



REFERRAL REPORT

Report Date: September 2, 2025
Contact: Oskar Eriksson
Contact No.: 604-829-9270
RTS No.: 18141
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: 270 East 13th Avenue

RECOMMENDATION TO REFER

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

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

RECOMMENDATION FOR PUBLIC HEARING

- A. THAT the application by JTA Development Consultants, on behalf of Alexander Manor Holdings Ltd., the registered owner of the lands located at 270 East 13th Avenue [*Lots 7 to 9 Block 111 District Lot 301 Plan 187; PID 015-607-658, 015-607-682, 012-076-198 respectively*], to rezone the lands from RM-4 (Residential) District to CD-1 (Comprehensive Development) District, to increase the maximum floor space ratio (FSR) from 0.75 to 6.8 and the maximum building height from 10.7 m (35 ft.) to 62.8 m (206 ft.) with additional height for the portion with rooftop amenity space, to permit the development of a 20-storey mixed-use building containing 167 rental units, with a minimum of 20% of the residential floor area secured as below-market rental units, with commercial space on the ground floor, be approved in principle;

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

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by Studio One Architecture Inc., received February 1, 2024, and supplemental plans received April 16, 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 270 East 13th Avenue from RM-4 (Residential) District to CD-1 (Comprehensive Development) District. The proposal is to permit a 20-storey mixed-use building, with additional height for a rooftop amenity space and with commercial space on the ground floor. The proposal consists of 167 rental units, of which a minimum of 20% of the residential floor area will be secured as below-market rental units.

Staff have assessed the application and conclude that it meets the intent of the *Broadway Plan* (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)
- 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)
- Transit-Oriented Areas (TOA) Designation By-law (2024)
- Transit-Oriented Areas (TOA) Rezoning Policy (2024)
- Community Amenity Contributions Policy for Rezoning (1999, last amended 2024)
- Tenant Relocation and Protection Policy (2015, last amended 2019)
- Rental Incentives Program Bulletin (2012, last amended 2024)
- Urban Forest Strategy (2016, last amended 2018)
- Public Art Policy for Rezoned Developments (2014, last amended 2021)
- Green Buildings Policy for Rezoning (2010, amended 2024)
- Vancouver Development Cost Levy By-law No. 9755
- Vancouver Utilities Development Cost Levy By-law No. 12183

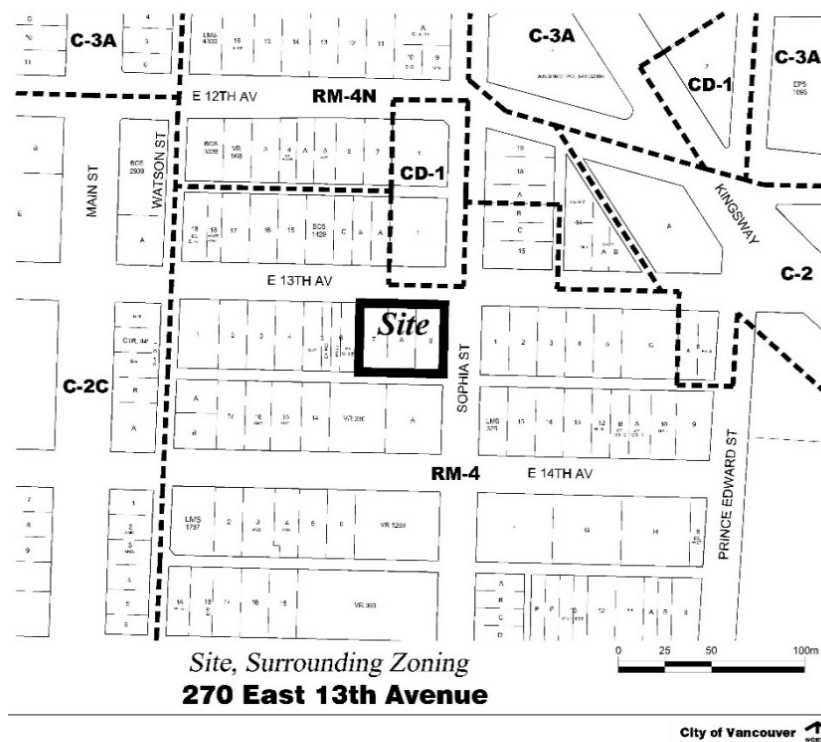
REPORT

Background/Context

1. Site and Context

The subject site is comprised of three parcels, located at the southwest corner of the intersection of 13th Avenue and Sophia Street (see Figure 1). The RM-4 (Residential) zoned site is 45 m (148 ft.) wide by 37 m (122 ft.) deep, with a site area of 1,686.0 sq. m (18,148 sq. ft.). The surrounding area is zoned RM-4 and contains a mix of low-rise to mid-rise residential buildings. The site immediately to the north is zoned CD-1 and contains the Cavell Gardens Care Home. The subject site is currently developed with a three-storey purpose-built rental building, constructed in 1961. The City's *Tenant Relocation and Protection Policy* (TRPP), including enhanced tenant protection for renters in the *Broadway Plan* area, applies.

The neighbourhood is undergoing significant change with future redevelopment as per the Plan, as well as with the Skytrain extension. The future Mount Pleasant Station will be located 500 m to the north.

Figure 1: Surrounding Zoning and Context

Neighbourhood Amenities – The following amenities are within close proximity:

- **Parks** – Tea Swamp Park (250 m), Robson Park (500 m), Mount Pleasant Park (550 m) and Guelph Park (600 m).
- **Community and Cultural Spaces** – Heritage Hall (250 m), Mount Pleasant Community Centre and Library (550 m) and Hillcrest Aquatic Centre and Ice Rink (1700 m).
- **Childcare** – St. Patrick’s School After School Care (300 m), Florence Nightingale Elementary Before and After School Care (350 m) and Sunshine Corner Day Care (450 m).

Local School Capacity – The site is located within the catchment area of Nightingale Elementary School and Tupper Secondary School. According to the Vancouver School Board (VSB)’s 2020 *Long Range Facilities Plan*, Nightingale Elementary School will be operating under capacity in the coming years, with a capacity at 77% by 2031 and Tupper Secondary School will be operating under capacity, with a capacity at 67% by 2031. The City coordinates with the VSB to inform decision-making and reduce enrolment pressure, recognizing that some schools are full, but there is overall surplus capacity within their system. The VSB continues to monitor development and work with City staff to help plan for future growth.

2. Policy Context

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

with the *Vancouver Plan*.

Broadway Plan – The Plan is a comprehensive community plan for the area within Vine Street to Clark Drive and 1st Avenue to 16th Avenue. The 30-year plan focuses on opportunities to integrate new housing, jobs, and amenities around the new Broadway Subway. The site is located within the Mount Pleasant South Apartment Area B (MSAB) sub-area, section 10.23 of the Plan. The Plan allows for consideration of 20-storey rental buildings up to 6.5 FSR, with a minimum of 20% of the residential floor area secured at below-market rents. Minor increases in height and density can be considered for delivery of ground-level commercial or private childcare.

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

Transit-Oriented Areas (TOA) Designation By-law and Transit-Oriented Areas (TOA) Rezoning Policy – To align with provincial legislation, Council adopted a by-law and rezoning policy that establishes heights and densities for developments within Transit-Oriented Areas (TOAs). This site is within Tier 3 of the TOA legislation. As the Plan allows more density, the application is being assessed under the *Broadway Plan* policies.

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 was brought forward to Council in July 2025, with Public Hearing scheduled for September 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.

Strategic Analysis

1. Proposal

The proposal is for a 20-storey mixed-use residential building with 167 rental units of which a minimum of 20% of the residential floor area is for below-market units, and 503.5 sq. m. of commercial space on the ground floor (Figure 2). The proposed height is 62.8 m (206 ft.) with additional height for a portion with rooftop amenity and mechanical equipment. A total floor area of 11,464.8 sq. m (123,406 sq. ft.) and a floor space ratio (FSR) of 6.8 are proposed. Three levels of underground parking are to be accessed from the lane.

Figure 2: Proposed Building Looking Southwest

2. Land Use

The proposal is for residential and commercial uses which is consistent with the Plan.

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

In assessing form of development and urban design performance, staff referred primarily to the Council-adopted standards outlined in Section 10.23 – Mount Pleasant South Apartment Area B (MSAB) sub-area, and Section 11 – Built Form and Site Design of the Plan.

Form of Development – This proposed four storey podium and 20-storey tower is generally consistent with the *Broadway Plan*'s form of development policy for a mixed-use mid/high-rise typology (see Figure 2). This proposal generally meets the Plan's expectations for tower and podium height, tower separation, and floorplate size. However, the podium setback does not meet Plan expectations.

Height –The Plan anticipates 20 storeys with an additional partial storey for rooftop amenities. Commercial use is proposed at-grade, and as per the Plan, minor increases in height up to one

storey may be considered for the delivery of local-serving retail/service uses (see Figure 3). The proposed height is within the Plan's permitted maximum.

