



REFERRAL REPORT

Report Date: September 23, 2025
Contact: Oskar Eriksson
Contact No.: 604-829-9270
RTS No.: 18182
VanRIMS No.: 08-2000-20
Meeting Date: November 4, 2025

TO: Vancouver City Council

FROM: General Manager of Planning, Urban Design and Sustainability

SUBJECT: CD-1 Rezoning: 426-428 West 14th Avenue and 3015-3027 Yukon Street

RECOMMENDATION TO REFER

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

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

RECOMMENDATION FOR PUBLIC HEARING

A. THAT the application by Howard Stuart Architects, on behalf of 1518787 BC Ltd¹, the registered owner of the lands located at:

- 426-428 West 14th Avenue [*Lot 6 Block D District Lot 526 Plan 1530; PID 014-569-167*]; and
- 3015-3027 Yukon Street [*The North 1/2 and South 1/2 of Lots 7 and 8 Block D District Lot 526 Plan 1530; PIDs 014-657-306; 014-569-221; 014-569-221 and 004-657-322 respectively*];

to rezone the above properties from RT-6 (Residential) District to CD-1 (Comprehensive Development) District, to increase the maximum floor space ratio (FSR) from 0.75 to 5.5 and the maximum building height from 10.7 m (35 ft.) to 58.0 m (190 ft.), to permit the development of a 18-storey rental residential building with additional height for mechanical appurtenances containing 133 rental units, with a minimum of 20% of the residential floor area secured as below-market rental units, be approved in principle;

¹ Beneficially owned and controlled by Hassan Salari

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 Stuart Howard Architects, received December 19, 2023, and additional information received October 17 and November 7, 2024;

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

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

REPORT SUMMARY

This report evaluates an application to rezone the site at 426-428 West 14th Avenue and 3015-3027 Yukon Street from RT-6 (Residential) District to CD-1 (Comprehensive Development) District. The proposal is to permit an 18-storey rental residential building, with additional height for mechanical appurtenances. The proposal consists of 133 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.

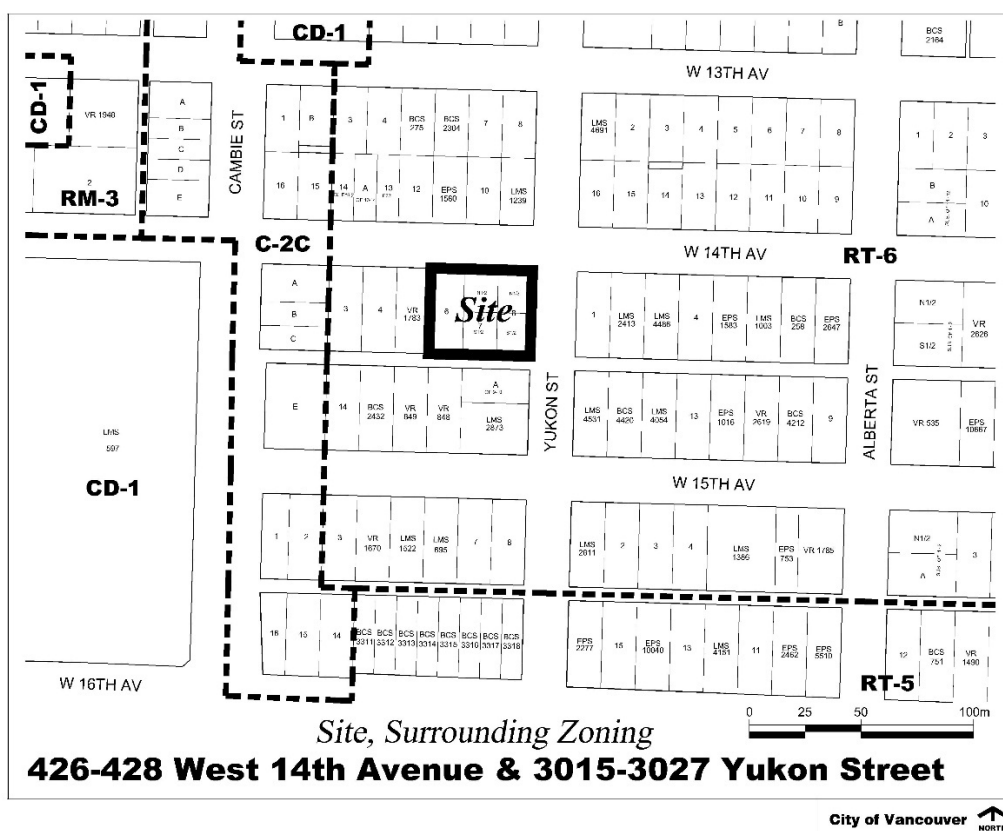
COUNCIL AUTHORITY/PREVIOUS DECISIONS

- 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 2025)
- 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 five parcels, located at the southwest corner of the intersection of 14th Avenue and Yukon Street (see Figure 1). The RT-6 (Residential) zoned site is 148 ft. wide by 125 ft. deep, with a site area of 1,723.2 sq. m (18,548 sq. ft.). The subject site is currently developed with three single detached houses, constructed in 1910, 1920 and 1924. The properties are not listed on the Vancouver Heritage Register. The *Tenant Relocation and Protection Policy* (TRPP) for the Plan area applies. The surrounding area is zoned RT-6 and consists primarily of single detached houses. Properties along Cambie Street to the west are zoned C-2C for commercial use.

The neighbourhood is undergoing significant change with future redevelopment as per the Plan, as well as with the Skytrain extension. The Broadway-City Hall Station is located 500 m to the north.

Figure 1: Surrounding Zoning and Context

Neighbourhood Amenities – The following amenities are in close proximity:

- *Parks* – Lilian To Park (300m), Mount Pleasant Park (500 m), Heather Park (650 m).
- *Community and Cultural Spaces* – Douglas Park Community Centre (850 m), Mount Pleasant Community Centre and Library (1200 m), Vancouver Public Library Firehall Branch (1800 m).
- *Childcare* – Les Petite Artistes Montessori Pre-School (250 m), City Hall Child Care Society (300 m), Mount Pleasant Community Centre Association (500 m).

Local School Capacity – The site is located within the catchment area of Fraser Elementary School and Hamber Secondary School. According to the Vancouver School Board (VSB)'s 2020 *Long Range Facilities Plan*, Fraser Elementary School will be operating over capacity in the coming years, at 176% by 2031 and Hamber Secondary School will be operating under capacity, at 79% by 2031. The VSB report notes that overall enrolment trends for the wider area are changing. The VSB continues to explore options to reduce pressure on schools in this area, monitor development, and work with City staff to help plan for future growth.

2. Policy Context

Vancouver Plan – The *Vancouver Plan* was approved by Council in 2022 and is a land use strategy to guide long-term growth of the City over the next 30 years. The approved Plan will

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

Broadway Plan – The Plan is a comprehensive community plan for the area within Vine Street to Clark Drive and 1st Avenue to 16th Avenue. The 30-year plan focuses on opportunities to integrate new housing, jobs, and amenities around the new Broadway Subway. The site is located within the Mount Pleasant RT Areas - Area B (MRTB), sub-area 10.25 of the Plan. The Plan allows for consideration of 18-storey rental buildings up to 5.5 FSR, with a minimum of 20% of the residential floor area secured at below-market rents. Minor increases in height and density can be considered for delivery of ground-level commercial or private childcare.

