



REFERRAL REPORT

Report Date: October 21, 2025
Contact: Hanna Jarrett
Contact No.: 604-269-5609
RTS No.: 18227
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: 215-229 East 13th Avenue

RECOMMENDATION TO REFER

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

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

RECOMMENDATION FOR PUBLIC HEARING

- A. THAT the application by JTA Development Consultants, on behalf of Glen Gordon Holdings Ltd., the registered owners of the lands located at:
- 215-217 East 13th Avenue [*PID 015-613-071; Lot 18, Except the East 25 Feet, Block 114 District Lot 301 Plan 187*]; and
 - 229 East 13th Avenue [*Lots 16, 17 and the East 25 Feet of Lot 18, all of Block 114 District Lot 301 Plan 187; PIDs 007-465-904, 007-465-939, and 007-529-635 respectively*];

to rezone the lands from R5-3 (Residential) District and RM-4 (Residential) District to CD-1 (Comprehensive Development) District to increase the maximum floor space ratio (FSR) from 6.8 and 0.75 respectively to 6.8 and the maximum building height from 84.0 m (276 ft.) and 10.7 m (35 ft.) respectively to 66.8 m (219 ft.) with additional height for the rooftop amenity, to permit the development of a 21-storey mixed-use building containing 193 rental housing units, of which

20% of the residential floor area will be secured as below-market rental units, with commercial space on the ground floor, be approved in principle;

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

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by Studio One Architecture Inc., received January 10, 2024 and supplemental plans received June 25, 2025;

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

- B. THAT subject to approval in principle of the rezoning and the Housing Agreement described in Part 2 of Appendix B, the Director of Legal Services be instructed to prepare the necessary Housing Agreement By-law for enactment prior to enactment of the CD-1 By-law, subject to such terms and conditions as may be required at the discretion of the Director of Legal Services, and the General Manager of Planning, Urban Design and Sustainability.
- C. THAT subject to approval of the CD-1 By-law, the application to amend the Sign By-law to establish regulations for the new CD-1, generally as set out in Appendix C, be approved.
- D. THAT subject to approval of the CD-1 By-law, the Noise Control By-law be amended to include the CD-1, generally as set out in Appendix C;

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

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

REPORT SUMMARY

This report evaluates an application to rezone 215-229 East 13th Avenue from RM-4 (Residential) and R5-3 (Residential) to CD-1 (Comprehensive Development) District under the *Broadway Plan* (Plan). The proposal is to permit a 21-storey mixed-use building containing 193 rental units with 20% of the residential floor area for below-market rental units, and commercial space on the ground floor.

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)
- Rental Incentives Programs Bulletin (2012, last amended 2025)
- Tenant Relocation and Protection Policy (2015, last amended 2019)
- Community Amenity Contributions Policy for Rezoning Projects (1999, last amended 2025)
- Green Buildings Policy for Rezoning Projects (2010, last amended 2024)
- Vancouver Development Cost Levy By-law No. 9755
- Vancouver Utilities Development Cost Levy By-law No. 12183
- Public Art Policy and Procedures for Rezoning Projects (2014)
- Urban Forest Strategy (2018, last amended 2025)

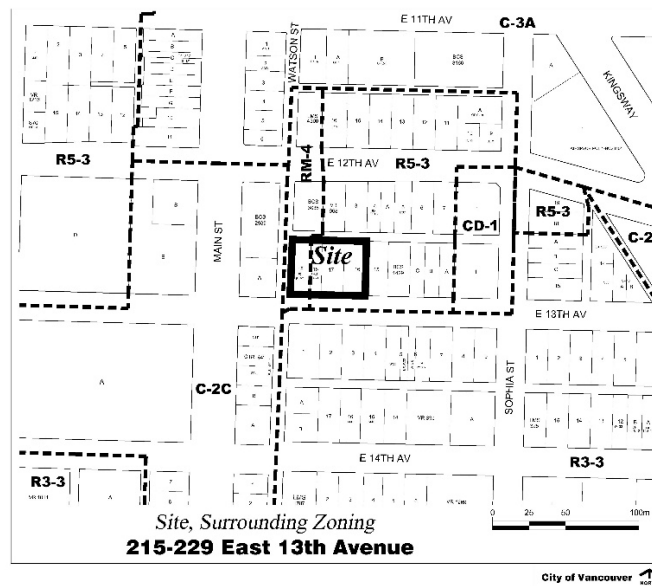
REPORT

Background/Context

1. Site and Context

The site is located on the northeast corner of East 13th Avenue and Watson Street in the Mount Pleasant neighbourhood (see Figure 1). The total site area is 1,891.9 sq. m (20,364 sq. ft) with a frontage of 51.2 m (168 ft.) along 13th Avenue, a depth of 37.2 m (122 ft.), and a lane to the north. The property is currently developed with a single-detached house and a four-storey apartment building. At the time of application, all 25 units were tenanted with residential tenants. The City's *Tenant Relocation and Protection Policy* (TRPP) applies.

The surrounding area includes a mix of uses including residential apartment buildings and commercial uses in the Main Street Village area one block to the west. A senior's housing building is located to the east. The future Broadway Subway Mount Pleasant Station is four blocks to the north.

Figure 1: Location Map

Neighbourhood Amenities – The following amenities are within close proximity:

- **Parks:** Tea Swamp Park (230 m), Mount Pleasant Park (415 m), Guelph Park (515 m), Robson Park (520 m), Major Matthews Park (520 m), Jonathan Rogers Park (665 m), and McAuley Park (780 m).
- **Cultural/Community Spaces:** Heritage Hall (230 m), Cambrian Hall (405 m), Mount Pleasant Community Centre and Library (450 m), Athens Cultural Club (560 m) and Mount Pleasant Neighbourhood House (960 m).
- **Childcares:** St. Patrick's School After School Care (115 m), Florence Nightingale Elementary Before and After School Care (355 m), Tenth Avenue Alliance Wee Care Day Care Centre (435 m), 3 Corners Childcare (450 m), Sunshine Corner Day Care (465 m), St. Michael's Church Daycare Centre (465 m), Our House Child Care Centre (540 m), Mount Pleasant YMCA Kids Club (545 m) and Mount Pleasant Neighbourhood House Daycare (960 m).

2. Policy Context

Vancouver Plan – The *Vancouver Plan* was approved by Council in 2022 and is a land use strategy to guide the long-term growth of the City over the next 30 years. The 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 (“Plan”) – The *Broadway Plan* is a comprehensive community plan for the area within Vine Street to Clark Drive and 1st Avenue to 16th Avenue. The 30-year plan focuses on opportunities to integrate new housing, jobs and amenities around the new Broadway Subway. The site is located within the Mount Pleasant South Apartment Area – Area A (MSAA) sub-area of the Plan, which enables heights up to 20 storeys and a maximum density of 6.5 FSR for secured-market rental housing, with a minimum of 20% of the residential floor area

secured at below-market rents. Minor increases in height and density may be considered for the delivery of ground floor local-serving retail/service uses or childcare.

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.

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 was received on January 1, 2025.

Housing Vancouver – The *Housing Vancouver Strategy* focuses on the right supply of new homes, including rental, to meet the continuum of housing types. The strategy includes 10-year housing approval targets, which were updated in 2024. The new target aims for 83,000 net new homes overall, including 30,000 purpose-built market rental and 5,500 purpose-built below-market rental units. This rezoning would contribute towards targets for purpose-built market and below-market rental housing units.

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 2 of the TOA legislation. As the Plan allows more height and density, the application is being assessed under the Plan policies.

Strategic Analysis

1. Proposal

The rezoning application proposes a mixed-use building containing 193 rental units with 20% of the residential floor area for below-market rental units and commercial uses on the ground floor. The proposed building height is 66.8 m (219 ft.) with additional height for rooftop amenity, and an overall density of 6.8 FSR. The proposal includes underground vehicle and bicycle parking, accessed from the lane.

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 D and statistics in Appendix H).

Staff are guided by the Plan, which establishes urban design criteria with guidance on tower typologies, siting, massing, solar access, tower width and separation, and building articulation.

Form of Development – The application proposes a 21-storey mixed-use building, including a six-storey podium, and retail units at grade. The proposal is generally consistent with the built form expectations of the Plan.

Figure 2: Aerial view looking northeast



Height – The proposal complies with the Plan, which anticipates 20-storey towers with a partial storey for rooftop amenities in this area. Minor increases in height and density for delivery of ground floor local-serving retail are permitted.

Density – The application proposes 6.8 FSR which complies with the Plan's permitted density limit of 6.5 FSR plus an additional 0.3 FSR for ground level, local serving retail.

Shadowing – The Plan requires development proposals to preserve sunlight onto the opposite sidewalk in village areas between 10 am and 4 pm at the spring and fall equinoxes. During the application review process, staff determined that the original submission showed incorrect shadow studies that did not fully capture the extent of the proposed shadowing. Staff requested and received a revised, accurate shadow study that showed shadowing onto the western sidewalk of the Main Street village area from 10 am to 10:45 am on the equinoxes, which is contrary to the Plan's solar access requirements.

