



REFERRAL REPORT

Report Date: January 6, 2026
Contact: Hanna Jarrett
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RTS No.: 18371
VanRIMS No.: 08-2000-20
Meeting Date: January 20, 2026

TO: Vancouver City Council
FROM: General Manager of Planning, Urban Design and Sustainability
SUBJECT: CD-1 Rezoning: 324 West 10th Avenue

RECOMMENDATION TO REFER

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

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

RECOMMENDATIONS FOR PUBLIC HEARING

- A. THAT the application by Third Space Properties Inc., on behalf of 324 West 10th Avenue Investments Ltd., the registered owners of the lands located at 324 West 10th Avenue [*Lots 5 to 7 Block K District Lot 526 Plan 1530; PIDs 014-564-726, 014-564-734, and 014-564-742, respectively*] to rezone the lands from R5-3 (Residential) District to CD-1 (Comprehensive Development) District, to change the maximum building height from 84.0 m (276 ft.) to 58.0 m (190 ft.) to permit the development of an 18-storey mixed-use building containing 181 rental units, of which 20% of the residential floor area will be secured as below-market rental units, 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 Musson Cattell Mackey Partnership, received December 18, 2024;

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

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

Purpose and Executive Summary

This report evaluates an application to rezone 324 West 10th Avenue from R5-3 (Residential) District to CD-1 (Comprehensive Development) District. The proposal is for an 18-storey mixed-use building with 181 rental units (20% below market) and commercial space on the ground floor.

This application is consistent with the *Broadway Plan* (Plan) and associated policies. The General Manager of Planning, Urban Design and Sustainability recommends approval in principle subject to conditions contained in Appendix B.

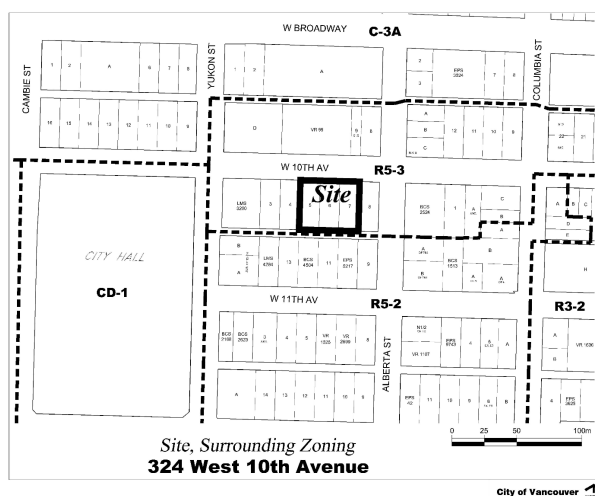
Context and Background

1. Site and Context

The subject site is comprised of three parcels, located mid-block on the south side of West 10th Avenue (see Figure 1). The surrounding neighbourhood consists of a mix of purpose-built rental,

strata buildings and single-detached houses. The neighbourhood is undergoing significant change, with the future Broadway Subway extension scheduled to open in 2027 and several other active rezoning applications in the surrounding area.

Figure 1: Site and Surrounding Zoning



2. Policy Context

- Broadway Plan (the “Plan”):** This site is located in Mount Pleasant South Apartment Area - Area A (MSAA) sub-area 10.22 and the residential and commercial uses proposed are consistent with the Plan. The Plan supports rental housing with 20% below market units, up to 20 storeys and 6.5 FSR. Minor increases in height and density are considered for delivery of ground floor local-serving retail/service uses or childcare.
- Housing Needs Report:** The Vancouver Charter requires that when Council amends or adopts an affordable and special needs housing zoning by-law, also known as inclusionary zoning, Council must consider the most recent housing needs report, and the housing information on which it is based. The most recent housing needs report amendment was received on January 1, 2025.

Discussion

1. Proposal

The proposal is for an 18-storey mixed-use residential building with 181 rental units of which a minimum of 20% of the residential floor area is for below-market units (Figure 2). Indoor rooftop amenity space and ground floor commercial uses are proposed. A building height of 58.0 m (190 ft.) and a floor space ratio (FSR) of 6.8 is proposed with additional height for the rooftop amenity space and mechanical equipment. Parking, loading, and bicycle spaces are proposed in four levels of underground parking, accessed from the lane.

Figure 2: Proposed Building Looking South

2. Form of Development

This application is for a high-rise apartment with local-serving retail as contemplated by the Plan (see Figure 2). While the proposal generally reflects the overall intent of the Plan for this typology, it seeks variation to the tower setbacks, floor plate size and underground setbacks.

Staff reviewed the site-specific conditions and the overall proposed form of development, and have included an urban design analysis summary below and conditions in Appendix B.

Urban Design Analysis Summary

Parameter	Policy	Proposal	Urban Design Performance	Comments
Height	20 storeys	18 storeys	Shadowing	Due to proposed height lower than the policy allowance, the comparative shadow performance would result in incrementally shorter shadows. However, shadows would be incrementally wider due to a larger tower floor plate as outlined below.
Tower Floor Plate	603.9 sq. m (6,500 sq. ft.) per Plan 670 sq. m (7,200 sq. ft.) per the <i>Residential Tower Floor Plates Bulletin</i>	706 sq. m (7,600 sq. ft.)	Shadowing, bulk, livability, tower separation	Exceeds the direction of the Plan and <i>Residential Tower Floor Plates Bulletin</i> . This results in an incremental decrease in openness-to-the-sky and increased sense of enclosure and shadowing on the immediate public realm. Supplemental block study provided by the applicant (Appendix D) demonstrates future tower separations can be accommodated. Neighbouring sites are anticipated to respond to the bigger floor plate with reduced flexibility for their own tower floor plate configurations.

