



REFERRAL REPORT

Report Date: September 23, 2025
Contact: Andrew Misiak
Contact No.: 604.673.8496
RTS No.: 18183
VanRIMS No.: 08-2000-20
Meeting Date: October 7, 2025

TO: Vancouver City Council

FROM: General Manager of Planning, Urban Design and Sustainability

SUBJECT: CD-1 Rezoning: 2090 West 1st 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; and

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 TKT Holdings (Canada) Ltd., the registered owner of the lands located at 2090 West 1st Avenue:

- *Lot A (Reference Plan 550) of Lots 1 and 2 Block 215 District Lot 526 Plan 590 PID 011-692-880;*
- *Lots 1 and 2 Block 215 District Lot 526 Plan 590 Except Plan 550; PIDs 011-692-910 and 011-692-936, respectively; and*
- *Lot 3 to 6 Block 215 District Lot 526 Plan 590; PIDs 011-692-952, 011-692-961, 011-692-979, and 011-692-995 respectively;*

to rezone the lands from RM-4 (Multiple Dwelling) District to CD-1 (Comprehensive Development) District, to increase the floor space ratio (FSR) from 1.45 to 6.80 and the building height from 10.7 m (35.1 ft.) to 65.1 m (213.6 ft.) to permit a 20-storey mixed use building, containing 176 rental units, of which 20% of the residential floor area will be secured as

below-market rental units and commercial space on the ground floor, be approved in principle;

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

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by JTA Development Consultants, received July 18, 2024, revised April 17, 2025;

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

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

REPORT SUMMARY

This report evaluates an application to rezone the site at 2090 West 1st Avenue from RM-4 (Residential) District to CD-1 (Comprehensive Development) District. The proposal is to permit a 20-storey mixed-use building, with commercial space on the ground floor and a rooftop amenity space. The proposal consists of 176 secured rental units, of which a minimum of 20% of the residential floor area will be secured as below-market rental units.

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

COUNCIL AUTHORITY/PREVIOUS DECISIONS

- Vancouver Plan (2022)
- Broadway Plan (2022, last amended 2024)
- Interim Housing Needs Report (2025)
- Housing Vancouver Strategy (2017)
- Family Room: Housing Mix Policy for Rezoning Projects (2016)
- High-Density Housing for Families with Children Guidelines (1992, last amended 2022)
- Transit-Oriented Areas (TOA) Designation By-law (2024)
- Transit-Oriented Areas (TOA) Rezoning Policy (2024)
- Community Amenity Contributions Policy for Rezoning (1999, last amended 2025)
- Tenant Relocation and Protection Policy (2015, last amended 2019)
- Rental Incentives Program Bulletin (2012, last amended 2024)
- Urban Forest Strategy (2016, last amended 2018)
- Public Art Policy for Rezoned Developments (2014, last amended 2021)
- Green Buildings Policy for Rezoning (2010, amended 2024)
- Vancouver Development Cost Levy By-law No. 9755
- Vancouver Utilities Development Cost Levy By-law No. 12183

REPORT

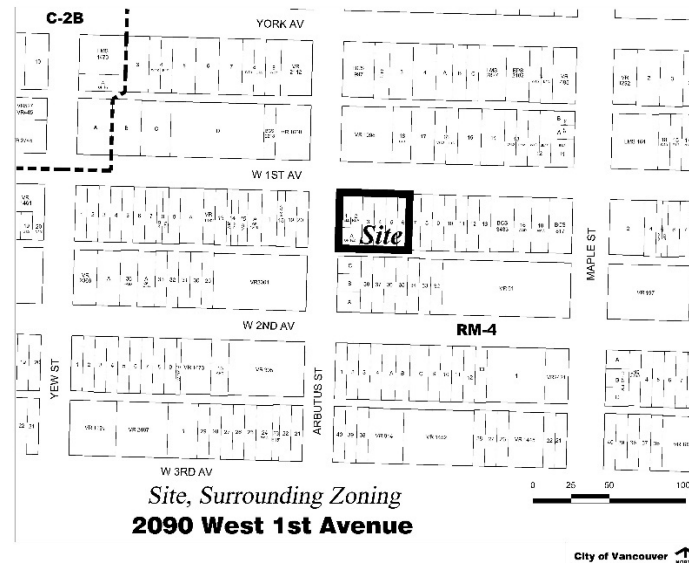
Background/Context

1. Site and Context

The subject site is comprised of seven parcels, located at the southeast corner of West 1st Avenue and Arbutus Street in Kitsilano (see Figure 1). The RM-4 (Residential) zoned site is 45.72 m (150 ft.) wide by 36.6 m (120 ft.) deep, with a site area of 1,672.7 sq. m (18,005 sq. ft.). The surrounding area contains a mix of purpose-built rental and strata buildings. The subject site is currently developed with a three-storey purpose-built rental building. The *Tenant Relocation and Protection Policy* (TRPP) for the Plan area applies.

The neighbourhood is undergoing significant change with future redevelopment as per the Plan, as well as with the future Broadway Subway, scheduled to open in 2027. The future Arbutus Station will be located 800 m to the south.

Figure 1: Surrounding Zoning and Context



Neighbourhood Amenities – The following amenities are within close proximity:

- **Parks** – Kitsilano Beach Park (250 m), Delamont Park (550 m), Seaforth Peace Park (600 m) and Vanier Park (750 m).
- **Community and Cultural Spaces** – Kitsilano Pool (550 m), Kitsilano Community Centre and Ice Rink (1000 m), Kitsilano Branch Library (1200 m) and False Creek Community Centre (1500 m).
- **Childcare** – Childcare Centre at Henry Hudson Elementary School (Opening Fall 2025 – 450 m), Kitsilano Area Childcare Centre (500 m), Bumble Bear Daycare (600 m) and Reach for the Stars Montessori Learning Academy (600 m).

Local School Capacity – The site is located within the catchment area of Henry Hudson Elementary School and Kitsilano Secondary School. According to the Vancouver School Board (VSB)'s 2020 *Long Range Facilities Plan*, Henry Hudson Elementary School will be operating under capacity in the coming years, with a capacity at 72% by 2031 and Kitsilano Secondary School will be operating just below maximum capacity, at 96% by 2031. The VSB report notes that overall enrolment trends for the wider area are changing. The VSB continues to explore options to reduce pressure on schools in this area, monitor development, and will 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 coming

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

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

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

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

City-initiated zoning changes (rezoning) in areas of Broadway and Cambie Corridor Plans – City staff are currently working on City-initiated zoning amendments for certain areas of Broadway and Cambie Corridor. This initiative aims to standardize regulations and simplify the development process through new zoning district schedules. A referral report outlining proposed zoning amendments was brought to Council on July 2025, with Public Hearing scheduled for September 2025.

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

Strategic Analysis

1. Proposal

The proposal is for a 20-storey mixed-use building with 176 secured rental units, of which a minimum of 20% of the residential floor area is for below-market units (Figure 2). Commercial space is proposed on the ground floor. The proposed height is 65.1 m (213 ft.) with additional height for a portion with rooftop amenity. A total floor area of 11,375.8 sq. m (122,447 sq. ft.) and a floor space ratio (FSR) of 6.8 are proposed. Three levels of underground parking are to be accessed from the lane.