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

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

City-initiated zoning changes (rezoning) in areas of Broadway and Cambie Corridor Plans – City staff are currently working on City-initiated zoning amendments for certain areas of Broadway and Cambie Corridor. This initiative aims to standardize regulations and simplify the development process through new zoning district schedules. A referral report outlining proposed zoning amendments was brought forward to Council in July 2025, with Public Hearing scheduled for September 2025. The site is located within the proposed City-initiated rezoning area of the *Broadway Plan*. However, the consideration of these proposed zoning amendments does not prevent the current application from proceeding through a CD-1 rezoning process.

Strategic Analysis

1. Proposal

The proposal is for an 18-storey rental residential building with 133 rental units of which a minimum of 20% of the residential floor area is for below-market units (Figure 2). The proposed height is 58.0 m (190 ft.) with additional height for a portion with rooftop amenity and mechanical equipment. A total floor area of 9,477.4 sq. m (102,015 sq. ft.) and a floor space ratio (FSR) of 5.5 are proposed. Three levels of underground parking are to be accessed from the lane.

Figure 2: Proposed Building Looking Southwest

2. Land Use

The proposal is for residential use which is consistent with the Plan.

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

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

Form of Development – This application is consistent with the Plan for an 18-storey tower (see Figure 2). While the Plan anticipates a four-storey podium, the application proposes a two-storey podium which is compatible with the scale of the existing neighbourhood character. The proposal meets the Plan's expectations with regards to height, setbacks, tower separation and floor plate size.

Height – The Plan anticipates 18 storeys with an additional partial storey for rooftop amenities. The proposed height is within the Plan's permitted maximum.

Density – The Plan estimates a density of up to 5.5 FSR. The application complies with the objectives of the Plan and proposes a density of 5.5 FSR.

Public Realm and Interface – The Plan envisions ground-oriented units with private patio spaces delineated by layered plantings to transition from the private realm to the public.

The proposal includes townhouse units at grade along Yukon Street and West 14th Avenue, with planters and on-site trees along the streets, consistent with the Plan. Also, the site is located on the Blue Green System on Yukon Street and 14th Avenue with the underground parking structures set back from the two frontages to ensure adequate soil depth for healthy trees.

Private Amenity Space – The development offers on-site common indoor and outdoor amenities for the residents at Levels 2 and 17.

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

Conclusion

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

4. Housing

The *Housing Vancouver Strategy* seeks to deliver a range of housing tenures across the housing continuum. This application, if approved, would add 133 units, including 20% below-market rental units, to the City's inventory of rental housing, which would contribute to the targets set out in the *Housing Vancouver Strategy* (see Figure 3).

Figure 3 - Progress Towards 10 Year Housing Vancouver Targets (2024-2033) for Purpose-Built Market and Developer-Owned Below-Market Rental Housing as of June 30, 2025

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

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

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

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

Vacancy Rates – Vancouver has exhibited historically low vacancy rates in the last 30 years. In 2024, the purpose-built apartment vacancy rate was 1.6% in Vancouver. The vacancy rate (based on Canada Mortgage and Housing Corporation (CMHC) Market Rental Survey) for the Mount Pleasant area, where this site is located, is 1.8%. A vacancy rate of between 3% and 5% represents 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 39% family units in a mix of two-bedroom and three-bedroom units, thereby exceeding 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, set at 20% less city-wide average market rent for 2024. If approved, starting rents for the below-market units will be 20% less the city-wide average market rents at the time of initial occupancy. On unit turnover, rents in the below-market units may be reindexed to 20% less the city-wide average market rent by unit type current at the time of unit turnover. Figure 4 provides a comparison of average below-market and market rents.

Average market rents in newer rental buildings on the westside are also shown in the middle two columns in Figure 4. The market rental housing component will provide options that are more affordable than home ownership, as illustrated in Figure 4.

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)		
	2025 Starting Rents ¹	Average Household Income Served	Average Market Rent (CMHC, 2024) ²	Average Household Income Served	Monthly Cost of Ownership (BC Assessment 2021) ³	Average Household Income Served	Down Payment at 20%
Studio	\$1,294	\$51,776	\$1,879	\$75,160	\$2,200	\$88,000	\$79,550
1-bed	\$1,470	\$58,784	\$2,194	\$87,760	\$2,885	\$115,400	\$108,000
2-bed	\$2,052	\$82,080	\$2,880	\$115,200	\$3,809	\$152,360	\$141,300
3-bed	\$2,819	\$112,768	\$3,815	\$152,600	\$5,565	\$222,600	\$213,000

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

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

3. Based on the assumptions: Median of all BC Assessment strata apartment sales prices in Vancouver Westside in 2021 by unit type, 20% down payment, 5% mortgage rate (in-line with qualifying rate), 25-year amortization, \$250-\$350 monthly strata fees and monthly property taxes at \$2.92 per \$1,000 of assessed value (2021 assessments and property tax rate).

4. Incomes are estimated based on rents or monthly ownership costs at 30% of income.

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

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

The Housing Agreement will secure not less than 20% of the residential floor area that is counted in the calculation of the floor space ratio for below-market units to be rented at rates targeted to meet the affordability needs of moderate-income households. Between tenancies, the rent for a below-market rental unit will be re-indexed to the current CMHC average rent by

unit type, applying the same discount rate as was secured at the time of occupancy permit issuance. Rent increases during each tenancy are capped at the Residential Tenancy Act annual allowable rental increase. Conditions related to securing the units are contained in Appendix B.

Tenants – The rezoning site contains existing rental residential uses, including seven units of secondary rental housing. Four out of the six existing residential tenancies are eligible under the City's *Tenant Relocation and Protection Policy (TRPP)* for the *Broadway Plan* area.

Should this project be approved by Council, the applicant will be required to submit a Tenant Relocation Plan (TRP) for all eligible tenants that meets the requirements of the City's TRPP for the Plan area prior to Development Permit issuance. Staff have prepared a draft TRP which reflects the Broadway Plan tenant protections, summarized in Appendix E of this report.

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

5. Transportation and Parking

The site is well served by public transit, located four blocks (500 m) south of the Broadway - City Hall Subway Station with service to both the Canada Line and the future Broadway Extension.

The proposal includes 67 vehicle parking spaces, 309 bicycle storage spaces and a public bike share station. Parking, loading, bicycle and passenger loading spaces are required to meet the Parking By-law at the time of development permit. Proposed parking reductions may be considered at the development permit stage with acceptable Transportation Demand Management (TDM) measures. Engineering conditions related to public realm improvements such as provision of speed humps in the lane, upgraded street lighting, new sidewalks and street trees are included in Appendix B.

6. Environmental Sustainability and Natural Assets

Green Buildings – The *Green Buildings Policy for Rezoning* requires that rezoning applications satisfy the green and resilient building conditions stated within the Policy. The applicant has submitted preliminary modelling analysis detailing design and construction strategies to meet anticipated energy & emissions and embodied carbon targets in 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 nine on-site trees proposed for removal due to poor condition or conflict with the building footprint. There are nine city trees proposed to be retained and protected. The landscape plan indicates 16 new on-site trees proposed. A detailed tree review, and the final number of new trees will be determined through the development permit process. See Appendix B for landscape conditions.