Parameter	Policy	Proposal	Urban Design Performance	Comments
Tower Separation and Setbacks	<p>Tower separation: 24.4 m (80 ft.)</p> <p>Side setback: 12.2 m (40 ft.)</p> <p>Rear setback: 9.1 m (30 ft.) from rear property line</p>	<p>Tower separation: 24.4 m (80 ft.)</p> <p>Side setback: 9.1 m (30 ft.)</p> <p>Rear setback: 6.3-8.4 m (20.6-27.5 ft.)</p>	Livability, openness-to-the-sky, encumbering neighbouring sites	<p>Supplemental block study provided by the applicant (Appendix D) demonstrates future tower separations can be accommodated. The proposal does not meet the minimum recommended tower setbacks within the site. Although the surrounding sites may still accommodate tower developments, they will have less flexibility for floor plate configuration. The reduced rear setback has a similar effect to the above with reduced sky exposure and imposing presence on the lane environment. However, the neighbouring sites to the south are unlikely to redevelop since they contain three designated heritage houses.</p>
Underground Setbacks	<p>Front yard: 3.7 x 45.7 m (12 x 150 ft.) along frontage; 166 sq. m (1,790 sq. ft.)</p>	<p>Front yard localized parkade notch: ~5 m x 14.3 m (16.5 x 47 ft.); 72 sq. m (780 sq. ft.)</p>	Soil infiltration, tree health	<p>Although the Plan expresses required setbacks in dimensions (e.g. 12 ft. deep), for comparison purposes, the intended underground setback area for this site is approximately 166 sq. m (1,790 sq. ft.). The proposed underground setback area is approximately 72 sq. m (780 sq. ft.), representing approximately 56% reduction. A condition of approval is included in Appendix B to improve this for street tree root health and groundwater replenishment. Per the Report Back on Supporting Development Viability (December 10, 2025), applicants may propose smaller setbacks, relocated soil areas, or green roof systems to achieve the same environmental outcomes.</p>
Podium Setbacks	<p>Side yard: 3.7 m (12 ft.)</p> <p>Ensure dwelling unit privacy, reduce overlook</p>	Some podium level side-facing units	Privacy, overlook, livability	<p>The project includes a few dwelling units that are oriented toward the side yards. A condition of approval is included in Appendix B to improve this.</p>

- Natural Assets:** The *Urban Forest Strategy* and the Protection of Trees By-law were used to evaluate the proposal. Six on-site trees and two neighbouring trees are proposed for removal. Approximately four new on-site trees are proposed. See Appendix B for landscape and tree conditions.

- **Urban Design Panel (UDP):** A review by the Urban Design Panel was not required due to the application's consistency with the expectations and policy of the Plan.

Refer to the rezoning [application booklet](#) for drawings and the Public Hearing agenda for application renderings. Note that these drawings and statistics are posted as-submitted by the applicant to the City. Following staff review, the final approved zoning statistics are documented within this report and final drawings are prepared for the development permit application to follow.

4. Housing

The *Housing Vancouver Strategy* (Strategy) seeks to deliver a range of housing tenures across the housing continuum. This application, if approved, would add 181 units, including 145 market rental units and 36 below-market rental units (20% of the residential floor area), to the City's inventory of rental housing, which would contribute to the targets set out in the Strategy (see Figure 3).

Figure 3: Progress Towards 10 Year Housing Vancouver Targets for Purpose-Built Rental Housing as of September 30, 2025

Housing Type	Category	10-Year Targets ^{1, 2}	Units Approved Towards Targets ³
Purpose-Built Rental Housing Units	Market Rental	30,000	12,299 (41%)
	Developer-Owned Below Market Rental	5,500	2,046 (37%)
	Total	35,500	14,345 (40%)

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

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

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

Vacancy Rates – Vancouver has exhibited historically low vacancy rates in the last 30 years. In 2024, the purpose-built apartment vacancy rate was 1.6% in Vancouver. The vacancy rate (based on the Canada Mortgage and Housing Corporation (CMHC) Market Rental Survey) for the Mount Pleasant/Renfrew Heights area, 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 35.4% family units in a mix of 24.3% two-bedroom and 11.0% three-bedroom units, not meeting this policy. A condition of approval and a provision in the CD-1 By-law have been included to ensure the Plan policy requirement for a minimum of 25% two-bedroom units and minimum of 10% three-bedroom units is met separately in both the market rental and below-market portions. All family units must be designed in accordance with the *High-Density Housing for Families with Children Guidelines*.

Average Rents and Income Thresholds – Figure 4 below shows starting rents for below-market rental units for 2024. Average market rents and incomes served for newer rental buildings on the westside are shown in the 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 re-indexed to 20% less the city-wide average market rent by unit type current at the time of unit turnover.

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

		Below-Market Rental Units		Newer Rental Buildings Westside		Monthly Costs of Ownership for Median-Priced Apartment – Westside (with 20% down payment)		
Unit Type	Proposed Average Unit Size (sq. ft.)	2025 Starting Rents	Average Household Income Served	Average Market Rent	Average Household Income Served	Monthly Cost of Ownership	Average Household Income Served	Down-payment at 20%
Studio	373	\$1,294	\$51,776	\$1,960	\$78,400	\$2,837	\$113,480	\$106,000
1-bed	538	\$1,470	\$58,784	\$2,560	\$102,400	\$3,473	\$138,920	\$132,000
2-bed	728	\$2,052	\$82,080	\$3,635	\$145,400	\$5,193	\$207,720	\$198,400
3-bed	924	\$2,819	\$112,768	\$4,412	\$176,480	\$7,982	\$319,280	\$311,890

1. Starting rents shown are calculated based on a 20 per cent discount to city-wide average market rents as published by CMHC in the October 2024 Rental Market Survey. Rents at initial occupancy will set at the same discount to city-wide average market rent current at the time of occupancy permit issuance.
2. Data from October 2024 CMHC Rental Market Survey for buildings completed in 2015 or later on the Westside of Vancouver
3. Based on the assumptions: Median of all BC Assessment strata apartment sales prices in Vancouver Westside in 2021 by unit type, 20% down-payment, 5% mortgage rate (in-line with qualifying rate), 25-year amortization, \$250-\$350 monthly strata fees and monthly property taxes at \$2.92 per \$1,000 of assessed value (2021 assessments and property tax rate)

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.