Staff review indicated that while this is a village area, this segment is not considered a high-quality public space, due to the proximity to the intersection of Main Street and 12th Avenue, which features heavy vehicular traffic. After reviewing the revised shadow studies in relation to the context, staff support the proposed tower design and the 45-minute shadow onto this specific segment of Main Street, subject to conditions in Appendix B. See Appendix D for shadow studies.

Public Realm and Interface – The application is generally consistent with the Plan's intent to activate and enhance the public realm and pedestrian interface. At-grade gathering space offered on the southwest corner of 13th Avenue and Watson Street provides welcoming places

for people to socialize. Staff have provided a condition of approval in Appendix B to further enhance the space by adding pedestrian amenities and landscaping elements to enrich the public realm at the development permit stage.

Private Amenity Spaces – The development provides on-site common indoor and outdoor amenities for the residents at the rooftop level and on level five.

Urban Design Panel – Staff determined a review by the Urban Design Panel was not required as the proposal reflects the built form, height and density anticipated by the Plan and is appropriate for the context.

Staff have concluded that the proposal reflects the height, density and built-form expectations of the Plan, and that the solar access relaxations are supportable due to the characteristics of the shadowed area and the resulting form of development's consistency with urban design requirements. Staff support the application subject to the 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 193 units, including 20% of the floor area for 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) Purpose-Built Market and Developer-Owned Below-Market Rental Housing as of June 30, 2025

Housing Type	Category	10-Year Targets ¹	Units Approved Towards Targets ²
Purpose-Built Market Rental Units³	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 Mount Pleasant/Renfrew Heights, in which this site is located, is 1.8%. A vacancy rate of between 3% and 5% is considered to represent a balanced market.

Housing Mix – The Plan requires a minimum of 35% family units, including a minimum of 10% of units with three or more bedrooms and 25% of units with two bedrooms. This application proposes 36% 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 for 2025. Average market rents and incomes served for newer rental buildings on the eastside are shown in the middle two columns, and costs for home ownership are shown in the right-hand columns. Figure 4 demonstrates that below-market rental housing and market rental housing provide options that are more affordable than home ownership.

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

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

		Below-Market Rental Units		Newer Rental Buildings Eastside		Monthly Costs of Ownership for Median-Priced Apartment – Eastside (with 20% down payment)		
Unit Type	Proposed Average Unit Size	2025 Starting Rents ¹	Average Household Income Served ⁴	Average Market Rent ²	Average Household Income Served ⁴	Monthly Cost of Ownership ³	Average Household Income Served ⁴	Down-payment at 20%
Studio	379 sq. ft.	\$1,294	\$51,776	\$1,879	\$75,160	\$2,200	\$88,000	\$79,550
1-bed	471 sq. ft.	\$1,470	\$58,784	\$2,194	\$87,760	\$2,885	\$115,400	\$108,000
2-bed	678 sq. ft.	\$2,052	\$82,080	\$2,880	\$115,200	\$3,809	\$152,360	\$141,300
3-bed	861 sq. ft.	\$2,819	\$112,768	\$3,815	\$152,600	\$5,565	\$222,600	\$213,000

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

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

Security of Tenure – Purpose-built rental housing offers permanent rental housing and security of tenure, unlike rented condominiums or basement suites in the secondary rental market. All 193 units in the proposal would be secured through a Housing Agreement and/or a 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.

Tenants – The rezoning site contains existing rental residential uses, including 26 units of primary rental housing. Twenty-one units are occupied and five are vacant.

Twenty out of the 21 existing residential tenancies are eligible under the City's Tenant Relocation and Protection Policy (TRPP). The applicant has provided a Tenant Relocation Plan (TRP) for eligible tenants which meets the requirements of the City's TRPP, which is summarised in Appendix E of this report.

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

5. Transportation and Parking

The site is well served by transit and is located within 150 m (492 ft) of local bus routes and 400 m (1,312 ft.) of the future Mount Pleasant SkyTrain Station. The site is also in close proximity to the East 10th Avenue bikeway to the north.

Vehicle and bicycle parking is provided on three levels of underground parking, accessed from the rear lane. The applicant proposes 87 vehicle parking spaces, 358 bicycle parking spaces, and three loading spaces. Conditions included in Appendix B require the proposal to meet the Parking By-law and provide a Transportation Demand Management (TDM) Plan.

Engineering conditions require public realm improvements along 13th Avenue and Watson Street. These improvements include new sidewalks, curb ramps, upgraded street lighting, parking signage, and speed humps on Watson Street and the lane, 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 stated within the policy. The applicant has submitted a preliminary modelling analysis detailing design and construction strategies to meet anticipated energy and emissions and embodied carbon targets in the Vancouver Building By-law, a summary of the resilient building measures considered for the application, and a commitment to fulfil energy system sub-metering and enhanced commissioning requirements throughout the project.

Natural Assets – The *Urban Forest Strategy* seeks to 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 existing trees on site proposed for removal. There are no street trees on City lands adjoining the site. Conditions related to landscaping and trees, including the provision of new street trees, are included in Appendix B.

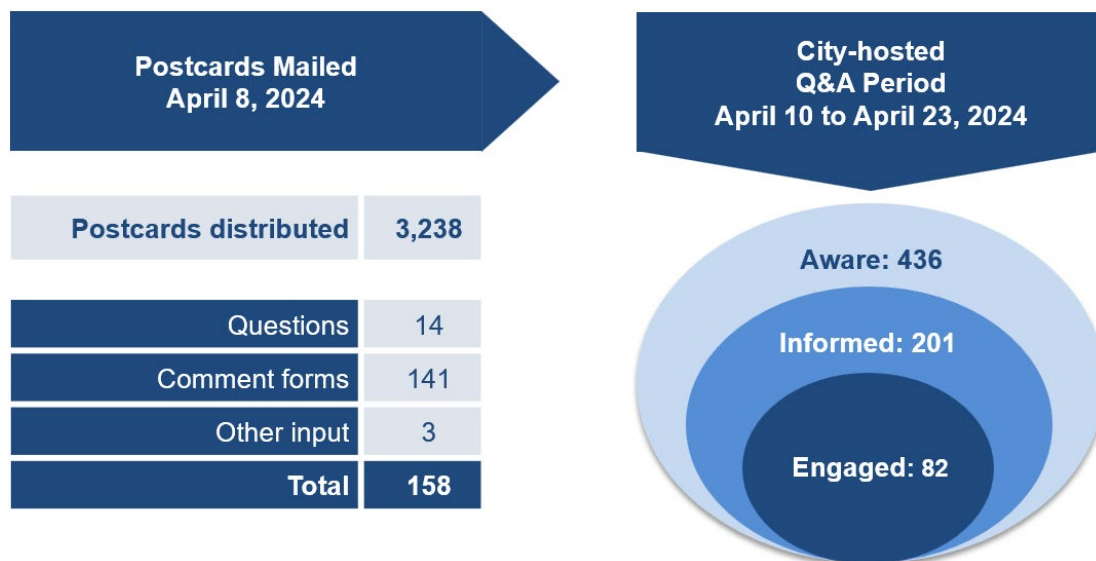
7. Public Input

Public Notification – A rezoning information sign was installed on the site on March 13, 2024. Approximately 3,238 notification postcards were distributed within the neighbouring area on or about April 8, 2024. Application information and an online comment form was provided on the Shape Your City (shapeyourcity.ca/) platform.

Question and Answer Period – A question and answer period was held from April 10 to April 23, 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 158 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:

- **Density and location:** Due to the location of the development along a major transit route, the height and density is appropriate to support transit-friendly housing and mobility.
- **Development and housing:** The proposed development adds much needed rental and below-market-rate housing to address the affordability crisis.
- **Commercial spaces:** The availability of commercial spaces off main roads will provide greater access to current and future residents.

Generally, comments of concern fell within the following areas:

- **Height, density, and scale:** The height of the proposal would be too tall in an area that only has low- to mid-rise developments and strained infrastructure. This will break with the prevailing character of the neighbourhood.
- **Displacement and housing:** Existing tenants will be displaced and forced out of the area due to higher expected rents once construction is complete.

- **Traffic and parking:** The proposed development will strain existing parking infrastructure and will worsen traffic in the area.

Response to Public Comments

Height, density, and scale – The proposed height, density, and uses are consistent with the MSAA sub-area of the Plan. Staff have included a condition in Appendix B to further develop the design to reflect the character of Mount Pleasant, including exploring opportunities for public art. Regarding infrastructure, a condition requires the applicant to upgrade the water, sewer, and stormwater connections to meet the demands of the project.

Tenant displacement – The applicant is required to meet the provisions of the TRPP for the Plan area. The TRPP requires that existing tenants receive right of first refusal to return to the new building at their existing rent, or a 20% discount to city-wide average market rent, whichever is less. Assistance in finding alternate accommodations while the development is under construction and a rent top-up or financial compensation based on the length of tenancy is also required.

Traffic and parking – The Parking By-law does not require minimum parking requirements except for accessible parking, visitor spaces, and bike parking. Additionally, the site is in close proximity to the future Mount Pleasant SkyTrain station, frequent bus routes, and the 10th Avenue bikeway. A TDM plan is required as part of the development permit application to maximize the use of sustainable transportation choices and reduce the reliance on motor vehicle trips.