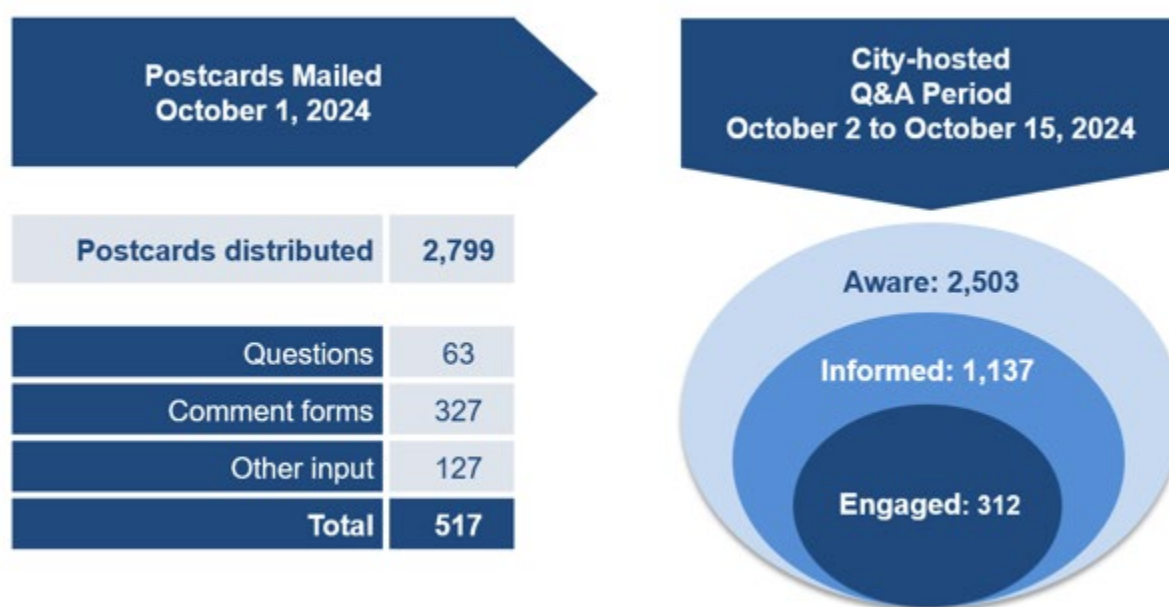
7. Public Input

Public Notification – A rezoning information sign was installed on the site on September 5, 2024. Approximately 2,799 notification postcards were distributed within the neighbouring area on or about October 1, 2024. 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 October 2-15, 2024. Questions were submitted by the public and posted with a response over a two-week period. A digital model was made available for online viewing.

Public Response and Comments – Public input is collected via online questions, comment forms, through email, and by phone. A total of 517 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:** The proposed development adds much needed rental housing stock to the area and will aid in addressing the housing shortage within this area.
- **Location and transit-oriented development:** The location is well suited for a higher-density development given its proximity to transit, services and amenities.
- **Climate and livability:** The project would support climate goals by promoting car-free living and sustainable urban growth.

Generally, comments of concern fell within the following areas:

- **Height, density, and massing:** The height and density of the proposed tower are out of scale with Mount Pleasant's existing low-rise buildings. The development is inappropriate for the site.
- **Neighbourhood character and livability:** The impact of a high-rise building on the character of the area's small-scale urban form, would detract from the community's identity and charm.
- **Sunlight, privacy, and view impacts:** The development would cause loss of sunlight, mountain views, and privacy for nearby residents.

Response to Public Comments

Building, density, and massing – The scale of the proposed development is consistent with the intent of the Plan for the MRTB sub-area.

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

Sunlight, privacy, and view impacts – The project aligns with solar access guidelines outlined in the Plan. Privacy impacts will be reviewed at development permit stage. The project does not impact a protected public view.

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 reviewed the application and the cost of securing the rental housing units including the 20% of the residential floor area at below-market rents and have determined no 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 102,015 sq. ft. of residential floor area the value of the DCL waivers for the residential floor area is estimated to be \$2,545,731. The value of the Utilities DCL for the proposed residential floor area is estimated to be \$1,595,145. Compliance with DCL waiver requirements will continue to be assessed

through the development permit stage up to occupancy permit issuance at which point the applicant will be required to submit a rent roll that sets out the initial monthly rents for each unit. DCL rates are subject to future adjustment by Council including annual inflationary adjustments. DCLs are payable at building permit issuance based on rates in effect at that time.

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

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

The public art budget will be calculated on the floor area proposed at the development permit stage. Based on the current (2016) rate, the public art budget is estimated to be \$201,990. As a condition of by-law enactment, a legal agreement is required to be registered on title to specify and define all obligations with respect to the elected option.

FINANCIAL IMPLICATIONS

As noted in the Public Benefits section, this project is expected to provide 133 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 F 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 133 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.

* * * * *

**426-428 West 14th Avenue and 3015-3027 Yukon Street
PROPOSED CD-1 BY-LAW PROVISIONS**

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

Zoning District Plan Amendment

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

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

Designation of CD-1 District

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

Definitions

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

Uses

4. Subject to approval of the form of development, to all conditions, guidelines and policies adopted by Council, and to the conditions set out in this by-law or in a development permit, the only uses permitted within this CD-1 and the only uses for which the Director of Planning or Development Permit Board will issue development permits are:
 - (a) Dwelling Uses, limited to Apartment;
 - (b) Live-Work Use;
 - (c) Retail Uses, limited to Public Bike Share;

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

Conditions of Use

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

Floor Area and Density

- 6.1 Computation of floor area must assume that the site area is 1,723.2 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 5.5.
- 6.3 Computation of floor area must include all floors having a minimum ceiling height of 1.2 m, both above and below base surface, measured to the extreme outer limits of the building.
- 6.4 Computation of floor area and dwelling unit area must exclude:
 - (a) balconies and decks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, provided that:
 - (i) the total area of these exclusions must not exceed 12% of the permitted floor area, and
 - (ii) the balconies must not be enclosed for the life of the building;
 - (b) patios and roof decks, if the Director of Planning considers the impact on privacy and outlook;
 - (c) floors or portions thereof that are used for:
 - (i) off-street parking and loading located at or below base surface, provided that the maximum exclusion for a parking space does not exceed 7.3 m in length,

- (ii) bicycle storage, and
 - (iii) heating and mechanical equipment or uses that the Director of Planning considers similar to the foregoing;
 - (d) entries, porches 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.
- 6.5 The Director of Planning or Development Permit Board may exclude common amenity areas from the computation of floor area, to a maximum of 10% of the total permitted floor area, if the Director of Planning or Development Permit Board considers the intent of this by-law and all applicable Council policies and guidelines.
- 6.6 Where floor area associated with residential storage area is excluded, a minimum of 20% of excluded floor area above base surface must be located within the below-market rental units as storage area.

Building Height

- 7.1 Building height must not exceed 58 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 61 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.

* * * * *

426-428 West 14th Avenue and 3015-3027 Yukon Street
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 Stuart Howard Architects Inc., received December 19, 2023, with additional information received October 17 and November 7, 2024:

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

Urban Design

- 1.1 Design development to refine and simplify the architectural expression of the tower;

Note to Applicant: The intent is to address the east, southeast and northeast elevations through façade articulation, detailing and materiality that demonstrates neighbourhood fit and human scale. The proposed balcony guardrails with dark cementitious panel add apparent bulk to the tower massing. Further design explorations are required to reduce apparent scale and bulk of the building through revised architectural drawings, perspective images and enlarged section details.