Security of Tenure – Purpose-built rental housing offers rental housing and security of tenure, unlike rented condominiums or basement suites in the secondary rental market. All 181 units in the proposal would be secured through a Housing Agreement and Section 219 Covenant for the longer of 60 years or the life of the building. Covenants will be registered on title to prohibit the stratification and/or separate sale of individual units.

The Housing Agreement will secure not less than 20% of the residential floor area that is counted in the calculation of the floor space ratio for below-market units to be rented at rates targeted to meet the affordability needs of moderate-income households. Rent increases during each tenancy are capped at the Residential Tenancy Act annual allowable rental increase. Conditions related to securing the units are contained in Appendix B.

Tenants – The rezoning site contains existing rental residential uses, including 36 units of primary rental housing. 29 out of the 36 existing residential tenancies are eligible under the *Tenant Relocation and Protection Policy* (TRPP) for the Plan area.

Should this project be approved by Council, the applicant will be required to submit a Tenant Relocation Plan (TRP) for all eligible tenants that meets the requirements of the TRPP for the Plan area prior to development permit issuance. Staff have prepared a draft TRP which reflects the Plan's tenant protections, summarised in Appendix E of this report. The existing residential tenancies are governed by the Residential Tenancy Act (British Columbia).

5. Transportation and Parking

Parking, loading, bicycle and passenger loading spaces are finalized at the time of development permit per the Parking By-law.

6. Public Input

Public input primarily included mailed postcards, a site sign, a webpage with a digital model, an online comment form, and question and answer (Q&A) period. Refer to the application webpage: www.shapeyourcity.ca/324-w-10th-ave.

In total, approximately 85 submissions were received. Comments supported the increase in housing and density, the value of transit-oriented development and increased walkability, and the building design. Concerns included the height and scale of the project, neighbourhood character, affordability, sustainability, and that the project would increase traffic congestion. Refer to Appendix D for a full summary of the public input collected and responses to public comments.

7. Public Benefits

Refer to Appendix F for full summary of public benefits.

- **Development Cost Levies (DCLs):** The applicant has requested a Class A waiver of the City-wide DCLs. It is expected that the project will pay DCLs of \$1,629,668 based on rates in effect as of December 10, 2025. The value of the DCL waiver for the residential floor area is estimated to be \$2,493,347.
- **Community Amenity Contributions (CAC):** This application is subject to a negotiated CAC. Real Estate Services staff have determined that based on the cost of securing the market rental and below-market rental housing, no CAC is anticipated.
- **Public Art:** The public art contribution is estimated to be \$252,372 based on the current (2016) rate.

Financial Implications

This project is expected to provide 181 rental units, with a minimum of 20% of the residential floor area secured at below-market rates, DCLs, as well as a public art contribution. See Appendix F for additional details.

Conclusion

The proposed land use, form of development and public benefits are consistent with the Broadway Plan. The General Manager of Planning, Urban Design and Sustainability

recommends approval in principle of the CD-1 By-law in Appendix A subject to conditions contained in Appendix B.

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APPENDIX A
324 West 10th Avenue
PROPOSED CD-1 BY-LAW PROVISIONS

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

Zoning District Plan Amendment

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

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

Designation of CD-1 District

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

Definitions

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

Uses

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

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

Conditions of Use

- 5.1 A minimum of 20% of the total dwelling unit area must be below-market rental units.
- 5.2 The design and layout of at least 35.4% of the total number of dwelling units, including a minimum of 25.7% of the total number of below-market rental units, must:
 - (a) be suitable for family housing; and
 - (b) have 2 or more bedrooms, of which:
 - (i) at least 24.3% of the total dwelling units must be 2-bedroom units, and
 - (ii) at least 11% 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 1,741.4 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 238 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 58.0 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, the Director of Planning, after considering the impact on building placement, massing, views, overlook, shadowing and noise, may permit architectural features, common rooftop amenity space or mechanical appurtenances

including elevator overrun and rooftop access structures, or any other appurtenances that the Director of planning considers similar to the foregoing, to exceed the maximum building height.

Access to Natural Light

- 8.1 Each habitable room must have at least 1 window on an exterior wall of a building.
- 8.2 For the purposes of section 8.1 above, habitable room means any room except a bathroom or a kitchen.

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APPENDIX B CONDITIONS OF APPROVAL

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

PART 1: CONDITIONS OF APPROVAL OF THE FORM OF DEVELOPMENT

Note: Consideration by Council at the Public Hearing of the proposed form of development is in reference to plans prepared by Musson Cattell Mackey Partnership, received on December 18, 2024.

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

Urban Design

- 1.1 Design development to further reduce the perceived building bulk as much as possible.

Note to Applicant: Given the proposed floorplate size of approximately 708 sq. m (7,600 sq. ft.), the building form, massing, and design should further reduce the apparent scale of the building and provide additional human-scale design. Suggested strategies include breaking up the balconies, further sculpting the plate's shape, and using materials and details that create visual and tonal variety and interest.

- 1.2 Design development to increase the total underground setback area as much as possible, to ensure adequate space and soil volume for healthy trees and green rainwater infrastructure.

Note to Applicant: The intent is to provide a setback area that is roughly equivalent to that of a typical 3.7 m (12 ft.) setback. Localizing the setback is supported as an alternative approach. Explore other locations on site to increase the cumulative area where possible, as the project design progresses (e.g. corners, lane side). Refer to the *Broadway Plan* (11.4.8). See Landscape Condition 1.6 and Park Board Urban Forestry Condition 1.10.

- 1.3 Design development to ensure neighbourliness by enhancing the development's relationship to its surroundings.

