



REFERRAL REPORT

Report Date: June 24, 2025
Contact: Zoë Acton
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RTS No.: 18022
VanRIMS No.: 08-2000-20
Meeting Date: July 8, 2025

TO: Vancouver City Council

FROM: General Manager of Planning, Urban Design and Sustainability

SUBJECT: CD-1 Rezoning: 45 East 16th 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 45 E 16th Holdings Ltd., the registered owners of the lands located at 45 East 16th Avenue [*Lots 16 to 19 of Block 54 District Lot 302 Plan 561; PIDs 004-565-240, 004-565-282, 004-565-321 and 004-565-363 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 1.0 to 6.8 and the maximum building height from 36.6 m (120 ft.) to 55 m (180 ft.) with additional height for the portion with rooftop amenity, to permit the development of a 17-storey mixed-use rental building containing 145 rental units, of which 20% of the residential floor area will be secured as below-market rental units, and ground-floor commercial uses, 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, received April 17, 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 the approval of the CD-1 By-law, the application to amend the Sign By-law to establish regulations for the new 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 property at 45 East 16th Avenue to a CD-1 (Comprehensive Development) District to permit a 17-storey mixed-use building consisting of 145 units, with 20% of the residential floor area for below-market rental units, under the *Broadway Plan* (Plan).

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

COUNCIL AUTHORITY/PREVIOUS DECISIONS

- Vancouver Plan (2022)
- Broadway Plan (2022, last amended 2024)
- Interim Housing Needs Report (2025)
- Housing Vancouver Strategy (2017)
- Family Room: Housing Mix Policy for Rezoning Projects (2016)
- High-Density Housing for Families with Children Guidelines (1992, last amended 2022)
- Community Amenity Contributions Policy for Rezoning (1999, last amended 2024)
- Green Buildings Policy for Rezoning (2010, last amended 2024)
- Tenant Relocation and Protection Policy (2015, last amended 2019)
- Public Art Policy and Procedures for Rezoned Developments (2014)
- Urban Forest Strategy (2018)
- Latecomer Policy (2021)
- Vancouver Development Cost Levy By-law No. 9755
- Vancouver Utilities Development Cost Levy By-law No. 12183
- Transit-Oriented Areas (TOA) Designation By-law (2024)
- Transit-Oriented Areas (TOA) Rezoning Policy (2024)

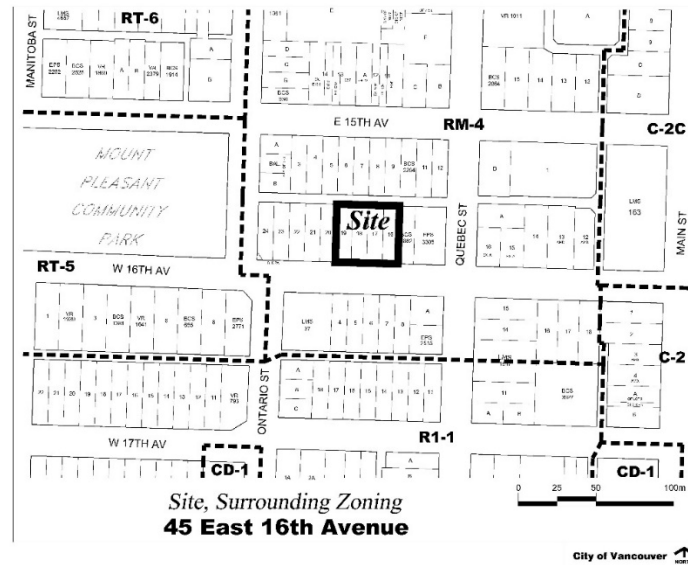
REPORT

Background/Context

1. Site and Context

The site is comprised of four lots located midblock along the north side of East 16th Avenue between Ontario Street and Quebec Street in the Mount Pleasant neighbourhood (see Figure 1). The total site area is 1,500.7 sq. m (16,153 sq. ft.), with a frontage of 40.4 m (132 ft.) along East 16th Avenue and a depth of 37.2 m (122 ft.). The site is currently zoned RM-4 (Residential) District and is developed with a three-storey rental apartment building with a lane to the north. The site is surrounded by RM-4 zoned residential properties, developed with ground-oriented residential buildings. The rezoning site contains existing rental residential uses, including 23 units of rental housing. There are 21 tenants eligible for tenant protection under the *Tenant Relocation and Protection Policy*.

Figure 1: Location Map



Neighbourhood Amenities – The following public and non-profit amenities are within close proximity:

- **Parks:** Mount Pleasant Park (75 m), Grimmsett Park (300 m), Tea Swamp Park (400 m), Major Matthews Park Playground (550 m), Lilian To Park (600 m), Prince Edward Park (700 m), Jonathan Rogers Park (800 m).
- **Cultural/Community Spaces:** Heritage Hall (300 m), Mount Pleasant Community Centre (950 m), Vancouver Public Library Mount Pleasant Branch (950 m), Hillcrest Community Centre (1.5 km).
- **Childcare:** Our House Child Care Centre (250 m), Sunshine Corner Daycare (325 m), Wee Care Day Care Centre (650 m).

Local School Capacity – The site is located within the catchment areas of Simon Fraser Elementary School and Eric Hamber Secondary School. According to the Vancouver School Board (VSB)'s *2020 Long Range Facilities Plan*, Simon Fraser Elementary School will be operating over enrollment capacity, with a capacity utilization of 176% by 2031 and Eric Hamber Secondary School will be operating under enrollment capacity, with a capacity utilization of 79% by 2031.

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

2. Policy Context

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

Plan serves as a framework with further implementation planning work to follow over the next few years. The site is located within the *Broadway Plan* which is generally in alignment with the *Vancouver Plan*.

Broadway Plan – The *Broadway Plan* (the “Plan”) is a comprehensive community plan for the area within Vine Street to Clark Drive and 1st Avenue to 16th Avenue. The 30-year plan focuses on opportunities to integrate new housing, jobs, and amenities around the new Broadway Subway. The site is located within the Mount Pleasant South Apartment Area – Area ‘B’ (“MSAB”) sub-area of the Plan.

The Plan allows for consideration of rezoning at this location for secured rental housing with a minimum of 20% of the net residential floor area secured at below-market rents. A maximum density of 6.5 FSR and a maximum building height of 20 storeys may be considered where there is a minimum frontage of 45.7 m (150 ft.). Development proposals with a minimum frontage of 30.2 metres (99 ft.) may be considered at the discretion of the Director of Planning, where the proposal satisfies the Plan’s built form and site design policies and mitigates development limitations on adjacent properties. Minor increases in height and density may be considered where ground-level local-serving retail/service use or childcare use is provided.