Landscape

- 1.2 Provision of revised and coordinated landscape documents with respect to tree retention items:

- (a) Illustrate and show all existing trees as per arborist documents, note or show if trees are to be retained or removed, and show trees labelled as per arborist documents;
- (b) Illustrate and dimension tree protection barriers, including any phased protection barriers; and
- (c) Note all areas requiring arborist supervision, and any critical arborist notes relating to retention of existing trees.

Note to Applicant: If required, a separate tree retention plan can be included within the landscape drawing set.

- 1.3 Design development to ensure safe retention of tree CO9;

Note to Applicant: Provide revised application documents that facilitate retention of this tree, taking into consideration arborist recommendations for retention. Submitted

landscape drawings show a planter wall directly adjacent to the trunk of this tree. Work with the project arborist to determine acceptable limits of development while facilitating retention of this tree. Alternatively, Park Board Urban Forestry and Landscape Planning would support the removal of this tree. If tree is to be removed, ensure all applicable documents have been revised accordingly.

- 1.4 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.

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

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

- 1.6 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. Tree protection for street trees to be provided as per Engineering/Park Board guidelines."

Note to Applicant: Relocation of trenching locations is required if in conflict with tree protection.

Park Board

- 1.7 Along West 14th Avenue, the project must meet the minimum 3.7m parkade setback (Policy 11.2.7 of the *Broadway Plan*) with a no-excavation limit or buffer to maintain minimum tree protection zones of trees C05, C06, and C08.

Housing

- 1.8 The proposed unit mix, including 43 studio units (32.33%), 38 one-bedroom units (28.57%), 38 two-bedroom units (28.57%) and 14 three-bedroom units (10.53%) is to be included in the development permit drawings.

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

below-market rental units, designed to be suitable for families with children, of which at least 25% must be two-bedroom units and at least 10% must be three-bedroom units.

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

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

Sustainability

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

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

Engineering

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

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>

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

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

any major crane erection / removal or slab pour that requires additional street use beyond the already identified project street use permissions.

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

- 1.13 Provision of any gas service to connect directly to the building without any portion of the service connection above grade within the road right of way.
- 1.14 Provision of a lighting simulation to support all offsite lighting upgrades to City standards and IESNA recommendations.
- 1.15 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. Pick up operations should not require the use of public property for storage, pick up or return of bins to the storage location. Refer to the Garbage and Recycling Facility Storage Amenity Design Supplement for more information. [Guidelines: Garbage and Recycling Storage Facility Design \(vancouver.ca\)](#)

- 1.16 Submission to Engineering of an updated landscape plan reflecting all the public realm changes, including demonstration of:
 - (a) Display of the following notes:
 - (i) "This plan is **"NOT FOR CONSTRUCTION"** and is to be submitted for review to Engineering Services a minimum of 8 weeks prior to the start of any construction proposed for public property. No work on public property may begin until such plans receive "For Construction" approval and related permits are issued. Please contact Engineering, Development and Major Projects and/or your Engineering, Building Site Inspector for details."
 - (ii) "Tree species, final spacing, quantity and location to the satisfaction of the General Manager of Engineering Services. New trees must be of good standard, minimum 6 cm caliper, and installed with approved root barriers, tree guards and appropriate soil volumes. Installation of Engineered Soil may be required to obtain appropriate soil volumes based on site conditions. Root barriers shall be of rigid construction, 8 feet long and 18 inches deep, centre on each street tree adjacent to the sidewalk and any off-street bike facility. Planting depth of root ball must be below sidewalk grade. Contact Park Board at pbdevelopment.trees@vancouver.ca for inspection after tree planting completion".
 - (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 pavers and other special surface treatments from the City boulevard along West 14th Avenue and Yukon Street.

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

- (d) Streetscape designed in compliance with the "All other City areas" Streetscape Design Guidelines.
 - (e) Clarification of “Feature Paving” proposed along 14th Avenue leading to the Class B bike parking.

Note to Applicant: The landscape plan and the architectural plans conflict in terms of size and treatment of this area. 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-designguidelines.aspx> and are to be used alongside the City design guidelines and construction standards.

- 1.17 Provision of retention or replacement of existing planting within the curb bulge on Yukon Street in compliance with the [Boulevard Gardening Guidelines](#).

- 1.18 Provision of updated architectural and landscape plans to reflect the Public Bike Share (PBS) space in compliance with the [Design Standards for Public Bike Share](#) to the satisfaction of the General Manager of Engineering Services, including:

- (a) Minimum 16.0 m by 4.0 m (52 ft. by 13 ft.) station fully on private property near the intersection of Yukon Street and 14th Avenue;

Note to Applicant: The proposed PBS space as shown on Drawing A2.10 at 12.0m by 4.0m is not acceptable as it is smaller than the required minimum size for PBS. Applicant to provide at minimum 16.0 m x 4.0 m for the PBS station on

site. A portion (up to 2.0 m) of the full 4.0 m required width can be located on public property and shared with the sidewalk;

- (b) Removal/relocation of building elements and landscaping in conflict with the station;
- (c) Relocation of all utilities (i.e. vents, drains, access points etc.) outside of the station footprint and provide an uninterrupted broom finished saw-cut concrete surface;
- (d) Maximum 3% cross-slope and 5% grade along the length of the station;
- (e) Minimum 5.0 m (16.4 ft) vertical clearance; and
- (f) On-site electrical connection to the station.

- 1.19 Provision of vehicle spaces, per [Parking By-law Section 4](#) and the [Design Supplement](#), including provision of the first accessible space as a van accessible parking space.

Note to applicant: Reference Sections 4.8.1 & 4.8.4 of the Parking Bylaw.

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

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

- 1.21 Updates to the architectural plans to provide:

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

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

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

- 1.23 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.

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

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

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

- 1.25 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.

- 1.26 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>

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

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

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

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

PART 2: CONDITIONS OF BY-LAW ENACTMENT

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

Engineering

- 2.1 Make arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for consolidation of Lot 6, the North 1/2 and South 1/2 of Lots 7 and 8, Block D, District Lot 526, Plan 1530 to create a single parcel.
- 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 & Indemnity Agreement 65358H (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 entry into an agreement to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services, for a statutory right-of-way (SRW) to provide a (16.0 m (52 ft.) by 4.0 m (13 ft.)) Public Bike Share Station on private property at the intersection of Yukon St and W 14th Ave.

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

- 2.4 Provision of a Natural Watercourse Covenant.

Note to Applicant: Records indicate the potential presence of natural watercourse (a historic stream). A legal agreement is required to ensure that should the watercourse be discovered or impact the site during development and beyond, that its flow will not be obstructed.

- 2.5 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 Creus Engineering Ltd. dated November 21, 2023, no water main upgrades are required to service the development.

The main servicing the proposed development is 200 mm on West 14th Avenue and 150 mm on Yukon Street. Should the development require water service connections larger than the main, the developer shall upsize the existing main to the satisfaction of the General Manager of Engineering Services. The developer is responsible for 100% of the cost of the upgrading. The maximum water service connection size is 300 mm.

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

As per the City of Vancouver Building Bylaw, 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 bylaw 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 426 West 14th Avenue, do not require any sewer upgrades.

Development to be serviced to the existing 200 mm SAN and 250 mm STM sewers in the L/S West 14th 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 Yukon Street adjacent to the site, including:

- (i) 2.1 m wide broom finish saw-cut concrete sidewalk;
- (ii) Corner curb ramps; and
- (iii) Curb and gutter, including road reconstruction as required to accommodate the new curb and gutter.

