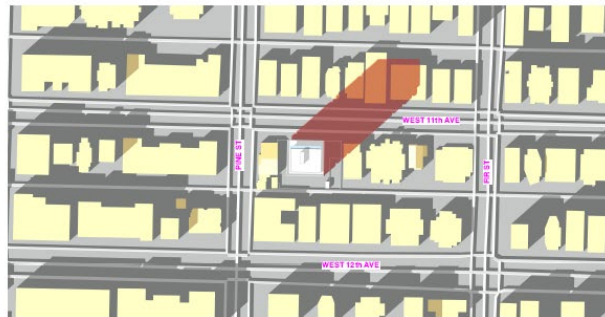
MARCH 21 - 10am (Daylight Savings)



MARCH 21 - 12noon (Daylight Savings)

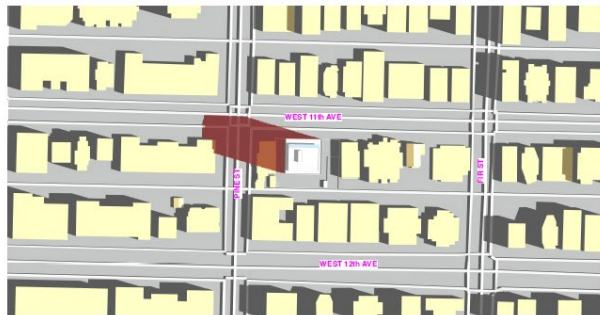


MARCH 21 - 2pm (Daylight Savings)

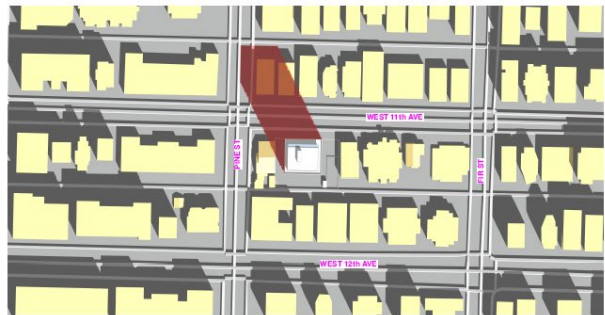


MARCH 21 - 4pm (Daylight Savings)

Summer



JUNE 21 - 10am (Daylight Savings)



JUNE 21 - 12noon (Daylight Savings)

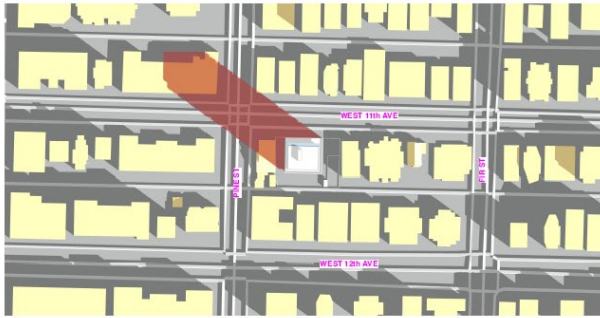


JUNE 21 - 2pm (Daylight Savings)



JUNE 21 - 4pm (Daylight Savings)

Fall



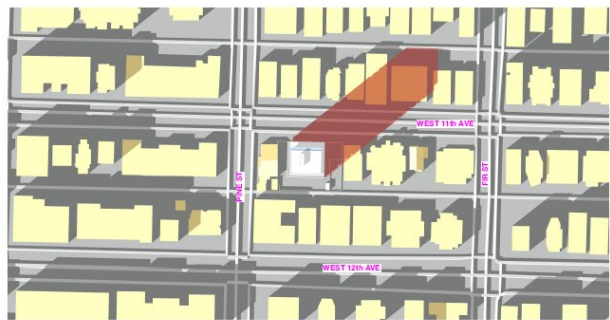
SEPTEMBER 22 - 10am (Daylight Savings)



SEPTEMBER 22 - 12noon (Daylight Savings)



SEPTEMBER 22 - 2pm (Daylight Savings)



SEPTEMBER 22 - 4pm (Daylight Savings)