8. Public Benefits

Community Amenity Contributions (CACs) – This application is subject to a negotiated CAC under the *Community Amenity Contributions Policy for Rezoning*s. Real Estate Services staff reviewed the application and the cost of securing the rental housing units including 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 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 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 12,278.1 sq. m (132,160 sq. ft.) of residential floor area, the value of the DCL waiver for the residential floor area is estimated to be \$3,298,020. The value of the Utilities DCL for the proposed residential floor area is estimated to be \$2,066,527. Compliance with DCL waiver requirements will continue to be assessed through the development permit stage up to occupancy permit issuance at which point the applicant will be required to submit a rent roll that sets out the initial monthly rents for each unit.

The DCLs on the proposed 586.8 sq. m (6,314 sq. ft.) of commercial floor area cannot be waived, which is estimated to be \$207,005. 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 *Public Art Policy and Procedures for Rezoned Developments* requires rezonings having a floor area of 9,290 sq. m (100,000 sq. ft.) or greater to contribute public art or provide 80% cash in lieu as a condition of rezoning. With an estimated floor area of 12,864.9 sq. m (138,476.6 sq. ft.), this project would contribute a public art budget of approximately \$274,186.

Other Benefits – The market rental and below-market rental units would contribute to the City's rental housing stock. A summary of the public benefits associated with this application is included in Appendix G.

FINANCIAL IMPLICATIONS

As noted in the Public Benefits section, this project is expected to provide 193 rental units, of which a minimum of 20% of the residential floor area will be secured at below-market rents, DCLs, and a public art contribution. See Appendix G for additional details.

CONCLUSION

The proposed land use, housing mix, form of development and public benefits are consistent with the intent of the Broadway Plan. If approved, this application would contribute 193 rental units, with 20% of the residential floor area for below-market units to the City's rental housing stock, as well as local-serving commercial space.

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

* * * * *

215-229 East 13th Avenue
PROPOSED CD-1 BY-LAW PROVISIONS

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

Zoning District Plan Amendment

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

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

Designation of CD-1 District

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

Definitions

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

Uses

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

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

Conditions of Use

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

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

Floor Area and Density

- 6.1 Computation of floor area must assume that the site area is 1,891.9 m², being the site area at the time of the application for the rezoning evidenced by this by-law, prior to any dedications.

- 6.2 The maximum floor space ratio for all uses combined is 6.8.
- 6.3 The total floor area for commercial uses must be a minimum of 139 m².
- 6.4 Computation of floor area must include all floors having a minimum ceiling height of 1.2 m, both above and below base surface, measured to the extreme outer limits of the building.
- 6.5 Computation of floor area and dwelling unit area must exclude:
- (a) balconies and decks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, provided that:
 - (i) the total area of these exclusions must not exceed 12% of the permitted floor area, and
 - (ii) the balconies must not be enclosed for the life of the building;
 - (b) patios and roof decks, if the Director of Planning considers the impact on privacy and outlook;
 - (c) floors or portions thereof that are used for:
 - (i) off-street parking and loading located at or below base surface, provided that the maximum exclusion for a parking space does not exceed 7.3 m in length,
 - (ii) bicycle storage, and
 - (iii) heating and mechanical equipment, or uses that the Director of Planning considers similar to the foregoing;
 - (d) entries, porches and verandahs if the Director of Planning first approves the design;
 - (e) all residential storage area above or below base surface, except that if residential storage area above base surface exceeds 3.7 m² per dwelling unit, there will be no exclusion for any of the residential storage area above base surface for that unit; and
 - (f) all storage area below base surface for non-dwelling uses.
- 6.6 The Director of Planning or Development Permit Board may exclude common amenity areas from the computation of floor area to a maximum of 10% of the total permitted floor area, if the Director of Planning or Development Permit Board considers the intent of this by-law and all applicable Council policies and guidelines.
- 6.7 Where floor area associated with residential storage area is excluded, a minimum of 20% of excluded floor area above base surface must be located within the below-market rental units as storage area.

Building Height

- 7.1 Building height must not exceed 66.8 m.
- 7.2 Despite section 7.1 of this by-law and the building height regulations in section 10 of the Zoning and Development By-law, if the Director of Planning permits common rooftop amenity space or mechanical appurtenances including elevator overrun and rooftop access structures, the height of the portions of the building with the permitted common rooftop amenity space or mechanical appurtenances must not exceed 72.0 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.

* * * * *

215-229 East 13th Avenue
CONDITIONS OF APPROVAL

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

PART 1: CONDITIONS OF APPROVAL OF THE FORM OF DEVELOPMENT

Note: Consideration by Council at the Public Hearing of the proposed form of development is in reference to plans prepared by Studio Architecture Inc., on behalf of JTA Development Consultants, received January 10, 2024 and supplemental plans received June 25, 2025.

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

Urban Design

- 1.1 Design development to minimize new shadowing condition on the western sidewalk along Main Street and provide updated shadow studies at the time of development permit application.

Note to Applicant: Further design exploration through shaping of the upper levels of the proposed building (including the rooftop appurtenance) to minimize new shadowing onto Main Street is strongly encouraged.

- 1.2 Design development to shift the proposed tower location to the south to allocate required 12.2 m (40 ft.) tower separation to the north.

Note to Applicant: Consider shifting the tower closer to the front yard setback, approximately 3.6 m (12 ft.) along East 13th Avenue, to achieve closer compliance with the required minimum tower separation to the north.

- 1.3 Design development to support vibrant, active and safe pedestrian amenities along the commercial frontage to enhance street activities and increase pedestrian interest and comfort. Ensure that public realm is provided as per rezoning submission.

Note to Applicant: The on-site pedestrian amenities, including benches, planters, lighting, displays, custom pavement, and/or public art, are considered a positive addition to the public realm.

- 1.4 Design development to better reflect the architectural concept, expression and massing to improve neighbourhood fit with the emerging character of the Mount Pleasant urban context.

Note to Applicant: The approach to the design and treatment of the massing and tower form design should reflect the character of Mount Pleasant. Further exploration of façade

articulation, materiality and detailing including further opportunities for public art should be integrated into the overall building concept.

Crime Prevention Through Environmental Design (CPTED)

1.5 Design development to respond to CPTED principles, as follows:

- (a) Support real and perceived safety in the pedestrian realm, especially at night, by limiting inactive alcoves and corners, and providing architecturally integrated lighting.

Note to Applicant: Alcoves and similar visually obscured areas should be designed with limited or no overhead cover, and should be well lit.

- (b) Coordinate glazing and interior space layouts, design outdoor spaces to maximize natural visual surveillance, and limit opportunities for unobserved access or activities.
- (c) Plan interior spaces to mitigate the risk of mail theft.
- (d) Reduce opportunities for intentional damage.

Landscape Design

1.6 Design development to provide a greater proportion of permeable planting areas at the ground floor, especially within the underground parkade setbacks.

Note to Applicant: This will improve the public realm interface and help to achieve the intent of the 3.7 m (12 ft.) front yard setback. Refer to section 11.4.8 of the Broadway Plan.

1.7 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 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.

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

Note to Applicant: The sections should illustrate the slab design and location, the soil profile, tree root ball, tree canopy and any associated landscaping. For private patios and amenity areas, illustrate and dimension planters on slab, planter sizes (inside

dimension), soil, root ball, retaining walls, steps, patios and portions of the adjacent building, such as residential units or amenity rooms.

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

Note to Applicant: New street trees to be shown and confirmed on the development permit plans. Contact Engineering (604-871-6131) to confirm tree planting locations and Park Board at pbdevelopment.trees@vancouver.ca for tree species selection and planting requirements. Provide a notation on the plan as follows, "Final spacing, quantity and tree species to the satisfaction of the General Manager of Engineering Services. New trees must be of good standard, minimum 6 cm caliper, and installed with approved root barriers, tree guards and appropriate soil. Root barriers shall be 8 feet long and 18 inches deep. Planting depth of root ball must be below sidewalk grade. Call Park Board for inspection after tree planting completion."

- 1.10 Provision of confirmed trenching locations for utility connections, avoiding conflict with tree root zones and addition of the following note: "Trenching for utility connections to be coordinated with Engineering Department to ensure safe root zones of retained trees. Methods of tree protection for street trees to be approved by Park Board Urban Forestry".

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

Housing

- 1.11 The proposed unit mix, including 74 studio units (38%), 49 one-bedroom units (25%), 50 two-bedroom units (26%), and 20 three-bedroom units (10%) is to be included in the development permit drawings.

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

- 1.12 The development should be designed in accordance with the *High-Density Housing for Families with Children Guidelines*, including the provision of:
- (a) An outdoor amenity area to include areas suitable for a range of children's play activities and urban agriculture appropriate in size for the scale of the project and situated to maximize sunlight access (S. 3.3.2, 3.4.3);

- (b) A minimum of 2.3 sq. m (24.7 sq. ft.) of bulk storage for each dwelling unit (S. 4.4.2);
- (c) A multi-purpose indoor amenity space appropriate in size for the scale of the project, with a wheelchair accessible washroom and kitchenette. Consider positioning this adjacent to the children's play area to enable parental supervision from the amenity room (S. 3.7.3); and
- (d) A balcony for each unit with 1.8 m (5.9 ft.) by 2.7 m (8.9 ft.) minimum dimensions (S. 4.3.2).

