



REFERRAL REPORT

Report Date: October 21, 2025
Contact: Bryan Wong
Contact No.: 604-707-5420
RTS No.: 18224
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: 1125 West 10th Avenue

RECOMMENDATION TO REFER

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

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

RECOMMENDATION FOR PUBLIC HEARING

- A. THAT the application by Sightline Properties Ltd., on behalf of A.M.R. Investments Ltd., the registered owner of the lands located at 1125 West 10th Avenue [*Lots 13 and 14 Block 354 District Lot 526 Plan 991; PIDs 007-717-881 and 007-717-873*], to rezone the lands from R5-3 (Residential) District to CD-1 (Comprehensive Development) District to increase the maximum floor space ratio (FSR) from 6.8 to 9.1 and decrease the maximum building height from 84.0 m (276 ft.) to 69.0 m (226 ft.) with additional height for the portion with rooftop amenity, to permit the development of a 21-storey mixed-use residential building containing 162 rental units, of which 20% of the residential floor area will be for 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 Ciccozzi Architecture Inc., received

July 31, 2024 and supplemental plans received April 11, 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 CD-1, generally as set out in Appendix C, be approved.
- D. THAT subject to approval of the CD-1 By-law, the Noise Control By-law be amended to include the CD-1, generally as set out in Appendix C;

FURTHER THAT the Director of Legal Services be instructed to bring forward the amendment to the Noise Control By-law at the time of enactment of the CD-1 By-law.

- E. THAT Recommendations A to D be adopted on the following conditions:
 - (i) THAT the passage of the above resolutions creates no legal rights for the applicant or any other person, or obligation on the part of the City, and any expenditure of funds or incurring of costs is at the risk of the person making the expenditure or incurring the cost;
 - (ii) THAT any approval that may be granted following the Public Hearing shall not obligate the City to enact a by-law rezoning the property, and any costs incurred in fulfilling requirements imposed as a condition of rezoning are at the risk of the property owner; and
 - (iii) THAT the City and all its officials, including the Approving Officer, shall not in any way be limited or directed in the exercise of their authority or discretion, regardless of when they are called upon to exercise such authority or discretion.

REPORT SUMMARY

This application proposes to rezone 1125 West 10th Avenue to a CD-1 (Comprehensive Development) District. The application is for a 21-storey mixed-use residential building containing 162 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. Staff have assessed the application and conclude that it meets the intent of the *Broadway Plan* (Plan).

Staff recommend that the application be referred to 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 2025)
- Interim Housing Needs Report (2022, last amended 2025)
- Housing Vancouver Strategy (2017)
- Family Room: Housing Mix Policy for Rezoning Projects (2016)
- High-Density Housing for Families with Children Guidelines (1992, last amended 2022)
- Community Amenity Contributions for Rezoning (1999, last amended 2025)
- Tenant Relocation and Protection Policy (2015, last amended 2019)
- Vancouver Development Cost Levy By-law No. 9755
- Vancouver Utilities Development Cost Levy By-law No. 12183
- Public Art Policy and Procedures for Rezoned Developments (2014)
- Green Buildings Policy for Rezoning (2010, last amended 2024)
- Urban Forest Strategy (2014, last amended 2018)

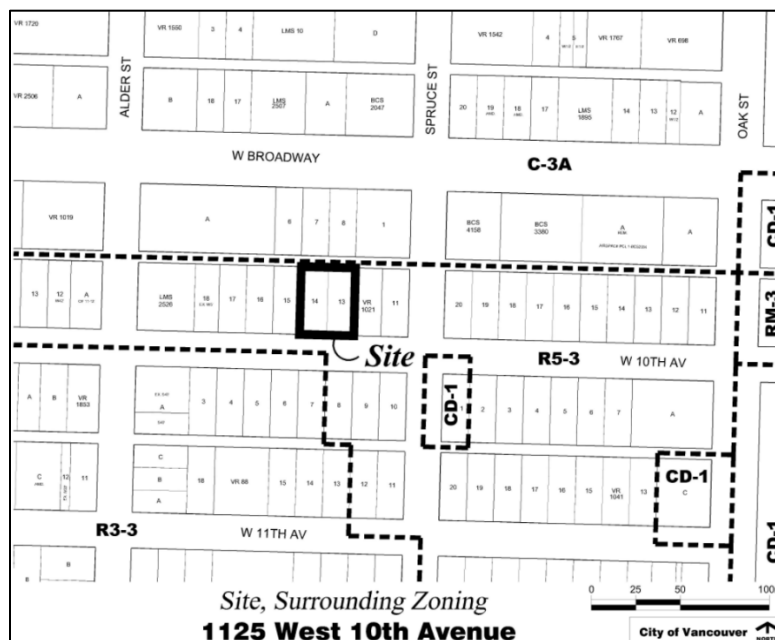
REPORT

Background/Context

1. Site and Context

The subject site is zoned R5-3 and located on West 10th Avenue between Alder and Spruce Streets (Figure 1). The property consists of two parcels, with a frontage of 30.5 m (100 ft.) along 10th Avenue and a depth of 38.1 m (125 ft.). The total site area is 1,164.6 sq. m (12,536 sq. ft.) and is developed with a three-storey apartment building constructed in 1964. The rezoning site contains 25 units of primary rental housing, and all 25 tenancies are eligible for tenant protection under the *Tenant Relocation and Protection Policy* (TRPP).

Figure 1: Location Map – Site and Context



The surrounding area is undergoing significant change, with redevelopment under the Plan, and extension of the Skytrain. Nearby properties under the Plan considers similar heights up to 21 storeys and up to 39 storeys next to the future Broadway Subway Granville Station.

Neighbourhood Amenities – The following amenities are within close proximity:

- *Parks:* Choklit Park (350 m), Charleson Park (650 m), Laurel Landbridge Park (750 m), Willow Park (850 m), Sutcliffe Park (1.1 km), and Granville Loop Park (1.1 km).
- *Cultural/Community Spaces:* Firehall Library Branch (550 m), Arts Club Theatre – Stanley Industrial Alliance Stage (800 m), and False Creek Community Centre (1.1 km).
- *Childcare:* Kids in General Child Development Centre (750 m), Kids and Company - Vancouver West (750 m), Kids at Heather (850 m), the Montessori Daycare Society (1.6 km), and the Collective Tennyson Childcare Centre (1.6 km).