Building Renderings

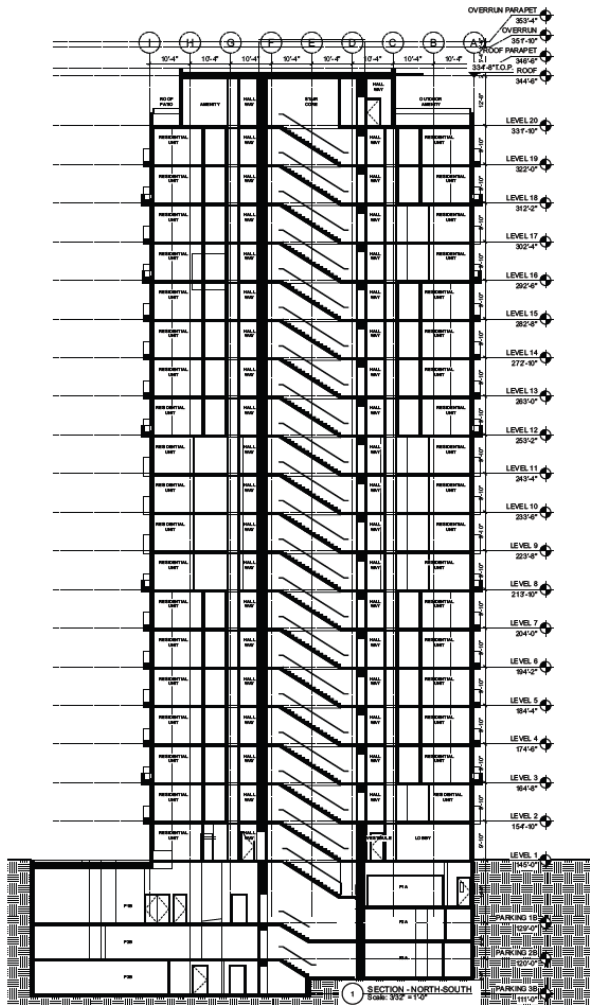
Perspective from Southwest



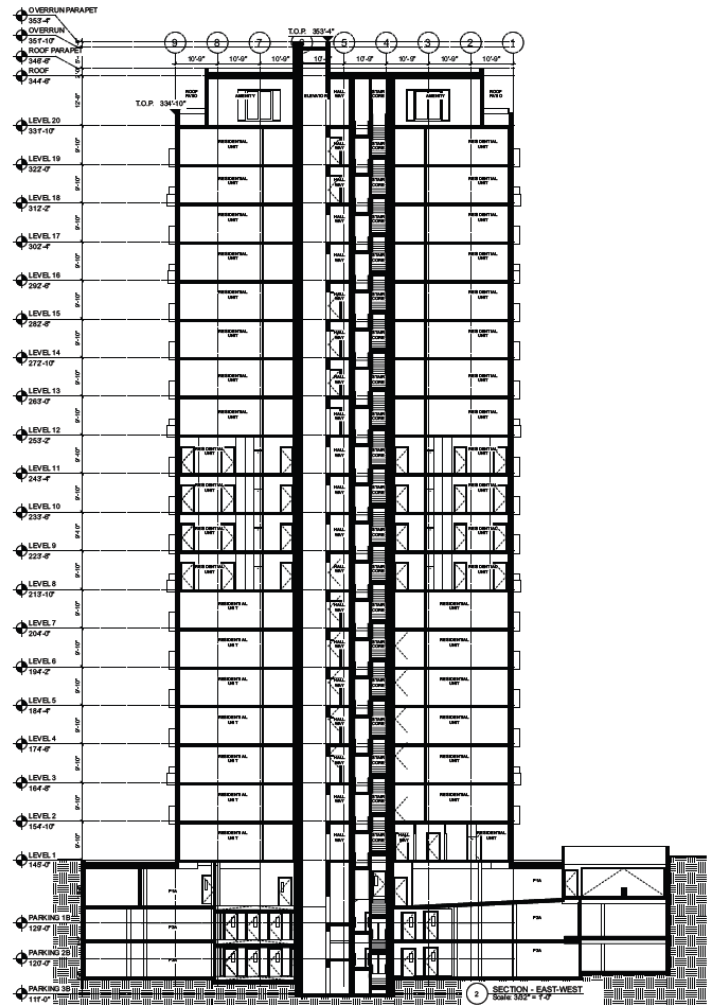
Perspective from Northeast



Cross section North-South

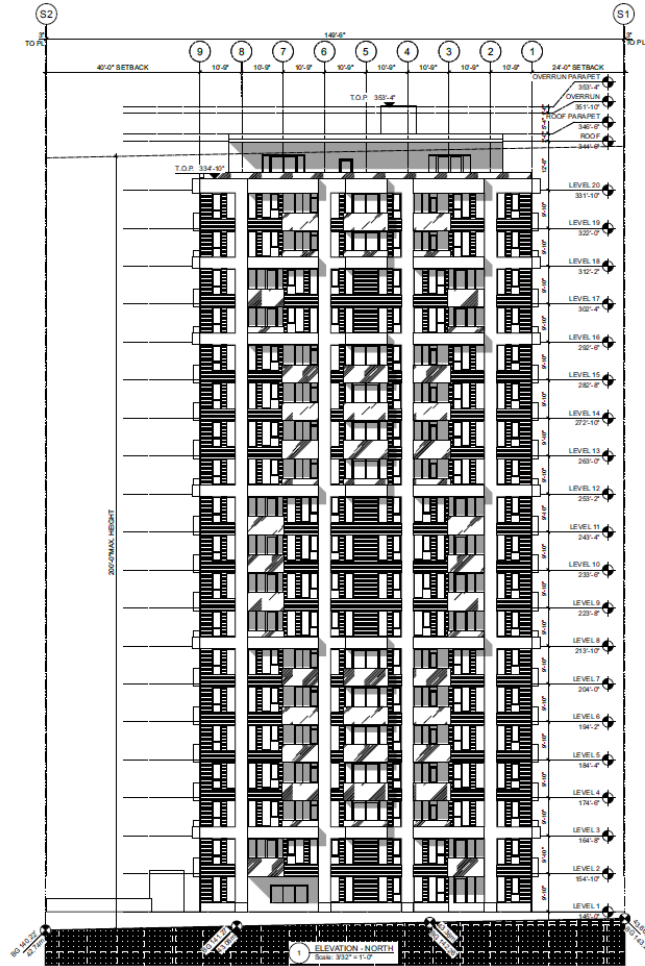


Cross section East-West

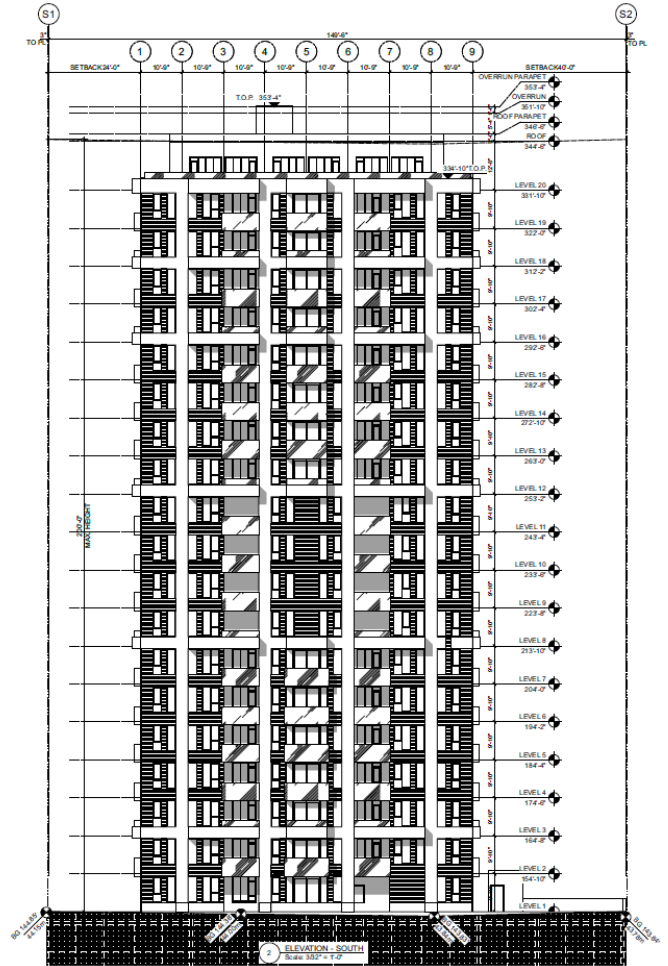


Elevations

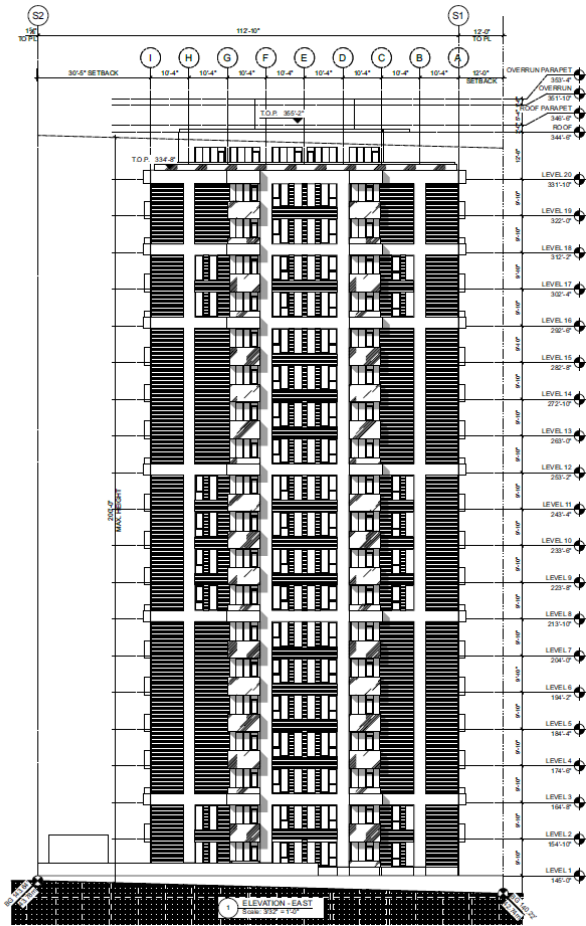
North Elevation



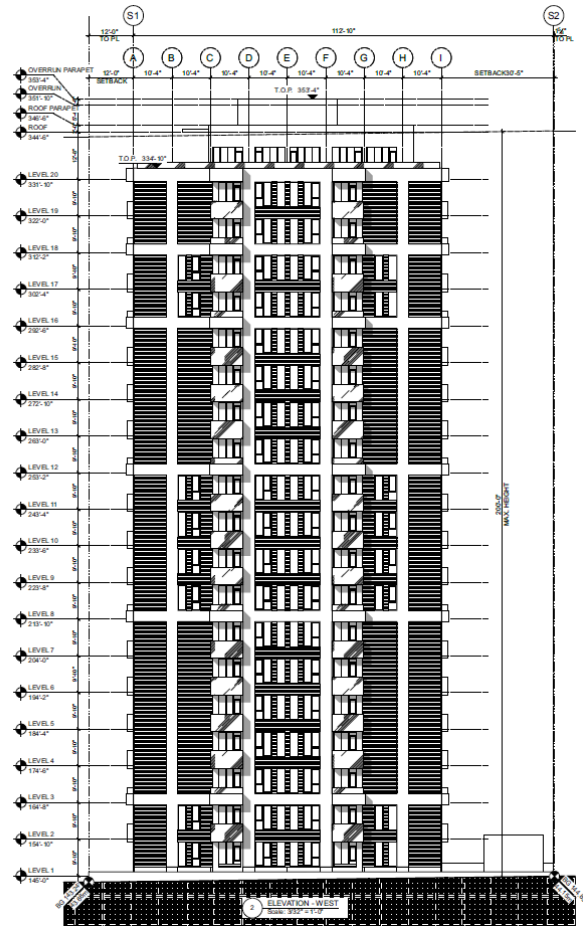
South Elevation



West Elevation



East Elevation



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1676 WEST 11TH AVENUE
PUBLIC CONSULTATION SUMMARY

1. List of Engagement Events, Notification, and Responses

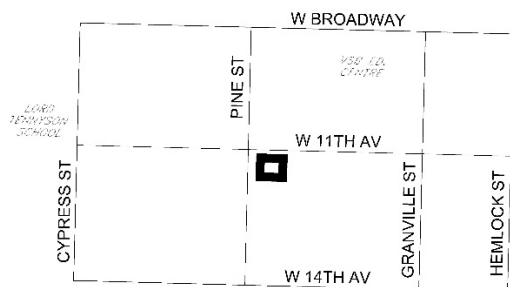
	Date	Results
Events		
Question and Answer Period (City-led)	April 27, 2024 – May 7, 2024	326 participants (aware)* <ul style="list-style-type: none"> • 143 informed • 48 engaged
Public Notification		
Postcard distribution – Notice of rezoning application and Question and Answer Period	April 22, 2024	3,426 notices mailed
Public Responses		