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

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

Sustainability

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

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

Engineering

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

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

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

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

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

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

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

- 1.17 Provision of any gas service to connect directly to the building without any portion of the service connection above grade within the road right of way.
- 1.18 Provision of a lighting simulation to support all offsite lighting upgrades to City standards and IESNA recommendations.
- 1.19 Arrangements to the satisfaction of the General Manager of Engineering Services and the appropriate public utility companies for pole relocation if vehicle access to the site cannot be relocated.

Note to Applicant: Vehicle access to the site must be unobstructed. Pole relocation proposals must include submitted letters from the appropriate public utility companies confirming that relocation is possible.

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

Note to Applicant: Draw and label container outlines and if the site is mixed use, demonstrate separated solid waste amenities for use types, and label each amenity. Pick up operations should not require the use of public property for storage, pick up or return of bins to the storage location.

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>

- 1.21 Submission to Engineering of an updated landscape plan reflecting all the public realm changes, including demonstration of:
 - (a) Display of the following note(s):
 - (i) "This plan is "NOT FOR CONSTRUCTION" and is to be submitted for review to Engineering Services a minimum of 8 weeks prior to the start of any construction proposed for public property. No work on public property may begin until such plans receive 'For Construction' approval and related permits are issued. Please contact Engineering, Development and Major Projects and/or your Engineering, Building Site Inspector for details."

- (ii) "Tree species, final spacing, quantity and location to the satisfaction of the General Manager of Engineering Services. New trees must be of good standard, minimum 6 cm caliper, and installed with approved root barriers, tree guards and appropriate soil volumes. Installation of Engineered Soil may be required to obtain appropriate soil volumes based on site conditions. Root barriers shall be of rigid construction, 8 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."

- (iii) "The required green infrastructure improvements on 215 East 13th Avenue will be as per City-issued design."

Note to Applicant: Callouts and dimensioning must be included along with the note. An Engineering Project Coordinator will engage the Developer to facilitate the delivery of any City design after development permit issuance.

Note to Applicant: Drawings submitted as part of the development permit application will be preliminary with appropriate placeholders, and the final off-site geometric design will be provided by the City of Vancouver. An Engineering Project Coordinator will engage the Developer to facilitate the delivery of any City design after development permit issuance.

- (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) Delete proposed pavers, planter walls, bike parking and benches from the statutory right-of-way (SRW) area along Watson Street.

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

- (d) Curb ramp at the intersection of Watson Street and East 13th Avenue adjacent to the site.
- (e) Concrete lane crossing and lane ramps at the lane entrance on Watson Street.
- (f) Front boulevard with street trees along Watson Street.
- (g) Streetscape along Watson Street and East 13th Avenue in compliance with forthcoming *Broadway Public Realm Streetscape Design Guidelines*.

Note to Applicant: Where a design detail is not available, make note of the improvement on the plan. Public realm changes include all off-site improvements sought for this rezoning. Once finalized, the *Broadway Public Realm Streetscape Design Guidelines* will be viewable online at <https://vancouver.ca/streets-transportation/streetscape-design-guidelines.aspx> and are to be used alongside the City's design guidelines and construction standards.

1.22 Provision of parking access, per [Parking By-law Section 4](#) and the [Design Supplement](#):

- (a) Safe, functional parkade access interface with the City right-of-way, including:
 - (i) Ramp alignment positioning vehicles perpendicular to the lane.

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

- (a) Minimum 3.4 m (11.2 ft.) width, 10.2 m (33.5 ft.) length for Class B spaces;
- (b) Minimum 1.3 m (4.3 ft.) side clearance 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 Bylaw for loading rates and design requirements. These requirements will apply to site development permits following this rezoning.

1.24 Provision of bicycle spaces, per [Parking By-law Section 6](#), including:

- (a) An alcove for access to spaces located off the vehicle ramp and/or manoeuvring aisle.

1.25 Update the architectural plans to provide:

- (a) All types of parking, loading, bicycle, end-of-trip facilities and passenger loading spaces individually numbered, and labelled on the drawings;

- (b) Dimension of columns and column encroachments into parking spaces; and
- (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.

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

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

The preparation of the related TDM legal agreement, due prior to development permit issuance, includes the requirement for collection of a fee by Development, Building and Licensing for service as approved in the following Council

Report: <https://council.vancouver.ca/20231003/documents/r2.pdf> and will be due prior to issuance of the development permit.

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

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

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

1.28 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.

1.29 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>

- 1.30 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.

City supplied building grades are being revised to show a corner cut dedication on the north-west corner of the site. Ensure property lines on landscape and architectural drawings match the latest revision of the City-supplied building grades 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(s) shall on terms and conditions satisfactory to the Director of Legal Services, the General Manager of Planning, Urban Design and Sustainability, the General Manager of Engineering Services and the General Manager of Arts, Culture and Community Services (or successors in function), 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, Director of Legal Services, and the Approving Officer for consolidation of Lot 16, 17, Lot 18 except the East 25 Feet, and the East 25 Feet of Lot 18, all of Block 114, District Lot 301, Plan 187 to create a single parcel and dedication of a 10 x 10 ft. corner cut in the northwest corner of the site for lane purposes.

Note to Applicant: A subdivision plan and application to the Subdivision and Strata Group is required. For general information see the subdivision website at:

<http://vancouver.ca/home-property-development/apply-to-subdivide-or-join-properties.aspx>.

- 2.2 Provision of a Statutory Right of Way (SRW) for public pedestrian use over a portion of the site, adjacent to Watson Street, to achieve a 1.0 m offset distance from the property line. The SRW will be free of any encumbrance such as structure, stairs, planter walls, and mechanical vents at grade and is to accommodate the underground parking structure within the SRW agreement.

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.

- 2.3 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.

- 2.4 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 security for the Services are provided. The timing for the delivery of the Services shall be determined by the General Manager of Engineering Services in his sole discretion and holds shall be placed on such permits as deemed necessary in his sole discretion. 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, and to maintain acceptable water flow conditions, implementation of development(s) at 215-229 East 13th Avenue require:
- (i) Relocation of two existing fire hydrants at East 13th Avenue / Main Street and East 13th Avenue / Sophia Street to water pressure zone 499 or installation a new fire hydrant fronting the development on East 13th Avenue if only one hydrant can be relocated.
 - (ii) Note to Applicant: Both hydrants are currently operating in water pressure zone 407 and do not meet fire flow requirements for the development. The developer is responsible for 100% of the cost.

Note to Applicant: Adequate water supply for proposed development to meet the domestic water demands and no upgrade is required.

The main servicing the proposed development is 150 mm. Should the development require water service connections larger than 150 mm, 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.

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, additional hydrants to be installed in accordance with the aforementioned by-law will be required. The developer is responsible for 100% of the cost of this upgrade.

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

Note to Applicant: Implementation of development(s) at 215-229 East 13th Avenue does not require any sewer upgrades.

Development to be serviced to the existing 200 mm SAN and 300 mm STM sewers in the lane south of East 12th Avenue by separated connections.

If the tie-in location is not consistent with the existing connection, please contact the City to confirm capacity. Sewer upgrades may be required.

Note to Applicant: Pending City of Vancouver Council Approval, the Vancouver Building Bylaw will be modified on January 1st, 2026. The onsite rainwater release rate requirement is anticipated to be changed to the following: The post-development 10-year flow rate discharged from the site shall be no greater than 25 L/s/Ha of site area, and the first 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 East 13th Avenue adjacent to the site, including:

- (i) 2.4 m wide broom-finish saw-cut concrete sidewalk;
- (ii) Minimum 2.0 m wide front boulevard; and
- (iii) Curb ramp.

Note to Applicant: All proposed streetscape materials on the boulevard along East 13th Avenue should meet the upcoming *Broadway Public Realm Streetscape Design Guidelines*. The *Broadway Public Realm Streetscape Design*

Guidelines are yet to be finalized. Once finalized, these Streetscape Design Guidelines will be viewable online at <https://vancouver.ca/streets-transportation/streetscape-design-guidelines.aspx> and are to be used alongside the City's design guidelines and construction standards.

- (d) Provision of street improvements with appropriate transitions, along Watson Street adjacent to the site, including:
 - (i) 1.8 m wide broom-finish saw-cut concrete sidewalk;
 - (ii) Minimum 1.2 m wide front boulevard;
 - (iii) Curb ramp;
 - (iv) Curb and gutter, relocation of the existing catch basin, and road reconstruction as required to accommodate the new curb and gutter.

Note to Applicant: Road reconstruction on Watson Street to meet City higher zoned standards.

Note to Applicant: The new curb on Watson Street is to be located 2.5 m from the property line.

All proposed streetscape materials on the boulevard along Watson Street should meet the upcoming *Broadway Public Realm Streetscape Design Guidelines*. The *Broadway Public Realm Streetscape Design Guidelines* are yet to be finalized. Once finalized, these Streetscape Design Guidelines will be viewable online at <https://vancouver.ca/streets-transportation/streetscape-design-guidelines.aspx> and are to be used alongside the City's design guidelines and construction standards.