Density – The Plan anticipates a maximum density of 6.5 FSR. Commercial use is proposed at-grade, and as per the Plan, minor increases in density (up to 0.3 FSR) may be considered for the delivery of local-serving retail/services (see Figure 3). The application complies with the objectives of the Plan and proposes a density of 6.8 FSR.

Figure 3: Project perspective of ground-level retail



Setbacks – The proposal does not provide an adequate west side yard separation to the existing neighbouring building which is situated less than three feet from the shared property line. The Plan anticipates a minimum setback of 2.4 m (8 ft.) to mitigate transitions to adjacent properties. Staff have included a condition in Appendix B to provide the required side yard setback and ensure the livability of neighbouring units.

Private Amenity – The proposal provides an appropriate amount of common indoor and outdoor amenity, along with private outdoor space in the form of balconies for all units.

Public Realm and Interface – The Plan envisions the public realm interface as animated with entrances, windows, balconies and/or patio spaces to promote social interaction and the active use of outdoor space. Staff have included a condition in Appendix B to strengthen the interface by reducing physical barriers, enhancing the project entry, and increase pedestrian interest.

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

Conclusion – Staff reviewed the site-specific conditions and neighbourhood feedback and have concluded that the proposal reflects the Plan's built form, height and density objectives 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 167 units, including 20% of the residential floor area as 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 4).

Figure 4 - Progress Towards 10-Year Housing Vancouver Targets (2024-2033) for Purpose-Built Market and Developer-Owned Below-Market Rental Housing as of June 30, 2025

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

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 Canada Mortgage and Housing Corporation (CMHC) Market Rental Survey) for the Mount Pleasant/Renfrew Heights area, where this site is located, is 1.8%. 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 35.3% family units in a mix of two-bedroom and three-bedroom units, thereby exceeding the Plan. A condition of approval and a provision in the CD-1 By-law has been included to ensure the Plan policy requirement for a minimum of 25% two-bedroom units and minimum of 10% three-bedroom units is met separately in both the market rental and below-market portions. All family units must be designed in accordance with the *High-Density Housing for Families with Children Guidelines*.

Average Rents and Income Thresholds – Figure 5 below shows starting rents set for below-market rental units in 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 5 demonstrates that below-market rental housing and market rental housing provide options that are more affordable than home ownership.

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

Figure 5 – Below-Market Unit Average Rents, Market Rents in Newer Buildings, Cost of Ownership and Household Incomes Served

		Below-Market Rental Units		Newer Rental Buildings Eastside		Monthly Costs of Ownership for Median-Priced Apartment – Eastside (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	349	\$1,294	\$51,776	\$1,879	\$75,160	\$2,200	\$88,000	\$79,550
1-bed	451	\$1,470	\$58,784	\$2,194	\$87,760	\$2,885	\$115,400	\$108,000
2-bed	695	\$2,052	\$82,080	\$2,880	\$115,200	\$3,809	\$152,360	\$141,300
3-bed	878	\$2,819	\$112,768	\$3,815	\$152,600	\$5,565	\$222,600	\$213,000

1. Starting rents shown are calculated based on a 20 percent discount to city-wide average market rents as published by CMHC in the October 2024 Rental Market Survey and set in the Rental Incentive Programs Bulletin for the year of 2025.
2. Data from October 2024 CMHC Rental Market Survey for buildings completed in 2015 or later on the Eastside of Vancouver.
3. Based on the assumptions: Median of all BC Assessment strata apartment sales prices in Vancouver Eastside in 2021 by unit type, 20% down-payment, 5% mortgage rate (in-line with qualifying rate), 25-year amortization, \$250-\$350 monthly strata fees and monthly property taxes at \$2.92 per \$1,000 of assessed value (2021 assessments and property tax rate).
4. Incomes are estimated based on rents or monthly ownership costs at 30% of income.

To qualify for a below-market rental unit, a household's gross annual income cannot exceed the maximum income requirements for the unit type, (see Figure 5) with at least one household member per bedroom. Policy 12.2.17 of the Plan specifies that below-market rental units will be subject to tenant income testing and monitoring requirements, as described in the *Rental Incentive Programs Bulletin*. All residents will have equal access to common indoor and outdoor amenities and facilities shown in Appendix D.

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 167 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 39 units of primary rental housing. Of the 39 existing residential tenancies, 34 are eligible under the City's *Tenant Relocation and Protection Policy* (TRPP) for the *Broadway Plan* area, four are not eligible due to tenure, and one suite is vacant.

The applicant has provided a Tenant Relocation Plan (TRP) for eligible tenants which meets the requirements of the City's TRPP for the *Broadway Plan* area. The TRP is summarised in Appendix F of this report.

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

5. Transportation and Parking

The site is well served by public transit, located four blocks (500 m) south of the future Mount Pleasant Subway Station. Bus No. 3 runs along Main Street and Bus No. 19 runs along Kingsway.

The proposal includes 57 vehicle parking spaces, 321 bicycle storage spaces, two Class A Loading and one Class B Loading spaces. Parking, loading, bicycle and passenger loading spaces are required to meet the Parking By-law at the time of development permit. Proposed parking reductions may be considered at the development permit stage with acceptable Transportation Demand Management (TDM) measures. Engineering conditions related to public realm improvements such as provision of speed humps in the lane, upgraded street lighting and new sidewalk 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 stated within the Policy. The applicant has submitted preliminary modelling analysis detailing design and construction strategies to meet anticipated energy and emissions and embodied carbon targets in Vancouver Building By-law, a summary of the resilient building measures considered for the application, and a commitment to fulfill energy system sub-metering and enhanced commissioning requirements throughout the project.

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

There are two on-site trees and three neighbour-owned trees that are proposed for removal due to poor condition or conflict with the building footprint. There are four city trees proposed to be retained and protected. Four new street trees and 21 new on-site trees are proposed on the landscape plans. A detailed tree review, and the final number of new trees will be determined through the development permit process. See Appendix B for landscape conditions.

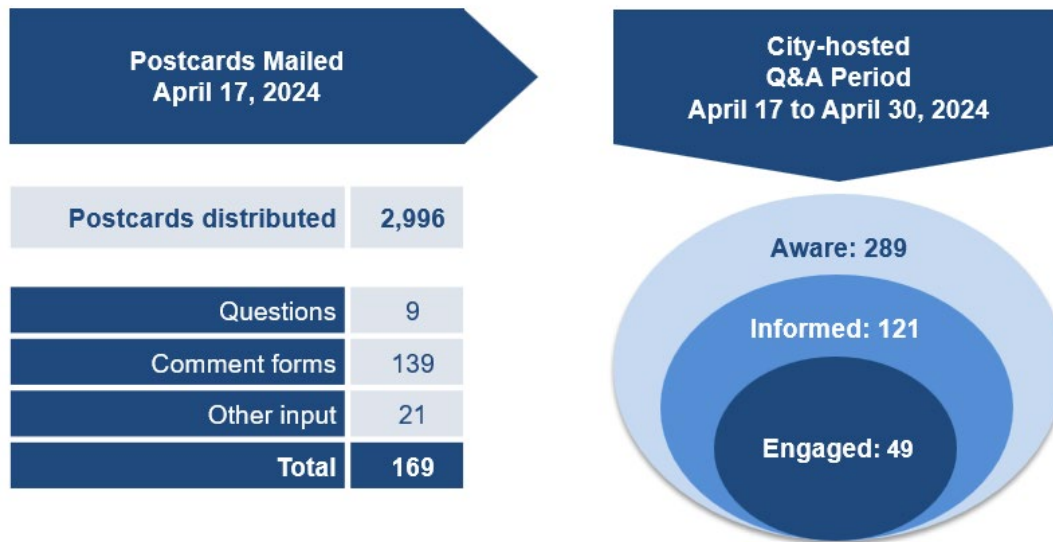
7. Public Input

Public Notification – A rezoning information sign was installed on the site on March 26, 2024. Approximately 2,996 notification postcards were distributed within the neighboring area on or about April 15, 2024, Application information and an online comment form was provided on the [Shape Your City](#) platform.

Question and Answer Period – A question and answer period was held from April 17, 2024, to April 30, 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 was collected via online questions, comment forms, through email, and by phone. A total of 169 submissions were received.

Figure 6: Overview of Notification and Engagement



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

Generally, comments of support fell within the following areas:

- **Density & Affordable Housing:** The comments supported the increased density and the delivery of housing in general and below market rental units in particular.
- **Commercial Space:** Support for the commercial and retail spaces in the proposal.