Online questions	April 27, 2024 – May 7, 2024	17 submittals
Online comment forms <ul style="list-style-type: none"> • Shape Your City platform 	April 2024 – November 2024	64 submittals
Overall position <ul style="list-style-type: none"> • support • opposed • mixed 	April 2024 – November 2024	64 submittals <ul style="list-style-type: none"> • 25 responses • 29 responses • 10 responses
Other input	April 2024 – November 2024	7 submittals
Online Engagement – Shape Your City Vancouver		
Total participants during online engagement period	April 2024 – November 2024	1100 participants (aware)* <ul style="list-style-type: none"> • 454 informed • 66 engaged

Note: All reported numbers above are approximate.

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

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

2. Map of Notification Area



NOTIFICATION AREA

3. Analysis of All Comments Received

Below is an analysis of all public feedback by topic.

Generally, comments of support fell within the following areas:

- **Height and density:** The height and density for this project is appropriate for this neighbourhood as it is close to transit and complies with the *Broadway Plan*.
- **Rental housing:** More rental housing stock being added to the city is greatly needed.
- **Design:** The building has an interesting color palette, and the setbacks are ideal for better livability for neighbouring properties.

Generally, comments of concern fell within the following areas:

- **Height, density, and massing:** The height and density is not appropriate for the area. The scale of the proposal does not fit with the existing neighbourhood character.
- **Affordability:** The rents in this new building will be too high and unaffordable for most people.
- **Tenant Displacement:** The displacement of existing renters is a cause of concern.
- **Traffic and safety:** West 11th Avenue cannot facilitate increased volumes of traffic as it is a small side street and it will be a risk for pedestrians.

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

General comments of concern:

- The building design is not aesthetically pleasing.
- Not enough 2–3-bedroom units for families.
- Not enough parking proposed for this proposal, existing street parking is already very limited and scarce in this area.
- Building high rises will cause the increase of criminal activity and attract vagrants into the area.
- Lack of transparency for the *Broadway Plan* and rezoning process.

Neutral comments/suggestions/recommendations:

- More height and density should be considered for this area.
- The built height should be lowered considerably.
- There needs to be more green space.
- Not enough below-market rental units being proposed.
- Parking can be relaxed for this building as it is near transit.
- The proposal should be pet friendly.
- A phased approach to construction of the various projects in this area to avoid disruption for neighbouring residents.

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1676 West 11th Avenue
SUMMARY OF DRAFT TENANT RELOCATION PLAN TERMS