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

- (i) 50 mm minimum mill and overlay asphalt pavement; and

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

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

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

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

- (f) Provision of speed humps in the lane south of East 12th Avenue between Watson Street and Sophia Street.

- (g) Provision of speed humps on Watson Street between East 12th Avenue and East 13th Avenue.
- (h) Provision of green infrastructure improvements adjacent to the site to the satisfaction of the General Manager of Engineering Services, including installation of:
 - (i) A bioswale or rain tree trench (RTT) along East 13th Avenue, to treat and retain 90% of average annual rainfall from the right-of-way (RoW) to the greatest extent practical.

Note to Applicant: These improvements generally include placement of plants, growing medium, catch basin and perforated pipe sub-drain connected to the sewer system. To be coordinated with Streets and Transportation.

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

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

<https://vancouver.ca/home-property-development/green-rainwater-infrastructure-design-resources.aspx>

- (i) Provision of upgraded street lighting (roadway and sidewalk) and existing lane lighting to current City standards and IESNA recommendations.
- (j) Provision of Watson Street/East 13th Avenue entire intersection street lighting upgrade to current City standards and IESNA recommendations.
- (k) 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.

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

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

- (m) 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 feet long and 18 inches 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.

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

Housing

2.5 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 or Sustainability (or successor in function) and the Director of Legal Services;
- (f) Following initial occupancy, on a change in tenancy for a below-market rental housing dwelling unit, the starting rent for such new tenancy will be at least 20% below the rent for private rental apartment units city-wide as published by the Canada Mortgage and Housing Corporation in the most recent Rental Market Survey Data Tables for Vancouver for that unit type at the time of the change in tenancy;

- (g) That the applicant will verify eligibility of new tenants for the below-market rental housing dwelling units, based on the following:
 - (i) For new tenants, annual household income cannot exceed (4) four times the annual rent for the unit (i.e. at least 25% of household income is spent on rent); and
 - (ii) There should be at least one occupant per bedroom in the unit.
- (h) That the applicant will verify the ongoing eligibility of existing tenants in below-market rental housing dwelling units every five (5) years after initial occupancy:
 - (i) For such tenants, annual household income cannot exceed 5 times the annual rent for the unit (i.e. at least 20% of income is spent on rent); and
 - (ii) There should be at least one occupant per bedroom in the unit.
- (i) On an annual basis, or at the request of the City, the applicant will report to the City of Vancouver on the operation of the below-market rental housing dwelling units which will ensure that the City can confirm that the units are being operated as agreed, and will include a rent roll for the below-market rental housing dwelling units, and a summary of the results of eligibility testing for these units; and
- (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.

- 2.6 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 or temporary rent top-up option; the names of any tenants who have ended their tenancy; the reason for its end (e.g. tenant decision or mutual agreement to end tenancy); the outcomes of their search for alternate accommodation (if assistance was requested by the tenant), and their temporary rent top up amount for the first year of tenancy in the alternative unit (if applicable) and total compensation amount(s); the names of tenants still remaining in the building; the status of the applicant's search for relocation options (if assistance was requested by the tenant) and/or additional assistance rendered, as required through their Tenant Relocation Plan. A copy of the Temporary Rent Top-Up Calculation Form for each tenant that chooses the Temporary Rent Top up option must also be provided with the Interim Tenant Relocation Report.

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

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

Public Art

- 2.7 Execute an agreement satisfactory to the Director of Legal Services and the Arts, Culture and Community Services (ACCS) Deputy General Manager, Arts, Culture and 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 Public Art Program Manager.

Note to Applicant:

- (a) Consult with the Public Art Program Manager regarding opportunities for investment in public spaces as per the Broadway Plan.

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

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

Environmental Contamination

2.8 If applicable:

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

Agreements

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

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

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

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215-229 East 13th Avenue
PROPOSED CONSEQUENTIAL BY-LAW AMENDMENTS

DRAFT AMENDMENT TO THE SIGN BY-LAW NO. 11879

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

“215-229 East 13th Avenue [CD-1 #] [By-law #] C-2”

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

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

“[CD-1#] [By-law #] 215-229 East 13th Avenue”

* * * * *

The site plan illustrates the proposed building layout for the 10000th Avenue Corridor. The building is a large, rectangular structure with a central courtyard. The plan includes dimensions for setbacks, truncations, and building footprints. Key features include a parking area, a residential entrance, and a building footprint with a central courtyard. The plan is labeled 'LANE' and 'SETBACK'.

Architectural floor plan of the first floor of a building. The plan shows various rooms including retail spaces (RETAIL #1-5), a commercial refuge, a residential refuge, a lobby, a storage room, a mechanical room, and a loading dock. Dimensions are provided for each room and overall building sections. The plan also includes a north arrow, a scale bar, and a legend for room types.

Room Details:

- RETAIL #1:** 20'-0" x 20'-0" (6.10 m x 6.10 m)
- RETAIL #2:** 20'-0" x 20'-0" (6.10 m x 6.10 m)
- RETAIL #3:** 20'-0" x 20'-0" (6.10 m x 6.10 m)
- RETAIL #4:** 20'-0" x 20'-0" (6.10 m x 6.10 m)
- RETAIL #5:** 20'-0" x 20'-0" (6.10 m x 6.10 m)
- COMMERCIAL REFUGE & STAIRS:** 20'-0" x 20'-0" (6.10 m x 6.10 m)
- RESIDENTIAL REFUGE & STAIRS:** 20'-0" x 20'-0" (6.10 m x 6.10 m)
- LOBBY:** 20'-0" x 20'-0" (6.10 m x 6.10 m)
- STORAGE ROOM:** 20'-0" x 20'-0" (6.10 m x 6.10 m)
- MECHANICAL ROOM:** 20'-0" x 20'-0" (6.10 m x 6.10 m)
- LOADING DOCK:** 20'-0" x 20'-0" (6.10 m x 6.10 m)

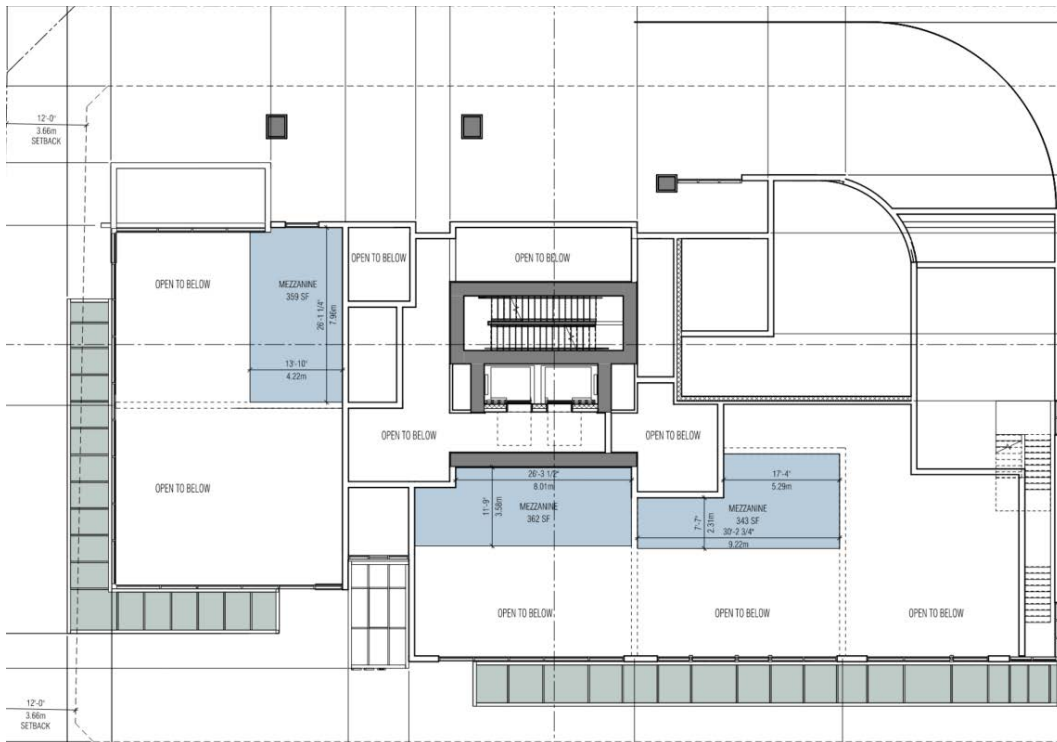
Dimensions:

- Overall width: 110'-0" (33.53 m)
- Overall depth: 110'-0" (33.53 m)
- Room dimensions: 20'-0" x 20'-0" (6.10 m x 6.10 m)
- Stair dimensions: 10'-0" x 10'-0" (3.05 m x 3.05 m)
- Refuge dimensions: 20'-0" x 20'-0" (6.10 m x 6.10 m)