Note to Applicant: Road reconstruction on Yukon Street to meet City “Higher Zoned Street” standards. 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. Confirm if your site is within a Streetscape Design Guideline area and follow the applicable guidelines.

- (d) Provision of street improvements with appropriate transitions, along 14th Avenue adjacent to the site, including:

- (i) 2.1 m wide broom finish saw-cut concrete sidewalk;
- (ii) Corner curb ramps;
- (iii) Removal and replacement of full depth of asphalt, from curb to curb, along the site’s frontage; and

Note to Applicant: Road reconstruction on 14th Avenue to meet City “Higher Zoned Street” standards.

- (iv) Removal of existing driveway(s) and replacement with full-height curb, boulevard, and sidewalk.

Note to Applicant: 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. Confirm if your site is within a Streetscape Design Guideline area and follow the applicable guidelines.

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

- (i) Full depth pavement reconstruction;

Note to Applicant: Lane reconstruction to meet City “Higher-Zoned Lane” standards with a center valley cross section.

- (ii) Installation of one new catch basin in the lane’s centerline at the western extent of the development site; and

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

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

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

- (f) Provision of speed humps in the lane south of 14th Avenue, between Cambie Street and Yukon Street.
- (g) Provision of upgraded street lighting (roadway and sidewalk) to current City standards and IESNA recommendations.
- (h) Provision of Yukon Street/West 14th Avenue entire intersection street lighting upgrade to current City standards and IESNA recommendations.
- (i) Provision of new or replacement duct banks that meets current City standard.

Note to Applicant: Duct banks are to consist of electrical communication ducts and cables and connect to existing electrical and communication infrastructure. A Development and Major Projects construction coordinator will contact the Applicant at 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.

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

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

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

Housing

- 2.6 Make arrangements to the satisfaction of the General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services to enter into a housing agreement and a Section 219 Covenant to secure all residential units as Class A for profit affordable rental housing, excluding seniors supportive or assisted housing, and including at least 20% of the residential floor area that is counted in the calculation of the

dwelling unit area per the CD-1 By-law to be secured as below-market rental dwelling housing units, and the remaining units to be secured as market rental units, subject to the conditions set out below for such units 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) Provision that none of the units will be rented for less than one month at a time;
- (d) That the average initial starting monthly rents by unit type for the below-market rental housing dwelling units in the project will be at least 20% below the average market rent for private rental apartment units city-wide as published by the most recent Canada Mortgage and Housing Corporation in the rental market survey data tables for Vancouver at the time when the occupancy permit is issued;
- (e) That a rent roll indicating the agreed maximum average initial monthly rents for the below-market rental housing dwelling units will be required prior issuance of an occupancy permit, to the satisfaction of the General Manager of Planning, Urban Design or Sustainability (or successor in function) and the Director of Legal Services;
- (f) Following initial occupancy, on a change in tenancy for a below-market rental housing dwelling unit, the starting rent for such new tenancy will be at least 20% below the rent for private rental apartment units city-wide as published by the Canada Mortgage and Housing Corporation in the most recent rental market survey data tables for Vancouver for that unit type at the time of the change in tenancy;
- (g) That the applicant will verify eligibility of new tenants for the below-market rental housing dwelling units, based on the following:
 - (i) For new tenants, annual household income cannot exceed 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 years after initial occupancy:
 - (i) For such tenants, annual household income cannot exceed five times the annual rent for the unit (i.e. at least 20% of income is spent on rent); and
 - (ii) There should be at least one occupant per bedroom in the unit.

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

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

2.7 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).

Environmental Contamination

- 2.8 Submit a site disclosure statement to Environmental Services.
- 2.9 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.
- 2.10 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.

Public Art

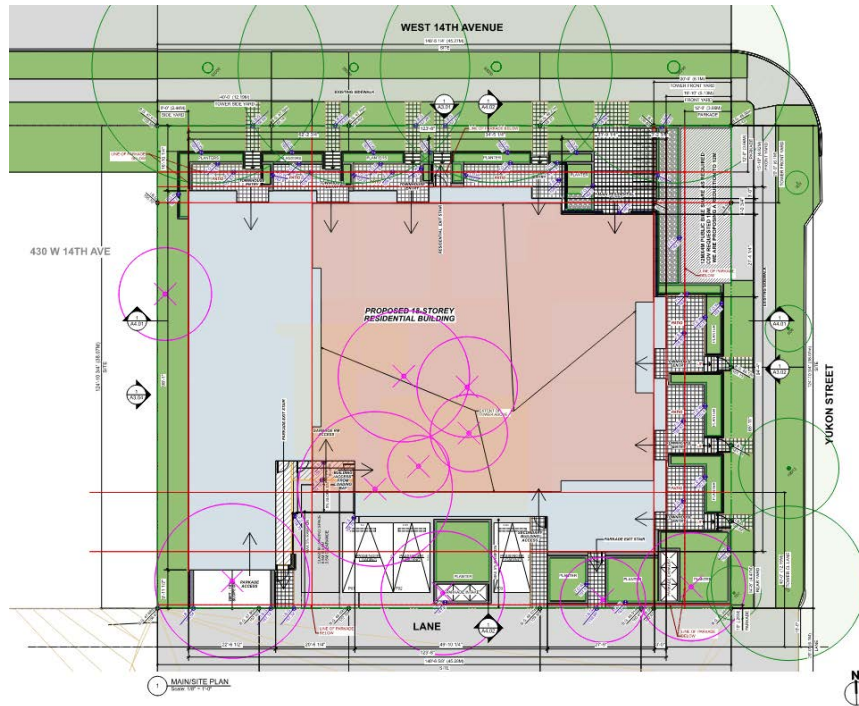
- 2.11 Execute an agreement satisfactory to the Director of Legal Services and the ACCS Deputy General Manager, Arts, Culture & Tourism (ACT) for the provision of public art in accordance with the City's Public Art Policy, such agreement to provide for security in a form and amount satisfactory to the aforesaid officials; and provide development details to the satisfaction of the Head of Public Art.
- 2.12 Consult with the Head of Public Art regarding opportunities for investment in public spaces as per the *Broadway Plan*.
- 2.13 Provide development details to the satisfaction of the Head of Public Art (a checklist will be provided) confirming the selection of Option A, Art on Site, or Option B, 80% cash-in-lieu of art.