Note to Applicant: Suggested strategies include relocating the loading and garbage bay away from the easterly neighbouring site, deleting the east-facing retail window, introducing visual interest to the east elevation, and introducing perimeter planters at the podium levels to reduce overlook.

- 1.4 Design development to build upon the project's livability as follows:

- (a) Enhance the privacy of side-facing podium level units and reduce their overlook as much as possible;

Note to Applicant: Suggested strategies include massing adjustments to allow for living room orientation toward the front or rear; adjusting unit layouts; place two- and three-bedroom units at the corners with the bedrooms facing the side. Typically, dwelling units primary living space (living room) should have an outward looking aspect toward the front and rear. Side-yard orientation may be considered if it is not the primary aspect. Refer to the *Broadway Plan* (11.1.12).

- (b) Ensure functional private outdoor open space or balconies for all dwelling units; and

Note to Applicant: Refer to the *Broadway Plan* (11.1.22) and the *High-Density Housing for Families with Children Guidelines*. Balconies should be at least 1.8 m (5.9 ft.) x 2.7 m (8.9 ft.). Also, see Housing Condition 1.15.

- (c) Enhance the quality and functionality of indoor and outdoor amenities, including the children's play area.

Note to Applicant: Tower developments should provide minimum ratio of 1.2 sq. m of common indoor amenity space per dwelling unit, and a minimum ratio of 2.0 sq. m of common outdoor amenity space per dwelling unit (*Design and Development Guidelines* 2.4.1). The amenities should include design elements that support a variety of activities. Indoor amenities should include a kitchenette and a universal washroom. Outdoor amenities should include a variety of landscape elements. Ensure the children's play area features design elements that encourage play and activities for different ages. See the *High-Density Housing for Families with Children Guidelines* and the *Design and Development Guidelines*. See Landscape Condition 1.8. and Housing Condition 1.15.

Landscape

- 1.5 Provision of a letter of consent for the removal of shared/neighbour owned trees #196 and 197.

Note to Applicant: Letter of consent to be provided at time of development permit application submission, as failure to obtain this letter may have significant impacts to overall form of development. In the event this letter cannot be obtained, further analysis and coordination with the project arborist and the design team will be required to quantify scope of work, its impact on adjacent retained trees, and to confirm and finalize a design that facilitates safe retention of these trees.

- 1.6 Design development to provide a greater proportion of planting areas and feature landscaping including trees within the below grade setback area along West 10th Avenue.

Note to Applicant: Provide further consideration of programming and a more refined landscape design in order to improve the public realm interface, reduce hardscaping, and achieve the intent of the below grade setback. Refer to sections 11.4.8 and 19.3.1 of the *Broadway Plan*, and Urban Design Condition 1.2.

- 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 and 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, pad-mounted transformer (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, rooftop areas, semi-private patio areas and planters.

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

- 1.9 Coordination of new proposed street trees with Engineering and the Park Board, confirming quantities, species, sizes and locations, and addition of the following note on the plans:

"Final location, quantity, tree species to the satisfaction of the General Manager of Engineering. Contact Engineering Services (Streets Design Branch) at 604-871-6131 to confirm planting location. New tree must be of good standard, minimum 6 cm calliper 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. New street trees to be confirmed prior to issuance of the building permit. Call Park Board at 311 for tree species selection and planting requirements. Park Board to inspect and approve after tree planting completion."

Park Board Urban Forestry

- 1.10 Design development to explore increasing the total underground setback area as much as possible.

Note to Applicant: The intent is to provide a setback area that is roughly equivalent to that of a typical 3.7m (12 ft) setback. Providing an underground setback will minimize impacts to the root systems of mature and significant street trees where roots often extend beyond the property line. Proposing infrastructure close to root systems may lead to the alteration and severing of large structural roots. This may create structural integrity concerns to the point where removal is the only option.

- 1.11 Provision of an updated arborist report.

Note to Applicant:

- (a) Provide an illustrative pruning plan highlighting the amount of pruning needed to accommodate the development. Ensure that the prescribed amount is consistent with ANSI 300 best management practices; and

- (b) Outline low impact construction methods relating to the underground parking structure.

1.12 Provision of a construction logistics plan.

Note to Applicant:

- (a) Confirm where the site and machinery access are proposed, including construction logistics, crane setup and swing, pickup location, loading etc. Provide an illustrative pruning plan highlighting the amount of pruning needed to accommodate the development; and
- (b) Provision of updated arborist report and tree management plan, including:
 - (i) Outline of any additional tree protection mechanisms that may need to be put in place in coordination with construction logistics.

Sustainability

- 1.13 All new buildings in the development will meet the requirements of the Green Buildings Policy for Rezoning (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 – Process and Requirements*.

Housing

- 1.14 The proposed unit mix, including 36 studio units (19.9 %), 81 one-bedroom units (44.8 %), 44 two-bedroom units (24.3 %) and 20 three-bedroom units (11.0 %) is to be included in the development permit drawings.

Note to Applicant: The below-market rental portion may provide a minimum of 5 two-bedroom units (14.3%) and 4 three-bedroom units (11.4%) at initial occupancy ("Phase 1") to accommodate the high proportion of TRPP-eligible existing tenants that qualify for a studio or one-bedroom below-market rental unit. As units turn over, the applicant has committed to achieving 10 two-bedroom units (29.4%) and 4 three-bedroom units (11.8%) ("Phase 2") in the below-market rental portion. A strategy for achieving the Phase 2 unit mix must be provided as part of the Final Tenant Relocation Report prior to occupancy permit issuance, as required by Rezoning Condition 2.5.

Note to Applicant: The proposed market rental and below-market rental unit mix should be designed to accommodate returning tenants exercising the Right of First Refusal to return to the new building. Returning tenants must be offered a unit appropriate to their household as defined by the CMHC National Occupancy Standard, as outlined in the [Tenant Relocation and Protection Policy](#) and [TRPP Bulletin](#), at below-market rents. See rezoning condition 2.5.