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

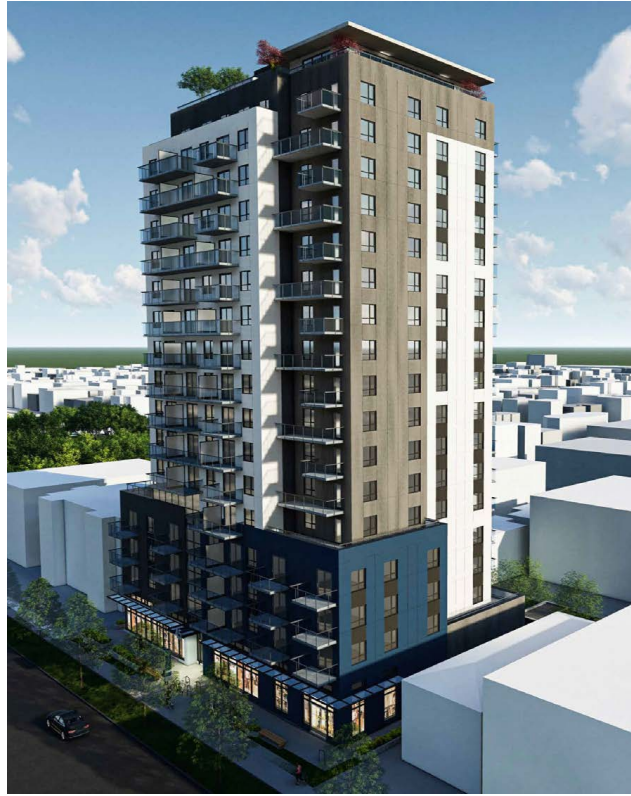
Transit-Oriented Areas (“TOA”) Designation By-law and Transit-Oriented Areas (TOA) Rezoning Policy – To align with provincial legislation, Council adopted a by-law and rezoning policy that establishes minimum heights and densities for developments within TOAs. This site is within Tier 3 of the TOA legislation.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

Strategic Analysis

1. Proposal

The rezoning application proposes a 17-storey mixed-use rental building consisting of 145 units with 20% of the residential floor area for below-market rental units and commercial uses on the ground floor (Figure 2). The proposed building has 9,775.2 sq. m (105,219 sq. ft.) of residential use, 391 sq. m (4,208 sq. ft.) of commercial use, and a height of 55 m (180 ft.). The proposed density is 6.8 FSR. The proposal includes a total of 63 vehicle spaces and 237 bicycle spaces, which are located underground and accessed from the rear lane.

Figure 2: View of proposed building looking northwest



2. Land Use

The proposed residential and commercial uses are consistent with the MSAB sub-area of the Plan.

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

The proposal was assessed for urban design performance considering built form and site design expectations for high-rise, mixed-use buildings in the Plan. The proposed form of development generally complies with the urban design and development criteria of the Plan.

Form of Development – The proposed 17-storey mixed-use building and a partial rooftop amenity space is generally consistent with the built form principles of the Plan including tower height, tower separation, tower floor plate size, and podium height.

Height – The proposed height of 54 m (177 ft.) is appropriate and meets the urban design objectives of the Plan. The proposal is not impacted by protected view cones.

Podium Height – The Plan recommends a consistent four-storey podium height in residential areas to create a consistent street wall that is compatible with existing neighbourhood character and preserves solar access across the street. The proposed four-storey podium complies with the Plan.

Density – The Plan estimates a density of up to 6.5 FSR with an additional 0.3 FSR permitted for delivery of ground-level local-serving retail/service uses. The application complies with the Plan's objectives and proposes a density of 6.8 FSR.

Site Frontage for Tower Development – This application proposes a site frontage of 40.4 m (132 ft.) which is less than the 45.7 m (150 ft.) site frontage for a tower development recommended in the Plan. The Plan allows for the discretion of the Director of Planning, where the proposal successfully demonstrates not to unduly affect the development potential of adjacent properties. This application has demonstrated through a block context study that the proposed tower siting generally accommodates minimum tower separation requirements for future neighbouring towers and will not limit development options for adjacent lots in accordance with the Plan.

Tower Separation from Adjacent Developments – The property to the west of the subject site, 35 E 16th Avenue, is a 99' mid-block lot and can not meet the Plan's objectives for tower development including tower separation and podium setback requirements. This site would be required to assemble to the adjacent west site, 3150 Ontario Street, in order to meet the minimum site width requirement for tower development. If assembly were to occur, the overall width of the adjacent site would be approximately 50.3 m (165 ft.) Given this potential future context, a relaxation to the west tower setback should not be less than the proposed 7.6 m (25 ft.).

This proposal also demonstrates that a minimum tower separation of 24.4 m (80 ft.) can be accommodated between the proposed development and any future neighbouring tower development by providing a minimum 12.2 m (40 ft.) measured to the centreline of the lane (rear setback) at levels above four storeys.

Shadowing – The proposal modestly impacts shadowing on the northeast corner of Mount Pleasant Park from 10 AM to 11:15 AM on the equinoxes. This shadowing area is approx. 3% of the entire park area. Given the duration and amount of shadowing, staff recommend support for the proposal with further design development to minimize the shadow impacts, subject to conditions in Appendix B. See Appendix D for additional details on the shadow analysis.

Public Realm – The Plan envisions buildings that complement the character and qualities of the surrounding neighbourhood and encourage small scale ground-level retail. A proposed 3.6 m (12 ft.) setback surrounded by at-grade local retail will enhance pedestrian activity along East 16th Avenue and support non-commercial streets that are welcoming and enjoyable places for people to experience. Staff have provided a Condition of Approval in Appendix B to further enrich the public realm along East 16th Avenue and the lane through detailed design development at the development permit stage.

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

Staff have reviewed the site-specific conditions and have concluded that the proposal reflects the Plan's envisioned 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 145 units, including 116 market rental units and 29 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).

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

Housing Type	CATEGORY	10-YEAR TARGETS ^{1, 2}	Units Approved Towards Targets ³
Purpose-Built Market Rental Units ³	Market Rental	30,000	5,633 (19%)
	Developer-Owned Below Market Rental	5,500	768 (14%)
	Total	35,500	6,401 (18%)

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

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

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

Vacancy Rates – Vancouver has exhibited historically low vacancy rates in the last 30 years. In 2024, the purpose-built apartment vacancy rate was 1.6% in Vancouver. The vacancy rate (based on the Canada Mortgage and Housing Corporation (“CMHC”) Market Rental Survey) for the Mount Pleasant, 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 35.86% family units in a mix of two-bedroom and three-bedroom units, thereby meeting 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.

Average Rents and Income Thresholds – Figure 4 below shows starting rents for below-market rental units for 2024. Average market rents and incomes served for newer rental buildings on the eastside are shown in the middle two columns, and costs for home ownership are shown in the right hand columns. Figure 4 demonstrates that below-market rental housing and market rental housing provide options that are more affordable than home ownership.

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

To qualify for a below-market rental unit, a household's gross annual income cannot exceed the maximum income requirements for the unit type, with at least one household member per bedroom. Policy 12.2.17 of the Plan specifies that below-market rental units will be subject to

tenant income testing and monitoring requirements, 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.

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

		Below-Market Rental Units		Newer Rental Buildings Eastside		Monthly Costs of Ownership for Median-Priced Apartment –Eastside (with 20% down payment)		
	Proposed Average Unit Size	Starting Rents (2023) ¹	Average Household Income Served	Average Market Rent (CMHC, 2023) ²	Average Household Income Served	Monthly Cost of Ownership (BC Assessment 2021) ³	Average Household Income Served	Down-payment at 20%
Studio	454 sq. ft.	\$1,294	\$51,776	\$1,879	\$75,160	\$2,200	\$88,000	\$79,550
1-bed	559 sq. ft.	\$1,470	\$58,784	\$2,194	\$87,760	\$2,885	\$115,400	\$108,000
2-bed	772 sq. ft.	\$2,052	\$82,080	\$2,880	\$115,200	\$3,809	\$152,360	\$141,300
3-bed	1,018 sq. ft.	\$2,819	\$112,768	\$3,815	\$152,600	\$5,565	\$222,600	\$213,000

1. Starting rents shown are calculated based on a 20 per cent discount to city-wide average market rents as published by CMHC in the fall 2024 Rental Market Report and set in the Rental Incentive Programs Bulletin for the year 2025.

2. Data from October 2024 CMHC Rental Market Survey for buildings completed in 2015 or later on the 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.

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 145 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. 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 23 units of primary rental housing. Of the existing units, 21 out of the 23 have residential tenancies in place and are eligible under the City's *Tenant Relocation and Protection Policy* ("TRPP"). The applicant has provided a Tenant Relocation Plan (TRP) for eligible tenants that meet the requirements of the City's TRPP, which is summarised in Appendix E of this report.

The existing residential tenancies are governed by the Residential Tenancy Act (British Columbia).