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

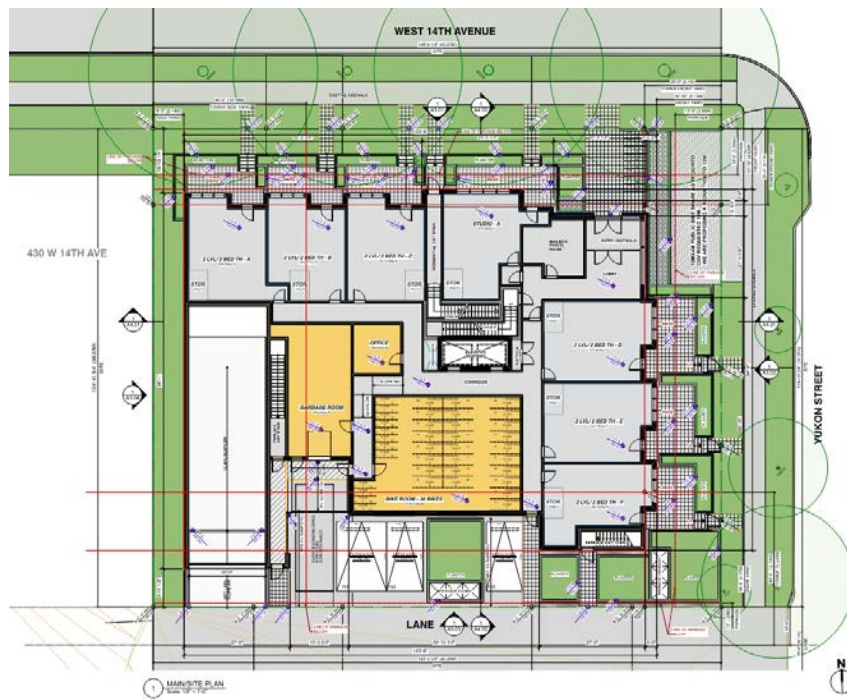
* * * * *

426-428 West 14th Avenue and 3015-3027 Yukon Street
FORM OF DEVELOPMENT DRAWINGS

Site Plan



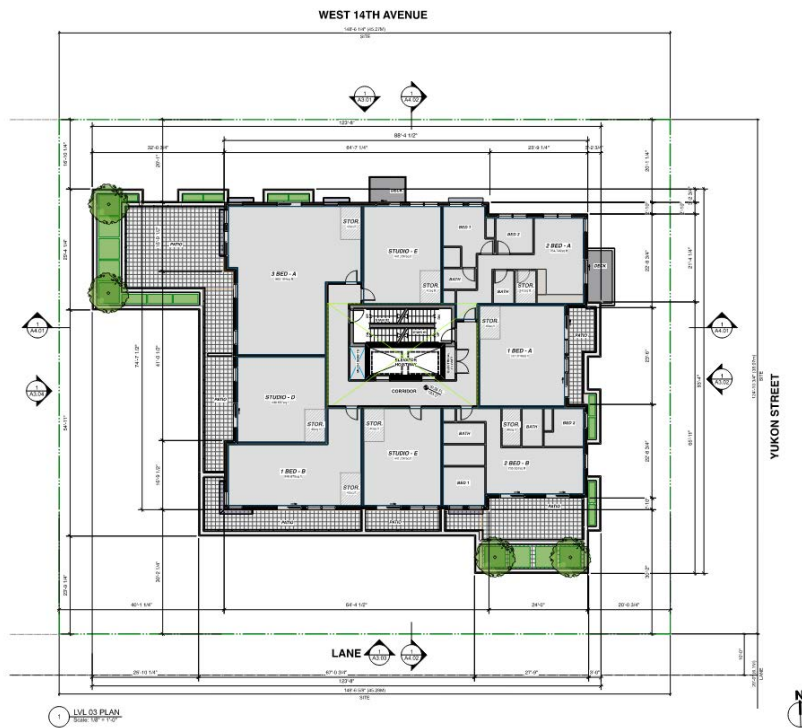
Ground Floor Plan



Level 2 Floor Plan



Level 3 Floor Plan



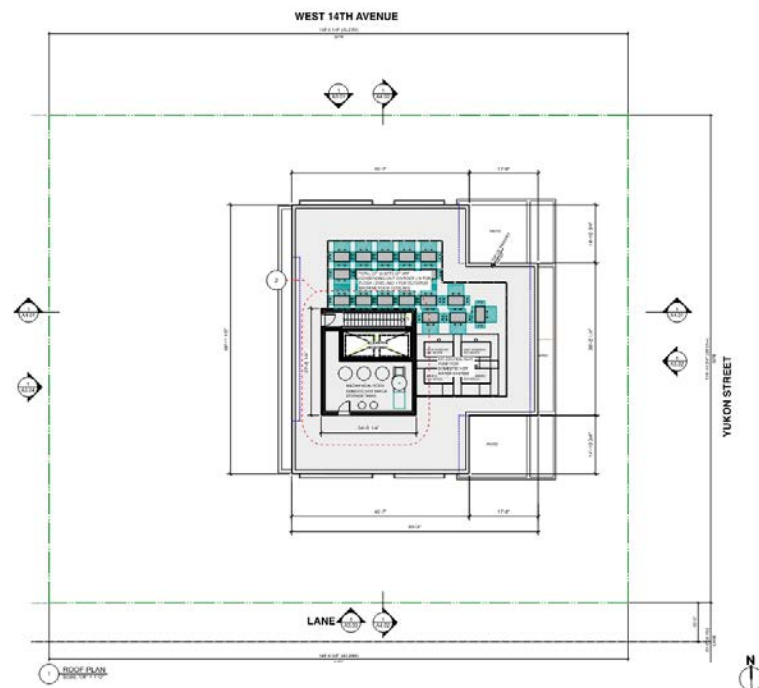




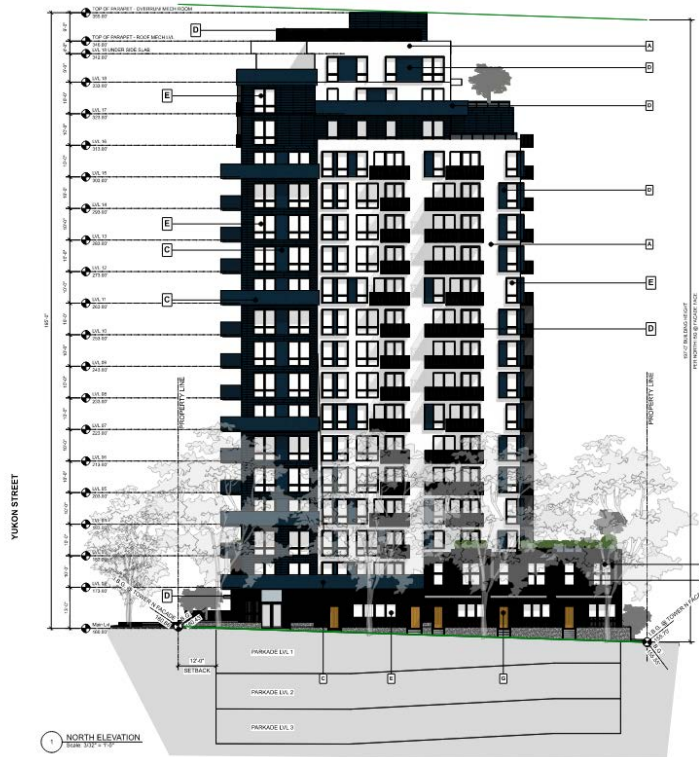
Level 18 Tower Floor Plan



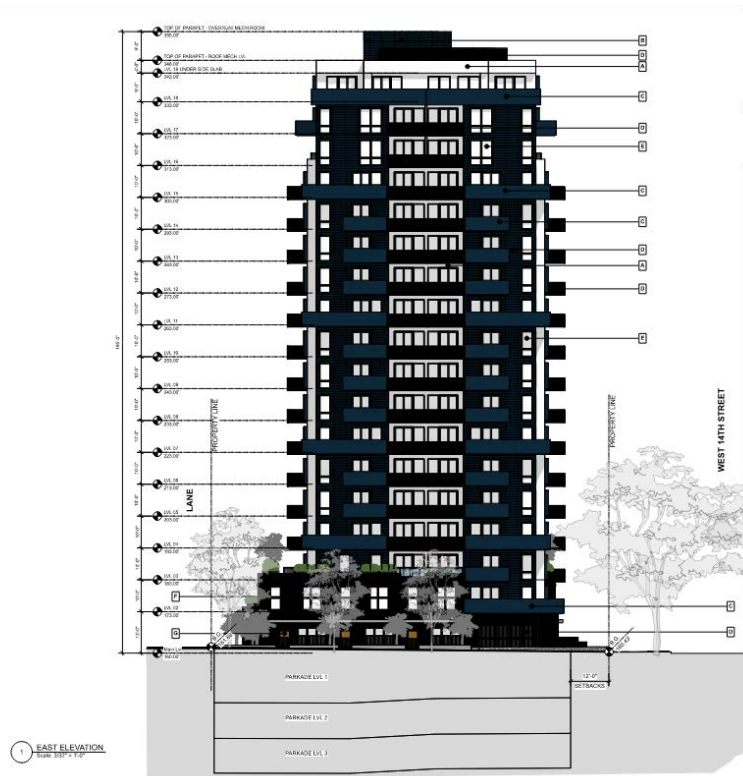
Roof Plan



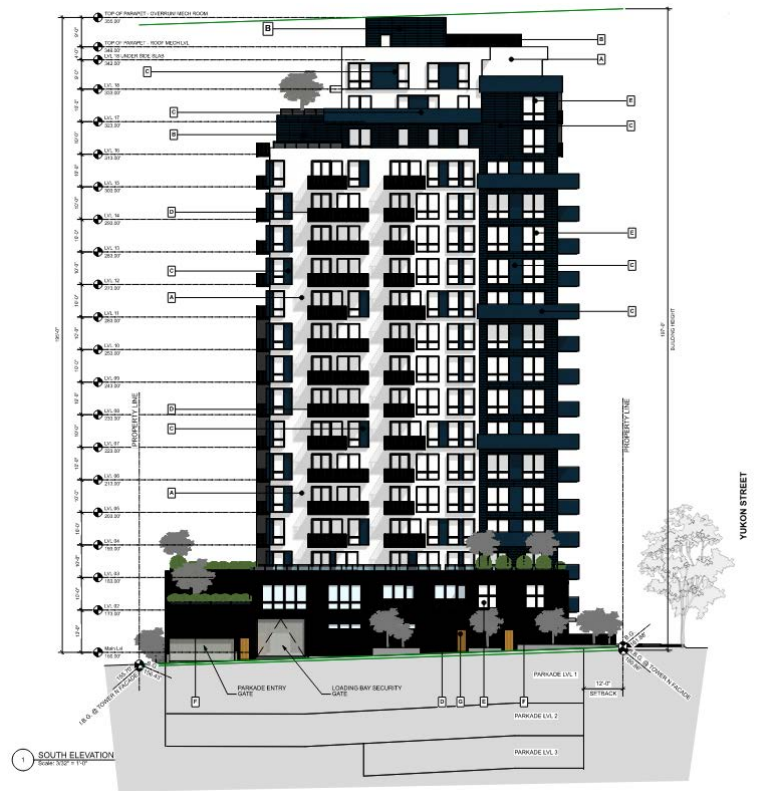
North Elevation



East Elevation



South Elevation



West Elevation



Perspective – Looking Northeast



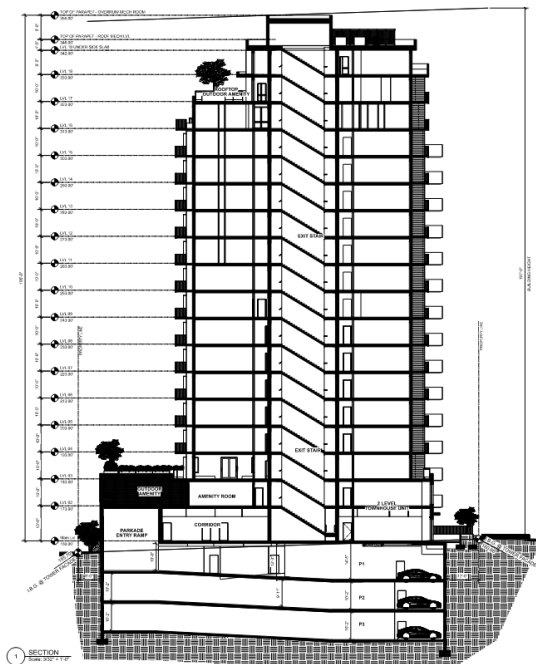
Perspective – Looking Northwest



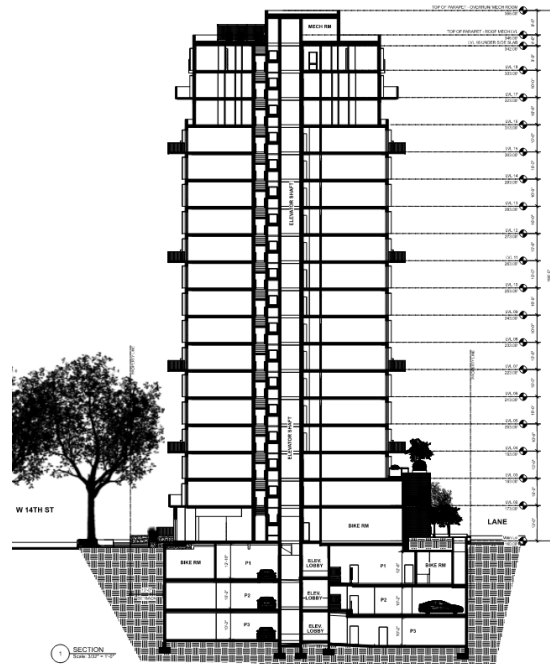
Perspective – Streetview at corner of 14th Avenue and Yukon Street



Section A – West-East



Section B – North-South



426-428 West 14th Avenue and 3015-3027 Yukon Street
PUBLIC CONSULTATION SUMMARY