- 1.15 The development should be designed in accordance with the [High-Density Housing for Families with Children Guidelines](#), including the provision of:

- (a) An outdoor amenity area to include areas suitable for a range of children's play activities and urban agriculture appropriate in size for the scale of the project and situated to maximize sunlight access (Section 3.3.2, 3.4.3);
- (b) A minimum of 2.3 sq. m (24.7 sq. ft.) of bulk storage for each dwelling unit (Section 4.4.2);
- (c) A multi-purpose indoor amenity space appropriate in size for the scale of the project, with a wheelchair accessible washroom and kitchenette. Consider positioning this adjacent to the children's play area to enable parental supervision from the amenity room (Section 3.7.3); and
- (d) A balcony for each unit with 1.8 m by 2.7 m minimum dimensions (Section 4.3.2).

Note to Applicant: The guidelines prescribe a set of performance criteria for common indoor and outdoor amenity spaces to sufficiently contribute towards livability. If a ratio of minimum 2.0 sq. m (21.5 sq. ft.) per dwelling unit for outdoor amenity space, and at least 1.4 sq. m (15 sq. ft.) per unit for indoor amenity space, is provided, staff will consider those performance criteria to have been met.

Note to Applicant: Bulk storage should be designed in accordance with the [Bulk Storage and In-suite Storage – Multiple Dwelling Residential Developments Bulletin](#).

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

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

Engineering

- 1.17 Submission of letter prior to development permit issuance confirming acknowledgement that this application falls within the area with potential impacts due to the Broadway Subway Project construction and that you have contacted the Rapid Transit Office for more detailed information.

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

- 1.18 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>

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

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

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

- 1.20 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.
- 1.21 Provision of a lighting simulation to support all offsite lighting upgrades to City standards and IESNA recommendations.
- 1.22 Provision of garbage and recycling storage amenity design to the satisfaction of the General Manager of Engineering Services as presented in the [Garbage and Recycling Storage Amenity Design Supplement](#).

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

Amenities designed below grade should enable access and pick up from a location 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.

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

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

- (ii) "This plan is **"NOT FOR CONSTRUCTION"** and is to be submitted for review to Engineering Services a minimum of 8 weeks prior to the start of any construction proposed for public property. No work on public property may begin until such plans receive "For Construction" approval and related permits are issued. Please contact Engineering, Development and Major Projects and/or your Engineering, Building Site Inspector for details."
- (ii) "Tree species, final spacing, quantity and location to the satisfaction of the General Manager of Engineering Services. New trees must be of good standard, minimum 6 cm caliper, and installed with approved root barriers, tree guards and appropriate soil volumes. Installation of Engineered Soil may be required to obtain appropriate soil volumes based on site conditions. Root barriers shall be of rigid construction, 8

feet long and 18 inches deep, centre on each street tree adjacent to the sidewalk and any off-street bike facility. Planting depth of root ball must be below sidewalk grade. Contact Park Board at pbdevelopment.trees@vancouver.ca for inspection after tree planting completion".

(b) Existing locations of:

(i) Street furniture; and

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

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

(ii) Poles and guy wires.

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

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

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

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

1.24 Parking, loading, bicycle, and passenger loading space quantities must be provided and maintained in accordance with the requirements of the Parking By-Law.

1.25 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

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.

1.26 Provision of the following general revisions to architectural plans, including:

(a) Dimensions of columns and column encroachments into parking spaces;

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

1.27 Provision of a complete Hydrogeological Study, as required by the Zoning and Development By-law (Section 4.3.4), which addresses the requirements outlined in the Groundwater Management Bulletin, including but not limited to:

- (a) Construction-related and permanent groundwater management, including quantitative estimates (in litres per minute) of anticipated construction and permanent (post-construction) groundwater discharge rates for City approval.

Note to Applicant: The Final Hydrogeological Report should include the findings of the recommended future work, as described in Section 7.1 of the Preliminary Hydrogeological Report (dated October 31, 2024).

Construction-related discharge to the sewer must be measured and reported to the City. This monitoring must include daily average flow rates, and be submitted monthly to groundwater@vancouver.ca. A hold will be placed on the issuance of a Building Permit for excavation. To remove the hold, provide an anticipated start date for excavation, and the contact details for the professional services that have been retained to conduct this monitoring, to groundwater@vancouver.ca.

- (b) An updated Impact Assessment to confirm that there are no significant risks from groundwater extraction/diversion.

Note to Applicant: Every effort shall be made to prevent or limit the long-term discharge of groundwater to the sewer system.

The City shall be notified immediately of any changes that may be material to the City's review of the submitted final hydrogeological study (e.g. if the proposed excavation depth increases). Email the City at groundwater@vancouver.ca.

1.28 Provision of a sewer abandonment plan by the Developer's Engineer that details the following:

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

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

1.29 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.

- 1.30 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>

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

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

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

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

PART 2: CONDITIONS OF BY-LAW ENACTMENT

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

Engineering

- 2.1 Make arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for consolidation of Lots 5, 6 and 7, Block K, District Lot 526, Plan 1530 to create a single parcel.
- 2.2 Make arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for release of an Easement & Indemnity Agreement 464303M (commercial crossing) prior to building occupancy.

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

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

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

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

Note to Applicant: Based on the confirmed Fire Underwriter's Survey Required Fire Flows and domestic flows submitted by InterCAD Services Ltd. dated November 18, 2024, no water main upgrades are required to service the development.

The main servicing the proposed development is 150 mm on West 10th Avenue. Should the development require water service connections larger than servicing main, the developer shall upsize the existing main to the satisfaction of the General Manager of Engineering Services. The developer is responsible for 100% of the cost of the upgrading. The maximum water service connection size is 300 mm.