Figure 2: Proposed Building Looking Southeast

2. Land Use

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

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

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

Form of Development – The proposal generally meets the Plan’s built form expectations, including site frontage, block tower limit, tower floor plate, and setbacks. However, it includes the following two deviations. The tower’s rear setback is 2 ft. shorter than the required half of the separation from a potential future tower, and the underground parkade does not provide a front yard setback on Arbutus Street. Staff have included conditions requiring further design development to ensure that the setbacks of the tower and underground parkade are compliant with the Plan. Refer to Urban Design conditions 1.1 and 1.2 in Appendix B.

Height – The Plan allows up to 20-storeys for residential use, with minor height increases allowed for ground-level retail and rooftop amenities. The application proposes 20 storeys with commercial space at grade. It complies with the Plan’s permitted height limit. The proposed partial storey of the common rooftop amenity space is also supported by the Plan.

Density – The Plan allows up to 6.5 FSR for residential use, with minor density increases of approximately 0.3 FSR to encourage the provision of ground-level local-serving retail/service uses. The application complies with the Plan’s objective with a proposed density of 6.8 FSR, including 176.5 sq. m (1,900 sq. ft.) commercial floor area at grade.

Shadow Impact – The proposal does not shadow on Kitsilano Beach Park nor Henry Hudson Elementary School yard from the spring to fall equinoxes between 10 am to 4 pm PDT, in compliance with the solar access requirements outlined in the Plan. Staff recommend further refinement of rooftop elements of the tower to mitigate winter shadow impacts on the park and the school. Refer to Urban Design condition 1.3 in Appendix B.

Public Realm and Interface – The Plan envisions that the local-serving commercial space should complement the character and quality of the surrounding neighbourhood and reinforce a fine-grained fabric, with active storefronts, transparent windows, and a focus on visual interest and storefront placemaking. The proposal features commercial units and the amenity room at grade on West 1st Avenue. Staff recommend further design improvement for an inviting corner open space and a fine-grained neighbourhood commercial interface. Refer to Urban Design condition 1.4 in Appendix B.

Private Amenity Space – The development offers co-located common indoor and outdoor amenities at grade and on the tower rooftop. Staff recommend further design improvements to enhance the size and usability of the amenity spaces that meet the needs of the residents. Refer to Urban Design condition 1.6 in Appendix B.

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

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

4. Housing

The *Housing Vancouver Strategy* seeks to deliver a range of housing tenures across the housing continuum. This application, if approved, would add 176 secured rental units, including 141 market rental units and 35 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 June 30, 2025

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

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

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

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

Vacancy Rates – Vancouver has exhibited historically low vacancy rates in the last 30 years. In 2024, the purpose-built apartment vacancy rate was 1.6% in Vancouver. The vacancy rate

(based on the Canada Mortgage and Housing Corporation (CMHC) Market Rental Survey) for the Kitsilano/Point Grey neighbourhood, where this site is located, is 1%. 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% 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 westside are shown in the right two columns, and costs for home ownership are shown in Figure 4. Figure 4 demonstrate that below-market rental housing and market rental housing provide options that are more affordable than home ownership. If approved, starting rents for the below market units will be 20% less the city-wide average market rents at the time of initial occupancy. On unit turnover, rents in the below-market units may be reindexed to 20% less the city-wide average market rent by unit type current at the time of unit turnover.

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

| | Below-Market Rental Units | | Newer Rental Buildings Westside | | Monthly Costs of Ownership for Median-Priced Apartment –Westside (with 20% down payment) | | |
|--------|------------------------------------|--|---|--|--|--|---------------------|
| | Starting Rents (2025) ¹ | Average Household Income Served ⁴ | Average Market Rent (CMHC, 2023) ² | Average Household Income Served ⁴ | Monthly Cost of Ownership (BC Assessment 2021) ³ | Average Household Income Served ⁴ | Down-payment at 20% |
| Studio | \$1,294 | \$51,776 | \$1,960 | \$78,400 | \$2,837 | \$113,480 | \$106,000 |
| 1-bed | \$1,470 | \$58,784 | \$2,560 | \$102,400 | \$3,473 | \$138,920 | \$132,000 |
| 2-bed | \$2,052 | \$82,080 | \$3,635 | \$145,400 | \$5,193 | \$207,720 | \$198,400 |
| 3-bed | \$2,819 | \$112,768 | \$4,412 | \$176,480 | \$7,982 | \$319,280 | \$311,890 |

- 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.
- Data from October 2023 CMHC Rental Market Survey for buildings completed in 2014 or later on the Westside of Vancouver
- Based on the assumptions: Median of all BC Assessment strata apartment sales prices in Vancouver Westside in 2021 by unit type, 20% down-payment, 5% mortgage rate (in-line with qualifying rate), 25-year amortization, \$250-\$350 monthly strata fees and monthly property taxes at \$2.92 per \$1,000 of assessed value (2021 assessments and property tax rate)
- Incomes are estimated based on rents or monthly ownership costs at 30% of income.

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

Security of Tenure – Purpose-built rental housing offers permanent rental housing and security of tenure, unlike rented condominiums or basement suites in the secondary rental market. All 176 units in the proposal would be secured through a Housing Agreement and Section 219 Covenant for the longer of 60 years or the life of the building. Covenants will be registered on title to prohibit the stratification and/or separate sale of individual units.

The Housing Agreement will secure not less than 20% of the residential floor area that is counted in the calculation of the floor space ratio for below-market units to be rented at rates targeted to meet the affordability needs of moderate-income households. 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 35 units of primary rental housing. Thirty-four out of the 35 existing residential tenancies are eligible under the City's Tenant Relocation and Protection Policy (TRPP) for the *Broadway Plan* area.

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

5. Transportation and Parking

The site is well served by public transit, located eight blocks (750 m) north of the future Arbutus Subway Station, two blocks away from Bus No. 2 that runs along Cornwall Street, and four blocks from five bus lines running along 4th Avenue.

The proposal includes 99 vehicle parking spaces, 474 bicycle storage spaces, two Class A Loading and two Class B Loading space. Parking, loading, bicycle and passenger loading spaces are required to meet the Parking By-law at the time of development permit. Proposed parking reductions may be considered at the development permit stage with acceptable Transportation Demand Management (TDM) measures. Engineering conditions related to public realm improvements such as upgraded speed humps in the lane, street lighting and new sidewalk are included in Appendix B.

6. Environmental Sustainability and Natural Assets

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

Natural Assets – The *Urban Forest Strategy* seeks to protect and strengthen Vancouver's urban forest and tree canopy. The Protection of Trees By-law requires permission to remove trees that meet certain conditions to protect as many healthy, viable trees while still meeting the challenges of development and housing priorities. There are four on-site trees and three trees on City land. All on-site trees except for one are proposed to be removed due to poor condition and conflict with the building footprint. The three trees on City land are currently proposed for removal, with new street trees being anticipated.

The proposal anticipates substantial on-site replacement trees at the ground level and a few trees at the rooftop. A detailed tree review, to confirm the final number of new on-site and city property trees, will occur at the development permit stage. Landscaping is proposed at grade and within the amenity area located at the rooftop. See Appendix B for landscape conditions.