Tenant Relocation and Protection Requirements	Tenant Relocation Plan Offer
Financial Compensation	<p>The choice of either:</p> <ul style="list-style-type: none"> • Compensation in the form of free rent, a lump sum payment, or a combination of both, to be available for each unit eligible for Tenant Relocation Plan according to the following schedule: <ul style="list-style-type: none"> ○ 4 months' rent for tenancies up to 5 years; ○ 5 months' rent for tenancies over 5 years and up to 10 years; ○ 6 months' rent for tenancies over 10 years and up to 20 years; ○ 12 months' rent for tenancies over 20 years and up to 30 years; ○ 18 months' rent for tenancies over 30 years and up to 40 years; and ○ 24 months' rent for tenancies over 40 years. <p>Or:</p> <ul style="list-style-type: none"> • For tenants that wish exercise their Right of First Refusal to return to the new building, a temporary rent top-up to mitigate rent increases while waiting to return to the new building. <p>Or:</p> <ul style="list-style-type: none"> • A one-time lump sum rent top-up payment, equivalent to the estimated value of a rent top-up for 33 months.
Notice to End Tenancies	<ul style="list-style-type: none"> • Landlord to provide regular project updates to tenants throughout the development approvals process. • A minimum of four months' notice to end tenancy after all permits are issued is required (e.g. all development, building, and demolition permits in place).
Moving Expenses (flat rate or arrangement of an insured moving company)	<ul style="list-style-type: none"> • A flat rate of \$750 or \$1000 to be provided to all eligible tenants depending on the type of unit.
Assistance in Finding Alternate Accommodation (3 options)	<ul style="list-style-type: none"> • Staff has distributed tenant needs assessment surveys. These surveys will be used in relocation efforts and to identify tenants' needs and preferences. • Applicant to monitor rental market and provide tenants requesting assistance with three options in Vancouver that best meet the tenants' identified priorities.

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

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**1676 West 11th Avenue
PUBLIC BENEFITS SUMMARY**

Project Summary:

A 19-storey building containing 176 secured-rental residential units, of which 20% of the residential floor area are below-market rental units, which replaces the existing three-storey rental building with 31 units.

Public Benefit Summary:

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

	Current Zoning	Proposed Zoning
Zoning District	RM-3	CD-1
FSR (site area = 1,741.3 sq. m [18,743 sq. ft.])	1.0	6.6
Buildable Floor Area	1,741.3 sq. m (18,743 sq. ft.)	11,508 sq. m (123,871.1 sq. ft.)
Land Use	Residential	Residential

Summary of development contributions expected under proposed zoning

City-wide DCL ^{1,2}	\$0
Utilities DCL ¹	\$1,833,307
Public Art ³	\$224,176
TOTAL	\$2,057,483

Other benefits (non-quantified): 176 rental housing units, of which 20% of the residential floor area would be rented at below-market rates, secured for the greater of 60 years and the life of the building.

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

² The applicant has requested a DCL waiver for the residential floor area of the proposal and will be subject to the maximum average rents by unit type for the below-market units, in accordance with the DCL By-law, as secured by an amendment to the Housing Agreement. The value of the City-wide DCL waiver on the residential floor area is approximately \$2,925,859.

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

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1676 West 11th Avenue
APPLICANT, PROPERTY, AND DEVELOPMENT PROPOSAL INFORMATION

Property Information

Address	Property Identifier (PID)	Legal Description
1676 West 11th Avenue	013-453-505	Lot 2 Block 389 District Lot 526 Plan 1949
	013-453-521	Lot 3 Block 389 District Lot 526 Plan 1949
	013-453-556	Lot 4 Block 389 District Lot 526 Plan 1949

Applicant Information

Architect	W. T. Leung Architects Inc.
Applicant	Villa Capri Enterprises Ltd.
Registered Owner	Villa Capri Enterprises Ltd.

Development Statistics

	Permitted Under Existing Zoning	Proposed
Zoning	RM-3	CD-1
Site Area	1,741.3 sq. m (18,743 sq. ft.)	
Land Use	Residential	Residential
Maximum FSR	1.0	6.6
Maximum Height	36.6 m (120 ft.)	61m (200 ft.) to top of roof deck parapet 66.5 m (218 ft.) to top of mechanical/amenity
Floor Area	1,741.3 sq. m (18,743 sq. ft.)	11,459 sq. m (123,343.2 sq. ft.)
Unit Mix	N/A	Total: 176 units 23 3+-bedroom units 53 2-bedroom units 74 1-bedroom units 26 studio units Family Units: 43%
Parking and Bicycle Spaces	As per Parking By-law	92 vehicle spaces 306 bicycle spaces 1 loading space To be confirmed at development permit stage
Natural Assets	Five on-site by-law trees; No City trees	Five on-site trees for removal; 23 new trees proposed. To be confirmed at development permit stage

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