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

As per the City of Vancouver Building By-law, the principal entrance must be within 90 metres of a fire hydrant. Should the final design of the building change such that this requirement is no longer satisfied, provision of a new hydrant to be

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

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

Note to Applicant: Implementation of development(s) at 324 West 10th Avenue does not require any sewer upgrades.

Development to be serviced to the existing 200 mm SAN and 250 mm STM sewers on laneway south of West 10th Avenue.

Note to Applicant: 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: The City of Vancouver Council has approved a Vancouver Building Bylaw change that will go into effect on January 1, 2026. The onsite rainwater release rate requirement has been 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. More information is available at <https://vancouver.ca/rainwater>.

- (c) Provision of street improvements with appropriate transitions, along West 10th Avenue adjacent to the site, including:
 - (i) Minimum 3.0 m wide broom finish saw-cut concrete sidewalk;
 - (ii) Removal of the existing driveway crossing and reconstruction of the curb and gutter;
 - (iii) Removal of existing driveway and replacement with full-height curb, boulevard, and sidewalk.
- (d) Provision of street improvements with appropriate transitions, along the lane south of West 10th Avenue adjacent to the site, including:
 - (i) 50mm minimum mill and pave lane along the site's frontage.

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

- (e) Provision of speed humps in the lane south of West 10th Ave between Yukon Street and Alberta Street.
- (f) Provision of upgraded street lighting (roadway and sidewalk) to current City standards and IESNA recommendations.
- (g) Provision of Alberta Street and West 10th Avenue entire intersection street lighting upgrade to current City standards and IESNA recommendations.

- (h) Provision of new or replacement duct banks that meets current City standard.

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

Note to Applicant: The detailed Electrical design is required prior to the start of any associated electrical work and is to conform with the current City Engineering Design Manual, Construction Specifications, Standard Detail Drawing, Canadian Electrical Code, and the Master Municipal Construction Documents.

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

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

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

Housing

- 2.4 Make arrangements to the satisfaction of the General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services to enter into a Housing Agreement and a Section 219 Covenant to secure all residential units as class A for profit affordable rental housing, excluding Seniors Supportive or Independent Living Housing, and including at least 20% of the residential floor area that is counted in the calculation of the dwelling unit area per the CD-1 By-law to be secured as below-market rental dwelling housing units, and the remaining units to be secured as market rental units, subject to the conditions set out below for such units, 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.

- 2.5 Enter into a Section 219 Covenant and/or such other agreements as the General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services determine are necessary to require the applicant to:
- (a) Provide a Tenant Relocation Plan to the satisfaction of the General Manager of Planning, Urban Design and Sustainability as per the Broadway Plan and the Tenant Relocation and Protection Policy that is effective at the time of submission of the development permit application.
 - (b) Provide a notarized declaration prior to issuance of the development permit that demonstrates that each tenant has been given written notice of the intent to redevelop the property; that indicates the number of units occupied on the date of

the notice; and includes copies of a letter addressed to each eligible tenant summarizing the Tenant Relocation Plan offer and signed as received by each eligible tenant.

- (c) Provide an Interim Tenant Relocation Report to the satisfaction of the General Manager of Planning, Urban Design and Sustainability prior to issuance of the demolition permit. The Report must include, but may not be limited to, the names of tenants; whether each tenant has indicated interest in the Right of First Refusal to return to the new building; each tenant's choice of either the financial compensation, temporary rent top-up or lump sum rent top up option; the names of any tenants who have ended their tenancy; the reason for its end (e.g. tenant decision or mutual agreement to end tenancy); the outcomes of their search for alternate accommodation (if assistance was requested by the tenant), and their temporary rent top up amount for the first year of tenancy in the alternative unit (if applicable) and total compensation amount(s); the names of tenants still remaining in the building; the status of the applicant's search for relocation options (if assistance was requested by the tenant) and/or additional assistance rendered, as required through their Tenant Relocation Plan. A copy of the Temporary Rent Top-Up Calculation Form for each tenant that chooses the Temporary Rent Top up option must also be provided with the Interim Tenant Relocation Report.

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).

Note to Applicant: A strategy for achieving the "Phase 2" below-market rental unit mix, as outlined in Rezoning Condition 1.14 must be provided as part of the Final Tenant Relocation Report prior to occupancy permit issuance, as required by Rezoning Condition 2.5.

Public Art

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

Note to Applicant:

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

- (b) Provide development details to the satisfaction of the Head of Public Art (a checklist will be provided) confirming the selection of Option A: Art on Site, or Option B: 60% cash-in-lieu of art.
- (c) Please contact Public Art staff at publicart@vancouver.ca to discuss your application.

Environmental Services

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

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

* * * * *

APPENDIX C
PROPOSED CONSEQUENTIAL BY-LAW AMENDMENTS

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

DRAFT AMENDMENT TO THE SIGN BY-LAW NO. 11879

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

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

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

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

“[CD-1#] [By-law #] 324 West 10th Avenue”

* * * * *

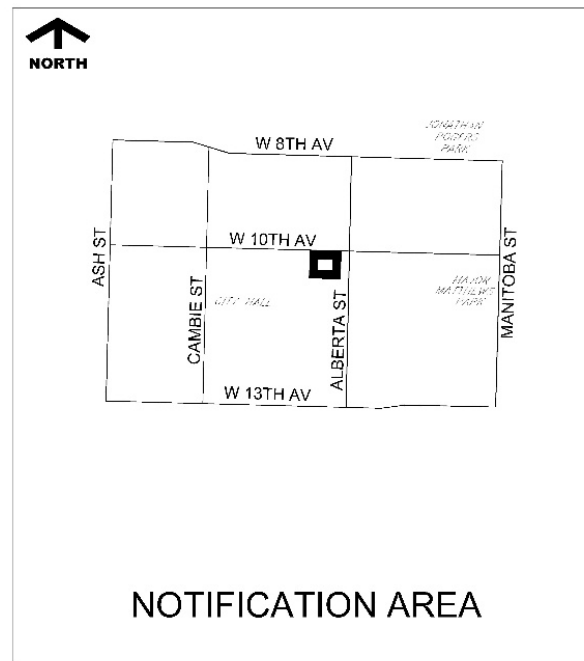
APPENDIX D ADDITIONAL INFORMATION

Public Consultation Summary

A total of 85 comments were received with 13 comments in support for the height, density and use and 49 expressing concerns about height, neighbourhood impact, and affordability and displacement.