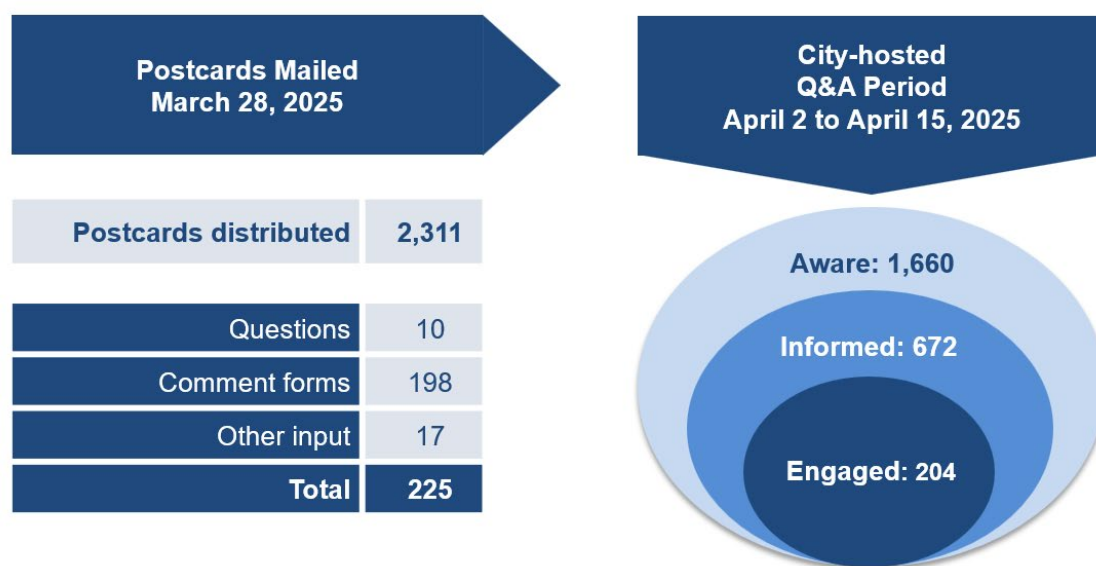
7. Public Input

Public Notification – A rezoning information sign was installed on the site on January 28, 2025. Approximately 4,716 notification postcards were distributed within the neighbouring area on or about March 28, 2025. Application information and an online comment form were provided on the Shape Your City (shapeyourcity.ca/) platform.

Question and Answer Period – A question and answer period was held from April 2-15, 2025. 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 225 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:

- **Housing supply and affordability:** Some supported the delivery of new rental housing, including below-market units, as a much-needed response to Vancouver's housing crisis.
- **Transit-oriented development:** Some of the respondents noted that the site's central, walkable location and proximity to transit made it appropriate for higher density.

- **Neighbourhood renewal and mixed-use benefits:** Some appreciated the potential to replace aging buildings with more sustainable housing and to add new commercial or community-serving amenities at street level.

Generally, comments of concern fell within the following areas:

- **Height, scale, and neighbourhood character:** A 20-storey tower was too tall and out of place in Kitsilano's low-rise, residential context, disrupting its established character.
- **Shadowing, views, and livability:** Reduced sunlight, blocked mountain and ocean views, and general declines in livability for nearby homes and public spaces.
- **Traffic, parking, and road safety:** Increased congestion, limited parking availability, and added pressure on already busy intersections, school zones, and bike routes.

Response to Public Comments

Height, scale and neighbourhood character – Future development must adhere to the form of development guidelines outlined in the *Broadway Plan*, ensuring a contextual fit with the neighborhood's character. The scale of the proposed development is consistent with the intent of the Plan for the Kitsilano North Area B sub-area. Further review of the form of development will occur at the development permit stage.

Shadowing, views and livability – The project is not impacting a protected public view and does not shadow parks nor public school yards from the spring to fall equinoxes between 10am to 4pm. Additionally, critical infrastructure and services will be expanded in accordance with the Public Benefit Strategy of the Plan to minimize impacts on existing residents and neighbours.

Traffic, parking and road safety – This site is required to provide parking and loading as per the Parking By-law, and it is not anticipated that this site will put additional pressure on street parking in the area. Staff expect to see an overall reduction in vehicle trips with the completion of the Broadway Subway. The City will continue to monitor parking in the area, and residents may contact the Engineering Department via 3-1-1 regarding on-street parking enquiries and requests. Additionally, the site is well connected to the public transit network and is located 750 m from the future Arbutus Station.

8. Public Benefits

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

Development Cost Levies (DCLs) – The site is subject to City-wide and Utilities DCLs, which will be calculated on the floor area proposed at the development permit stage. In accordance with the provisions of Section 3.1A(d) of the Vancouver DCL By-law, the applicant has requested a 100% waiver of the City-wide DCLs attributed to the residential floor area qualifying as Class A “for-profit affordable rental housing”. Class A means rental housing where a minimum 20% of the residential floor area is secured as below-market rental units with maximum average rents for each type of unit that do not exceed the rates set out in the DCL

By-laws.

Based on rates in effect as of September 30, 2025 and the proposed 11,200.6 sq. m (120,562.67 sq. ft.) of residential floor area and 175.1 sq. m (1,884.7 sq. ft.) of commercial floor area, it is expected that the project will pay DCLs of \$1,946,942. The value of the DCL waiver for the residential floor area is estimated to be \$3,008,595.

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

Public Art – The *Public Art Policy for Rezoned Developments* requires rezonings having a floor area of 9,290.0 sq. m (100,000 sq. ft.) or greater to contribute public art or provide 80% cash in lieu as a condition of rezoning. Public art budgets are based on a formula (2016) of \$21.31 per sq. m (\$1.98 per sq. ft.) for areas contributing to the total FSR calculation. With an estimated 11,374.4 sq. m (122,433 sq. ft.) contributing to the FSR, this project will contribute a public art budget of approximately \$242,447. Please note that the Public Art cost is determined at the development permit stage and that the Public Art rate is subject to Council approval of periodic adjustments to address inflation.

This project sits in the area of the *Broadway Plan*, which includes a key direction to “Focus public art investment in public spaces, including plazas, parks, and as a component of complete streets, to centre art in daily life.” The City is seeking to identify opportunities to deploy shared resources to advance this direction and policies enumerated in section 17.6 of the *Broadway Plan*.

FINANCIAL IMPLICATIONS

As noted in the Public Benefits section, this project is expected to provide 176 rental units, with a minimum of 20% of the residential floor area secured at below-market rates, DCLs as well as a public art contribution. See Appendix G for additional details.

CONCLUSION

The proposed land use, form of development and public benefits are consistent with the *Broadway Plan*. If approved, this application would contribute approximately 176 secured rental units to the City's rental housing stock, with a minimum of 20% of the residential floor area secured at below-market rates.

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

* * * * *

2090 West 1st Avenue
PROPOSED CD-1 BY-LAW PROVISIONS

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

Zoning District Plan Amendment

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

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

Designation of CD-1 District

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

Definitions

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

Uses

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

- (d) 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 residential floor 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;
 - (b) have 2 or more bedrooms, of which:
 - (i) at least 25% of the total dwelling units must be 2-bedroom units, and
 - (ii) at least 10% of the total dwelling units must be 3-bedroom units.
- 5.3 All commercial uses and accessory uses must be carried on wholly within a completely enclosed building, other than the following:
 - (a) display of flowers, plants, fruits and vegetables in combination with a permitted use;
 - (b) farmers' market;
 - (c) neighbourhood public house;
 - (d) public bike share; and
 - (e) restaurant,