Generally, comments of concern fell within the following areas:

- **Building Height:** The height of the proposal would be too tall in an area that only has low- to mid-rise developments and it would block sunlight and views for other residents.
- **Parking and Traffic Congestion:** Many residents raised traffic concerns, including existing congestion and insufficient parking for future residents and businesses.
- **Displacement:** There are concerns with the displacement of current tenants and the affordability of the below-market rental units.
- **Neighbourhood character:** The high-rise development does not fit in the neighbourhood, detracts from its character, history, and impacts the natural environment.

Response to Public Comments

Building height – The scale of the proposed development is consistent with the intent of the Plan for this sub-area. The project is not impacting a protected public view.

Parking and traffic congestion – The development is required to provide parking and loading per the Parking By-law, and it is not anticipated that this site will put additional pressure on street parking in the area. The City will continue to monitor parking in the area, and residents may contact the Engineering Department via 3-1-1 regarding on-street parking enquiries and requests. Engineering conditions related to improved safety such as upgraded speed humps in the lane, street lighting and new sidewalk are included in Appendix B.

Displacement – The development is subject to the *Tenant Relocation and Protection Policy*, including enhanced tenant protection for renters in the *Broadway Plan* area. Eligible tenants will be offered Right of First Refusal to move back into the new building with a 20% discount off city-wide average market rents or at their current rent, whichever is less. They will also receive assistance finding temporary accommodations, moving support, and the choice of financial compensation based on length of tenancy or temporary rent top-up until the new building is completed.

Neighbourhood character - The proposed development aligns with the intent of the Plan. New development must adhere to the form of development guidelines outlined in the *Broadway Plan*, ensuring a contextual fit with the neighborhood's character. Further review of the form of development will occur at the development permit stage.

8. 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 no additional CAC is expected.

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

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

Based on rates in effect as of September 30, 2024 and the proposed 10,959 sq. m (117,962 sq. ft.) of residential floor area, the value of the DCL waiver for the residential floor area is estimated to be \$2,785,887. The value of the Utilities DCL for the proposed residential floor area is estimated to be \$1,745,659. Compliance with DCL waiver requirements will continue to be assessed through the development permit stage up to occupancy permit issuance at which point the applicant will be required to submit a rent roll that sets out the initial monthly rents for each unit.

The DCLs on the proposed 505.8 sq. m (5,444 sq. ft.) sq. ft. of commercial floor area cannot be waived, which are estimated to be \$168,866. 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 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 \$244,344. As a condition of by-law enactment, a legal agreement is required to be registered on title to specify and define all obligations with respect to the elected option.

FINANCIAL IMPLICATIONS

As noted in the Public Benefits section, this project is expected to provide 167 rental units, with a minimum of 20% of the residential floor area secured at below-market rates, a public art contribution and a DCL payment. See Appendix G for additional details.

CONCLUSION

The proposed land use, form of development and public benefits are consistent with the Plan. If approved, this application would contribute approximately 167 rental units to the City's rental housing stock, with a minimum of 20% of the residential floor area secured at below-market rates.

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.

* * * * *

270 East 13th 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, limited to Child Day Care Facility;

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

Conditions of Use

- 5.1 A minimum of 20% of the total dwelling unit area must be below-market rental units.
- 5.2 The design and layout of at least 35% of the total number of below-market rental units and at least 35% of the total number of other dwelling units must:
 - (a) be suitable for family housing; and
 - (b) have 2 or more bedrooms, of which:
 - (i) at least 25% of the total dwelling units must be 2-bedroom units, and
 - (ii) at least 10% of the total dwelling units must be 3-bedroom units.
- 5.3 All commercial uses and accessory uses must be carried on wholly within a completely enclosed building, other than the following:
 - (a) display of flowers, plants, fruits and vegetables in combination with a permitted use;
 - (b) farmers' market;
 - (c) neighbourhood public house;
 - (d) public bike share; 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 1,686.0 m², being the site area at the time of the application for the rezoning evidenced by this by-law, prior to any dedications.
- 6.2 The maximum floor space ratio for all uses combined is 6.8.
- 6.3 The total floor area for commercial uses must be a minimum of 139 m².
- 6.4 Computation of floor area must include all floors having a minimum ceiling height of 1.2 m, both above and below base surface, measured to the extreme outer limits of the building.
- 6.5 Computation of floor area and dwelling unit area must exclude:
- (a) balconies and decks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, provided that:
 - (i) the total area of these exclusions must not exceed 12% of the permitted floor area, and
 - (ii) the balconies must not be enclosed for the life of the building;
 - (b) patios and roof decks, if the Director of Planning considers the impact on privacy and outlook;
 - (c) floors or portions thereof that are used for:
 - (i) off-street parking and loading located at or below base surface, provided that the maximum exclusion for a parking space does not exceed 7.3 m in length,
 - (ii) bicycle storage, and
 - (iii) heating and mechanical equipment or uses that the Director of Planning considers similar to the foregoing;
 - (d) entries, porches and verandahs if the Director of Planning first approves the design;
 - (e) all residential storage area above or below base surface, except that if residential storage area above base surface exceeds 3.7 m² per dwelling unit, there will be no exclusion for any of the residential storage area above base surface for that unit; and
 - (f) all storage area below base surface for non-dwelling uses.
- 6.6 The Director of Planning or Development Permit Board may exclude common amenity areas from the computation of floor area, to a maximum of 10% of the total permitted

floor area, if the Director of Planning or Development Permit Board considers the intent of this by-law and all applicable Council policies and guidelines.

- 6.7 Where floor area associated with residential storage area is excluded, a minimum of 20% of excluded floor area above base surface must be located within the below-market rental units as storage area.

Building Height

- 7.1 Building height must not exceed 62.8 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 69.1 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.

* * * * *

**270 East 13th 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 Studio One Architecture Inc., received February 1, 2024, and supplemental plans received April 16, 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 relocate development to comply with the required 2.4 m (8 ft.) side yard setback. Refer to Policy 11.4.9 of the *Broadway Plan*. No portion of the building above grade, including the parkade access ramp, may encroach into this setback.

Note to Applicant: When providing the required setbacks, ensure appropriately sized indoor and outdoor amenity is maintained in future design iterations. The minimum livability target for indoor common amenity is 1.4 sq. m (15 sq. ft.) per unit and 2.0 sq. m (20 sq. ft.) per unit for outdoor common amenity.

- 1.2 Design development to improve the podium expression to enhance neighbourhood fit;

Note to Applicant: Reinforce the unique character of the low-rise residential streetscape of east Mount Pleasant through refinements to façade composition, proportions, and/or fenestration patterns. This can be achieved by:

- (a) Refining and improving horizontal articulation;
- (b) Employing a varied palette of fine-grain human-scaled materials, e.g., to balcony soffits;
- (c) Providing stronger definition at the residential entry.

- 1.3 Design development to enhance the interface to the public realm for the Sophia Street and 13th Avenue frontages.

Note to Applicant: Refer to Policies 11.1.43 - 11.1.46 of the *Broadway Plan*. This can be achieved by:

- (i) Reducing or removing stairs and walls at the interface to ensure the proposed retail is accessible from the public realm.
- (ii) Providing more frequent shop entrances to activate and enliven the streetscape.

Landscape

- 1.4 Provision of a letter of consent for the removal Trees #8, 9, and 10 on the neighbouring property.

Note to Applicant: If a letter of consent cannot be obtained, further coordination between project arborist and design team will be required to confirm a structure and design that does not disturb critical root zones, and that demonstrates safe retention of these trees.

- 1.5 Design development for landscaped areas within the 12 ft. underground setback to maximize tree canopy cover to align with the *Urban Forest Strategy*, section 11 Connection to Nature and Policy 11.6.11 of the *Broadway Plan*.

Note to Applicant: This can be achieved by proposing trees within the 12 ft. below-grade setback, with access to the water table. Wherever possible, trees within this setback should not be planted in raised or contained planters. Alternative methods and materials, such as permeable paving, structural soils and soil cells are encouraged.

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

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

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

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

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

- 1.9 Provision of landscape features intended to create bird friendly design.

Note to Applicant: Bird friendly plants should be included on the plant palette, enabling bird habitat conservation and bird habitat promotion. Refer to the *Bird Friendly Design Guidelines* for examples of landscape features that may be applicable and provide a design rationale for the features noted. Refer to:

<http://council.vancouver.ca/20150120/documents/rr1attachmentB.pdf>
<http://council.vancouver.ca/20150120/documents/rr1attachmentC.pdf>

- 1.10 Provision of confirmed trenching locations for utility connections, avoiding conflict with tree root zones and addition of the following note:

“Trenching for utility connections to be coordinated with Engineering Services to ensure safe root zones of retained trees. Methods of tree protection for street trees to be approved by Park Board”.

Note to Applicant: Methods of tree protection for street trees (as approved by Park Board Urban Forestry) to be shown on plan. Relocation of trenching locations are required if in conflict with tree protection. Two separate permits are required: A commercial water permit and another commercial sewer permit. Please contact Engineering Services as soon as possible to begin the process for confirming the trenching locations for sewer and for water.