5. Parking and Transportation

The site is well serviced by transit, located seven blocks from bus and rapid bus service along Broadway and 700 m from the future Mount Pleasant Subway Station.

Vehicle and bicycle parking is provided on three levels of underground parking, accessed from the lane. The application proposes 63 vehicle parking spaces, 237 Class A bicycle spaces and 9 Class B bicycle spaces. Conditions included in Appendix B require that the proposal meet the requirements of the Parking By-law.

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 & 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 preserve, protect and strengthen Vancouver's urban forest and tree canopy. The Protection of Trees By-law aims to maintain a healthy urban forest by requiring permission to remove trees that meet certain conditions. The intent is to retain and protect as many healthy, viable trees as possible, while still meeting the challenges of development. This is in keeping with City goals to achieve resilient and healthy natural systems in our urban areas.

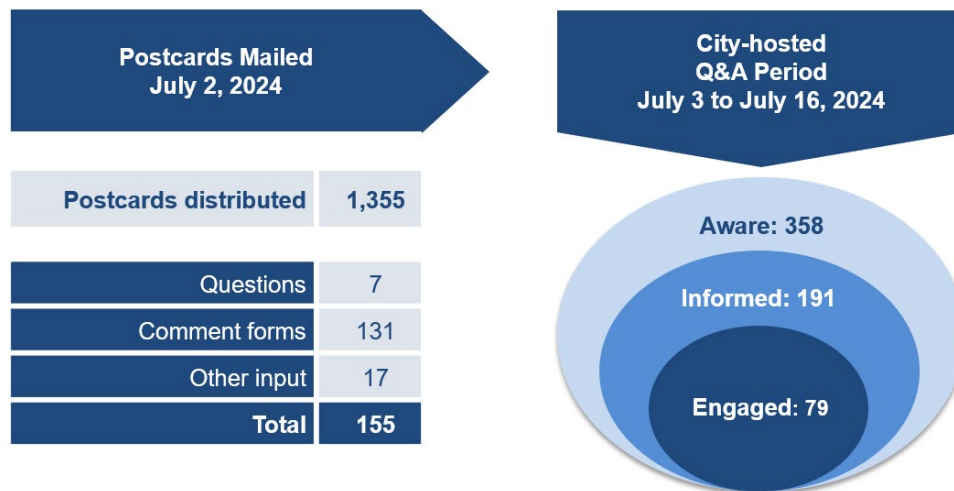
There are eight on-site trees and four City trees. All eight on-site trees are proposed for removal, and the four City trees are proposed for retention. The final number of new trees will be determined through the development permit process. See Appendix B for form of development and landscape conditions.

7. Public Input

Public Notification – A rezoning information sign was installed on the site on June 18, 2024. Approximately 2,175 notification postcards were distributed within the neighbouring area on or about July 2, 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 July 3 to 16, 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 155 submissions were received.

Figure 5: Overview of Notification and Engagement

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

Generally, comments of support fell within the following areas:

- **Height, density, and massing:** Due to the location of the project, the height and density is appropriate. Even greater density and height would be supported to increase the size of the units.
- **Building design:** The design is visually appealing, and the color palette is well-suited.
- **Commercial:** The neighborhood would benefit from the commercial use.
- **Housing:** Provides essential housing and affordable units below-market rates.

Generally, comments of concern fell within the following areas:

- **Height, density, and massing:** The height of the proposal would be too tall in an area that only has low to mid rise developments.
- **Shadowing and views:** The proposed development would block neighbouring apartments' sunlight and views of the mountains and the sky.
- **Neighbourhood character:** The development takes away from the neighbourhood character, history, and natural environment by incorporating a glass high rise.
- **Parking and Traffic Management:** Traffic and parking issues will worsen, making streets unsafe and congested. Upgrades are needed to support the increased flow of vehicles. There is a lack of parking spaces in the surrounding area.
- **Amenities, Infrastructure, and Commercial Use:** The area lacks existing amenities and infrastructure to support increased density. Facilities such as grocery stores,

medical clinics, community centres, schools, parks, playgrounds, and other essential services should be added to the community. Commercial uses are also not supported in this area.

Staff Response

Height, density, and massing – The proposed density is consistent with the intent of the Plan for the MSAB sub-area. See the Form of Development section of the report.

Shadowing and Views – The solar access policies of the Plan seek to limit new shadows on parks, public school yards, and village shopping streets/plazas from the spring to fall equinoxes between 10 AM and 4 PM. The proposal modestly impacts shadowing on Mount Pleasant Park. Staff concluded that the amount of shadowing is minor and does not exceed the existing shadowing by the tree canopy. Staff included Condition of Approval 1.5 to ensure the amount of shadowing will not increase in the future stages of this proposal.

Neighbourhood Character – The Plan includes a comprehensive approach to creating a built environment that supports thriving, resilient, and liveable communities by incentivizing new housing options in close proximity to transit, shopping, services, and amenities. The proposal is meeting the requirements to include common spaces such as indoor and outdoor amenities that are sized, located and programmed appropriately to promote a sense of community.

Parking and Traffic Management – The project will comply with the Parking By-law and the applicant is proposing a Transportation Demand Management (TDM) Plan, which is used to improve the movement of people, reduce motor vehicle dependence, and encourage the use of active transportation. The site is located in close proximity to frequent transit bus service and within the area of a future transit station at Mount Pleasant Station, which is also expected to reduce reliance on vehicles.

Appendix B includes Engineering conditions to enhance the safety of all roadway users around this development.

Amenities, Infrastructure, and Commercial Use – Proposed amenities have been identified in the Broadway Plan's Public Benefits Strategy, which is a 10-year capital strategy for delivering public amenities and infrastructure to address the renewal and growth needs of the Plan area. Public Benefit Strategy directions include, but are not limited to, affordable housing, childcare, parks and open spaces, community and civic facilities. Proposed projects are subsequently reviewed via the City's capital planning and budgeting processes for prioritization and funding consideration on a City-wide basis.

The infrastructure surrounding this development was reviewed and it was determined that development of this site does not require any sewer upgrades.

8. Public Benefits

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

Development Cost Levies – The site is subject to the city-wide DCL and Utilities DCL, which will be calculated on the floor area proposed at the development permit stage. In accordance with the provisions of Section 3.1A(d) of the Vancouver DCL By-law and the Area Specific 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 referenced in the DCL By-laws.

Based on rates in effect as of September 30, 2024 and the proposed maximum 9,775.2 sq. m (105,219 sq. ft.) of residential floor area and 391 sq. m (4,208 sq. ft.) of commercial floor area, DCLs are estimated to be \$1,687,631. The value of the anticipated city-wide DCL waiver on the residential floor area is estimated to be \$2,484,954. 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 commercial floor area cannot be waived.

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 \$216,667.

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

FINANCIAL IMPLICATIONS

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

CONCLUSION

The proposed land use, housing mix, and form of development is consistent with the intent of the Plan. If approved, this application would contribute 145 rental units, with 20% of the floor area for below market rental units, to the City’s rental housing stock and the delivery of ground floor commercial space.

The General Manager of Planning, Urban Design and Sustainability recommends that the application be referred to public hearing with the draft CD-1 By-law shown in Appendix A, subject to the public hearing, along with the conditions of approval listed in Appendix B.

* * * * *

**45 East 16th 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 6.6 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) Office Uses;
 - (d) Retail Uses;

- (e) Service Uses;
- (f) Utility and Communication Uses; and
- (g) Accessory Uses customarily ancillary to the uses permitted in this section.