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

Floor Area and Density

- 6.1 Computation of floor area must assume that the site area is 1,672.7 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 6.80.
- 6.3 The total floor area for commercial uses must be a minimum of 139 m².
- 6.4 Computation of floor area must include all floors having a minimum ceiling height of 1.2 m, both above and below base surface, measured to the extreme outer limits of the building.
- 6.5 Computation of floor area and dwelling unit area must exclude:
- (a) balconies and decks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, provided that:
 - (i) the total area of these exclusions must not exceed 12% of the permitted floor area, and
 - (ii) the balconies must not be enclosed for the life of the building;
 - (b) patios and roof decks, if the Director of Planning considers the impact on privacy and outlook;
 - (c) floors or portions thereof that are used for:
 - (i) off-street parking and loading located at or below base surface, provided that the maximum exclusion for a parking space does not exceed 7.3 m in length,
 - (ii) bicycle storage, and
 - (iii) heating and mechanical equipment, or uses that the Director of Planning considers similar to the foregoing;
 - (d) entries, porches and verandahs if the Director of Planning first approves the design;
 - (e) all residential storage area above or below base surface, except that if residential storage area above base surface exceeds 3.7 m² per dwelling unit, there will be no exclusion for any of the residential storage area above base surface for that unit; and
 - (f) all storage area below base surface for non-dwelling uses.
- 6.6 The Director of Planning or Development Permit Board may exclude common amenity areas from the computation of floor area, to a maximum of 10% of the total permitted floor area, if the Director of Planning or Development Permit Board considers the intent of this by-law and all applicable Council policies and guidelines
- 6.7 Where floor area associated with residential storage area is excluded, a minimum of 20% of excluded floor area above base surface must be located within the below-market rental units as storage area.

Building Height

- 7.1 Building height must not exceed 65.1 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 68 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.

**2090 West 1st Avenue
CONDITIONS OF APPROVAL**

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

PART 1: CONDITIONS OF APPROVAL OF THE FORM OF DEVELOPMENT

Note: Consideration by Council at the Public Hearing of the proposed form of development is in reference to plans prepared by Studio One Architecture Inc., received July 18, 2024, with revisions received April 17, 2025;

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 set back the underground structure from the property lines along West 1st Avenue and Arbutus Street by at least 3.7 m (12 ft.).

Note to Applicant: The intent of this condition is to ensure adequate soil depth for trees and green infrastructure. Refer to the *Broadway Plan* Built Form and Site Design Section 11.1.59 and 11.4.8. Where a roughly equivalent site area is provided, alternative alignments for underground setbacks may be considered to better accommodate high-value tree retention, on-site tree planting, or support green rainwater infrastructure.

- 1.2 Design development to set back the tower at least 40 ft. from the centreline of the lane.

Note to Applicant: The intent of this condition is to ensure the proposed tower contributes half of the required tower separation. Refer to the *Broadway Plan* Built Form and Site Design Section 11.1.7. The condition may be achieved by increasing the tower rear setback by 2 ft.

- 1.3 Design development to refine the rooftop elements of the tower, including amenity space and rooftop appurtenance, to mitigate winter shadow impacts on the Kitsilano Beach Park and the Henry Hudson Elementary School yard.

Note to Applicant: The increase of the rooftop indoor amenity space, as required in condition 1.6 (a), should also consider the intent of this condition.

- 1.4 Design development to create a more welcoming and engaged public realm and local-serving commercial interface along West 1st Avenue and at the corner of Arbutus Street.

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

- (a) Creating a more inviting and usable public open space at the northwest corner with access from both streets;
- (b) Reducing the actual or perceived height of the ground floor to emphasize a scale appropriate for the neighbourhood;
- (c) Locating commercial entries flush with the adjacent sidewalk, and considering adding one more commercial entry to accommodate potential small-scale local businesses;
- (d) Incorporating fine-grained frontage expression with high-quality details and materials to be more related to pedestrian scale and interest, and to complement the neighbourhood character; and
- (e) Enhancing public amenities, such as continuous and appropriately scaled weather protection, outdoor seating, lighting, and planting features, to improve public comfort and interest.

1.5 Design development to provide a secured and friendly lane environment.

Note to Applicant: Refer to the *Broadway Plan* Built Form and Site Design Section 11.1.48 and 11.1.65 to 71 Parking and Loading. This may be achieved by:

- (a) Defining and securing the space under the tower, including the areas of loading, exiting path, and parking ramp, by providing doors, walls, and screens that are integrated into the overall architectural and landscape design;
- (b) Considering flipping the free-standing staircase to become part of the podium and combining the two existing paths into a more legible pathway;
- (c) Adding a landscape buffer between the driveway and the mews in the side yard and maximize clear sightlines; and
- (d) Incorporating more plants and trees wherever possible.

1.6 Design development to improve the livability and sociability.

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

- (a) Enhance the functionality and usability of the indoor amenities;

Note to Applicant: This can be achieved by increasing the rooftop amenity room to have a minimum area of 400 sq. ft. and providing wheelchair accessible washrooms and kitchenettes in the indoor amenity spaces. The design should also consider the intent of urban design condition 1.3;

- (b) Ensure that the outdoor amenity area is 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; position children's play area adjacent to indoor amenity spaces to enable parental supervision; and
- (c) Provide adequate sizes and functional layouts for all units to ensure the comfort and quality of daily living.

Note to Applicant: The proposed dwelling units are mostly modest sized with a compact layout. The livability will be further evaluated during the Development Permit stage, which may result in changes in unit mix and count at the discretion of the Director of Planning.

1.7 Design development to refine the architectural design.

Note to Applicant: Refer to the *Broadway Plan*, Built Form and Site Design Section 11.1 and 11.4. Recommendations include, but are not limited to:

- (a) Enhance the façade articulation to better respond to the surrounding residential characteristics and improve the public visual interest;
- (b) Consider a more cohesive balcony expression for all sides; and
- (c) Demonstrate good practices in sustainable design, such as optimizing window-to-wall ratio and incorporating solar shading on the south and west façades.

Landscape

1.8 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.

1.9 Provision of detailed architectural and landscape cross sections (minimum 1/4" inch scale) through common open spaces, 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.

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

coordinated with Engineering 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.

Housing

- 1.11 The proposed market rental unit mix, including 52 studio units (37 %), 40 one-bedroom units (28 %), 35 two-bedroom units (25 %), and 14 three-bedroom units (10 %) is to be included in the Development Permit drawings.

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

Note to Applicant: The proposed market rental and below-market rental unit mix should be designed to accommodate returning tenants exercising the Right of First Refusal to return to the new building. Returning tenants must be offered a unit appropriate to their household as defined by the CMHC National Occupancy Standard, as outlined in the *Tenant Relocation and Protection Policy* and TRPP Bulletin, at below-market rents or existing rents, as applicable. See rezoning condition 2.14.

- 1.12 The proposed below-market rental unit mix, including 12 studio units (34 %), 10 one-bedroom units (29 %), 9 two-bedroom units (26 %), and 4 three-bedroom units (11 %) 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.

Note to Applicant: The proposed market rental and below-market rental unit mix should be designed to accommodate returning tenants exercising the Right of First Refusal to return to the new building. Returning tenants must be offered a unit appropriate to their household as defined by the CMHC National Occupancy Standard, as outlined in the *Tenant Relocation and Protection Policy* and TRPP Bulletin, at below-market rents or existing rents, as applicable. See rezoning condition 2.14.

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

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

Sustainability

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

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

Engineering

- 1.15 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>

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

Note to Applicant: Prepare a mitigation plan to minimize street use during excavation and construction (i.e., consideration to the building design or sourcing adjacent private property to construct from) and be aware that a minimum 60-day lead time is required for any major crane erection / removal or slab pour that requires additional street use beyond the already identified project street use permissions.

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

- 1.17 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.
- 1.18 Provision of a lighting simulation to support all offsite lighting upgrades to City standards and IESNA recommendations.