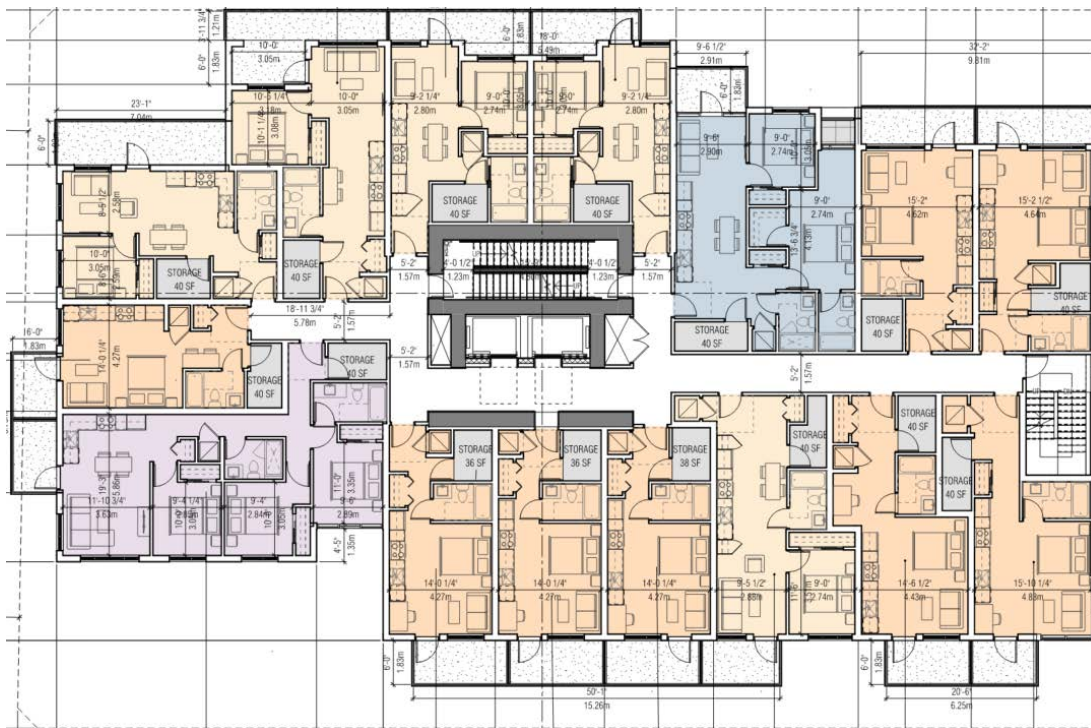
Legend:

- RETAIL CLASS B COMMERCIAL
- LOADING CLASS B RESIDENTIAL
- LOADING CLASS B COMMERCIAL

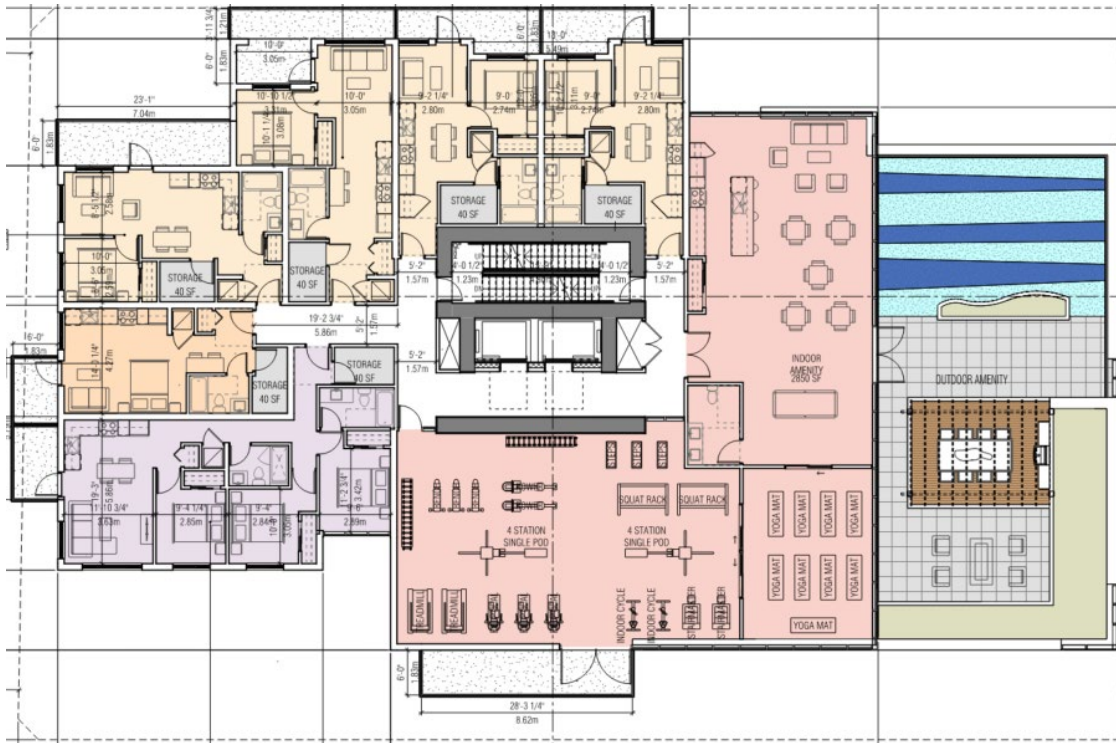
Floor Plan – Mezzanine



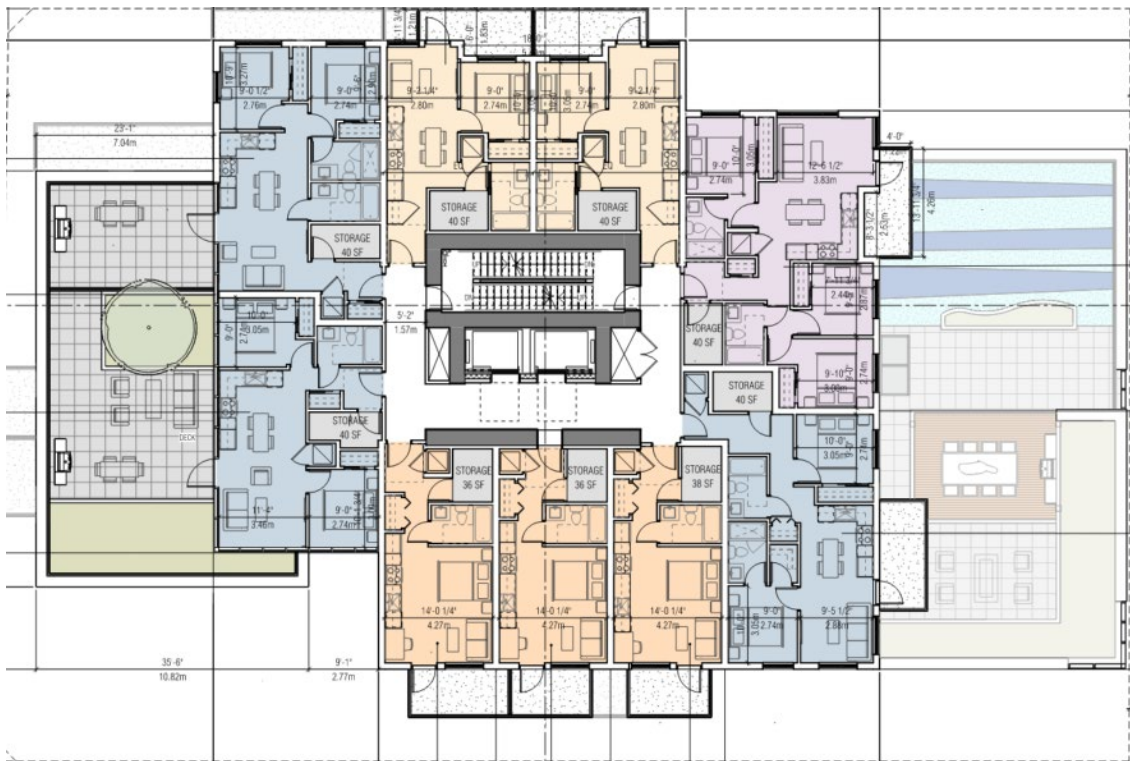
Floor Plan – Levels 2-4



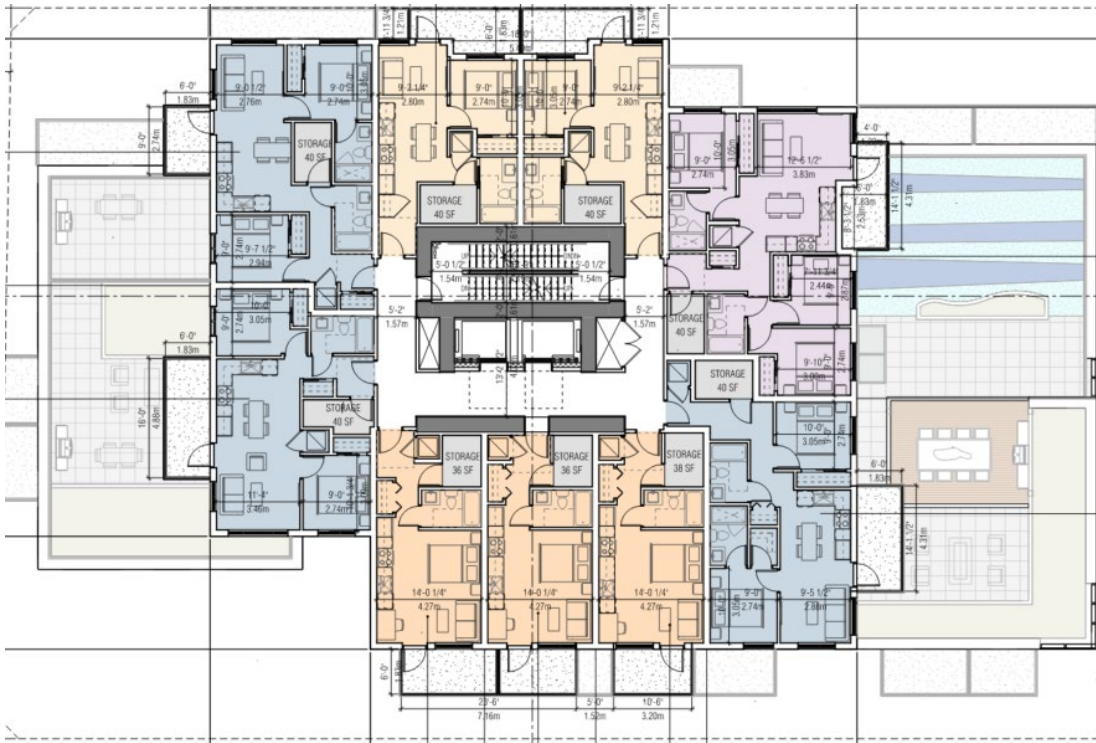
Floor Plan – Level 5



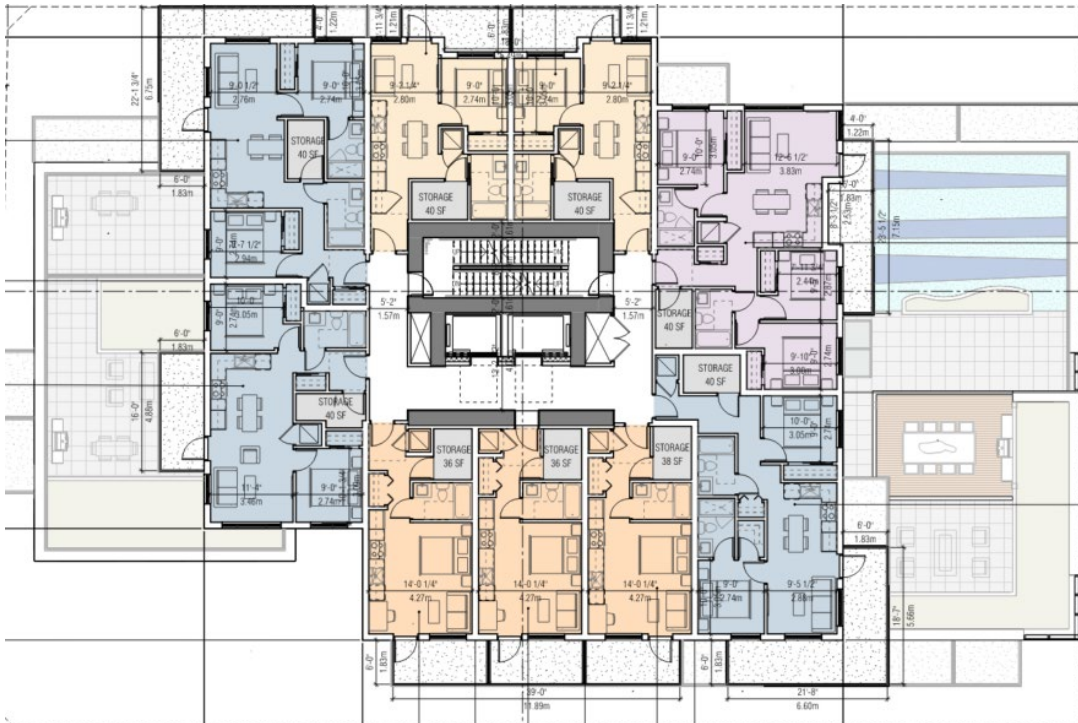
Floor Plan – Level 6



Floor Plan – Level 7-9



Floor Plan – Level 10-20



Elevation (South – 13th Avenue)



Elevation (West – Watson Street)

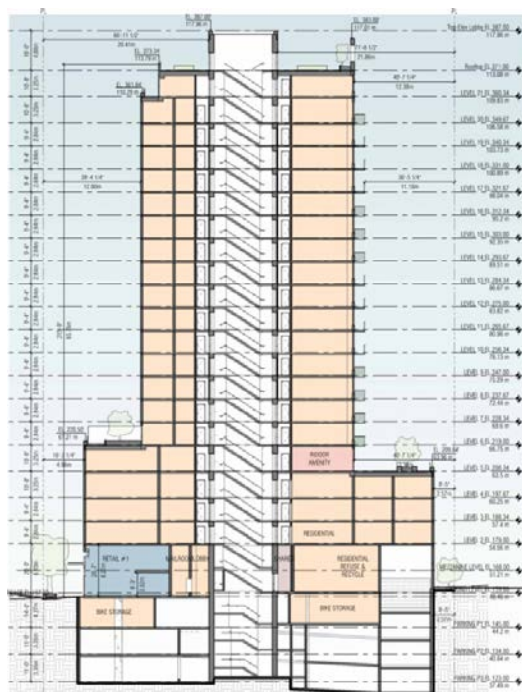


Elevation (North – Lane)

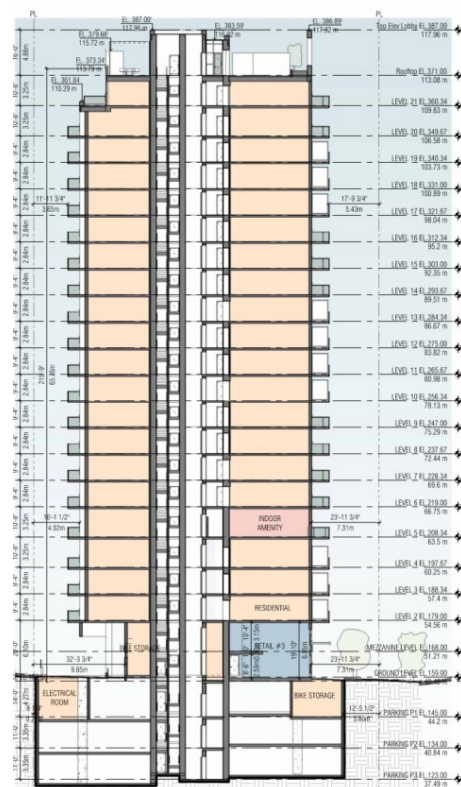


Elevation (East)