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 approved Vancouver 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 within the “Fairview South – Area A (FSOA)” neighbourhood of the Plan. Subsection 9.9.1 considers rezoning for a mixed-use residential building up to 20 storeys and a floor space ratio (FSR) up to 6.5, containing rental and below-market rental units. Minor increases in height and density may be considered where ground-level local-serving retail, service, or childcare use is provided.

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

Transit-Oriented Areas (TOA) Designation By-law and Transit-Oriented Areas

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

City-Initiated Zoning Changes (Rezoning) in Areas of Broadway and Cambie Corridor

Plan – In October 2025, Council approved City-initiated zoning changes to introduce new residential low-rise (R3), mid-rise (R4), and high-rise (R5) district schedules and to rezone certain areas of the Broadway Plan and Cambie Corridor. This initiative aims to standardize regulations and simplify the development process through new zoning district schedules.

The site is located within the City-initiated rezoning area of the Broadway Plan. However, the approval of the new R3, R4, and R5 district schedules does not prevent the current application from continuing to proceed through a CD-1 rezoning process.

Strategic Analysis

1. Proposal

The rezoning proposal is to permit a 21-storey mixed-use residential building containing 162 rental units, of which 20% of the residential floor area will be below-market rental units, and commercial space on the ground floor (Figure 2). The building height is 69.0 m (226 ft.) with a total floor area of 10,597.9 sq. m (114,074 sq. ft.), and a floor space ratio (FSR) of 9.1. Loading and underground parking access are from the lane.

Figure 2: Perspective Above Spruce Street and West 10th Avenue Looking Northwest



2. Land Use

The proposed residential and commercial uses are consistent with the Plan.

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

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

Form of Development – This application is consistent with the Plan for a 21-storey tower with a four-storey podium. The proposal generally meets the Plan's expectations for height, setbacks, tower separation, and floorplate size. Staff have prepared conditions to improve the neighbourhood fit and the residential units' livability and privacy.

Site Frontage – The site frontage for the proposed development is 100 ft. (30.5 m). The Plan allows consideration of tower buildings on sites with frontages less than 150 ft. (45.7 m) at the discretion of the Director of Planning, where the proposal meets the following criteria:

- The site has a minimum frontage of 99 ft. (30.2 m);
- The project satisfies the Plan's built form and site design principles; and
- The applicant demonstrates that the development would reasonably mitigate development limitations on adjacent properties.

Staff have assessed the proposal and are satisfied that these criteria are met. The proposal meets the expectations of the Plan's built form and site design principles and does not compromise the future development potential of neighbouring lots.

Height – The Plan anticipates up to 20 storeys with additional storeys to support local-serving retail/service or childcare uses. The proposed height of 21 storeys with a commercial retail unit at ground level is within the Plan's expectation. The CD-1 By-law includes additional height to accommodate a partial-storey rooftop amenity per the Plan. The partial storey would be set back to limit its visibility.

Density – The Plan estimates a density of up to 6.5 FSR. At 9.1 FSR, the application exceeds the anticipated density due to the narrow frontage and small site area. The proposed tower, otherwise, addresses site constraints while being aligned with the Plan's objectives and built form expectations.

Public Realm and Interface – The Plan envisions animated front building facades with entrances, windows, balconies and patio spaces that create active and engaging edges to promote social interaction with outdoor space. The proposal meets these expectations. Furthermore, the inclusion of ground-level, local-serving retail will help activate the street frontage and enhance the public realm.

Private Amenity Space – The development offers on-site common indoor and outdoor amenities for the residents at grade and atop the tower.

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

Staff reviewed the site-specific conditions and have concluded that the proposal reflects the Plan's built form 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* (Strategy) seeks to deliver a range of housing tenures across the housing continuum. This application, if approved, would add approximately 162 units, including a minimum of 20% of the residential floor area as below-market rental units, to the City's inventory of rental housing, which would contribute to the targets set out in the 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 ^{1,2}	Units Approved Towards Targets ³
Purpose-Built 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%)

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

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

³Unit 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 South Granville/Oak area, which this site is located, is 1.0%. A vacancy rate of between 3% and 5% is considered to represent a balanced market.

Housing Mix – The Plan requires a minimum of 35% family units, including a minimum of 10% with three or more bedrooms and 25% with two bedrooms. A condition of approval and a provision in the CD-1 By-law has been included to ensure the Plan policy requirement for a minimum of 25% two-bedroom units and minimum of 10% three-bedroom units is met separately in both the market rental and below-market portions. All family units must be designed in accordance with the *High-Density Housing for Families with Children Guidelines*.

Average Rents and Income Thresholds – Figure 4 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 middle two columns, and costs for home ownership are shown in the right-hand columns. Figure 4 demonstrates that below-market rental housing and market rental housing provide options that are more affordable than home ownership.

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

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 ²	Average Household Income Served ⁴	Monthly Costs of Ownership ³	Average Household Income Served ⁴	Down-payment at 20% ³
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

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 the 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, 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 F.

Security of Tenure – Purpose-built rental housing offers secured rental housing and security of tenure, unlike rented condominiums or basement suites in the secondary rental market. All 162 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 (RTA) annual allowable rental increase. Conditions for securing the units are in Appendix B.

Existing Tenants – The rezoning site contains existing rental residential uses, including 25 units of primary rental housing. All of the 25 existing residential tenancies are eligible under the 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 transit, located 400 m west of the future Oak-VGH Subway station with bus service along Broadway and Oak Street. Nearby bikeways are the 10th Avenue and Alder bikeways which connect to the Off-Broadway, 14th Avenue, and Seaside bikeways.

Vehicle and bicycle parking is provided over three levels of underground parking, accessed from the lane. The application proposes 65 vehicle spaces, 313 bicycle spaces, and two loading spaces. Parking and loading are to meet the Parking By-law at the development permit stage. Engineering conditions require public realm improvements along 10th Avenue and the lane adjacent to the site. These improvements include new sidewalks, front boulevards, curbs, intersection lighting, speed humps, parking signage, and street trees, as set out in Appendix B.