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

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

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

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

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

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

- (i) "This plan is "NOT FOR CONSTRUCTION" and is to be submitted for review to Engineering Services a minimum of 8 weeks prior to the start of any construction proposed for public property. No work on public property may begin until such plans receive "For Construction" approval and related permits are issued. Please contact Engineering, Development and Major Projects and/or your Engineering, Building Site Inspector for details."
- (ii) "Tree species, final spacing, quantity and location to the satisfaction of the General Manager of Engineering Services. New trees must be of good standard, minimum 6 cm caliper, and installed with approved root barriers, tree guards and appropriate soil volumes. Installation of Engineered Soil may be required to obtain appropriate soil volumes based on site conditions. Root barriers shall be of rigid construction, 8 ft. long and 18 in. deep, centre on each street tree adjacent to the sidewalk and any off-street bike facility. Planting depth of root ball must be below sidewalk grade. Contact Park Board at pbdevelopment.trees@vancouver.ca for inspection after tree planting completion".
- (iii) "The required Green Infrastructure improvements for 2090 West 1st Avenue will be as per City-issued design."
- (iv) Note to Applicant: Callouts must be included along with the note.

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

- (b) Existing locations of:

- (i) Street furniture; and

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

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

- (ii) Poles and guy wires.

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

- (c) Deletion of:

- (i) Proposed patio seating shown on City property along West 1st Avenue, and;

- (ii) Proposed street trees shown on the back boulevard of West 1st Avenue.

Note to Applicant: The planting from the City boulevard along West 1st Avenue should be grass or other low, non-spreading groundcover.

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

Note to Applicant: Deviations from the standard streetscape materials must be justified in a report and approved by City prior to the 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.

- 1.21 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.

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

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

- 1.23 Provision of bicycle spaces, per [Parking By-law Section 6](#), including:
- (a) An alcove for access to spaces located off the vehicle ramp and/or maneuvering aisle.
- 1.24 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; and
 - (d) Design elevations at all breakpoints on both sides of ramps, drive aisles, loading and passenger loading spaces, accessible spaces, and entrances.
- 1.25 Provision of a Final Hydrogeological Study, to the satisfaction of the General Manager of Engineering Services and the Director of Planning, which addresses the requirements outlined in the Groundwater Management Bulletin.

Note to Applicant: A revised version of the Groundwater Management Bulletin was released on November 1, 2024. All RZ and DP applications for developments with one or more levels of below-ground structure (but excluding lower density residential buildings with eight or fewer units) located in an area of concern for groundwater will have to meet the requirements of the revised Bulletin. Further information on requirements can be found here: <https://guidelines.vancouver.ca/bulletins/bulletin-groundwater-management.pdf>

- 1.26 Provision of a sewer abandonment plan by the Developer's Engineer that details the following:
- (a) Abandonment or removal of all existing storm, sanitary, and combined connections to the development site.

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

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

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

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

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

Note to Applicant: It is highly recommended that the applicant submits a Key Plan to the City for review as part of the Building Permit application.

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

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

- 1.29 Show all City supplied building grades 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.

Building Grade design is in the preliminary state. Finalized building grades are required prior to DP application.

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

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

PART 2: CONDITIONS OF BY-LAW ENACTMENT

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

Engineering

- 2.1 Make arrangements to the satisfaction of the General Manager of Engineering Services, the Director of Legal Services and the Approving Officer for consolidation of Lot A (Reference Plan 550) of Lots 1 and 2, Lots 1 and 2, Except Plan 550, and Lots 3 to 6, all of Block 215, District Lot 526, Plan 590 to create a single parcel and dedication of the south 2 ft. for lane purposes.

Note to Applicant: A subdivision plan and application to the Subdivision and Strata Group is required. For general information see the subdivision website at:
<http://vancouver.ca/home-property-development/apply-to-subdivide-or-join-properties.aspx>

- 2.2 Make arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for release of an Easement and Indemnity Agreement 453032M (commercial crossing) prior to building occupancy.

Note to Applicant: Arrangements are to be secured prior to zoning enactment, with release to occur prior to issuance of an occupancy permit for the site. Provision of a letter of commitment will satisfactorily address this condition for zoning enactment.

- 2.3 Provision of a Services Agreement to detail the on-site and off-site works and services necessary or incidental to the servicing of the site (collectively called the "Services") such that they are designed, constructed, and installed at no cost to the City and all necessary street dedications and rights of way for the services are provided. No development permit for the site, or any portion thereof, or for any building or improvements thereon will be issued until the letter of credit or such other form of alternative security that may be acceptable to the City in its sole discretion, as security for the services is provided. The timing for the delivery of the Services shall be determined by the General Manager of Engineering Services in his sole discretion and holds shall be placed on such permits as deemed necessary in his sole discretion. The Services are not excess and/or extended services, and the applicant is not entitled to a Latecomer Agreement.

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

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

Note to Applicant: Based on the confirmed Fire Underwriter's Survey Required Fire Flows and domestic flows submitted by Aplin & Martin Consultants Ltd. dated March 25, 2024, no water main upgrades are required to service the development.

The main servicing the proposed development is 300 mm on West 1st Avenue. The maximum water service connection size is 300 mm.

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

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

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

Note to Applicant: Implementation of development(s) at 2090 West 1st Avenue does not require any sewer upgrades.

Note to Applicant: Development to be serviced to the existing 200 mm sanitary sewer and existing 525 mm storm sewer in the West 1st Avenue.

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

- (c) Provision of street improvements with appropriate transitions, along West 1st Avenue adjacent to the site, including:
 - (i) Minimum 2.0 m wide front boulevard;
 - (ii) Minimum 3.0 m wide broom finish saw-cut concrete sidewalk; and
 - (iii) Removal of the existing driveway crossing and reconstruction of the curb and gutter.

Note to Applicant: Final design of these street improvements to follow the upcoming *Broadway Public Realm Plan*. These boulevard and sidewalk improvements will require the removal and replacement of existing street trees (identified as #3 in the arborist report). Contact the City's Urban Forestry group to coordinate the removal of these trees.

- (d) Provision of street improvements with appropriate transitions, along Arbutus Street adjacent to the site, including:
 - (i) Minimum 2.0 m wide front boulevard;
 - (ii) Minimum 2.1 m wide broom finish saw-cut concrete sidewalk; and
 - (iii) Corner curb ramp at southeast corner of West 1st Avenue and Arbutus Street.

Note to Applicant: Final design of these street improvements to follow the *Broadway Public Realm Plan*. These boulevard and sidewalk improvements will require the removal and replacement of existing street trees (identified as #1 and #2 in the arborist report). Contact the City's Urban Forestry group to coordinate the removal of these trees.

- (e) Provision of street improvements with appropriate transitions, along the lane south of West 1st Avenue adjacent to the site, including:

- (i) 50 mm mill and pave; and

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

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

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

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

- (f) Speed humps in the lane south of West 1st Avenue between Arbutus Street and Maple Street.

- (g) Provision Green Infrastructure improvements to the satisfaction of the General Manager of Engineering Services, including:

- (i) Installation of a rainwater tree trench (RTT) and/or bioswale along Arbutus Street to treat and retain 90% of average annual rainfall from the right-of-way (RoW) to the greatest extent practical.

Note to Applicant: These improvements generally include placement of street trees, structural soil or soil cell and perforated pipe sub drain connected to the sewer system under proposed sidewalk to provide the minimum soil volume storage for street trees as per the Engineering Design Manual. Selected tree species to be coordinated with Urban Forestry, Streets and Transportation.