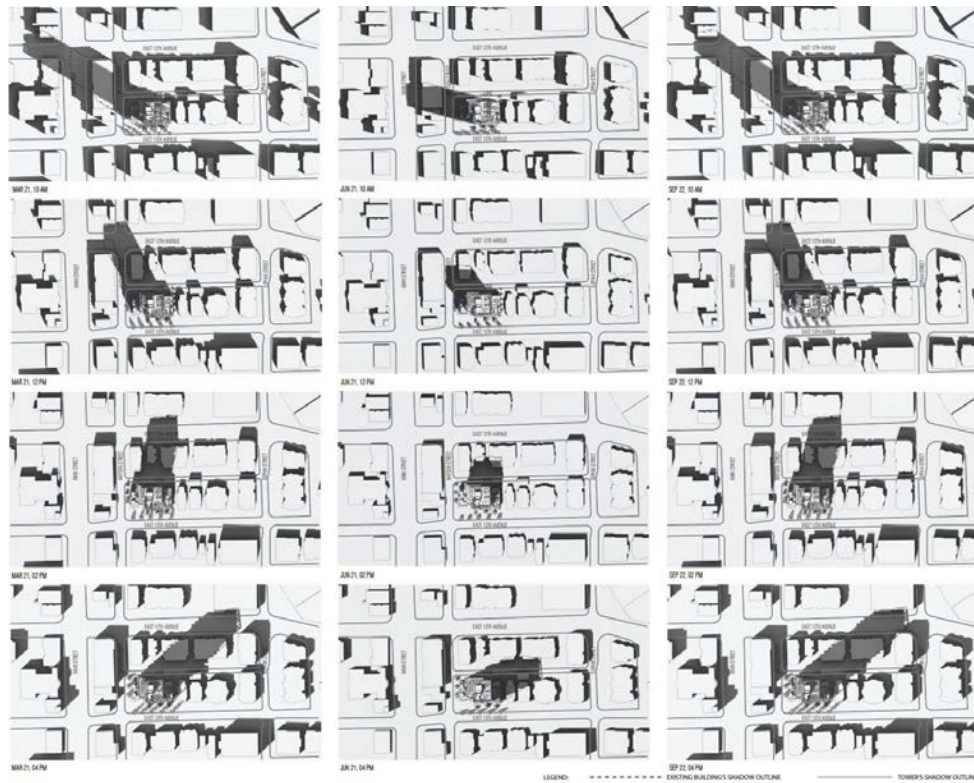




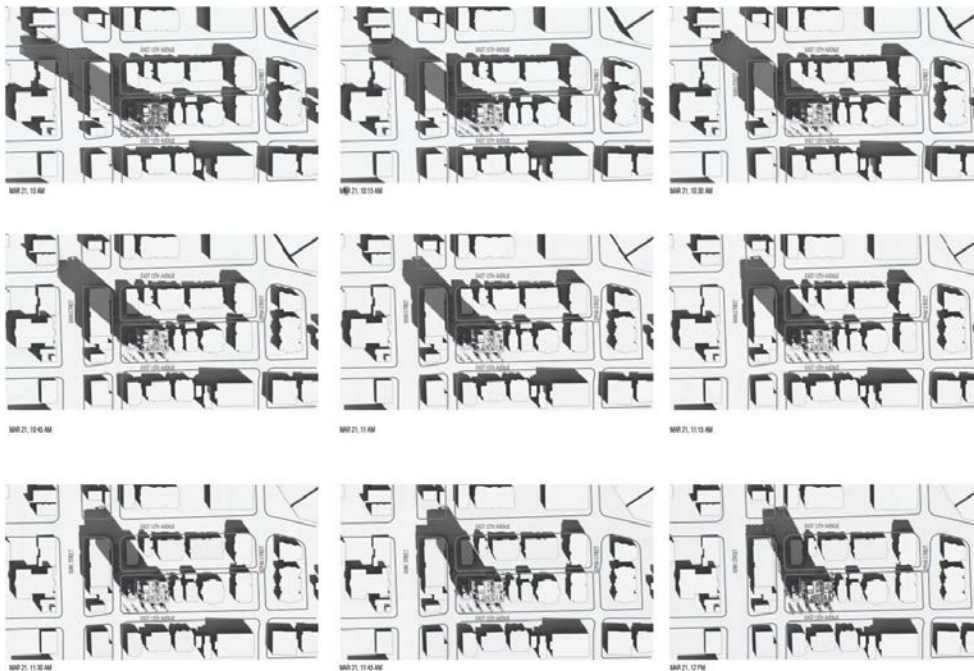
Section B-B (North South)



Shadow Study submitted June 25, 2025 (Equinoxes and Summer Solstice)



Shadow Study submitted June 25, 2025 (Spring Equinox)



215-229 East 13th Avenue
DRAFT TENANT RELOCATION PLAN

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 is expected 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, and results will be used in relocation efforts and to identify tenants' needs and preferences. • Applicant is expected to commit to monitor rental market and provide tenants requesting assistance with three options in Vancouver that best meet the tenants' identified priorities.
Additional Support for Low Income Tenants or Tenants Facing Other Barriers to Appropriate Housing	• The applicant is partnering with a Tenant Relocation Consultant 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 is expected to assist in securing a permanent, suitable affordable housing option.
First Right of Refusal	• The applicant is expected to offer 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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215-229 East 13th Avenue
PUBLIC CONSULTATION SUMMARY

1. List of Engagement Events, Notification, and Responses

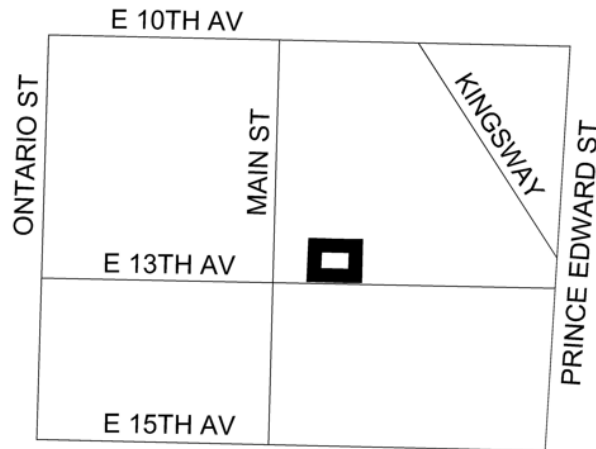
	Date	Results
Event		
Question and Answer Period (City-led)	April 10, 2024 – April 23, 2024	436 participants (aware)* 201 informed 82 engaged
Public Notification		
Postcard distribution – Notice of rezoning application and Question and Answer Period	April 8, 2024	3,238 notices mailed
Public Responses		
Online questions	April 10, 2024 – April 23, 2024	14 submittals
Online comment forms Shape Your City platform	March 2024 – July 2025	141 submittals
Overall position - support - opposed - mixed	March 2024 – July 2025	141 submittals 41 responses 79 responses 21 responses
Other input	March 2024 – July 2025	3 submittals
Online Engagement – Shape Your City Vancouver		
Total participants during online engagement period	March 2024 – July 2025	1,917 participants (aware)* 725 informed 131 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 and location:** Due to the location of the development along a major transit route, the height and density is appropriate to support transit-friendly housing and mobility.
- **Development and housing:** The proposed development adds much needed rental and below-market-rate housing to address the affordability crisis.
- **Commercial spaces:** The availability of commercial spaces off main roads will provide greater access to current and future residents.

Generally, comments of concern fell within the following areas:

- **Height, density, and scale:** The height of the proposal would be too tall in an area that only has low to mid rise developments and strained infrastructure. This will break with the prevailing character of the neighbourhood.
- **Displacement and housing:** Existing tenants will be displaced and forced out of the area due to higher expected rents once construction is complete.
- **Traffic and parking:** The proposed development will strain existing parking infrastructure and will worsen traffic in the area.

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

General comments of support:

- The building design is attractive and will add new character to the neighbourhood.
- Development of this policy aligns with City policy.
- Approval of this project will positively impact the neighbourhood in the future.

General comments of concern:

- Shadowing from the size of the proposed building will limit access to sunlight and will negatively affect quality of life of current residents.
- The building design is unattractive and will negatively affect the character of the neighbourhood.
- Construction will affect the liveability, safety of residents, and traffic in the immediate area.

Neutral comments/suggestions/recommendations:

- Consider permitting for a smaller building to fit in the character of the neighbourhood.
- Allow for public art to be incorporated into the design to maintain the character the area is known for.
- Switch commercial space for community space to support the increase in population in the area.

* * * * *

215-229 East 13th Avenue
PUBLIC BENEFITS SUMMARY

Project Summary:

A 21-storey mixed-use building consisting of 193 rental units, with 20% of the residential floor area for below-market rental units, and commercial uses on the ground floor.

Public Benefit Summary:

The proposal would provide 193 rental units with 20% of the floor area secured for below-market rental units and secured through a Housing Agreement for the greater of 60 years or the life of the building, as well as DCLs and a public art contribution.

	Current Zoning	Proposed Zoning
Zoning District	RM-4 / R5-3	CD-1
Floor Space Ratio (site area = 1,891.9 sq. m (20,364 sq. ft.))	0.75 / 6.8	6.8
Floor Area	215 East 13th Ave (RM-4): 364.9 sq. m (3,928 sq. ft.) 229 East 13th Ave (R5-3): 9,556 sq. m (102,860 sq. ft.) Total: 9,920.9 sq. m (106,789 sq. ft.)	12,864.9 sq. m (138,477 sq. ft.)
Land Use	Residential	Residential, Commercial

Summary of Development Contributions Expected under Proposed Zoning

City-Wide DCL ^{1,2}	\$157,620
City-Wide Utilities DCL ¹	\$2,115,912
Public Art ³	\$274,186
Total	\$2,547,718

¹ Based on by-laws in effect as of September 30, 2025; by-laws 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 instream rate protection, see the City's [DCL Bulletin](#) for more details.

² This application has requested and is expected to be eligible for a Class A (100%) waiver of the City-wide DCL applicable to the residential portion of the building. The value of the anticipated DCL waiver is estimated to be \$3,298,020. 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 DCL 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.

215-229 East 13th Avenue
APPLICANT, PROPERTY, AND DEVELOPMENT PROPOSAL INFORMATION

PROPERTY INFORMATION

Street Address	Parcel Identifier (PID)	Legal Description	Registered Owner
215 East 13th Avenue	015-613-071	Lot 18, Except the East 25 Feet, Block 114 District Lot 301 Plan 187	Glen Gordon Holdings Ltd.
229 East 13th Avenue	007-465-904	Lot 16 Block 114 District Lot 301 Plan 187	
229 East 13th Avenue	007-465-939	Lot 17 Block 114 District Lot 301 Plan 187	
229 East 13th Avenue	007-529-635	The East 25 Feet of Lot 18 Block 114 District Lot 301 Plan 187	

APPLICANT INFORMATION

Applicant	JTA Development Consultants
Architect	Studio Architecture Inc.
Owners	Glen Gordon Holdings Ltd.

DEVELOPMENT STATISTICS

	Permitted Under Existing Zoning	Proposed
Site Area	1,891.9 sq. m (20,364 sq. ft.)	1,891.9 sq. m (20,364 sq. ft.)
Zoning	RM-4 / R5-3	CD-1
Land Use	Residential	Residential, Commercial
Density	0.75 FSR / 6.8 FSR	6.8 FSR
Maximum Height	10.7 m (35 ft.) / 84.0 m (276 ft.)	66.8 m (219 ft.)
Parking, Loading, and Bicycle Spaces	As per Parking By-law	Vehicle parking spaces: 87 Bicycle parking spaces: 358 Loading spaces: 3
Natural Assets	9 on-site trees 0 off-site trees 0 street trees	Removal of 9 on-site trees 24 replacement on-site and City trees are proposed (to be confirmed at development permit stage)

* * * * *