6. Environmental Sustainability and Natural Assets

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

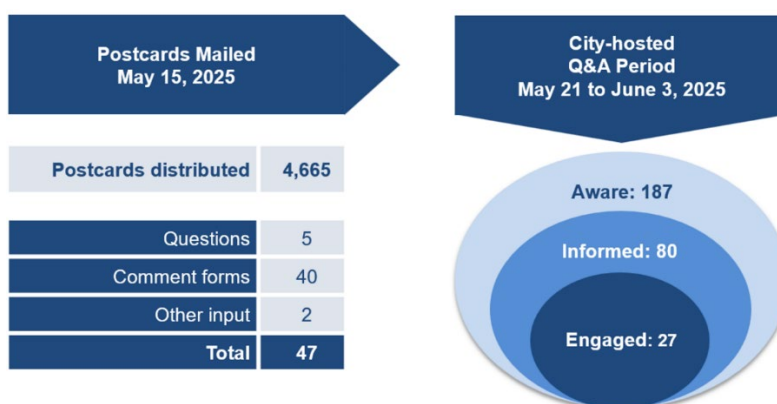
Natural Assets – The *Urban Forest Strategy* seeks to protect and strengthen Vancouver's urban forest and tree canopy. The Protection of Trees By-law requires permission to remove trees that meet certain conditions to protect as many healthy, viable trees while still meeting the challenges of development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

The site does not contain on-site by-law trees and one City tree exists and is proposed for retention. A total of four new on-site trees are proposed with new street trees along 10th Avenue where space permits. See Appendix B for landscape and tree conditions.

7. Public Input

Public Notification – A site sign was installed on April 30, 2025. Approximately 4,655 postcards were distributed within the neighbouring area on or about May 15, 2025. Application information and an online comment form was provided on the City's *Shape Your City* platform.

Question and Answer Period – A Question and Answer Period was held May 21 to June 3, 2025 on the Shape Your City platform. The Question and Answer Period consisted of an open-question online event where questions were submitted and posted with a response over a period of two weeks. The webpage received a total of 187 visitors during this period. A digital model was posted for online viewing (Figure 5).

Figure 5: Overview of Notification and Engagement

Public Response – Input was received via online questions, comment forms, by email and phone. A total of 47 submissions were received. Below is a summary of feedback and a detailed summary in Appendix D.

Generally, comments of support fell within the following areas:

- *Density*: General support of adding more density to the area.
- *Business and commerce*: The location of the development is expected to support local businesses and increase employment opportunities.
- *Location*: The new development is in a good location close to amenities and likely to improve livability for residents.

Generally, comments of concern fell within the following areas:

- *Affordability and displacement*: New units would be overpriced compared to current rents, potentially displacing existing tenants.
- *Amenities and infrastructure*: Area lacks sufficient infrastructure and amenities to support the increased density.
- *Neighbourhood character*: The proposed building height is excessive and incompatible with the scale of surrounding buildings.

Response to Public Comments

Affordability and displacement: The rezoning site contains 25 units housing for which all 25 tenancies are eligible for tenant protection. Eligible tenants will be offered 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, or at the tenant's current rent, whichever is less. The Housing Agreement will secure not less than 20% of the residential floor area for below-market units to be rented at rates targeted to meet the affordability needs of moderate-income households.

Amenities and infrastructure: The site is well served by transit and amenities. With the future Oak-VGH subway station 400 m to the east, bus service along Broadway and Oak Street, and nearby bikeways, parks, and childcare centres.

Neighbourhood character: The Plan envisions animated building facades with entrances, windows, balconies and patios, and engaging landscape design. The proposal meets these

expectations. Staff have prepared urban design conditions to further enhance neighbourliness, and build upon the public realm and pedestrian interface.

8. Public Benefits

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

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

In accordance with the provisions of Section 3.1A(d) of the Vancouver DCL By-law the applicant has requested and is expected to be eligible for a 100% waiver of the City-wide DCL 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 10,421.9 sq. m (112,180 sq. ft.) of residential, the value of the City-wide DCL waiver for the residential floor area is estimated to be \$2,799,438. The value of the Utilities DCL for the proposed residential floor area is estimated to be \$1,754,117. Compliance with City-wide DCL waiver requirements will continue to be assessed through the development permit stage up to occupancy permit issuance at which point the applicant will be required to submit a rent roll that sets out the initial monthly rents for each unit.

The DCLs on the proposed 176.0 sq. m (1,894 sq. ft.) of commercial floor area cannot be waived, which is estimated to be \$62,073. 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 a public art contribution estimated at \$225,870. The final contribution will be calculated based on the rate in effect and the floor area at the development permit stage. Applicants may elect to provide on-site artwork or cash-in-lieu (at 80% of the public art budget).

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

Financial Implications

As noted in the Public Benefits section this project is expected to provide 162 rental units, of which 20% of the residential floor area will be secured at below-market rents, DCLs and public art contribution. See Appendix G for additional details.

CONCLUSION

Staff review of the application has concluded that it is consistent with the objectives of the Broadway Plan. Staff further conclude that the recommended form of development represents an appropriate urban design response to the site and its context. If approved, this application would make a contribution to the key housing goals outlined in the Housing Vancouver Strategy.

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

* * * * *

**1125 WEST 10TH 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;
 - (d) Office Uses;

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

Conditions of Use

- 5.1 A minimum of 20% of the total dwelling unit area must be below-market rental units.
- 5.2 The design and layout of at least 35% of the total number of below-market rental units and at least 35% of the total number of other dwelling units must:
 - (a) be suitable for family housing; and
 - (b) have 2 or more bedrooms, of which:
 - (i) at least 25% of the total dwelling units must be 2-bedroom units, and
 - (ii) at least 10% of the total dwelling units must be 3-bedroom units.
- 5.3 All commercial uses and accessory uses must be carried on wholly within a completely enclosed building, other than the following:
 - (a) display of flowers, plants, fruits and vegetables in combination with a permitted use;
 - (b) farmers' market;
 - (c) neighbourhood public house;
 - (d) public bike share;
 - (e) restaurant; and
 - (f) retail – limited food service,

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 1,164.6 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 9.1.

- 6.3 The total floor area used for commercial uses must be a minimum of 176.0 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 from the computation of floor area:
- (a) common amenity areas, to a maximum of 10% of the total permitted floor area; and
 - (b) additional floor area for balconies, decks, and any other appurtenances if the Director of Planning considers the impact on bulk, privacy, and overlook,
- 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 69.0 m.
- 7.2 Despite section 7.1 of this by-law and building height regulations in section 10 of the Zoning and Development By-law, the Director of Planning, after considering the impact on building placement, massing, views, overlook, shadowing and noise, may permit architectural features, common rooftop amenity space or mechanical appurtenances including elevator overrun and rooftop access structures, or any other appurtenances that the Director of Planning considers similar to the foregoing, to exceed the maximum building height.

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.

* * * * *

**1125 WEST 10TH 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 Ciccozzi Architecture Inc., received on July 31, 2024, and supplemental plans received on April 11, 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 build upon the public realm, pedestrian interface and neighbourliness.