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

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

- (h) Provision of upgraded street lighting (roadway and sidewalk) and existing lane lighting to current City standards and IESNA recommendations.
- (i) Provision of West 1st Avenue and Arbutus Street entire intersection street lighting upgrade to current City standards and IESNA recommendations.
- (j) Provision of new or replacement duct banks that meets current City standard.

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

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

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

Housing

- 2.4 Make arrangements to the satisfaction of the General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services to enter into a Housing

Agreement and a Section 219 Covenant to secure all residential units as class A for profit affordable rental housing, excluding Seniors Supportive or Independent Living Housing, and including at least 20% of the residential floor area that is counted in the calculation of the dwelling unit area per the CD-1 By-law to be secured as below-market rental dwelling housing units, and the remaining units to be secured as market rental units, subject to the conditions set out below for such units, subject to the conditions set out below for such units and in accordance with the requirements set out in the Broadway Plan, for a term equal to the longer of 60 years and the life of the building and such other terms and conditions as the General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services may require. The agreement or agreements will include but not be limited to the following terms and conditions:

- (a) A no separate sales covenant;
- (b) A no stratification covenant;
- (c) A provision that none of the units will be rented for less than 90 consecutive days at a time;
- (d) That the average initial starting monthly rents by unit type for the below-market rental housing dwelling units in the project will be at least 20% below the average market rent for private rental apartment units city-wide as published by the most recent Canada Mortgage and Housing Corporation in the Rental Market Survey Data Tables for Vancouver at the time when the Occupancy Permit is issued;
- (e) That a rent roll indicating the agreed maximum average initial monthly rents for the below-market rental housing dwelling units will be required prior issuance of an Occupancy Permit, to the satisfaction of the General Manager of Planning, Urban Design or Sustainability (or successor in function) and the Director of Legal Services;
- (f) Following initial occupancy, on a change in tenancy for a below-market rental housing dwelling unit, the starting rent for such new tenancy will be at least 20% below the rent for private rental apartment units city-wide as published by the Canada Mortgage and Housing Corporation in the most recent Rental Market Survey Data Tables for Vancouver for that unit type at the time of the change in tenancy;
- (g) That the applicant will verify eligibility of new tenants for the below-market rental housing dwelling units, based on the following:
 - (i) For new tenants, annual household income cannot exceed (4) four times the annual rent for the unit (i.e. at least 25% of household income is spent on rent); and
 - (ii) There should be at least one occupant per bedroom in the unit.
- (h) That the applicant will verify the ongoing eligibility of existing tenants in below-market rental housing dwelling units every five (5) years after initial occupancy;

- (i) For such tenants, annual household income cannot exceed 5 times the annual rent for the unit (i.e. at least 20% of income is spent on rent); and
 - (ii) There should be at least one occupant per bedroom in the unit.
- (i) On an annual basis, or at the request of the City, the applicant will report to the City of Vancouver on the operation of the below-market rental housing dwelling units which will ensure that the City can confirm that the units are being operated as agreed, and will include a rent roll for the below-market rental housing dwelling units, and a summary of the results of eligibility testing for these units; and
- (c) Such other terms and conditions as the General Manager of Planning, Urban Design or Sustainability (or successor in function) and the Director of Legal Services may require in their sole discretion.

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

2.5 Enter into a Section 219 Covenant and/or such other agreements as the General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services determine are necessary to require the applicant to:

- (a) Provide a Tenant Relocation Plan to the satisfaction of the General Manager of Planning, Urban Design and Sustainability as per the *Broadway Plan* and the *Tenant Relocation and Protection Policy* that is effective at the time of submission of the Development Permit Application.
- (b) Provide a notarized declaration prior to issuance of the Development Permit that demonstrates that each tenant has been given written notice of the intent to redevelop the property; that indicates the number of units occupied on the date of the notice; and includes copies of a letter addressed to each eligible tenant summarizing the Tenant Relocation Plan offer and signed as received by each eligible tenant.
- (c) Provide an Interim Tenant Relocation Report to the satisfaction of the General Manager of Planning, Urban Design and Sustainability prior to issuance of the Demolition Permit. The Report must include, but may not be limited to, the names of tenants; whether each tenant has indicated interest in the Right of First Refusal to return to the new building; each tenant's choice of either the financial compensation or temporary rent top-up option; the names of any tenants who have ended their tenancy; the reason for its end (e.g. tenant decision or mutual agreement to end tenancy); the outcomes of their search for alternate accommodation (if assistance was requested by the tenant), and their temporary rent top up amount for the first year of tenancy in the alternative unit (if applicable) and total compensation amount(s); the names of tenants still remaining in the building; the status of the applicant's search for relocation options (if assistance was requested by the tenant) and/or additional assistance rendered, as required through their Tenant Relocation Plan. A copy of the

Temporary Rent Top-Up Calculation Form for each tenant that chooses the Temporary Rent Top up option must also be provided with the Interim Tenant Relocation Report.

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

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

Public Art

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

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

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

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

Environmental Contamination

- 2.7 The following conditions must be met prior to enactment of the rezoning:
 - (a) Submit a site disclosure statement to Environmental Services;
 - (b) As required by the Manager of Environmental Services and the Director of Legal Services, in their discretion, do all things and/or enter into such agreements deemed necessary to fulfill the requirements of Section 571(B) of the Vancouver Charter; and
 - (c) If required by the Manager of Environmental Services and the Director of Legal Services, in their discretion, enter into a remediation agreement for the remediation of the site and any contaminants which have migrated from the site on terms and conditions satisfactory to the Manager of Environmental Services,

the General Manager of Engineering Services and Director of Legal Services, including a Section 219 Covenant that there will be no occupancy of any buildings or improvements constructed on the site pursuant to this rezoning until separate Certificates of Compliance, satisfactory to the City, for the on-site and off-site contamination, issued by the BC Ministry of Environment and Climate Change Strategy, have been provided to the City.

* * * * *

2090 West 1st Avenue
PROPOSED CONSEQUENTIAL BY-LAW AMENDMENTS

DRAFT AMENDMENT TO THE SIGN BY-LAW NO. 11879

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

“2090 West 1st Avenue [CD-1 #] [By-law #] C-2”

DRAFT AMENDMENT TO THE NOISE CONTROL BY-LAW NO. 6555

Council amends Schedule B (Intermediate Zone) by adding the following:

“[CD-1#] [By-law #] 2090 West 1st Avenue”

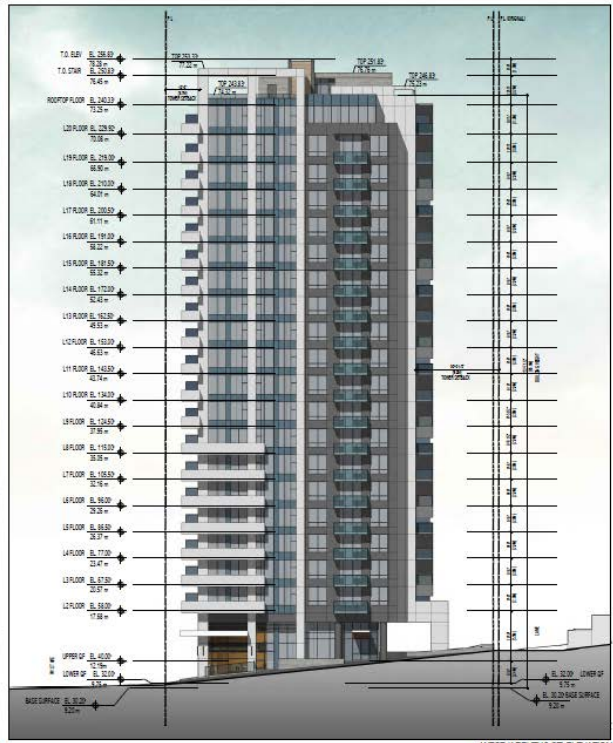
* * * * *

[illegible]