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

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

Housing

- 1.12 The proposed unit mix, including 34 studio units (20.4%), 74 one-bedroom units (44.3%), 42 two-bedroom units (25.1%), and 17 three-bedroom units (10.2%) is to be included in the development permit drawings.

Note to Applicant: Any changes in the unit mix from the rezoning application may be varied under the discretion of the Director of Planning or Development Permit Board provided that it does not go lower than 35% of the market rental units and 35% of the below-market rental units, designed to be suitable for families with children, of which at least 25% must be two-bedroom units and at least 10% must be three-bedroom units. 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* (TRPP) and Bulletin, at below-market rents or existing rents, as applicable. See rezoning condition 2.5.

- 1.13 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. Refer to Sections 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. Refer to Section 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 (Section 3.7.3); and
 - (d) A balcony for each unit with 1.8 by 2.7 m minimum dimensions. Refer to Section 4.3.2.
- 1.14 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

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

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

Engineering

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

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

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

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

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

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

- 1.18 Provision of any gas service to connect directly to the building without any portion of the service connection above grade within the road right-of-way.
- 1.19 Provision of a lighting simulation to support all offsite lighting upgrades to City standards and IESNA recommendations.
- 1.20 Provision of garbage and recycling storage amenity design to the satisfaction of the General Manager of Engineering Services.

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

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

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

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

(a) Display of the following notes:

- (i) *"This plan is "NOT FOR CONSTRUCTION" and is to be submitted for review to Engineering Services a minimum of 8 weeks prior to the start of any construction proposed for public property. No work on public property may begin until such plans receive "For Construction" approval and related permits are issued. Please contact Engineering, Development and Major Projects and/or your Engineering, Building Site Inspector for details."*

- (ii) *"Tree species, final spacing, quantity and location to the satisfaction of the General Manager of Engineering Services. New trees must be of good standard, minimum 6cm caliper, and installed with approved root barriers, tree guards and appropriate soil volumes. Installation of Engineered Soil may be required to obtain appropriate soil volumes based on site conditions. Root barriers shall be of rigid construction, 8 feet long and 18 inches deep, centre on each street tree adjacent to the sidewalk and any off-street bike facility. Planting depth of root ball must be below sidewalk grade. Contact Park Board at pbdevelopment.trees@vancouver.ca for inspection after tree planting completion".*

(b) Existing locations of:

- (i) Street furniture;

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; and

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 CoV property.

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.

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

Note to Applicant: Submit TDM Plan A, B, C or D. Council approved amendments to the Parking 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 Licenses 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.

- 1.23 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 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>

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

- (a) minimum 3.4 m (11.2 ft.) width, 10.2 m (33.5 ft.) length for Class B spaces; and
- (b) minimum 1.3 m (4.3 ft.) side clearance for Class B spaces

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

- 1.25 Updates to the architectural plans to provide:

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

- 1.26 Provision of the Developer's Engineer is to submit a sewer abandonment plan that details the:

- (a) Abandonment or removal of all existing storm, sanitary, and combined connections to the development site.

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

- 1.27 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.

- 1.28 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>

- 1.29 Show all City supplied building grades (BGs) and entranceway design elevations (DEs) on the architectural and landscape plans, while ensuring any topographic survey used for design purposes is derived from a benchmark with elevations consistent with those denoted on the City issued building grade plan.

Note to Applicant: When providing additional property line elevations for proposed entrances, interpolate a continuous grade between the elevations provided on the City supplied building grade plan.

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

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

PART 2: CONDITIONS OF BY-LAW ENACTMENT

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

Engineering

- 2.1 Make arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for consolidation of Lots 7 to 9, Block 111, District Lot 301, Plan 187 to create a single parcel.
- 2.2 Provision of a natural watercourse agreement.

Note to Applicant: Records indicate a natural watercourse passes through this site, a legal agreement ensuring that should the watercourse be discovered or impact the site during development and beyond that its flow will not be obstructed.

- 2.3 Provision of a Services Agreement to detail the on-site and off-site works and services necessary or incidental to the servicing of the site (collectively called the "Services") such that they are designed, constructed, and installed at no cost to the City and all necessary street dedications and rights of way for the services are provided. No development permit for the site, 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 project.

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

A hydrant relocation (WH-Q13-006) is required at Sophia Street and East 13th Avenue as a condition of rezoning for this development. Arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services will be required to secure payment for the new hydrant relocation and installation. The developer is responsible for 100% of the cost.

The main servicing the proposed development is 150 mm along East 13th Avenue, or 200 mm along Sophia Street. Should the development require water service connections larger than the existing main, 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 270 East 13th Avenue does not require any sewer upgrades.

Development to be serviced to the existing 200 mm SAN and 450 mm STM sewers in the lane south of 13th Avenue.

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 15mm 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 13th Avenue adjacent to the site, including:
 - (i) Minimum 2.0 m wide front boulevard with street trees; and
 - (ii) Minimum 2.1 m wide broom finish saw-cut concrete sidewalk.
- (d) Provision of street improvements, and appropriate transitions, along Sophia Street adjacent to the site, including:
 - (i) Minimum 1.8 m wide broom finish saw-cut concrete sidewalk.

Note to applicant: Final design of these street improvements should follow the upcoming *Broadway Public Realm Plan*.

- (e) Provision of street improvements with appropriate transitions, along the lane adjacent to the site, including:
 - (i) Mill and overlay asphalt pavement along the site's frontage; and

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

- (ii) New standard concrete lane crossing, with new lane returns and ramps on both sides, at the lane entrance on Sophia Street.

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

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

- (f) Provision of speed humps in the lane south of East 13th Avenue between Watson Street and Sophia Street.
- (g) Provision of upgraded street lighting (roadway and sidewalk) and existing lane lighting to current City standards and IESNA recommendations.
- (h) Provision of Sophia Street and East 13th Avenue entire intersection street lighting upgrade to current City standards and IESNA recommendations.
- (i) Provision of new or replacement duct banks that meets current City standard.

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

- (j) 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. 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.

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

Note to Applicant: Final spacing, quantity and location to the satisfaction of the General Manager of Engineering Services. Tree species to the approval of the City Arborist. Street tree planting to include appropriate soil volumes and approved root barriers of rigid construction, 8’ long and 18” deep, centre on each street tree adjacent to the sidewalk and any off-street bike facility. Installation of Engineered Soil under new sidewalks may be required to obtain appropriate soil volumes based on site conditions.

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

Housing

- 2.4 Make arrangements 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 one month 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) 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 General Manager, Arts, Culture and Community Services for the provision of public art in accordance with the City's *Public Art Policy*, such agreement to provide for security in a form and amount satisfactory to the aforesaid officials; and provide development details to the satisfaction of the General Manager, Arts, Culture and Community Services.

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

Note to Applicant: Provide development details to the satisfaction of the General Manager, or their designate (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

- 2.7 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.

- (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.

* * * * *

270 East 13th Avenue
DRAFT CONSEQUENTIAL BY-LAW AMENDMENTS

DRAFT AMENDMENTS TO THE SIGN BY-LAW NO. 11879

In Schedule A (CD-1 Zoning Districts regulated by Part 9) of the Sign By-law add:

“270 East 13th Avenue [CD-1 #] [By-law #] “C-2”

DRAFT AMENDMENTS TO THE NOISE BY-LAW NO.6555

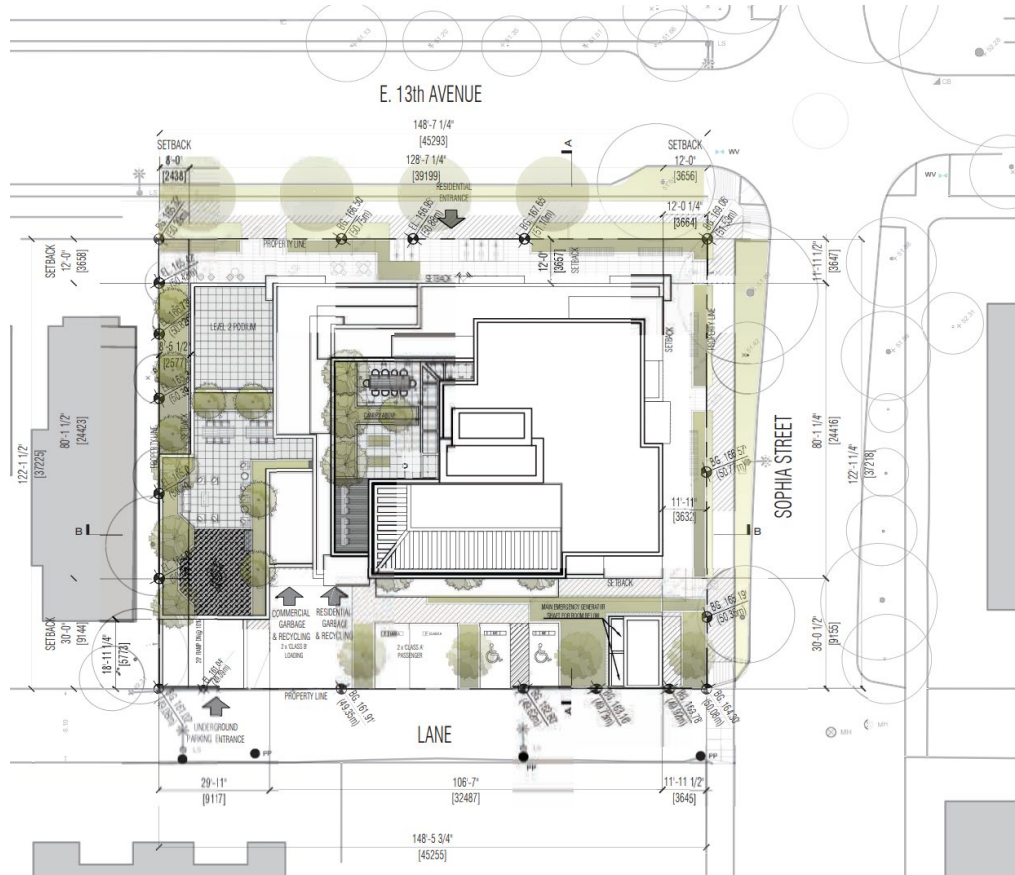
Amend Schedule B (Intermediate Zone) of the Noise Control By-law by adding:

“[CD-1#] [By-law #] 270 East 13th Avenue”

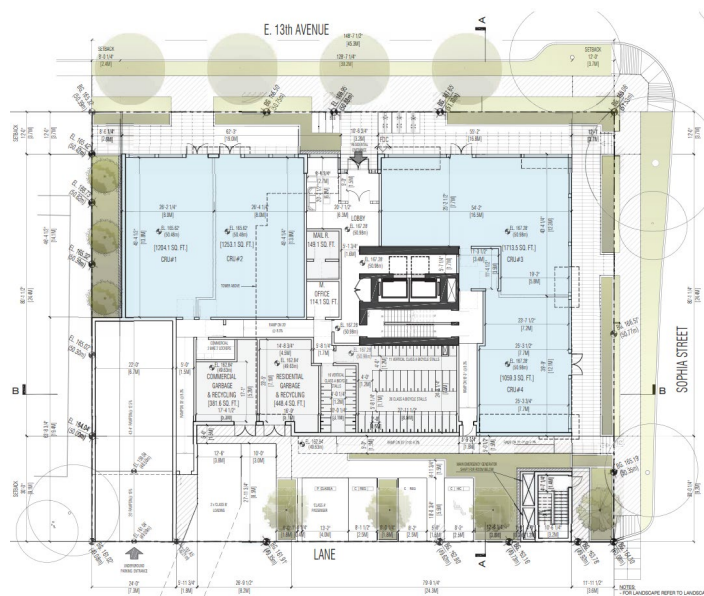
* * * * *

270 East 13th Avenue
FORM OF DEVELOPMENT DRAWINGS

Site Plan



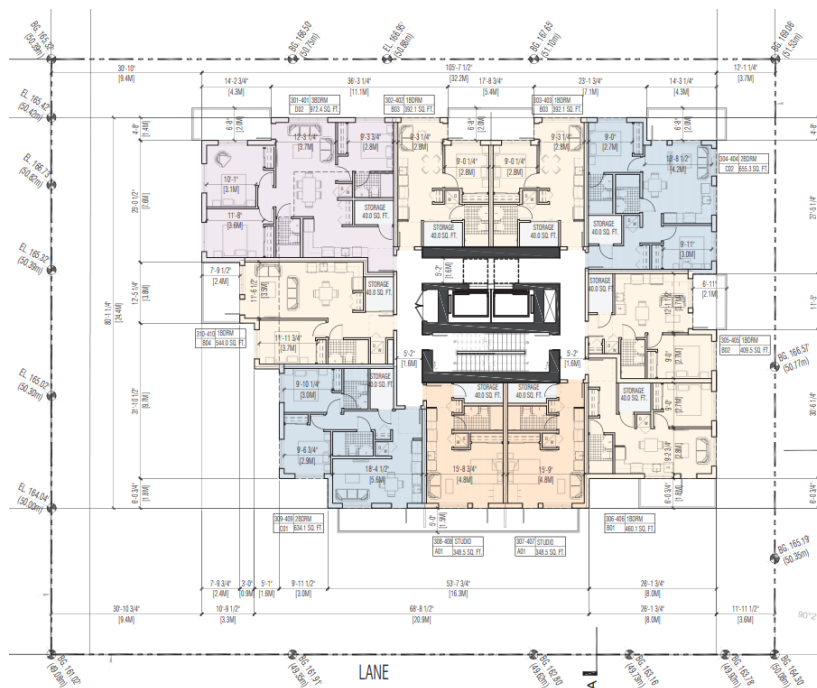
Ground Floor Plan



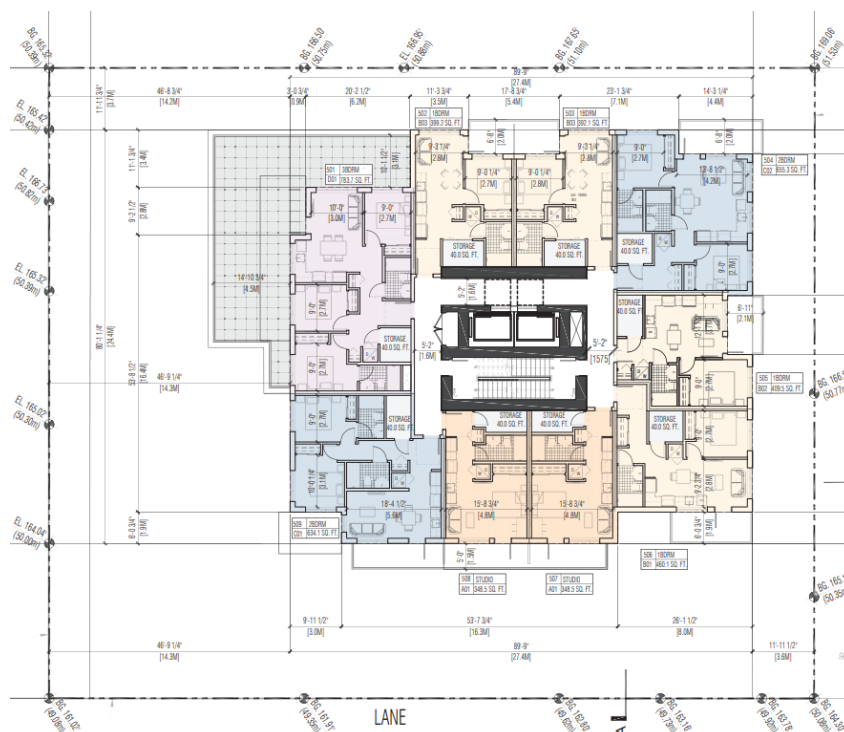
Level 2 Floor Plan



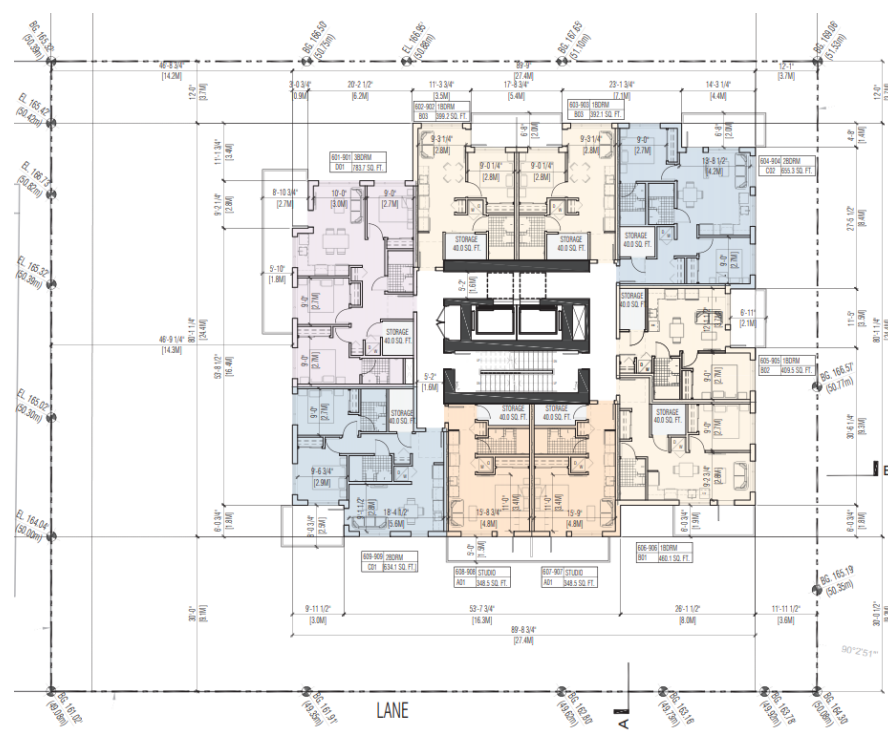
Levels 3-4 Podium Floor Plan



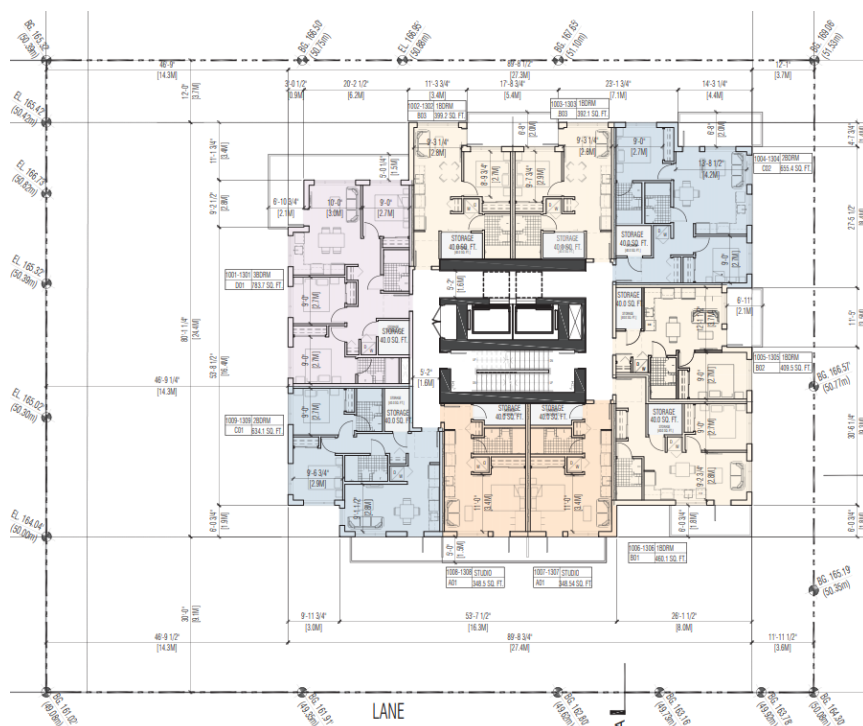
Level 5 Floor Plan



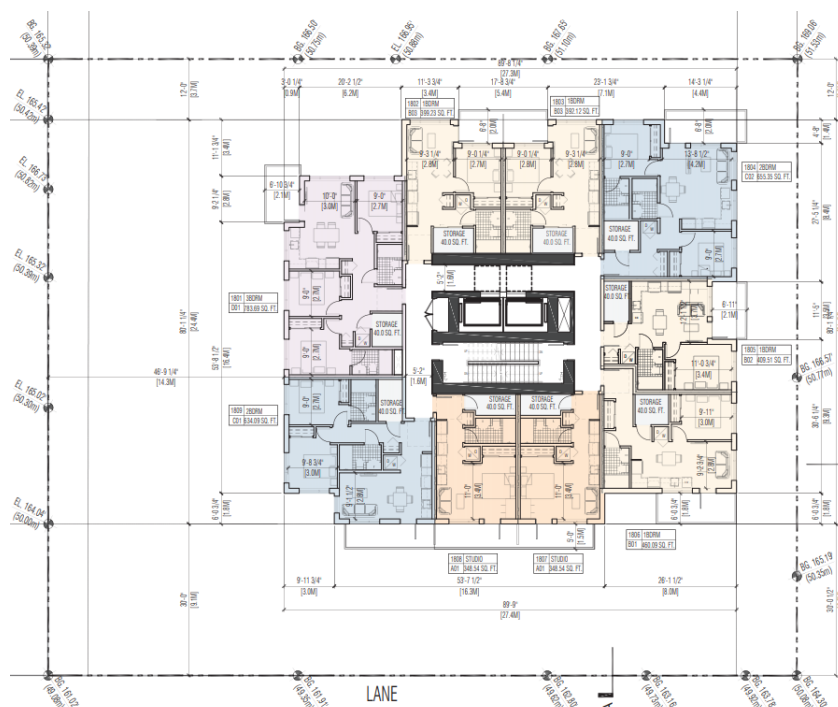
Levels 6-9, Tower Floor Plan



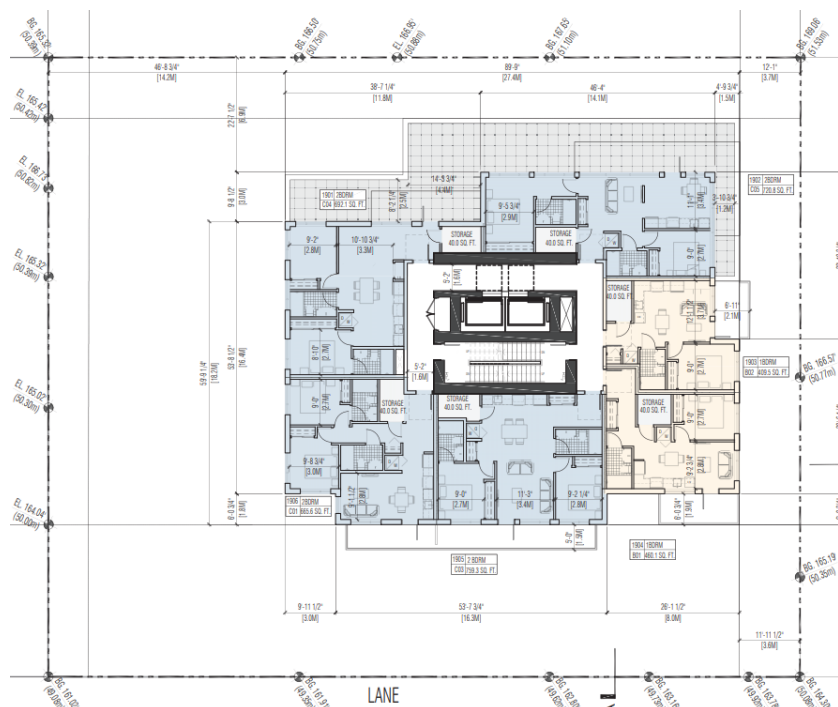
Levels 10-13, Tower Floor Plan



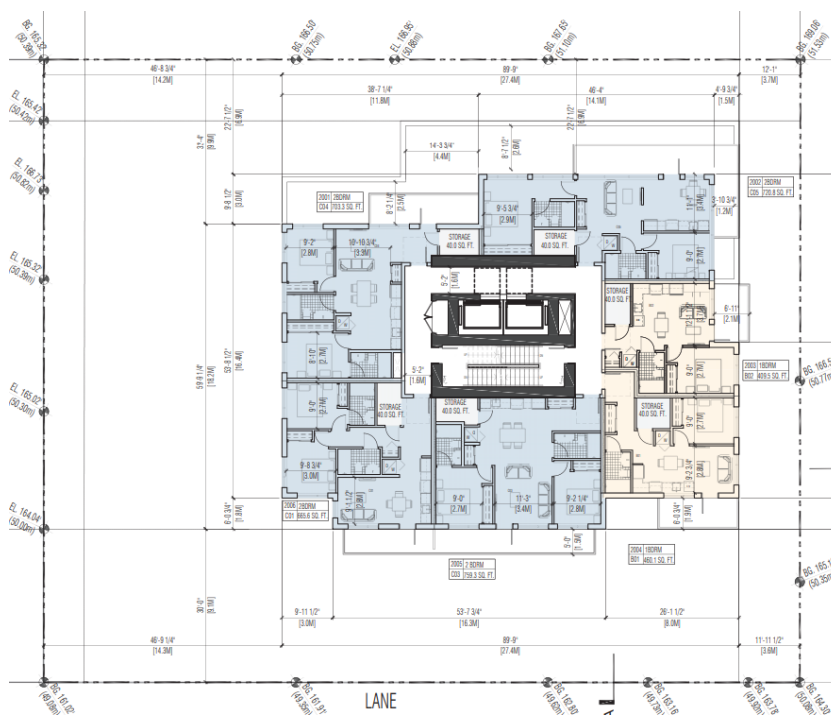
Level 18, Tower Floor Plan



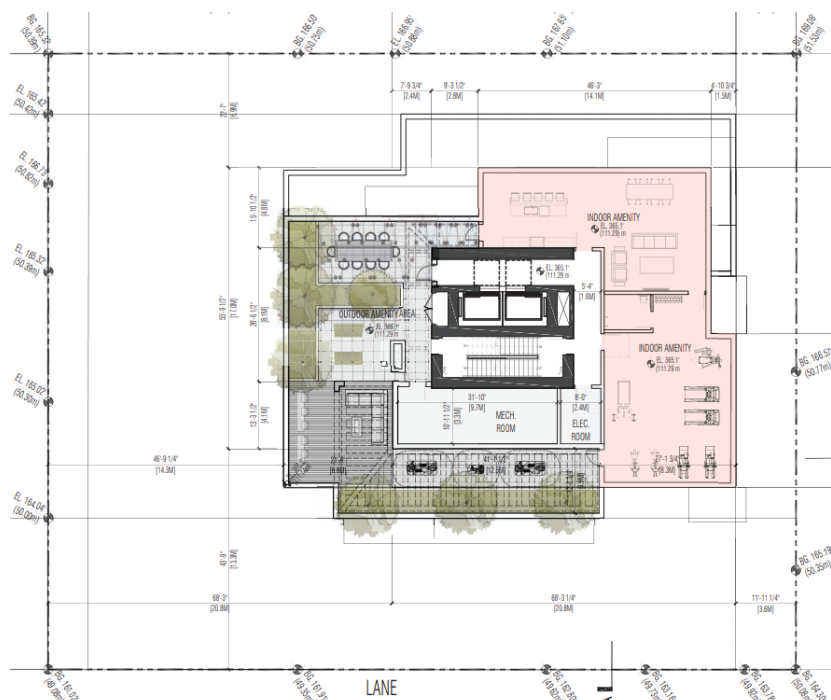
Level 19, Tower Floor Plan



Level 20, Tower Floor Plan



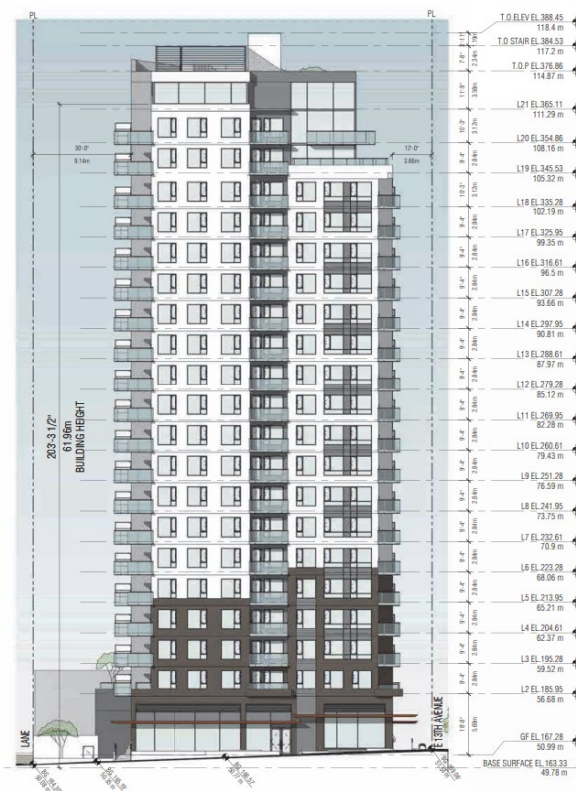