1. List of Engagement Events, Notification, and Responses

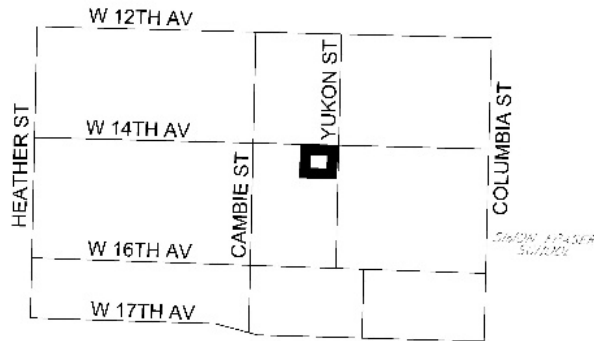
	Date	Results
Event		
Question and Answer Period (City-led)	October 2, 2024 – October 15, 2024	534 participants (aware)* • 286 informed • 147 engaged
Public Notification		
Postcard distribution – Notice of rezoning application and Question and Answer Period	October 1, 2024	2,799 notices mailed
Public Responses		
Online questions	October 2, 2024 – October 15, 2024	63 submittals
Online comment forms • Shape Your City platform	August 2024 – July 2025	327 submittals
Overall position • support • opposed • mixed	August 2024 – July 2025	294 submittals • 51 responses • 227 responses • 13 responses
Other input	August 2024 – July 2025	127 submittals
Online Engagement – Shape Your City Vancouver		
Total participants during online engagement period	August 2024 – July 2025	285 participants (aware)* • 143 informed • 36 engaged

Note: All reported numbers above are approximate.