Conditions of Use

- 5.1 A minimum of 20% of the total dwelling unit area must be below-market rental units.
- 5.2 The design and layout of at least 35% of the total number of 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 No portion of the first storey of a building, to a depth of 10.7 m from the front wall of the building and extending across its full width, may be used for residential purposes except for entrances to the residential portion.
- 5.4 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 1,500.7 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 and must include a combination of residential use and commercial use.
- 6.3 The floor space ratio for commercial uses must not exceed 0.30.
- 6.4 A minimum of 391 m² must be provided for commercial uses.
- 6.5 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.
- 6.6 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.
- 6.7 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

- 6.8 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 55 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 59 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.

* * * * *

**45 East 16th 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, received April 17, 2024, and provides that the Director of Planning may allow minor alterations to this form of development when considering the detailed scheme of development submitted with the development application.

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 minimize new shadowing of the Mount Pleasant Park, including updated solar studies and provision of a comprehensive rationale describing the impacts of strict compliance of solar access standards on project viability and/or delivery of a significant onsite cultural/social amenity.

Note to Applicant: Further design development is strongly encouraged to substantially reduce the new shadowing on the park through the shaping of the upper levels of the proposed building (including the rooftop appurtenance) and/or reassessing shifting the proposed tower to the east.

Variances from strict compliance with solar access requirements will be subject to further review by Planning and Parks and Recreation staff at the time of the Development Permit enquiry and/or application and may result in a longer application timeline at that stage.

- 1.2 Design development of the public realm interface along East 16th Avenue and the lane to strengthen an active and engaging pedestrian-oriented frontage through the following:

- (a) Improve the visibility and physical presence of the activities between interior spaces and at-grade outdoor areas;
- (b) Provide additional at-grade landscape features and urban furniture including sitting areas;

Note to Applicant: The intent of this condition is to encourage social interaction and relaxation, bring people together, and foster a sense of community.

- (c) Provide universally accessible connections for all users throughout the site and at grade open space; and

- (d) Further design considerations to activate the laneway interface.

Note to Applicant: Active laneways are an important part of the character of residential area. Suggested design strategies include:

- i. Designing back-of-house spaces in a manner that contributes an appealing pedestrian realm, while facilitating safe building operations;
- ii. Designing the walls abutting the lane to be more attractive to neighbouring developments and passers-by through articulation, use of quality materials and finishes, integral lighting, and signage.
- iii. Providing plantings or other landscape improvements; and
- iv. Considering safety by minimizing the conflicts between vehicles and pedestrian movements.

- 1.3 Design development to improve the quality and functionality of indoor and outdoor amenity spaces in the project as follows:

- (a) Provisions of an outdoor children's play area;

Note to Applicant: In compliance with High-Density Housing for Families with Children Guidelines, this area can be accommodated on podium at level 5. Ensure a high level of visibility and physical access is required between indoor amenity and outdoor children's play area.

- (b) Confirmation that the overall design of the proposed indoor and outdoor amenities is suitable for all users.

- 1.4 Enhance the tower and podium expression and improve overall neighbourhood fit by:

- (a) Improve the podium design, façade articulation and materiality including the colour scheme to respond to the surrounding context.

Note to Applicant: Ensure that proportion, modulation, architectural styles, materials, and design features enhance pedestrian experience and complement the character of the existing built environment.

- (b) Consider incorporating additional landscaping, green roofs, and vertical gardens into the podium and the tower to soften its edges and add visual interest.

- 1.5 Confirmation that all at-grade façades are to maintain a high degree of architectural and landscape details, variety, and quality, as proposed, through future stages of design development.

Note to Applicant: Particular attention should be given to ensuring that the building detailing and materiality present as highly resolved when viewed from E 16th Street and the lane, and wherever pedestrians are in close proximity to the building face. Intent is to

maintain the proposed quality in all aspects, including but not limited to appearance, durability, and energy performance.

- 1.6 Provision of an architecturally integral signage and lighting strategy, with particular attention given to the illumination of the retail frontage and the entries;

Note to Applicant: The signage and lighting must be designed to integrate sympathetically with the architectural expression and building elements (included but not limited to the building's soffit, beams, and columns), and should provide for enhanced pedestrian experience of the public realm at all hours. The signage design requires a separate application and design should be incorporated into the development permit application stage.

Crime Prevention through Environmental Design (CPTED)

- 1.7 Provision of a Crime Prevention Through Environmental Design (CPTED) Plan that incorporates CPTED principles.

Landscape Design

- 1.8 Design development to provide a greater proportion of planting areas and feature landscaping including trees within the ground floor outdoor area along East 16th Avenue.

Note to Applicant: Provide further consideration of programming and a more refined landscape design in order to create more inviting seating areas, improve the public realm interface, and achieve the intent of the 3.7m (12') front yard setback. Refer to sections 11.4.8 and 19.3.1 of the Plan, and Urban Design condition 1.1.

- 1.9 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.

- 1.10 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.

- 1.11 Coordination for the provision of new street trees or any proposed City owned tree removals adjacent to the development site, where applicable;

Note to Applicant: New street trees to be shown and confirmed on the development permit plans. Contact Engineering (604.871.6131) to confirm tree planting locations and Park Board at pbdevelopment.trees@vancouver.ca for tree species selection and planting requirements. Provide a notation on the plan as follows, "*Final spacing, quantity and tree species 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. Root barriers shall be 8 feet long and 18 inches deep. Planting depth of root ball must be below sidewalk grade. Call Park Board for inspection after tree planting completion*".

- 1.12 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 Department to ensure safe root zones of retained trees. Methods of tree protection for street trees to be approved by Park Board Urban Forestry".

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 applications must be applied for: 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.

Sustainability

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

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

Housing

- 1.14 The proposed unit mix, including 17 studio units (11.72%), 76 one-bedroom units (52.41%), 36 two-bedroom units (24.83%), and 16 three-bedroom units (11.03%) is to be included in the Development Permit drawings.

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

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

- (a) An outdoor amenity area to include areas suitable for a range of children's play activities and urban agriculture appropriate in size for the scale of the project and situated to maximize sunlight access (S. 3.3.2, 3.4.3);
 - (b) A minimum of 2.3 sq. m (24.7 sq. ft.) of bulk storage for each dwelling unit (S. 4.4.2);
 - (c) A multi-purpose indoor amenity space appropriate in size for the scale of the project, with a wheelchair accessible washroom and kitchenette. Positioning this adjacent to the children's play area enables 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).
- 1.16 The below market units should be designed to the same standards of livability as the market rental units.

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

Engineering

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

- 1.17 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>

- 1.18 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>

- 1.19 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.
- 1.20 Provision of a lighting simulation to support all offsite lighting upgrades to City standards and IESNA recommendations.
- 1.21 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.

- 1.22 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 on the lane for extended bin storage. If this cannot be confirmed, then an on-site garbage bin staging area is to be provided adjacent the lane. Pick up operations should not require the use of public property for storage, pick up or return of bins to the storage location.

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

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

- (i) "This plan is **NOT FOR CONSTRUCTION** and is to be submitted for review to Engineering Services a minimum of 8 weeks prior to the start of any construction proposed for public property. No work on public property may begin until such plans receive "For Construction" approval and related permits are issued. Please contact Engineering, Development and Major Projects and/or your Engineering, Building Site Inspector for details."
- (ii) "Tree species, final spacing, quantity and location to the satisfaction of the General Manager of Engineering Services. New trees must be of good standard, minimum 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; and

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

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

- (ii) Poles and guy wires.

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

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

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

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

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

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

- (a) Minimum 6.4 m (21 ft.) length for parallel spaces;

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

- (a) Convenient, internal, stair-free loading access to/from all site uses;

- (b) Minimum 1.3 m (4.3 ft.) side clearance for Class B spaces;
- 1.27 Provision of the following general revisions to architectural plans, including:
- (a) All types of parking, loading, bicycle, end-of-trip facilities and passenger loading spaces individually numbered, 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;
- 1.28 Provision of a Final Hydrological Study, to the satisfaction of the General Manager of Engineering Services and the Director of Planning, which addresses the requirements outlined in the Groundwater Management Bulletin.