Note to Applicant: This could be achieved by maintaining open and landscaped yards. Suggested strategies include:

- (a) Improving underground setbacks at time of Development Permit application to support groundwater recharge and off-slab tree canopy, with consideration for future maintenance of underground structures. Also refer to Landscape Condition 1.4;
- (b) Avoiding retaining walls and maintaining existing grades as much as possible within the side yard setbacks for a gentler transition to the neighbouring sites; and
- (c) Consider the provision of a landscaped setback between the parking ramp and the east property limit.

- 1.2 Design development to improve the livability and daylight access of residential units.

Note to Applicant: This could be achieved by:

- (a) Ensuring that all podium level units have principle living spaces and balconies oriented to the front or rear yards. The proposed gym should also have careful fenestration along the west façade to mitigate privacy issues with the existing or future adjacent development; and
- (b) Ensuring all units comply with minimum size requirements. See Section 11 of the Zoning and Development By-law for more information.

Landscape

- 1.3 Design development to improve the public-private realm interface with special attention to the street frontage.

Note to Applicant: This may be achieved by the following:

- (a) Provide an updated Landscape Plan and Site Plan illustrating the public realm treatment up to the curb, including all street trees, adjoining walkways, surface materials, and both soft and hard landscaping; and
- (b) Improve ratio or balance of hardscape to softscape landscape treatment by incorporating additional planting and tree(s) where feasible, to provide a more effective buffer along the street frontage. Permeable paving materials are strongly recommended within front setback areas to support the sustainability strategy.

- 1.4 Design development to provide underground setbacks that support the urban tree canopy and groundwater recharge.

Note to Applicant: Alternatives to the standard 12 ft. underground setback may be acceptable. For example, providing an equivalent amount of underground setback area in a different configuration that better supports tree planting off structure may be considered. Further reductions to the underground setback may also be acceptable if the design supports tree canopy or groundwater recharge in other ways such as by larger, contiguous planted areas for on-site tree planting at grade.

- 1.5 Coordination with the Park Board Urban Forestry to confirm the proposed retention or removal of City Tree# C01.

Note to Applicant: As commented by the Urban Forestry team, the removal of City Tree# C01 may be considered, refer to Park Board Urban Forestry Condition 1.10. Street tree removal is contingent on the collection of Council of Tree and Landscape Appraisers (CTLA) tree values and the installation of a structural soil trench from property line to curb for new trees. Applicant to contact PBDevelopment.Trees@vancouver.ca for payment of tree values and tree removal protocol.

The tree protection barrier dimensions for Tree# C01, as shown on the Tree Management Plan (TMP), appears insufficient on the north side of the trunk. Updated Landscape drawings, arborist report and a revised TMP area required to confirm.

- 1.6 Provision of a detailed Landscape Plan illustrating soft and hard landscaping.

Note to Applicant: The plans should be at 1/8-inch: 1 ft. scale minimum. The Plant List should include the common and botanical name, size and quantity of all existing/ proposed plant material. Plant material should be clearly illustrated on the Plan and keyed to the Plant List. The landscape plan should include the public realm treatment (to the curb) and all existing or proposed street trees, adjoining walkways, surface

materials, PMT/Vista transformers and public utilities such as lamp posts, hydro poles, fire hydrants.

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

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.

Soil volumes for tree planning, growing mediums and planting depths must exceed CSLA standards.

- 1.8 Provision of a Tree Management Plan as part of the Landscape Plans, in coordination with arborist report tree management plan.

Note to Applicant: It is preferred that the arborist tree management plan become the primary document for tree removal/ protection related matters.

- 1.9 Provision of an arborist “letter of undertaking” to include signatures by the owner and arborist.

Note to Applicant: The signatures confirm that all parties are aware of the roles and responsibilities and that the project is on track to satisfy the steps and recommendations outlined by the arborist. For example, advanced planning will be needed to ensure that certain works, such as site supervision checkpoints, are coordinated.

Park Board Urban Forestry

- 1.10 Removal of City Tree# C01 is supportable to achieve a new 2-meter-wide front boulevard. Contact PBDevelopment.trees@vancouver.ca to initiate the tree removal process and payment for tree value.
- 1.11 Update landscape plan to indicate the preferred front boulevard tree species to be: *Ulmus americana* ‘by 1709’.

Sustainability

- 1.12 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*.

Housing

- 1.13 The proposed unit mix, including 47 studio units (29.0%), 58 one-bedroom units (35.8%), 41 two-bedroom units (25.3 %), 16 three-bedroom units (9.8%), is to be included in the Development Permit drawings to achieve at least 10% three-bedroom units and 25%

two-bedroom units, separately in both the market rental and below-market portions.

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 Housing Condition 2.6.

- 1.14 The development should be designed in accordance with the *High-Density Housing for Families with Children Guidelines*, including the provision of:
- (a) An outdoor amenity area to include areas suitable for a range of children's play activities and urban agriculture appropriate in size for the scale of the project and situated to maximize sunlight access (Section 3.3.2, 3.4.3);
 - (b) A minimum of 2.3 sq. m (24.7 sq. ft.) of bulk storage for each dwelling unit (Section 4.4.2);
 - (c) A multi-purpose indoor amenity space appropriate in size for the scale of the project, with a wheelchair accessible washroom and kitchenette. Consider positioning this adjacent to the children's play area to enable parental supervision from the amenity room (Section 3.7.3); and
 - (d) A balcony for each unit with 1.8 by 2.7 m minimum dimensions (Section 4.3.2).
- 1.15 The below-market units should be designed to the same standards of livability as the market rental units.

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

Engineering

- 1.16 Submission of a letter confirming acknowledgment that this application falls within the area with potential impacts due to the Broadway Subway Project construction and that you have contacted the Rapid Transit Office for more detailed information.

Note to Applicant: Developer is required to submit a signed letter acknowledging restricted street use (for Broadway Corridor) during construction before issuance of development permit due to Broadway Subway Project construction. Contractor must develop the traffic plans in coordination with the City, considering Broadway Subway Project existing street use plans. City will require minimum of 10 business days to review the traffic plan.

Please contact the City of Vancouver Rapid Transit Office (RapidTransitOffice@vancouver.ca) for more information on impacts to access and street use for your project.

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

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

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

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

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

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

- 1.19 Provision of any gas service to connect directly to the building without any portion of the service connection above grade within the road right-of-way.
- 1.20 Provision of a lighting simulation to support all offsite lighting upgrades to City standards and IESNA recommendations.
- 1.21 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>

- 1.22 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."; and
- (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 guy wires that are to be removed or relocated must be called out and the existing and proposed locations shown. Letters must be provided from the appropriate public utility companies that confirm that pole relocation proposed is possible.