North Elevation



West Elevation



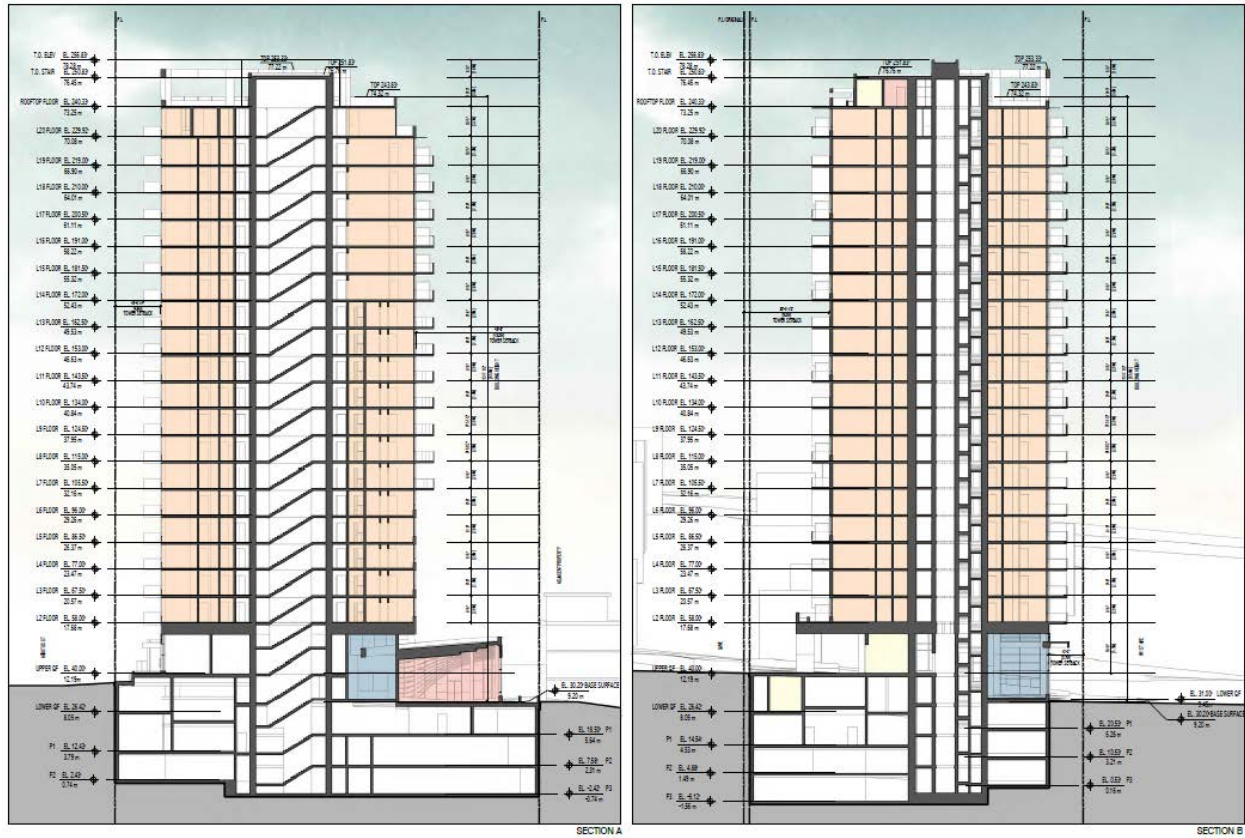
South Elevation



East Elevation



Building Sections



Perspective – Looking Southeast



Perspective – Looking Northwest



Perspective – Streetview Commercial Frontage



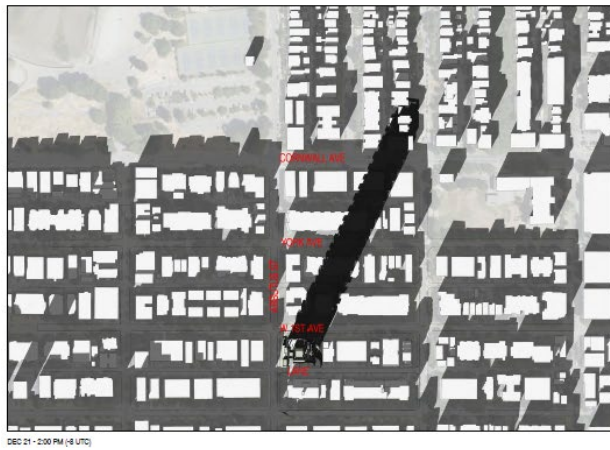
Perspective – Streetview



Shadow study



Shadow study



* * * * *

**2090 West 1st Avenue
PUBLIC CONSULTATION SUMMARY**

1. List of Engagement Events, Notification, and Responses

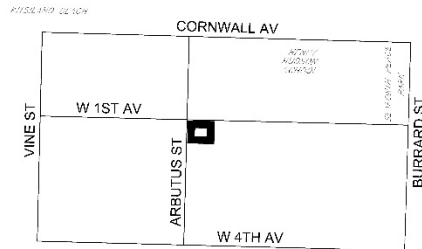
| | Date | Results |
|--|--------------------------------|--|
| Events | | |
| Question and Answer Period (City-led) | April 2, 2025 – April 15, 2025 | 1,660 participants (aware)* <ul style="list-style-type: none"> • 672 informed • 204 engaged |
| Public Notification | | |
| Postcard distribution – Notice of rezoning application and Question and Answer Period | March 28, 2025 | 4,716 notices mailed |
| Public Responses | | |
| Online questions | April 2, 2025 – April 15, 2025 | 10 submittals |
| Online comment forms <ul style="list-style-type: none"> • Shape Your City platform | January 2025 – July 2025 | 211 submittals |
| Overall position <ul style="list-style-type: none"> • support • opposed • mixed | January 2025 – July 2025 | submittals <ul style="list-style-type: none"> • 14 responses • 172 responses • 12 responses |
| Other input | January 2025 – July 2025 | 17 submittals |
| Online Engagement – Shape Your City Vancouver | | |
| Total participants during the online engagement period | January 2025 – July 2025 | 1,319 participants (aware)* <ul style="list-style-type: none"> • 542 informed • 187 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.

Map of Notification Area



NOTIFICATION AREA

2. Analysis of All Comments Received

Below is an analysis of all public feedback by topic.

Generally, comments of support fell within the following areas:

- **Housing supply and affordability:** Some supported the delivery of new rental housing, including below-market units, as a much-needed response to Vancouver's housing crisis.
- **Transit-oriented development:** Some of the supporters, noted that the site's central, walkable location and proximity to transit made it appropriate for higher density.
- **Neighbourhood renewal and mixed-use benefits:** Some appreciated the potential to replace aging buildings with more sustainable housing and to add new commercial or community-serving amenities at street level.

Generally, comments of concern fell within the following areas:

- **Height, scale, and neighbourhood character:** The most common concern was that a 20-storey tower was too tall and out of place in Kitsilano's low-rise, residential context, disrupting its established character.
- **Shadowing, views, and livability:** Many were worried about reduced sunlight, blocked mountain and ocean views, and general declines in livability for nearby homes and public spaces.