Note to Applicant: A revised version of the Groundwater Management Bulletin was released on November 1, 2024. All rezoning and development permit 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>

- 1.29 Provision of a sewer abandonment plan by the Developer's Engineer 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.

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

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

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

- 1.31 A Key Plan shall be submitted by the applicant and approved by the City prior to any third party utility drawing submissions and third party utility service drawings will not be reviewed by the City until the Key Plan is defined and achieves the following objectives:
- (a) The Key Plan shall meet the specifications in the City of Vancouver Engineering Design Manual Section 2.4.4 Key Plan <https://vancouver.ca/files/cov/engineering-design-manual.PDF>; and
 - (b) All third-party service lines to the development is to be shown on the plan (e.g., BC Hydro, Telus, 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.

Note to Applicant: Use of street for temporary power (e.g., temporary pole, pole mounted transformer or ducting) is to be coordinated with the City well in advanced of construction. Requests will be reviewed on a case- by-case basis with justification provided substantiating need of street space against other alternatives. If street use for temporary power is not approved, alternate means of providing power will need to be proposed. An electrical permit will be required.

<https://vancouver.ca/files/cov/Key%20Plan%20Process%20and%20Requirements.pdf>

- 1.32 Show all City supplied building grades and entranceway design elevations 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, 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 16 - 19, Block 54 District Lot 302 Plan 561 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 rights of way for the Services are provided. No development permit for the site will be issued until the security for the Services are provided. The timing for the delivery of the Services shall be determined by the General Manager of Engineering Services in his sole discretion and holds shall be placed on such permits as deemed necessary in his sole discretion. Except as explicitly provided for in Condition 2.3(a) and 2.3(b), 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 R.F. Binnie & Associates Ltd. dated March 26th, no water main upgrades are required to service the development.

The main servicing the proposed development is 200 mm. Should the development require water service connections larger than servicing 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.

As per the City of Vancouver Building By-law, the principal entrance must be within 90m of a fire hydrant. Should the final design of the building change such that this requirement is no longer satisfied, provision of a new hydrant to be installed in accordance with the aforementioned by-law will be required. The developer is responsible for 100% of the cost of this upgrade.

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

Note to Applicant: Implementation of development(s) at 45 East 16th Avenue does not require any sewer upgrades.

Development to be serviced to the existing 200 mm SAN and 525 mm STM sewers in East 16th Avenue.

- (c) Provision of street improvements with appropriate transitions, along East 16th Avenue adjacent to the site, including:
 - (i) Minimum 2.4 m wide broom finish saw-cut concrete sidewalk;
 - (ii) New curb and gutter, including road reconstruction as required to accommodate the works;

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

- (d) Provision of street improvements with appropriate transitions, along the lane south of East 15th Avenue, adjacent to the site, including:

- (i) Full depth pavement reconstruction;

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

- (ii) Installation of one new catch basin at the western extent of the site.

Note to Applicant: A new storm main extension will be required in the lane to connect the catch basin.

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

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

- (e) Provision of improvements at the intersection of Quebec Street and East 16th Avenue including:
 - (i) Design and installation of a new traffic signal;
 - (ii) Entire intersection street lighting upgrade to current City standards and IESNA recommendations.
- (f) Provision of speed humps in the lane south of East 15th Avenue between Ontario Street and Quebec Street.
- (g) Provision of upgraded street lighting (roadway and sidewalk) to current City standards and IESNA recommendations.
- (h) 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.

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

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

- (j) Provision of new electrical service cabinet/kiosk on Quebec Street for the new Quebec Street and East 16th Avenue traffic signal.

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

Note to Applicant: 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.

2.3 Provision of one or more Latecomer Agreements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for the following works, which constitute excess and/or extended services:

- (a) Intersection improvements per condition 2.2 (e).

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

- (b) New service kiosk per condition 2.2 (j)

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

Note to Applicant: An administrative recovery charge will be required from the applicant to settle the latecomer agreement. The amount, which will be commensurate with the

costs incurred by the City to administer the latecomer scheme, will be provided by the City and specified in the latecomer agreement.

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

Housing

- 2.4 Make arrangements to the satisfaction of the General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services to enter into a Housing Agreement and a Section 219 Covenant securing all residential units as for-profit affordable housing units, excluding Senior's Supportive or Assisted Housing, for a term equal to the longer of 60 years and life of the building, subject to the following conditions and requirements:
- (a) A no separate-sales covenant;
 - (b) A no stratification covenant;
 - (c) A provision that none of such units will be rented for less than one month at a time;
 - (d) The average initial starting monthly rents for each unit type will be at or below the rents as determined in Section 3.1A (e) of the Vancouver Development Cost Levy By-law, as amended from time to time; The average initial starting monthly rents by unit type, and the rents on a change in tenancy, for a minimum of five (5) below-market rental 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 Canada Mortgage and Housing Corporation in the most recent Rental Market Survey Data Tables for Vancouver at the time when the Occupancy Permit is issued;
 - (e) A rent roll is to be provided, prior to issuance of an occupancy permit, to the satisfaction of General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services, which reflects the agreed initial monthly rents as of occupancy;
 - (f) That the applicant will verify eligibility of new tenants for the below-market rental 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.
 - (g) That the applicant will verify the ongoing eligibility of existing tenants in below-market rental housing units every (5) five years after initial occupancy:
 - (i) For such tenants, annual household income cannot exceed five 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.
- (h) 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
- (i) Such other terms and conditions as the General Manager of Planning, Urban Design and 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 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 of Arts, Culture and Community Services for the provision of public art in accordance with the City's Public Art Policy, such agreement to provide for security in a form and amount satisfactory to the aforesaid officials.

Note to Applicant: Applicant to 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, and to consult with the Head of Public Art regarding opportunities for investments in public spaces as per the Plan.

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 (Environmental Protection);
- (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 registerable 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-law and at no cost to the City.

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

* * * * *

45 East 16th Avenue
CONSEQUENTIAL AMENDMENTS

SIGN BY-LAW No. 11879

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

“45 East 16th Avenue [CD-1 #] [By-law #] C-2”

NOISE CONTROL BY-LAW No. 6555

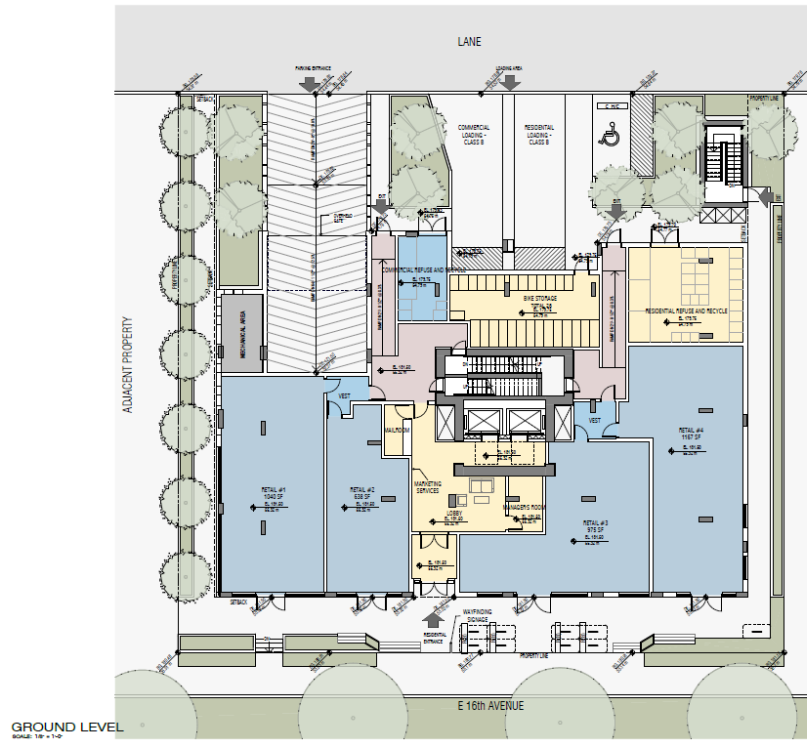
Amend Schedule B (Intermediate Zone) by adding the following:

“[CD-1 #] [By-law #] 45 East 16th Avenue”

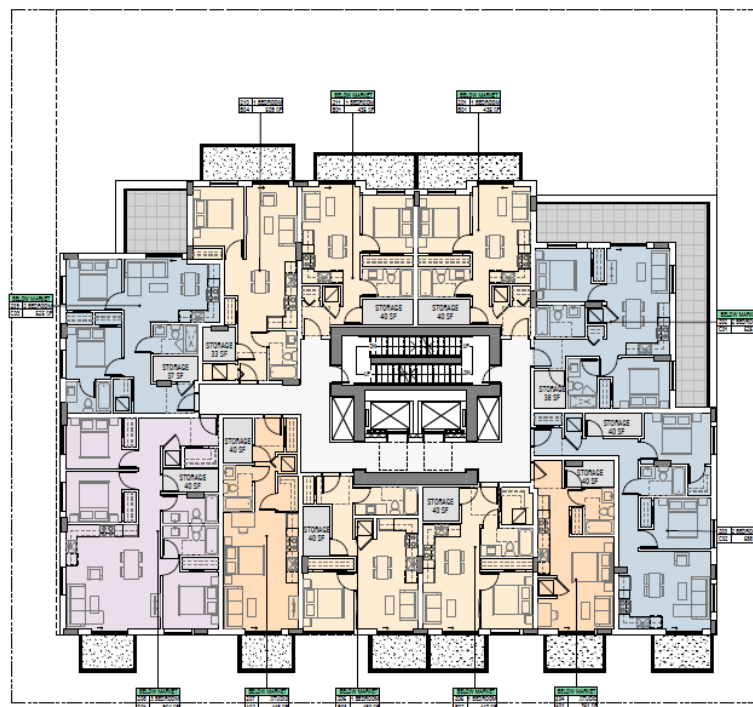
* * * * *

**45 East 16th Avenue
FORM OF DEVELOPMENT DRAWINGS**

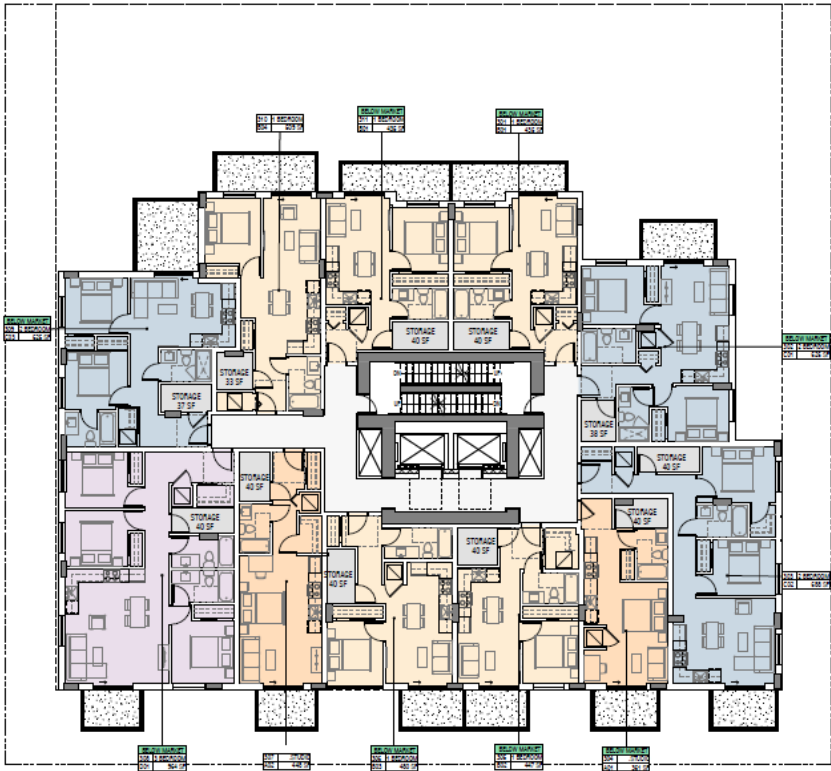
Ground Floor Plan



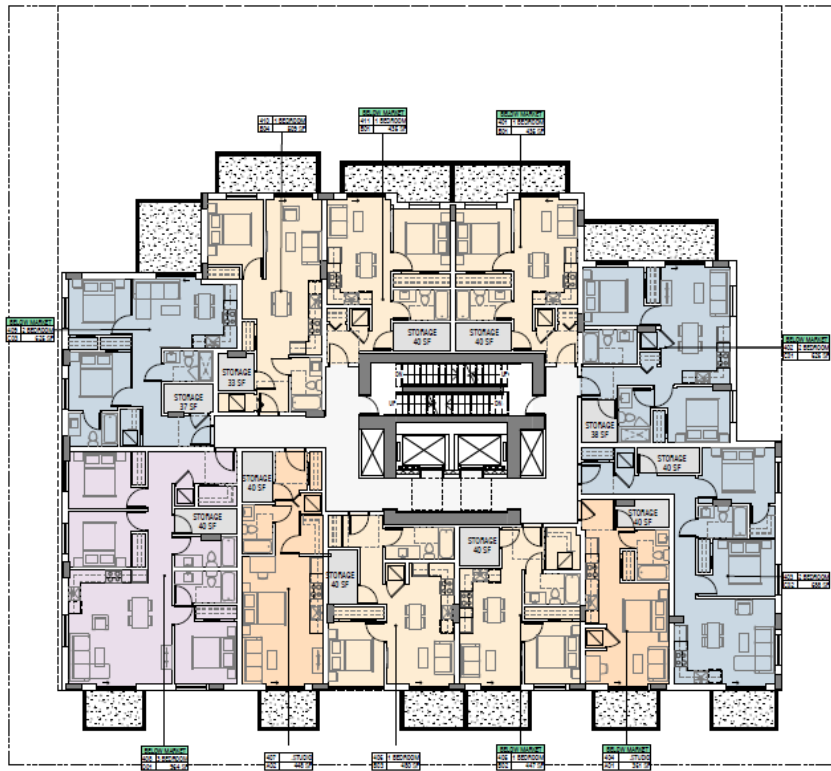
Podium L2 Floor Plan



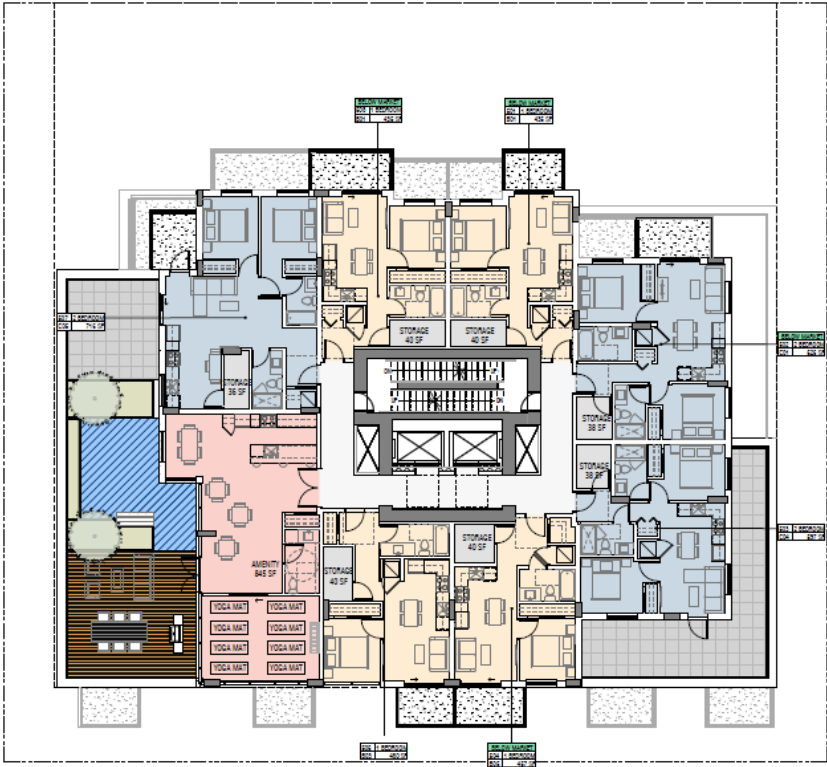