Event	Date(s)	Details
Webpage published	April 8, 2025	www.shapeyourcity.ca/324-w-10th-ave
Postcard mailed	May 5, 2025	2,216 notices mailed (approximate)
Site sign installed	April 16, 2025	n/a
Online comment form	April 2025 to November 2025	68 submissions <ul style="list-style-type: none"> • 13 responses support • 49 responses opposed • 6 responses mixed
Question and Answer (Q&A) period (2 weeks)	May 7, 2025 to 20, 2025	15 submissions
Other input (phone calls, direct emails, etc.)	April 2025 to November 2025	2 submissions
Total webpage views	April 2025 to November 2025	1,145 page views
Total Submissions (Comments submitted + questions asked + other input methods)		85 submissions

Map of Notification Area



A summary of public input is provided below, organized by topic.

Areas of support:

- **Housing:** Strong support for adding much-needed housing and increased density in the area.
- **Transit-oriented development:** Multiple comments highlight the Broadway Subway line and SkyTrain proximity as reasons for support.
- **Active transportation and safety:** Supports active transportation and pedestrian paths to transit hubs.
- **Design and form:** Appreciation of thoughtful design and maintaining neighbourhood character.
- **Local retail and amenities:** Support for local-serving retail as part of the project.

Areas of concern:

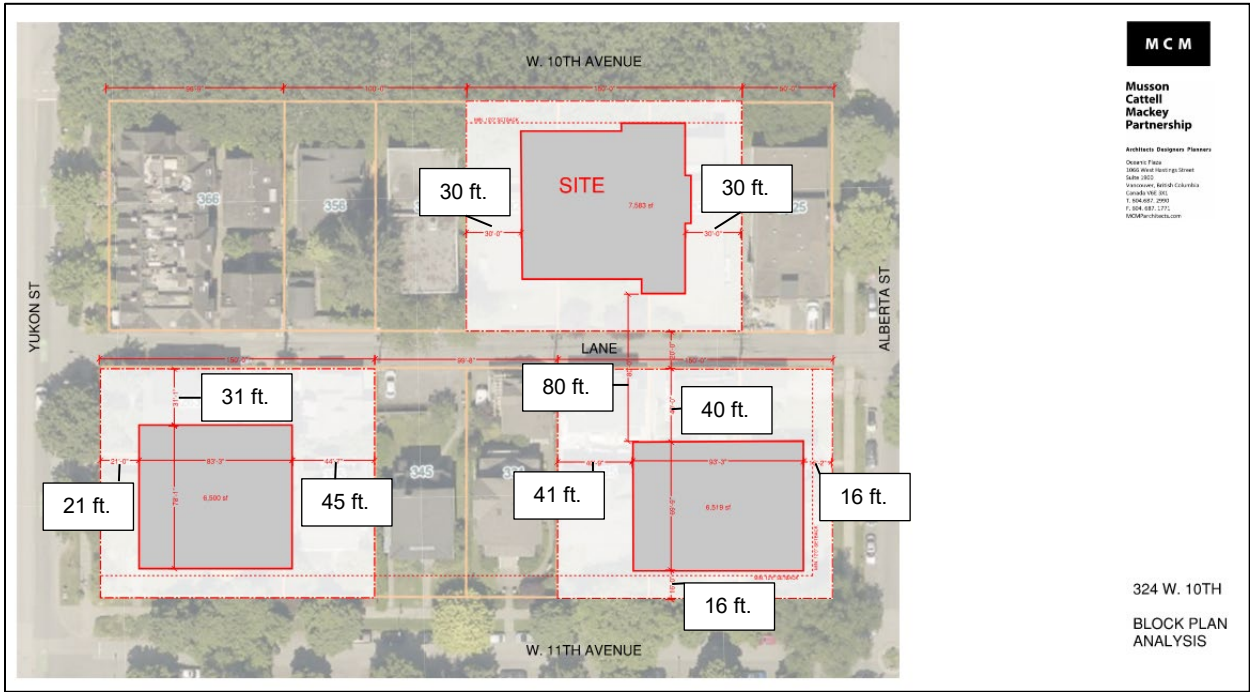
- **Building height:** Fear that the tower will dominate the streetscape, create a “cold and dark” environment, and block mountain views and sunlight.
- **Neighbourhood impact:** Concerns that the development will erode the community feel, destroy heritage aesthetics, and turn the area into a “concrete jungle.”
- **Affordability and displacement:** Widespread belief that 20% below-market units are still unaffordable compared to current rents. Fear of tenant displacement and skepticism about relocation policies.

- **Traffic and bike safety:** Increased traffic congestion and parking shortages anticipated. The bike route on 10th Avenue will be impacted during construction.
- **Environmental and livability impacts:** Shadowing effects reducing natural light for homes and gardens.