- **Traffic, parking, and road safety:** Concerns were raised about increased congestion, limited parking availability, and added pressure on already busy intersections, school zones, and bike routes.

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:

- Makes good use of land close to rapid transit and existing amenities.
- Brings more diversity and vibrancy to the area through mixed-use development.
- Replaces aging buildings with more resilient, energy-efficient homes.

General comments of concern:

- Some respondents feared the loss of existing rental homes and questioned whether the new “affordable” units would truly be accessible to those displaced or to the broader community.
- Residents questioned whether local schools, parks, utilities, and healthcare services could support the added population.
- Some felt the proposal would harm green space, worsen the urban heat island effect, and diminish the neighbourhood’s natural and architectural appeal.

Neutral comments/suggestions/recommendations:

- Some supported adding housing but preferred mid-rise forms rather than towers.
- A few said they could support the project if the design were more contextual, included more public spaces, and better served families or seniors.
- Some expressed frustration with how the Broadway Plan is being implemented, citing a lack of clear communication and meaningful public engagement.

* * * * *

2090 West 1st Avenue
SUMMARY OF DRAFT TENANT RELOCATION PLAN TERMS

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

| | |
|------------------------|---|
| First Right of Refusal | <ul style="list-style-type: none">• 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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2090 West 1st Avenue
PUBLIC BENEFITS SUMMARY

Project Summary:

A 20-storey building containing 176 rental units, of which 20% of the residential floor area is to be below-market rental units, with ground floor commercial uses.

Public Benefit Summary:

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

| | Current Zoning | Proposed Zoning |
|--|------------------------------------|--|
| Zoning District | RM-4 | CD-1 |
| FSR (site area = 1,672.72 sq. m (18,005 sq. ft.). sq. m (20,980 sq. ft.)) | 1.45 | 6.80 |
| Buildable Floor Area | 2425.44 sq. m (26, 107 sq. ft.) | 11, 375.7 sq. m (122,447.4 sq. ft.) |
| Land Use | Residential | Mixed-Use |

Summary of development contributions expected under proposed zoning

| | |
|------------------------------|---------------------|
| City-wide DCL ^{1,2} | \$ 47,032 |
| Utilities DCL ¹ | \$1,899,910 |
| Public Art ³ | \$242,447 |
| TOTAL | \$2,189,389, |

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

¹ Based on by-laws in effect as of September 30, 2025. DCLs are payable at building permit issuance based on rates in effect at that time and the floor area proposed at the development permit stage. DCL By-laws are subject to future adjustment by Council including annual inflationary adjustments. A development may qualify for 12 months of in-stream rate protection. See the City's [DCL Bulletin](#) for more details.

² This application has requested and is expected to be eligible for a Class A (100%) waiver of the City-wide DCL applicable to the residential portion of the building. The application is therefore subject to the maximum average starting rents and unit sizes by unit type applicable to "class A for-profit affordable rental housing" as per the By-law. These requirements will be secured by a Housing Agreement, and compliance will be assessed through the development permit stage to occupancy permit issuance. The value of the City-wide DCL waiver on the residential floor area is estimated to be \$3,008,595.

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.

2090 West 1st Avenue
APPLICANT, PROPERTY, AND DEVELOPMENT PROPOSAL INFORMATION

Property Information

| Address | Property Identifier (PID) | Legal Description |
|----------------------|---------------------------|--|
| 2090 West 1st Avenue | 011-692-880 | Lot A (Reference Plan 550) of Lots 1 and 2 Block 215 District Lot 526 Plan 590 |
| 2090 West 1st Avenue | 011-692-910 | Lot 1 Block 215 District Lot 526 Plan 590 Except Plan 550 |
| 2090 West 1st Avenue | 011-692-936 | Lot 2 Block 215 District Lot 526 Plan 590 Except Plan 550 |
| 2090 West 1st Avenue | 011-692-952 | Lot 3 Block 215 District Lot 526 Plan 590 |
| 2090 West 1st Avenue | 011-692-961 | Lot 4 Block 215 District Lot 526 Plan 590 |
| 2090 West 1st Avenue | 011-692-979 | Lot 5 Block 215 District Lot 526 Plan 590 |
| 2090 West 1st Avenue | 011-692-995 | Lot 6 Block 215 District Lot 526 Plan 590 |

Applicant Information

| | |
|--------------------------|-----------------------------|
| Architect | StudioOne |
| Applicant | JTA Development Consultants |
| Registered Owners | TKT Holdings Ltd. |

Development Statistics

| | Permitted Under Existing Zoning | Proposed | | | | | | | | | | | | | | | | | | | | |
|-----------------------------------|---|--|------|---|--|-------|------------|---------------|----|-----|--------------|----|-----|--------------|----|-----|--------------|----|-----|--------------|-----|------|
| Zoning | RM-4 | CD-1 | | | | | | | | | | | | | | | | | | | | |
| Site Area | 1,672.7 sq. m (18,005 sq. ft.) | 1,672.7 sq. m (18,005 sq. ft.) | | | | | | | | | | | | | | | | | | | | |
| Land Use | Residential | Mixed-Use | | | | | | | | | | | | | | | | | | | | |
| Maximum FSR | 1.45 | 6.80 | | | | | | | | | | | | | | | | | | | | |
| Maximum Height | 10.7 m (35 ft.) | 64.9 m (213 ft.) to top of residential parapet 68 m (223 ft.) to top of amenity space | | | | | | | | | | | | | | | | | | | | |
| Floor Area | 1,672.7 sq. m (18,005 sq. ft.) | 11,375.8 sq. m (122,448 sq. ft.) | | | | | | | | | | | | | | | | | | | | |
| Unit Mix | n/a | <table> <tr> <th rowspan="2">Type</th><th colspan="2">Secured Rental (including 20% of Floor Area as BMR)</th></tr> <tr> <th>Count</th><th>Percentage</th></tr> <tr> <td>Studio</td><td>64</td><td>36%</td></tr> <tr> <td>1-bed</td><td>50</td><td>28%</td></tr> <tr> <td>2-bed</td><td>44</td><td>25%</td></tr> <tr> <td>3-bed</td><td>18</td><td>10%</td></tr> <tr> <td>Total</td><td>176</td><td>100%</td></tr> </table> | Type | Secured Rental (including 20% of Floor Area as BMR) | | Count | Percentage | Studio | 64 | 36% | 1-bed | 50 | 28% | 2-bed | 44 | 25% | 3-bed | 18 | 10% | Total | 176 | 100% |
| Type | Secured Rental (including 20% of Floor Area as BMR) | | | | | | | | | | | | | | | | | | | | | |
| | Count | Percentage | | | | | | | | | | | | | | | | | | | | |
| Studio | 64 | 36% | | | | | | | | | | | | | | | | | | | | |
| 1-bed | 50 | 28% | | | | | | | | | | | | | | | | | | | | |
| 2-bed | 44 | 25% | | | | | | | | | | | | | | | | | | | | |
| 3-bed | 18 | 10% | | | | | | | | | | | | | | | | | | | | |
| Total | 176 | 100% | | | | | | | | | | | | | | | | | | | | |
| Parking and Bicycle Spaces | as per Parking By-law | as per Parking By-law Confirmed at the development permit stage | | | | | | | | | | | | | | | | | | | | |

| | | |
|-----------------------|--|---|
| Natural Assets | Eight on-site by-law trees; three City trees; one neighbour's tree | Eight on-site trees proposed for removal. Three City trees proposed for removal. To be confirmed at development permit stage. |
|-----------------------|--|---|

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