Podium L3 Floor Plan



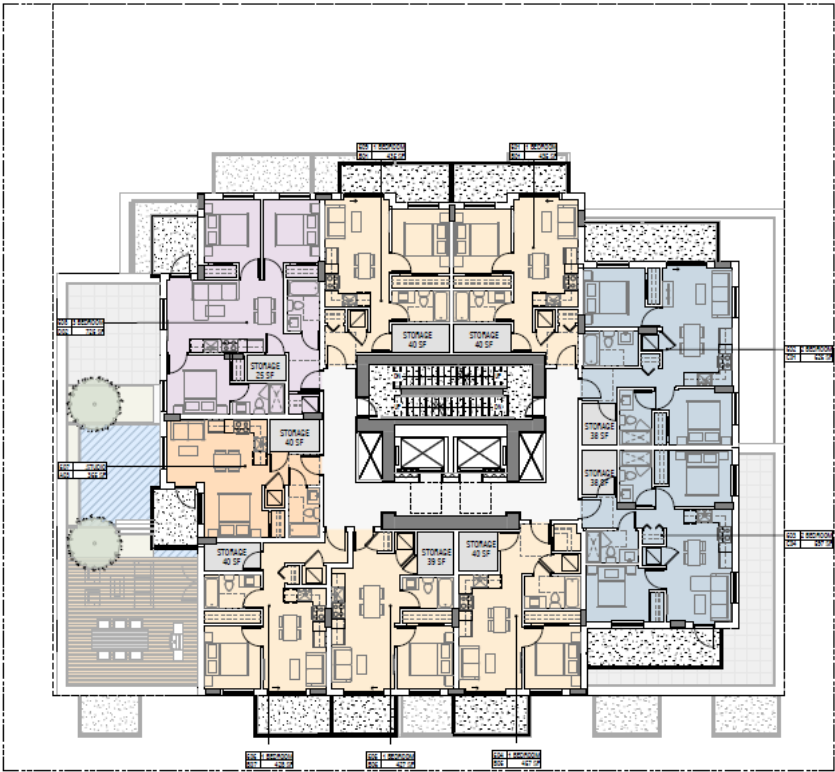
Podium L4 Floor Plan



L5 and Podium Rooftop Amenity Floor Plan



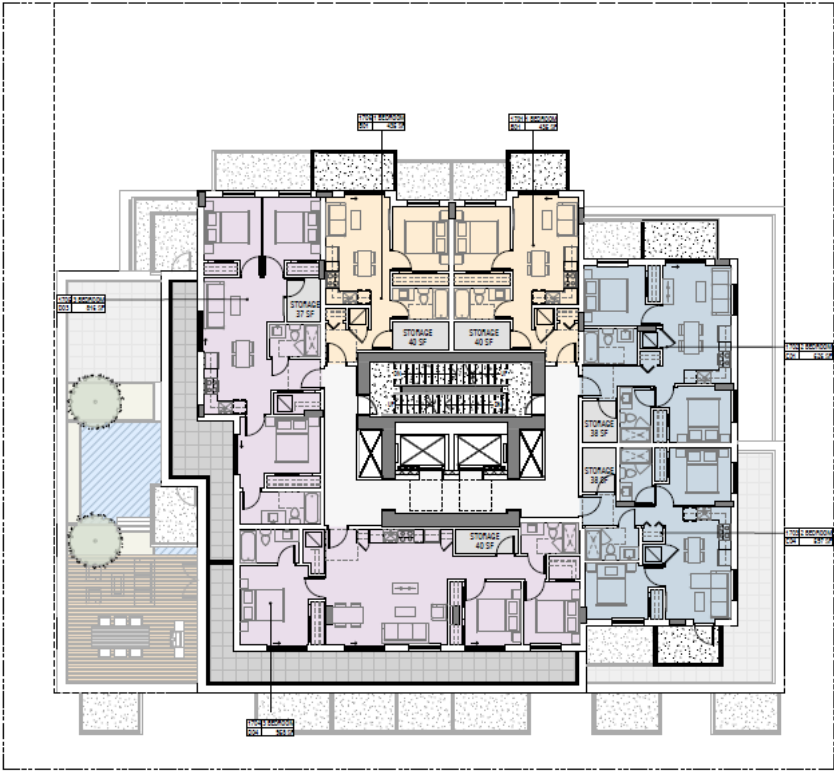
L6 Floor Plan



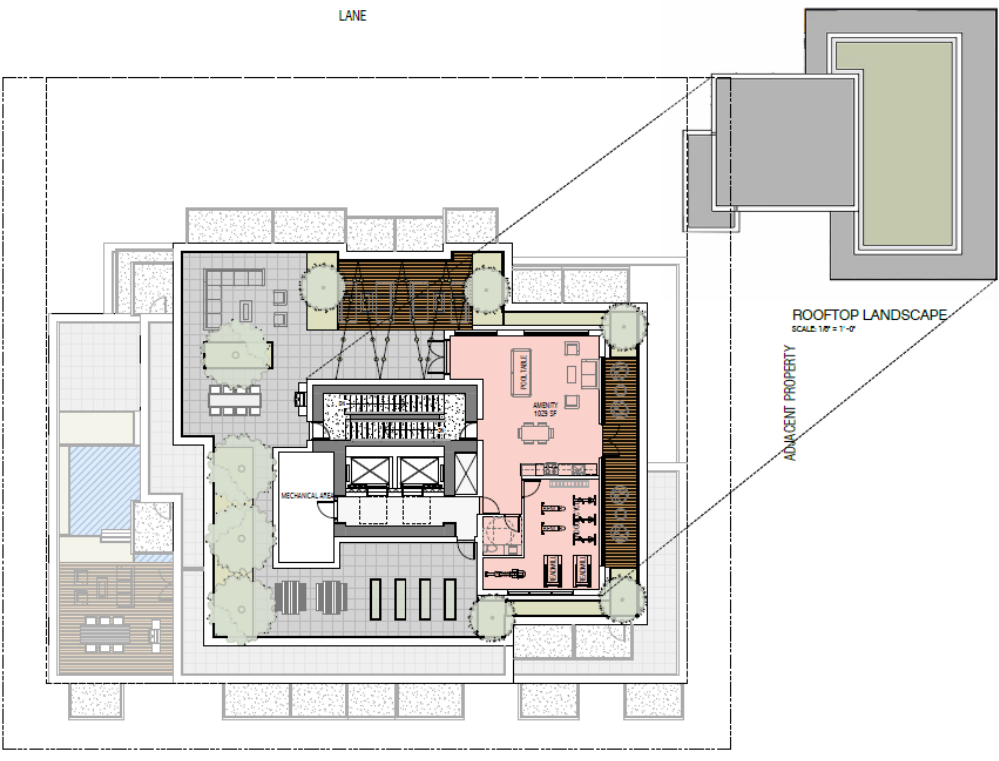
L7 Floor Plan



L17 Floor Plan



Rooftop Floor Plan



Elevations (South and East)