Response to Public Comments

- **Building height:** The proposed height is consistent with the Plan. The application proposes a height of 18 storeys, and the Mount Pleasant South Apartment Area A permits up to 20 storeys. The project does not impact a protected public view.
- **Neighbourhood impact:** The form of development is consistent with the urban design expectations of the Plan. Conditions have been included in Appendix B to enhance the development's neighbourliness and relationship to its surroundings. The building currently on site is not listed on the Vancouver Heritage Register.
- **Affordability and displacement:** The rezoning site contains existing rental residential uses, including 36 units of primary rental housing. All eligible tenants meeting the requirements of the City's TRPP for the Plan area will be eligible for the Right of First Refusal to return to the new building at either a 20% discount to city-wide average market rents, or at the tenant's current rent, whichever is less.
- **Traffic and bike safety:** Prior to construction, the applicant is required to meet with and coordinate construction and street use impacts with our Engineering team. Appropriate permits are required to secure street space, and any closures must be permitted in advance with proper traffic management plans approved. Traffic management plans are reviewed closely by Engineering staff to ensure there are safe vehicular, cycling, and pedestrian provisions during construction to provide access for the local residents and businesses.
- **Environmental and livability impacts:** The proposal aligns with the solar access guidelines in the Plan.

Block Study – Tower Separation



APPENDIX E

DRAFT TENANT RELOCATION PLAN

Tenant Relocation and Protection Requirements	Tenant Relocation Plan Offer
Financial Compensation	<p>The choice of either:</p> <ul style="list-style-type: none"> • Compensation in the form of free rent, a lump sum payment, or a combination of both, will be available for each unit eligible for Tenant Relocation Plan according to the following schedule: <ul style="list-style-type: none"> ○ 4 months' rent for tenancies up to 5 years; ○ 5 months' rent for tenancies over 5 years and up to 10 years; ○ 6 months' rent for tenancies over 10 years and up to 20 years; ○ 12 months' rent for tenancies over 20 years and up to 30 years; ○ 18 months' rent for tenancies over 30 years and up to 40 years; and ○ 24 months' rent for tenancies over 40 years. <p>Or:</p> <ul style="list-style-type: none"> • For tenants that wish 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. <p>Or:</p> <ul style="list-style-type: none"> • A lump sum rent top-up payment, equivalent to the estimated value of a rent top-up for 33 months.
Notice to End Tenancies	<p>Landlord to provide regular project updates to tenants throughout the development approvals process.</p> <p>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).</p>
Moving Expenses (flat rate or arrangement of an insured moving company)	<p>A flat rate of \$750 or \$1000 will be provided to all eligible tenants depending on the type of unit.</p>
Assistance in Finding Alternate Accommodation (3 options)	<p>Staff will distribute tenant needs assessment surveys. These surveys will be used in relocation efforts and to identify tenants' needs and preferences.</p> <p>The applicant will be required to commit monitor rental market and provide tenants requesting assistance with three options in Vancouver that best meet the tenants' identified priorities.</p>

Additional Support for Low Income Tenants or Tenants Facing Other Barriers to Appropriate Housing	<p>The applicant is partnering with a Tenant Relocation Coordinator to assist existing tenants with finding alternate accommodation.</p> <p>For low income tenants and tenants facing other barriers to housing, as defined in the TRP Policy, the applicant will be required to commit to assisting in securing a permanent, suitable affordable housing option.</p>
First Right of Refusal	<p>The applicant will be required to commit to offering all eligible tenants the Right of First Refusal to return to the new building at either a 20% discount to city-wide average market rents by unit type for the City of Vancouver, as published annually, or at the tenant's current rent, whichever is less</p>

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APPENDIX F PUBLIC BENEFITS

City-wide DCL ^{1,2}	\$51,273
Utilities DCL ¹	\$1,578,395
Public Art ³	\$252,372
TOTAL	\$ 1,882,040

Other Benefits (non-quantifiable components): 181 rental units, of which 20% of the residential floor area would be rented at below-market rates, secured for the greater of 60 years and the life of the building.

¹ Based on rates in effect as of December 10, 2025 and the proposed 11,602.9 sq. m (124,893 sq. ft.) of residential floor area and 238.6 sq. m (2,568 sq. ft.) of commercial floor area.

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

² This application has requested and is expected to be eligible for a Class A (100%) waiver of the City-wide DCL applicable to the residential portion of the building. The application is therefore subject to the maximum average starting rents and unit sizes by unit type applicable to class A for-profit affordable rental housing as per the By-law. These requirements will be secured by a Housing Agreement, and compliance will be assessed through the development permit stage to occupancy permit issuance. The value of the City-wide DCL waiver on the residential floor area is estimated to be \$2,493,347.

³ The Public Art Policy and Procedures for Rezoned Developments requires rezoning proposals having a floor area of 9,290 sq. m (100,000 sq. ft.). Based on rates in effect as of 2016. Rates are subject to adjustments, see [Public Art Policy and Procedures for Rezoned Developments](#) for details.

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APPENDIX G REZONING APPLICATION SUMMARY

Property

Address	Parcel Identifiers (PIDs)	Legal Description
324 West 10th Avenue	014-564-726, 014-564-734, 014-564-742	Lots 5 to 7 Block K District Lot 526 Plan 1530

Applicant Team

Applicant	Third Space Properties Inc.
Developer	Third Space Properties Inc.
Architect	Musson Cattell Mackey Partnership
Property Owner	324 West 10th Avenue Investments Ltd.

Statistics

	Permitted Under Existing Zoning	Proposed
Zoning	R5-3	CD-1
Site Area	1,741.4 sq. m (18,744 sq. ft.)	1,741.4 sq. m (18,744 sq. ft.)
Land Use	Residential, Commercial, Institutional, Cultural and Recreational, Utility and Communication, Manufacturing	Residential, Commercial, Institutional, Cultural and Recreational, Utility and Communication
Maximum FSR	6.8	6.8
Maximum Height	84.0 m (276 ft.)	58.0 m (190 ft.)
Floor Area	11,841.5 sq. m (127,461 sq. ft.)	11,841.5 sq. m (127,461 sq. ft.)
Unit Mix	N/A	36 studio units 81 1-bedroom 44 2-bedroom 20 3-bedroom 181 Total
Natural Assets	Six on-site by-law trees and four street trees.	Six on-site by-law trees to be removed. New street trees, to be confirmed at development permit stage. Four on-site trees to be planted.

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