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

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

Note to Applicant: All proposed streetscape materials on the boulevard along West 10th Avenue should meet the *Broadway Public Realm Plan* and are to be used alongside the City's design guidelines and construction standards. 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.

- 1.23 Provision of a Shared Use Loading Agreement to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for the Class B loading space(s) between the commercial and residential uses and labelling of the space(s) as 'Residential and Commercial Loading'.

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

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

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

(a) Minimum 6.6 m (21.7 ft.) maneuver aisle.

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

- (a) Convenient, internal, stair-free loading access to/from all site uses;
- (b) Minimum 3.4 m (11.2 ft.) width, 10.2 m (33.5 ft.) length for Class B spaces; and
- (c) Clear unloading area or raised rear dock, minimum 1.8 m (5.9 ft.) wide, with suitable access to facilitate goods loading /unloading.

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

- 1.27 Provision of the following general revisions to the 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) Dimensions 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.

- 1.28 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 1 or more levels of below-ground structure (but excluding lower density residential buildings with 8 or fewer units) located in an area of concern for groundwater will have to meet the requirements of the revised Bulletin. Further information on requirements can be found here:

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

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

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

- 1.30 Provision of all third-party utility services (e.g., BC Hydro, Telus, 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: Provide written confirmation that BC Hydro System Vista, Vista switchgear, pad mounted transformers, low profile transformers and kiosks as well as telecommunications kiosks are to be located on private property with no reliance on public property for placement of these features.

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

- 1.31 A Key Plan shall be submitted by the applicant and approved by the City prior to any third-party utility drawing submissions, and third-party utility service drawings will not be reviewed by the City until the Key Plan is defined and achieves the following objectives:

- (a) The Key Plan shall meet the specifications in the City of Vancouver *Engineering Design Manual* Section 2.4.4 Key Plan <https://vancouver.ca/files/cov/engineering-design-manual.PDF>; and

- (b) All third-party service lines to the development 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>

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

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

Building Grade design is in the preliminary state. Finalized building grades are required prior to Development Permit 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 and the Director of Legal Services for the consolidation of Lots 13 and 14, both of Block 354, District Lot 526, Plan 991 to create a single parcel.

- 2.2 Provision of a natural watercourse agreement.

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

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

improvements thereon will be issued until the letter of credit or such other form of alternative security that may be acceptable to the City in its sole discretion, as security for the services is provided. The timing for the delivery of the Services shall be determined by the General Manager of Engineering Services in his sole discretion and holds shall be placed on such permits as deemed necessary in his sole discretion. The Services are not excess and/or extended services, and the applicant is not entitled to a Latecomer Agreement.

Notes 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 Alpin Martin dated March 26, 2025, no water main upgrades are required to service the development.

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

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

As per the City of Vancouver Building By-law, the principal entrance must be within 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 the Applicant: Implementation of development(s) at 1125 West 10th Avenue does not require any sewer upgrades.

Development to be serviced to the existing 200 mm SAN and 300 mm STM sewers in the L/N West 10th Avenue.

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

be specified. This site will be required to comply with these requirements, pending Council approval. More information is available at <https://vancouver.ca/home-property-development/rainwater-management.aspx>

- (c) Provision of street improvements with appropriate transitions, along West 10th Avenue adjacent to the site, including:
 - (i) Minimum 2.0 m wide front boulevard;
 - (ii) 3.0 m wide broom finish saw-cut concrete sidewalk; and
 - (iii) Curb and gutter, including road reconstruction as required to accommodate the new curb and gutter.

Note to Applicant: Road reconstruction on West 10th Avenue to meet City “Higher Zoned Street” standards.

- (d) Provision of street improvements with appropriate transitions, along the lane adjacent to the site, including the following:
 - (i) 50 mm mill and overlay asphalt full width of the lane along the development site’s frontage.

Note to Applicant: Lane reconstruction to meet City “Higher-Zoned Lane” standards. Refer to the City design guidelines and construction standards: <https://vancouver.ca/streets-transportation/street-design-construction-resources.aspx>.

- (e) Provision of speed humps in the lane south of West Broadway between Alder Street and Spruce Street.
- (f) Provision of upgraded street lighting (roadway and sidewalk) to current City standards and IESNA recommendations.
- (g) Provision of Spruce Street and West 10th Avenue intersection street lighting upgrade of one street light pole, base and luminaire (including upgrade to LED) to current City standards and IESNA recommendations.
- (h) Provision of new or replacement duct bank 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 in the Development Permit stage and coordinate the submission of the detailed Electrical design. The detailed Electrical design is required prior to the start of any associated electrical work and is to conform with the current City Engineering Design Manual, Construction Specifications, Standard Detail Drawing, Canadian Electrical Code, and the Master Municipal Construction Documents.

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

Note to Applicant: Final spacing, quantity and location to the satisfaction of the General Manager of Engineering Services. Tree species to the approval of the City Arborist. Street tree planting to include appropriate soil volumes and approved root barriers of rigid construction, 8' 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.

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

Housing

2.4 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 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 and 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
- (j) Such other terms and conditions as the General Manager of Planning, Urban Design and Sustainability (or successor in function) and the Director of Legal Services may require in their sole discretion.

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

- 2.5 Arrangements to be made to the satisfaction of the Director of Planning, Urban Design and Sustainability and Director of Legal Services for a covenant, pursuant to Section 219 of the Land Title Act, ensuring the use and access of the amenity space currently designated as a "guest suite" shall be shared and made available to all residential occupants and/or tenants of the building as a common amenity space in perpetuity.
- 2.6 Enter into a Section 219 Covenant and/or such other agreements as the General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services determine are necessary to require the applicant to:
 - (a) Provide a Tenant Relocation Plan to the satisfaction of the General Manager of Planning, Urban Design and Sustainability as per the *Broadway Plan* and the *Tenant Relocation and Protection Policy* that is effective at the time of submission of the Development Permit Application;

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

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

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

Public Art

- 2.7 Execute an agreement satisfactory to the Director of Legal Services and the Director of Arts and Culture for the provision of public art in accordance with the City's *Public Art Policy*, such agreement to provide for security in a form and amount satisfactory to the aforesaid officials.

Note to Applicant:

- (a) Consult with the City's Head of Public Art regarding opportunities for investment in public spaces as per the *Broadway Plan*.

- (b) 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.