SOUTH ELEVATION- E 16TH AVENUE
SCALE: 1/8" = 1'-0"



EAST ELEVATION
SCALE: 1/8" = 1'-0"

Elevations (North and West)



NORTH ELEVATION- LANE
SCALE: 1/16" = 1'-0"



WEST ELEVATION
SCALE: 1/16" = 1'-0"

Sections



Shadow Study



SS 03 21 10 AM
SCALE: 1" = 100'-0"



SS 06 21 10 AM
SCALE: 1" = 100'-0"



SS 09 22 10 AM
SCALE: 1" = 100'-0"



SS 03 21 12 PM
SCALE: 1" = 100'-0"



SS 06 21 12 PM
SCALE: 1" = 100'-0"



SS 09 22 12 PM
SCALE: 1" = 100'-0"



SS 03 21 02 PM
SCALE: 1" = 100'-0"



SS 06 21 02 PM
SCALE: 1" = 100'-0"



SS 09 22 02 PM
SCALE: 1" = 100'-0"



SS 03 21 04 PM
SCALE: 1" = 100'-0"



SS 06 21 04 PM
SCALE: 1" = 100'-0"



SS 09 22 04 PM
SCALE: 1" = 100'-0"

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45 East 16th Avenue
SUMMARY OF TENANT RELOCATION PLAN TERMS

Tenant Relocation and Protection Requirements	Tenant Relocation Plan Offer
Financial Compensation	The choice of either: • 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: ○ 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. Or: • 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. Or: • A lump sum rent top-up payment, equivalent to the estimated value of a rent top-up for 33 months.
Notice to End Tenancies	• 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)	• 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)	• Staff will distribute tenant needs assessment surveys. These surveys will be used in relocation efforts and to identify tenants' needs and preferences. • The applicant is required to 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	• For low-income tenants and tenants facing other barriers to housing, as defined in the TRP Policy, the applicant will be required to commit to assisting in securing a permanent, suitable affordable housing option.
First Right of Refusal	• The applicant will be required to commit to offering all eligible tenants the Right of First Refusal to return to the new building at either a 20% discount to city-wide average market rents by unit type for the City of Vancouver, as published annually, or at the tenant's current rent, whichever is less

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45 East 16th Avenue
PUBLIC CONSULTATION SUMMARY

1. List of Engagement Events, Notification, and Responses

	Date	Results
Event		
Question and Answer Period (City-led)	July 3-16, 2024	358 participants (aware)* • 191 informed • 79 engaged
Public Notification		
Postcard distribution – Notice of rezoning application and Question and Answer Period	July 2, 2024	2,175 notices mailed
Public Responses		
Online questions	July 3-16, 2024	7 submittals
Online comment forms • Shape Your City platform	June 2024 – March 2025	131 submittals
Overall position • support • opposed • mixed	June 2024 – March 2025	131 submittals • 16 responses • 102 responses • 11 responses
Other input	June 2024 – March 2025	17 submittals
Online Engagement – Shape Your City Vancouver		
Total participants during online engagement period	July 3-16, 2024	1,355 participants (aware)* • 575 informed • 138 engaged

Note: All reported numbers above are approximate.

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

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

2. Map of Notification Area



3. Analysis of All Comments Received

Below is an analysis of all public feedback by topic.

Generally, comments of support fell within the following areas:

- **Height, density, and massing:** Due to the location of the project, the height and density is appropriate. Even greater density and height would be supported to increase the size of the units.
- **Building design:** The design is visually appealing, and the color palette is well-suited.
- **Commercial:** The neighborhood would benefit from the commercial use.
- **Housing:** Provides essential housing and affordable units below market rates.

Generally, comments of concern fell within the following areas:

- **Height, density, and massing:** The height of the proposal would be too tall in an area that only has low to mid rise developments.
- **Shadowing and views:** The proposed development would block neighbouring apartments' sunlight and views of the mountains and the sky.

- **Neighbourhood character:** The development takes away from the neighbourhood character, history, and natural environment by incorporating a glass high rise.
- **Parking and Traffic Management:** Traffic and parking issues will worsen, making streets unsafe and congested. Upgrades are needed to support the increased flow of vehicles. There is a lack of available parking in the surrounding area.
- **Amenities, Infrastructure, and Commercial Use:** The area lacks existing amenities and infrastructure to support increased density. Facilities such as grocery stores, medical clinics, community centres, schools, parks, playgrounds and other essential services should be added to the community. Commercial uses are also not supported in this area.

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

General comments of support:

- The proposed commercial use will introduce more local businesses.
- The Tenant Relocation Policy is applicable to this project.
- Location of development is supported given proximity to amenities and jobs.

General comments of concern:

- There are concerns that the new housing will not be affordable and will replace existing affordable rentals with more expensive ones. The unit sizing is also too small.
- There are not enough schools in this area to support the development.
- The shadows obstruct sunlight access, affect neighbouring areas, darken parks, and impact solar availability.
- There are concerns regarding tenant protection and displacement of tenants.
- Developers should maintain existing buildings.

Neutral comments/suggestions/recommendations:

- Recommended building height should be limited to 3-10 storeys.
- Design of the building can be improved to be more inclusive and accessible.
- The process should be expedited and bypass Public Hearing.

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**45 East 16th Avenue
PUBLIC BENEFITS SUMMARY**

Project Summary

A 17-storey mixed-use building with 145 rental housing units, of which 20% of the residential floor area are at below-market rents, and commercial uses.

Public Benefit Summary:

145 rental housing 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.

	Current Zoning	Proposed Zoning
Zoning District	RM-4	CD-1
Floor Space Ratio (Site area = 1,500.7 sq. m (16,153 sq. ft.))	1.0	6.8
Floor Area	1,500.7 sq. m (16,153 sq. ft.)	10,166.2 sq. m (109,428 sq. ft.)
Land Use	Residential	Residential, Commercial

Summary of Development Contributions Expected under Proposed Zoning

City-wide DCL ^{1,2}	\$99,396
Utilities DCL ¹	\$1,588,235
Public Art ³	\$216,667
TOTAL	\$1,904,298

Other benefits (non-quantified): 145 secured rental housing units, of which 20% of the residential floor area would be rented at below-market rates, secured for the greater of 60 years and the life of the building.

¹ Based on by-laws in effect as of September 30, 2024. 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 value of the anticipated DCL waiver is estimated at \$2,484,954. 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.

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.

45 East 16th Avenue
APPLICANT, PROPERTY, AND DEVELOPMENT PROPOSAL INFORMATION

PROPERTY INFORMATION

Address	45 East 16th Avenue
Property Identifier (PID) & Legal Description	Lots 16 to 19 of Block 54 District Lot 302 Plan 561; PIDs 004-565-240, 004-565-282, 004-565-321 and 004-565-363
Property Owner	45 E 16TH HOLDINGS LTD.

APPLICANT INFORMATION

Architect/Applicant	Studio One Architecture JTA Development Consultants
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SITE STATISTICS

Site Area	1,500.7 sq. m (16,153 sq. ft.)
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DEVELOPMENT STATISTICS

	Permitted Under Existing Zoning	Proposed
Zoning	RM-4	CD-1
Land Use	Residential	Residential, Commercial
Density	1.0 FSR	6.8 FSR
Maximum Height	36.6 m (120 ft.)	55 m (180 ft.) (Top of Parapet) 59 m (193 ft.) (Top of Elevator)
Floor Area	1,500.7 sq. m (16,153 sq. ft.)	10,166.2 sq. m (109,428 sq. ft.)
Parking and Bicycle Spaces	As per Parking By-law	Vehicle parking spaces: 63 Class A bicycle spaces: 237 Class B bicycle spaces: 9 Loading spaces: 1 As per Parking By-law
Natural assets	8 on-site trees 4 City trees	Confirmed at the development permit stage

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