Level 21, Rooftop Amenity Level



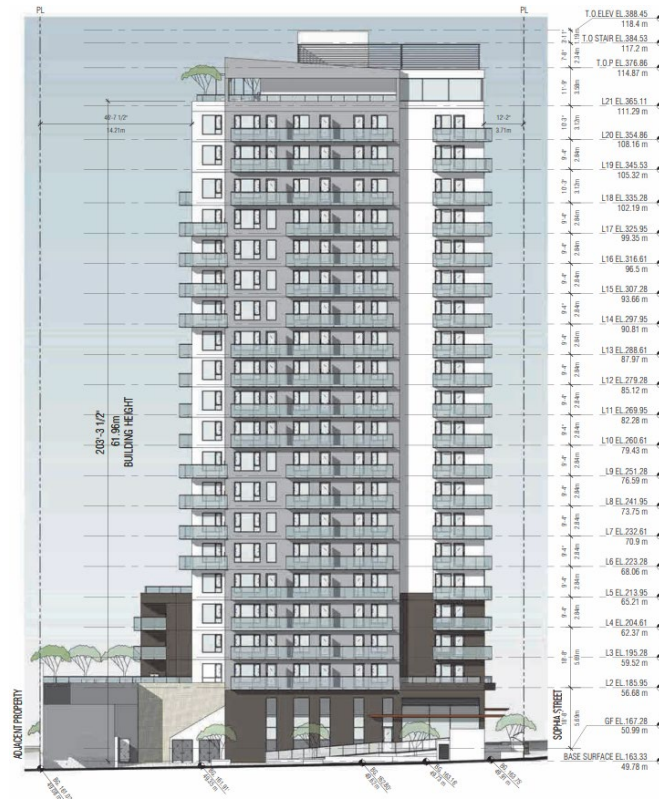
North Elevation



East Elevation



South Elevation



West Elevation



Perspective – Looking Southeast



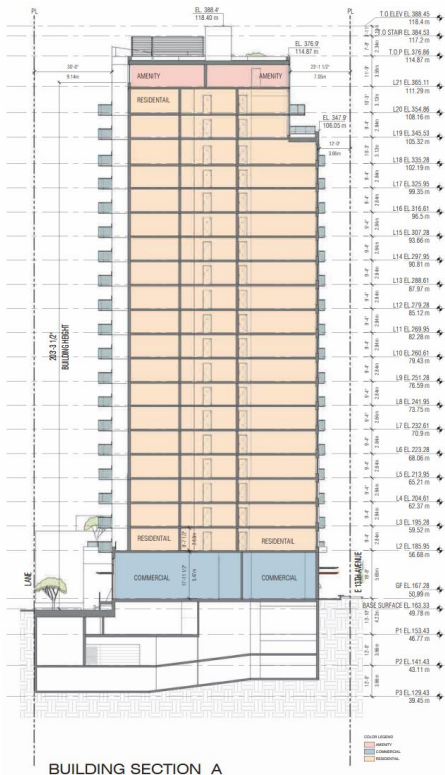
Perspective – Looking Northwest



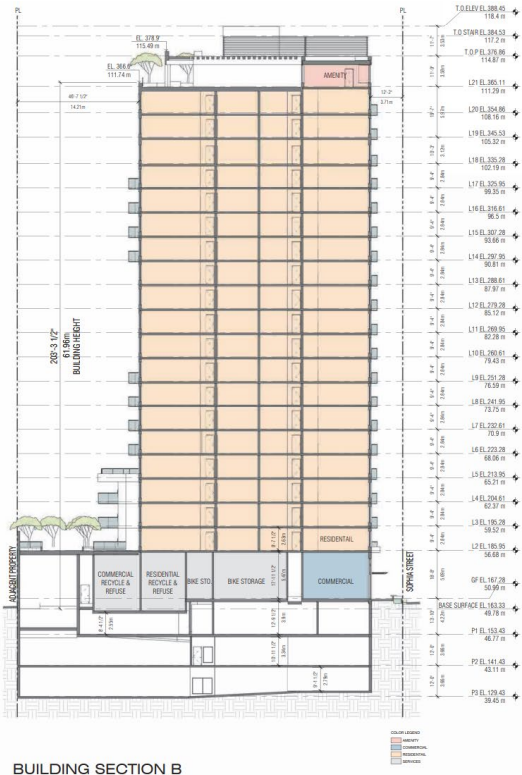
Perspective – Streetview at corner of 13th Avenue and Sophia Street



Section A – South-North



Section B – West-East



270 East 13th Avenue
PUBLIC CONSULTATION SUMMARY

1. List of Engagement Events, Notification, and Responses

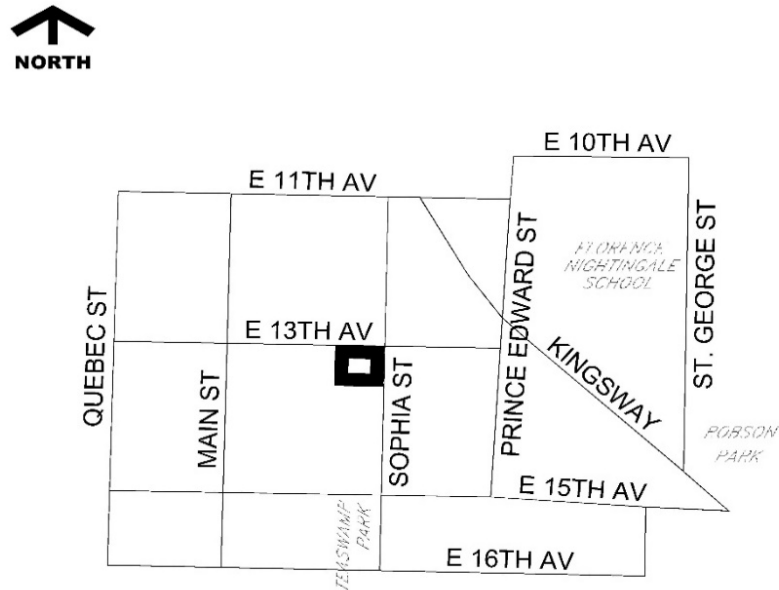
	Date	Results
Event		
Question and Answer Period (City-led)	April 17 – April 30, 2024	289 participants (aware)* <ul style="list-style-type: none"> • 121 informed • 49 engaged
Public Notification		
Postcard distribution – Notice of rezoning application and Question and Answer Period	April 15, 2024	2,996 notices mailed
Public Responses		
Online questions	April 17 – April 30, 2024	9 submittals
Online comment forms <ul style="list-style-type: none"> • Shape Your City platform 	March 2024 – June 2025	139 submittals
Overall position <ul style="list-style-type: none"> • support • opposed • mixed 	March 2024 – June 2025	139 submittals <ul style="list-style-type: none"> • 40 responses • 87 responses • 12 responses
Other input	March 2024 – June 2025	21 submittals
Online Engagement – Shape Your City Vancouver		
Total participants during online engagement period	March 2024 – June 2025	1,996 participants (aware)* <ul style="list-style-type: none"> • 675 informed • 128 engaged

Note: All reported numbers above are approximate.