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

Environmental Services

2.8 The following conditions must be met prior to enactment of the rezoning:

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

Agreements

Note to Applicant: Where the Director of Legal Services deems appropriate, the preceding agreements are to be drawn, not only as personal covenants of the property owners, but also as Covenants pursuant to the Land Title Act.

The preceding agreements are to be registered in the appropriate Land Title Office, with priority over such other liens, charges and encumbrances affecting the subject sites as is considered advisable by the Director of Legal Services, and otherwise to the satisfaction of the Director of Legal Services prior to enactment of the By-law and at no cost to the City.

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

* * * * *

**1125 WEST 10TH AVENUE
PROPOSED CONSEQUENTIAL BY-LAW AMENDMENTS**

Note: By-laws will be prepared generally in accordance with the provisions listed below, subject to change and refinement prior to posting.

DRAFT AMENDMENTS TO THE SIGN BY-LAW NO. 11879

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

“1125 West 10th Avenue [CD-1 #] [By-law #] C-2”

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

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

“[CD-1 #] [By-law #] 1125 West 10th Avenue”

* * * * *

1125 WEST 10TH AVENUE
PUBLIC CONSULTATION SUMMARY

1. List of Engagement Events, Notification, and Responses

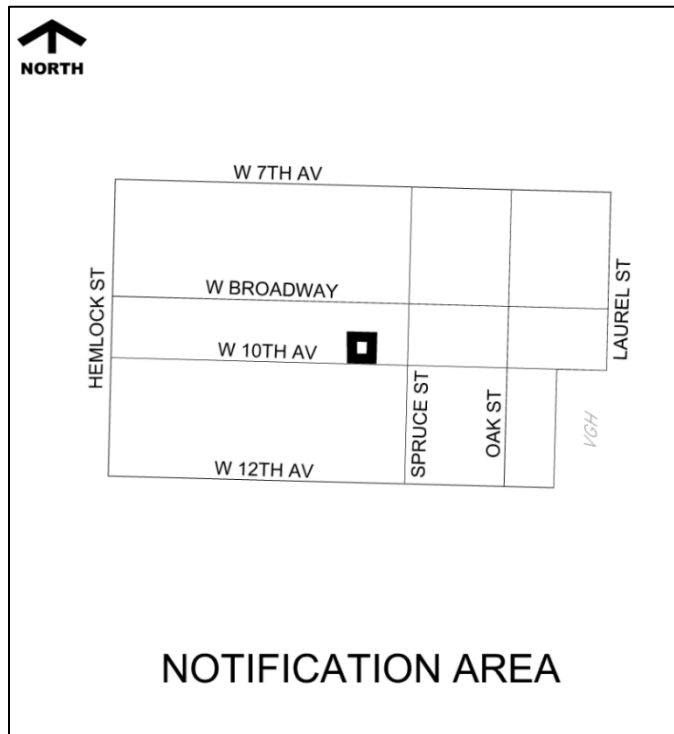
	Date	Results
Event		
Question and Answer Period (City-led)	May 21, 2025 – June 3, 2025	187 participants (aware)* • 80 informed • 27 engaged
Public Notification		
Postcard distribution – Notice of rezoning application and Q&A Period	May 15, 2025	4,665 notices mailed
Public Responses		
Online questions	May 21, 2025 – June 3, 2025	5 submittals
Online comment forms • Shape Your City platform	April 2025 – August 2025	40 submittals
Overall position • support • opposed • mixed	April 2025 – August 2025	40 submittals • 9 responses • 28 responses • 3 responses
Other input	April 2025 – August 2025	2 submittals
Online Engagement – Shape Your City Vancouver		
Total participants during online engagement period	April 2025 – August 2025	838 participants (aware)* • 294 informed • 39 engaged

Note: All reported numbers above are approximate.

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

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

2. Map of Notification Area



3. Analysis of All Comments Received

Below is an analysis of all public feedback by topic.

Generally, comments of support fell within the following areas:

- **Density:** Generally supportive of adding more density to the area.
- **Business and commerce:** The location of the development is expected to support local businesses and increase employment opportunities.
- **Location:** The development is seen as being in an advantageous location, close to amenities and likely to improve livability for residents.

Generally, comments of concern fell within the following areas:

- **Affordability and displacement:** New units would be overpriced compared to current rents, potentially displacing existing tenants.
- **Amenities and infrastructure:** Area lacks sufficient infrastructure and amenities to support the increased density.
- **Neighbourhood character:** The proposed building height is excessive and incompatible with the scale of surrounding buildings.

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

General comments of concern:

- The building height is too tall for the surrounding area casting shadows and obstructing views.
- This development will negatively impact the neighbourhood and its liveability.
- The project would place stress on the current streetscape and will increase congestion and negatively impact parking.
- Transit is not able to accommodate this density.

Neutral comments/suggestions/recommendations:

- Current residents should receive priority for residential units.

* * * * *

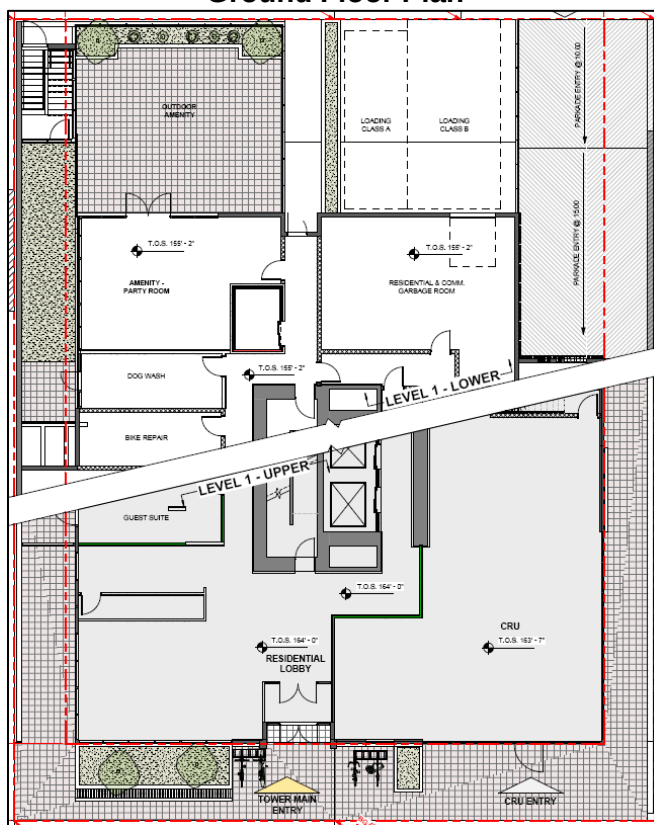
**1125 WEST 10TH AVENUE
SUMMARY OF TENANT RELOCATION PLAN TERMS**