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

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

2. Map of Notification Area



NOTIFICATION AREA

3. Analysis of All Comments Received

Below is an analysis of all public feedback by topic.

Generally, comments of support fell within the following areas:

- **Housing supply and affordability:** The proposed development adds much needed rental housing stock to the area and will aid in addressing the housing shortage within this area.
- **Location and transit-oriented development:** The location is well suited for a higher-density development given its proximity to transit, services and amenities.
- **Climate and livability:** The project would support climate goals by promoting car-free living and sustainable urban growth.

Generally, comments of concern fell within the following areas:

- **Height, density, and massing:** The height and density of the proposed tower are out of scale with Mount Pleasant's existing low-rise buildings. The development is inappropriate for the site.

- **Neighbourhood character and livability:** The impact of a high-rise building on the character of the area's small-scale urban form, would detract from the community's identity and charm.
- **Sunlight, privacy, and view impacts:** The development would cause loss of sunlight, mountain views, and privacy for nearby residents..

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:

- Support for increasing density in well-serviced areas.
- General backing of the *Broadway Plan*'s goals to provide more housing.
- Project viewed as beneficial for people who want to live closer to work and services.

General comments of concern:

- Concern that this development will set a precedent for more high-rises in the area.
- Worry that the proposed building may increase strain on local infrastructure or services.
- Concern about displacement of existing residents or impacts on rental stock.

Neutral comments/suggestions/recommendations:

- Consider reducing the height while maintaining housing supply.
- Recommend including more family-sized units or non-market housing.
- Suggest ensuring good public realm design, active ground floor uses, and community amenities.

* * * * *

426-428 W 14th Avenue and 3015-3027 Yukon
SUMMARY OF DRAFT TENANT RELOCATION PLAN TERMS

Tenant Relocation and Protection Requirements	Tenant Relocation Plan Offer
Financial Compensation	The choice of either: • Compensation in the form of free rent, a lump sum payment, or a combination of both, will be available for each unit eligible for Tenant Relocation Plan according to the following schedule: - o 4 months' rent for tenancies up to 5 years; - o 5 months' rent for tenancies over 5 years and up to 10 years; - o 6 months' rent for tenancies over 10 years and up to 20 years; - o 12 months' rent for tenancies over 20 years and up to 30 years; - o 18 months' rent for tenancies over 30 years and up to 40 years; and - o 24 months' rent for tenancies over 40 years. Or: • For tenants that wish exercise their Right of First Refusal to return to the new building, a temporary rent top-up to mitigate rent increases while waiting to return to the new building. Or: • A lump sum rent top-up payment, equivalent to the estimated value of a rent top-up for 33 months.
Notice to End Tenancies	Landlord to provide regular project updates to tenants throughout the development approvals process. A minimum of four months' notice to end tenancy after all permits are issued is required (e.g. all development, building, and demolition permits in place).
Moving Expenses (flat rate or arrangement of an insured moving company)	A flat rate of \$750 or \$1000 will be provided to all eligible tenants depending on the type of unit.
Assistance in Finding Alternate Accommodation (3 options)	Staff will distribute tenant needs assessment surveys. These surveys will be used in relocation efforts and to identify tenants' needs and preferences. The applicant will be required to commit monitor rental market and provide tenants requesting assistance with three options in Vancouver that best meet the tenants' identified priorities.
Additional Support for Low Income Tenants or Tenants Facing Other Barriers to Appropriate Housing	For low income tenants and tenants facing other barriers to housing, as defined in the TRP Policy, the applicant will be required to commit to assisting in securing a permanent, suitable affordable housing option.
First Right of Refusal	The applicant will be required to commit to offering all eligible tenants the Right of First Refusal to return to the new building at either a 20% discount to city-wide average market rents by unit type for the City of Vancouver, as published annually, or at the tenant's current rent, whichever is less

**426-428 West 14th Avenue and 3015-3027 Yukon Street
PUBLIC BENEFITS SUMMARY**

Project Summary:

A 18-storey rental residential building containing 133 rental units, of which 20% of the residential floor area is to be below-market rental units.

Public Benefit Summary:

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

	Current Zoning	Proposed Zoning
Zoning District	RT-6	CD-1
FSR (site area = 1,723.2 sq. m (18,548 sq. ft.))	0.75	5.5
Buildable Floor Area	1,292.4 sq. m (13,911 sq. ft.)	9,477.4 sq. m (102,015 sq. ft.)
Land Use	Residential	Residential

Summary of development contributions expected under proposed zoning

City-wide DCL ^{1,2}	\$0
Utilities DCL ¹	\$1,595,145
Public Art ³	\$201,990
TOTAL	\$1,797,135

Other benefits (non-quantified): 133 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 \$2,545,731.

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.

426-428 West 14th Avenue and 3015-3027 Yukon Street
APPLICANT, PROPERTY, AND DEVELOPMENT PROPOSAL INFORMATION

Property Information

Address	Property Identifier (PID)	Legal Description
426 West 14th Avenue	014-569-167	Lot 6 Block D District Lot 526 Plan 1530
3015 Yukon Street	014-569-213	The North 1/2 of Lot 7 Block D District Lot 526 Plan 1530
3015 Yukon Street	014-569-221	The North 1/2 of Lot 8 Block D District Lot 526 Plan 1530
3025 Yukon Street	004-657-306	The South 1/2 of Lot 7 Block D District Lot 526 Plan 1530
3025 Yukon Street	004-657-322	The South 1/2 of Lot 8 Block D District Lot 526 Plan 1530

Applicant Information

Architect	Stuart Howard Architects
Applicant	Stuart Howard Architects
Registered Owners	1518787 BC LTD

Development Statistics

	Permitted Under Existing Zoning	Proposed																				
Zoning	RT-6	CD-1																				
Site Area	1,723.2 sq. m (18,548 sq. ft.)	1,723.2 sq. m (18,548 sq. ft.)																				
Land Use	Residential	Residential Rental																				
Maximum FSR	0.75	5.5																				
Maximum Height	10.7 m (35 ft.)	58 m (190 ft.) to top of residential parapet 61 m (200 ft.) to top of mechanical equipment																				
Floor Area	1,292.4 sq. m (13,911 sq. ft.)	9,477.4 sq. m (102,015 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>43</td><td>32.3%</td></tr> <tr> <td>1-bed</td><td>38</td><td>28.6%</td></tr> <tr> <td>2-bed</td><td>38</td><td>28.6%</td></tr> <tr> <td>3-bed</td><td>14</td><td>10.5%</td></tr> <tr> <td>Total</td><td>133</td><td>100%</td></tr> </table>	Type	Secured Rental (including 20% of Floor Area as BMR)		Count	Percentage	Studio	43	32.3%	1-bed	38	28.6%	2-bed	38	28.6%	3-bed	14	10.5%	Total	133	100%
Type	Secured Rental (including 20% of Floor Area as BMR)																					
	Count	Percentage																				
Studio	43	32.3%																				
1-bed	38	28.6%																				
2-bed	38	28.6%																				
3-bed	14	10.5%																				
Total	133	100%																				
Parking and Bicycle Spaces	as per Parking By-law	as per Parking By-law Confirmed at development permit stage																				
Natural Assets	Nine on-site by-law trees and nine City trees	Nine on-site trees proposed for removal. Nine City trees proposed to be retained. Approx. 16 new trees proposed. To be confirmed at development permit stage.																				

* * * * *