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

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

2. Map of Notification Area



NOTIFICATION AREA

3. Analysis of All Comments Received

Below is an analysis of all public feedback by topic.

Generally, comments of support fell within the following areas:

- **Density & Affordable Housing:** The comments supported the increased density and the delivery of housing in general and below market rental units in particular.
- **Commercial Space:** Support for the commercial retail spaces in the proposal.

Generally, comments of concern fell within the following areas:

- **Building height:** The height of the proposal would be too tall in an area that only has low- to mid-rise developments and it would block sunlight and views for other residents.
- **Parking and traffic congestion:** Many residents raised traffic concerns, including existing congestion and insufficient parking for future residents and businesses.
- **Displacement:** There are concerns with the displacement of current tenants and the affordability of the below market rental units.
- **Neighbourhood character:** The high-rise development does not fit in the neighbourhood, detracts from its character, history, and impacts the natural environment.

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

General comments of support:

- The desire to have increased amenity access.
- General support of the project moving forward and interest in the design of the building.
- A suitable location for housing given its proximity to transit.

General comments of concern:

- This project will create unwanted noise pollution.
- There are concerns with how the *Broadway Plan* is being implemented and how it will affect the rest of the neighbourhood.
- General concern for the seniors home and their reduced access to sunlight due to the construction of the building.

Neutral comments/suggestions/recommendations:

- Consider adding additional road infrastructure to accommodate deliveries, vendors, and garbage trucks.
- Asking to consider/provide more green space.
- Request for more community spaces in the area.

* * * * *

270 East 13th Avenue
SUMMARY OF DRAFT TENANT RELOCATION PLAN TERMS

Tenant Relocation and Protection Requirements	Tenant Relocation Plan Offer
Financial Compensation	<p>The choice of either:</p> <ul style="list-style-type: none"> • Compensation in the form of free rent, a lump sum payment, or a combination of both, will be available for each unit eligible for Tenant Relocation Plan according to the following schedule: <ul style="list-style-type: none"> ○ 4 months' rent for tenancies up to 5 years; ○ 5 months' rent for tenancies over 5 years and up to 10 years; ○ 6 months' rent for tenancies over 10 years and up to 20 years; ○ 12 months' rent for tenancies over 20 years and up to 30 years; ○ 18 months' rent for tenancies over 30 years and up to 40 years; and ○ 24 months' rent for tenancies over 40 years. <p>Or:</p> <ul style="list-style-type: none"> • For tenants that wish to exercise their Right of First Refusal to return to the new building, a temporary rent top-up to mitigate rent increases while waiting to return to the new building. <p>Or:</p> <ul style="list-style-type: none"> • A 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 will be provided to all eligible tenants depending on the type of unit.
Assistance in Finding Alternate Accommodation (3 options)	<ul style="list-style-type: none"> • Staff will distribute tenant needs assessment surveys. These surveys will be used in relocation efforts and to identify tenants' needs and preferences. • Applicant will commit to monitor rental market and provide tenants requesting assistance with three options in Vancouver that best meet the tenants' identified priorities.
Additional Support for Low Income Tenants or Tenants Facing Other Barriers to Appropriate Housing	<ul style="list-style-type: none"> • For low-income tenants and tenants facing other barriers to housing, as defined in the <i>Tenant Relocation and Protection Policy</i>, the applicant will commit to assisting in securing a permanent, suitable affordable housing option.
First Right of Refusal	<ul style="list-style-type: none"> • The applicant will 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.

* * * * *

270 East 13th Avenue
PUBLIC BENEFITS SUMMARY

Project Summary:

A 20-storey mixed-use building containing 167 rental units, of which 20% of the residential floor area is to be below-market rental units, with ground floor commercial space.

Public Benefit Summary:

167 rental units, of which a minimum of 20% of the residential floor area to be secured at below-market rates, with DCLs as well as a public art contribution.

	Current Zoning	Proposed Zoning
Zoning District	RM-4	CD-1
FSR (site area = 1,686.0 sq. m (18,148 sq. ft.))	0.75	6.8
Buildable Floor Area	1,265.0 sq. m (13,611 sq. ft.)	11,464.8 sq. m (123,406 sq. ft.)
Land Use	Residential	Mixed-Use

Summary of development contributions expected under proposed zoning

City-wide DCL ^{1,2}	\$128,579
Utilities DCL ¹	\$1,785,946
Public Art ³	\$244,344
TOTAL	\$2,158,869

Other benefits (non-quantified): 167 rental housing units, of which 20% of the residential floor area would be 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. DCLs are payable at building permit issuance based on rates in effect at that time and the floor area proposed at the development permit stage. DCL By-laws are subject to future adjustment by Council including annual inflationary adjustments. A development may qualify for 12 months of in-stream rate protection. See the City's [DCL Bulletin](#) for more details.

² 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 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. The value of the City-wide DCL waiver on the residential floor area is estimated to be \$2,785,887.

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.

270 East 13th Avenue
APPLICANT, PROPERTY, AND DEVELOPMENT PROPOSAL INFORMATION

Property Information

Address	Property Identifier (PID)	Legal Description
270 East 13th Avenue	015-607-658	Lot 7 Block 111 District Lot 301 Plan 187
270 East 13th Avenue	015-607-682	Lot 8 Block 111 District Lot 301 Plan 187
270 East 13th Avenue	012-076-198	Lot 9 Block 111 District Lot 301 Plan 187

Applicant Information

Architect	Studio One Architecture Inc
Applicant	JTA Development Consultants
Registered Owners	Alexander Manor Holdings Ltd.

Development Statistics

	Permitted Under Existing Zoning	Proposed																				
Zoning	RM-4	CD-1																				
Site Area	1,686.0 sq. m (18,148 sq. ft.)	1,686.0 sq. m (18,148 sq. ft.)																				
Land Use	Residential	Mixed-Use																				
Maximum FSR	0.75	6.8																				
Maximum Height	10.7 m (35 ft.)	62.8 m (206 ft.) to top of residential parapet																				
Floor Area	1,264.5 sq. m (13,611 sq. ft.)	11,464.8 sq. m (123,406 sq. ft.)																				
Unit Mix	n/a	<table border="1"> <thead> <tr> <th rowspan="2">Type</th><th colspan="2">Secured Rental (including 20% of Floor Area as BMR)</th></tr> <tr> <th>Count</th><th>Percentage</th></tr> </thead> <tbody> <tr> <td>Studio</td><td>34</td><td>20.4%</td></tr> <tr> <td>1-bed</td><td>74</td><td>44.3%</td></tr> <tr> <td>2-bed</td><td>42</td><td>25.1%</td></tr> <tr> <td>3-bed</td><td>17</td><td>10.2%</td></tr> <tr> <td>Total</td><td>167</td><td>100%</td></tr> </tbody> </table>	Type	Secured Rental (including 20% of Floor Area as BMR)		Count	Percentage	Studio	34	20.4%	1-bed	74	44.3%	2-bed	42	25.1%	3-bed	17	10.2%	Total	167	100%
Type	Secured Rental (including 20% of Floor Area as BMR)																					
	Count	Percentage																				
Studio	34	20.4%																				
1-bed	74	44.3%																				
2-bed	42	25.1%																				
3-bed	17	10.2%																				
Total	167	100%																				
Parking and Bicycle Spaces	as per Parking By-law	as per Parking By-law Confirmed at the development permit stage																				
Natural Assets	Two on-site by-law trees, four City trees; four neighbour's trees	Two on-site trees proposed for removal. Three neighbour's trees proposed for removal. Four City trees proposed to be retained. Approx. 25 new trees proposed. To be confirmed at development permit stage.																				

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