Tenant Relocation and Protection Requirements	Tenant Relocation Plan Offer
Financial Compensation	The choice of either: • Compensation in the form of free rent, a lump sum payment, or a combination of both, will be available for each unit eligible for Tenant Relocation Plan according to the following schedule: - 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 to exercise their Right of First Refusal to return to the new building, a temporary rent top-up to mitigate rent increases while waiting to return to the new building. 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 have distributed 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 to 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	• The applicant is partnering with a Tenant Relocation Coordinator to assist existing tenants with finding alternate accommodation. • For low income tenants and tenants facing other barriers to housing, as defined in the TRP Policy, the applicant will be required to commit to assisting in securing a permanent, suitable affordable housing option.
First Right of Refusal	• The applicant will be required to commit to offering all eligible tenants the Right of First Refusal to return to the new building at either a 20% discount to city-wide average market rents by unit type for the City of Vancouver, as published annually, or at the tenant's current rent, whichever is less

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1125 WEST 10TH AVENUE
FORM OF DEVELOPMENT DRAWINGS

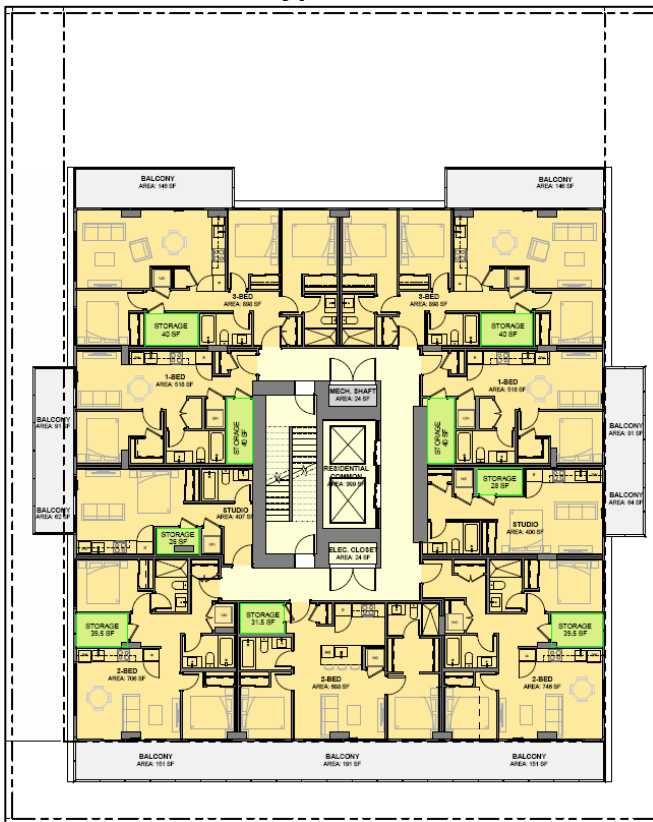
Ground Floor Plan



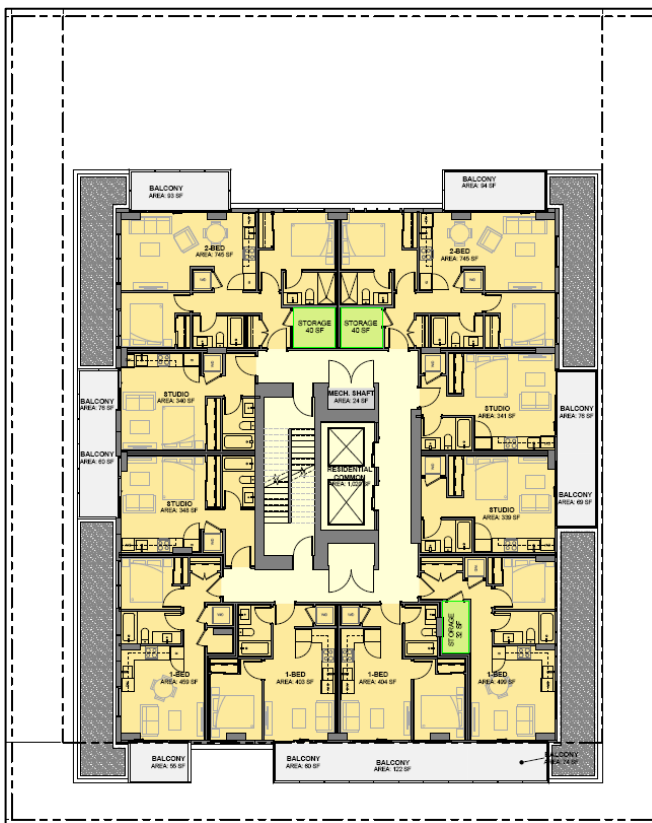
Perspective as Viewed Above West 10th Avenue Looking Northeast



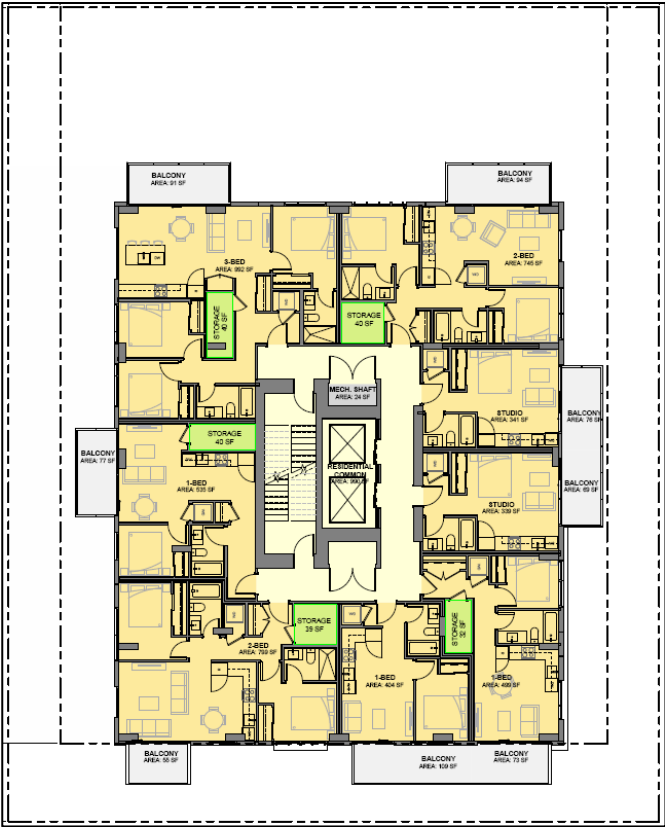
Level Three – Typical Podium Floor Plan



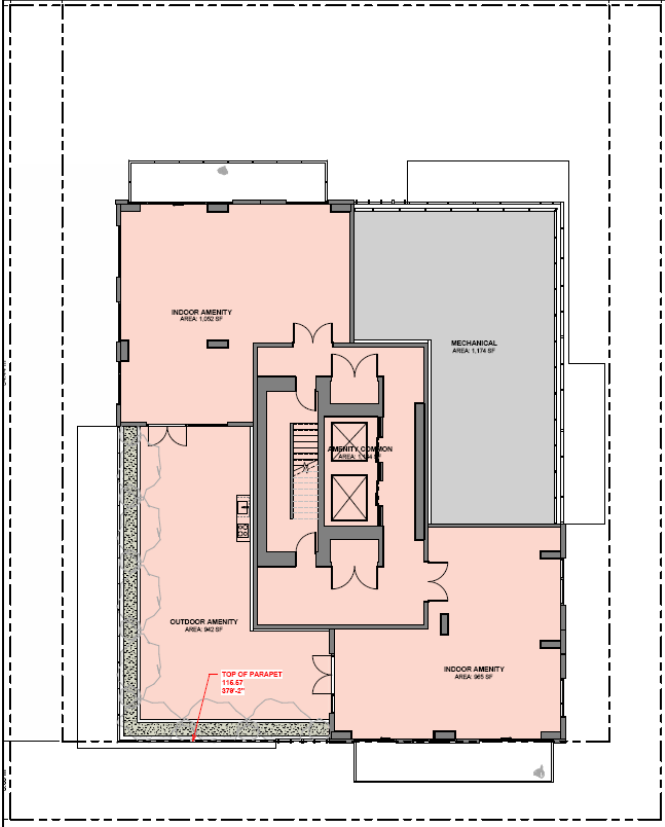
Level Five – Top of Podium Floor Plan



Typical – Tower Floor Plan



Rooftop Amenity Level



East Elevation



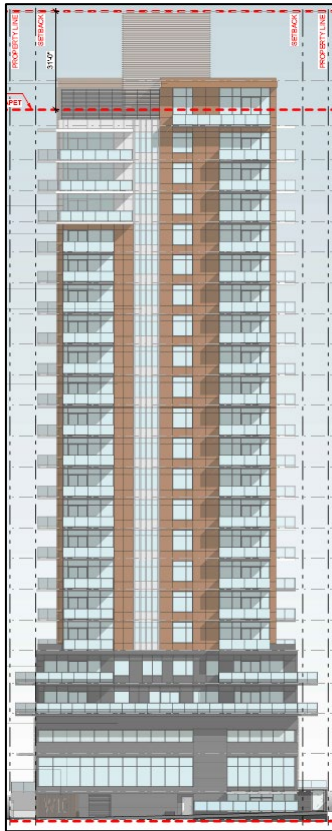
West Elevation



South Elevation



North Elevation



**1125 WEST 10TH AVENUE
PUBLIC BENEFITS SUMMARY**

Project Summary

21-storey mixed-use residential buildings containing 162 rental units, of which 20% of the residential floor area will be secured at below-market rents, and commercial space on the ground floor.

Public Benefit Summary:

162 rental units, of which 20% of the residential floor area will be at below-market rents, secured with a Housing Agreement for the greater of 60 years and the life of the building, a DCL payment, and a public art contribution.

	Current Zoning	Proposed Zoning
Zoning District	R5-3	CD-1
FSR (site area of 1,164.6 sq. m / 12,536 sq. ft.)	6.8	9.1
Buildable Floor Space	7,919.3 sq. m (85,242 sq. ft.)	10,597.9 sq. m (114,076 sq. ft.)
Land Use	Residential	Mixed-Use Residential

Summary of Development Contributions Expected Under Proposed Zoning

City-wide DCL ^{1,2}	\$47,264
Utilities DCL ¹	\$1,768,926
Public Art ³	\$225,870
TOTAL	\$2,042,060

Other benefits (non-quantified): 162 rental units, of which 20% of the residential floor area would be rented at below-market rates, secured for the greater of 60 years and the life of the building.

¹ Based on by-laws in effect as of September 30, 2025. DCLs are payable at building permit issuance based on rates in effect at that time and the floor area proposed at development permit stage. 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 The applicant has requested and is expected to be eligible for a Class A (100%) waiver of the City-wide DCL applicable to residential portion of the building. The value of the anticipated City-wide DCL waiver is estimated at \$2,799,427. The application is therefore subject to the maximum average starting rents and unit sizes by unit type applicable to "class A for-profit affordable rental housing" as per the By-law. These requirements will be secured by a Housing Agreement, and compliance will be assessed through the development permit stage to occupancy permit issuance.

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

* * * * *

1125 WEST 10TH AVENUE
APPLICANT, PROPERTY, AND DEVELOPMENT PROPOSAL INFORMATION

Address	Property Identifiers (PIDs)	Legal Description
1125 West 10th Avenue	007-717-881	Lot 13 Block 354 District Lot 526 Plan 991
	007-717-873	Lot 14 Block 354 District Lot 526 Plan 991

Applicant Information

Applicant	Sightline Properties Ltd.
Owner	A.M.R Investments Ltd.
Architect	Ciccozzi Architecture Inc.

Development Statistics

	Permitted Under Existing Zoning	Proposed
Zoning	R5-3	CD-1
Site Area	1,164.6 sq. m (12,536 sq. ft.)	1,164.6 sq. m (12,536 sq. ft.)
Land Use	Residential	Mixed-Use Residential
Maximum Density	6.8 FSR	9.1 FSR
Floor Area	7,919.3 sq. m (85,242 sq. ft.)	10,597.9 sq. m (114,074 sq. ft.)
Maximum Height	84.0 m (276 ft.)	69.0 m (226 ft.) to the top of the roof parapet and additional height to the top of the rooftop amenity space and mechanical appurtenances
Parking, Loading and Bicycle Spaces	Per Parking By-law	Vehicle Parking 65 Bicycle Parking 313 Loading Spaces 2 To be confirmed at development permit stage
Natural Assets	No existing on-site By-law trees and 1 City tree	1 City tree to be retained 4 new on-site and City trees To be confirmed at development permit stage
