



REFERRAL REPORT

Report Date: January 6, 2026
Contact: Austin Norrie
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RTS No.: 18348
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: 1613-1625 Nanaimo Street

RECOMMENDATION TO REFER

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

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary 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 JTA Development Consultants, on behalf of the Dung Le and Do Thi Nguyen, the registered owners of the lands located at 1613-1625 Nanaimo Street [*Lots 7 and 8 of Lot 2 Block B of Block 140 District Lot 264A Plans 1333 and 1771; PIDs 014-699-907 and 014-699-915 respectively*], to rezone the lands from C-1 (Commercial) District to CD-1 (Comprehensive Development) District, to increase the maximum floor space ratio (FSR) from 1.20 to 2.80 and increase the maximum building height from 9.2 m (30 ft.) to 19 m (62 ft.) to permit the development of a five-storey mixed-use building containing 23 rental units and commercial space on the ground floor, be approved in principle;

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

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by Haeccity Studio Architecture, received March 24, 2025;

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

- B. THAT subject to approval in principle of the rezoning and the Housing Agreement described in Part 2 of Appendix B, the Director of Legal Services be instructed to prepare the necessary Housing Agreement By-law for enactment prior to enactment of the CD-1 By-law, subject to such terms and conditions as may be required at the discretion of the Director of Legal Services and the General Manager of Planning, Urban Design and Sustainability.
- C. THAT subject to approval of the CD-1 By-law, the application to amend the Sign By-law to establish regulations for the CD-1, generally as set out in Appendix C, be approved.
- D. THAT subject to approval of the CD-1 By-law, the Noise Control By-law be amended to include 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 the site at 1613-1625 Nanaimo Street from C-1 (Commercial) District to CD-1 (Comprehensive Development) District. The proposal is for a five-storey mixed-use building with 23 rental units and commercial space on the ground floor.

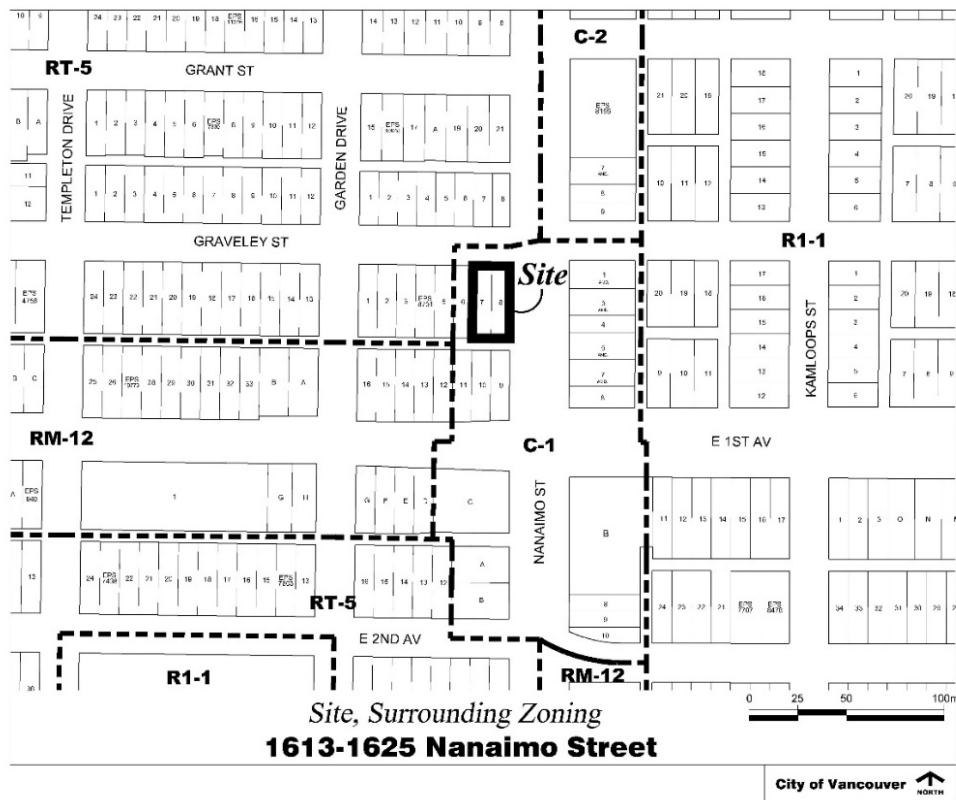
This application is consistent with the *Grandview-Woodland Community Plan* (Plan). The General Manager of Planning, Urban Design and Sustainability recommends approval in principle subject to conditions contained in Appendix B.

Context and Background

1. Site and Context

The subject site is comprised of two parcels, located at the southwest corner of Nanaimo Street and Graveley Street (see Figure 1). The site currently consists of a two-storey apartment building built in 1968 with a restaurant on the ground floor. The total site area is 710 sq. m (7,642 sq. ft.), with a frontage of 19.3 m (63 ft.) along Graveley Street and a site depth of 37.2 m (122 ft.). An existing commercial node is located at the intersection of Nanaimo Street and East 1st Avenue. The surrounding neighbourhood consists of single-family detached houses, with a few four-storey buildings along the arterial streets.

Figure 1: Site and Surrounding Zoning



2. Policy Context

- **Grandview-Woodland Community Plan (the “Plan”):** The site is located within the Nanaimo sub-area of the Plan and policy direction for this area is to support the development of designated “Shopping Nodes” along Nanaimo Street at the intersections of East 1st Avenue and Broadway.
- **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 a five-storey mixed-use building with 23 rental units and two commercial retail units (CRUs) on the ground floor (Figure 2). This proposed building has a maximum height of 19 m (62 ft.) with additional height for a rooftop amenity, and an overall maximum density of 2.80 FSR. The proposal includes one level of underground vehicle and bicycle parking, which is accessed from the rear lane.

Figure 2: Proposed Building Looking Northwest



2. Form of Development

The proposed five-storey building is consistent with the Plan's form of development policy for a mixed-use typology for height, density, common indoor and outdoor amenity, private open space, and public realm interface (see Figure 2). Retail is proposed at-grade as per the intent of the Plan. The proposed built form meets the Plan's expectations.

The proposal at 2.80 FSR complies with the Plan's maximum density of 3.20 FSR along Nanaimo Street. The proposal's site frontage of 19.3 m (63 ft.) is below the minimum site frontage of 36.6 m (120 ft.) required for a six-storey building under the Plan. Since the site has a lot depth of 37.2 m (122 ft.) facing onto Nanaimo Street, the site is eligible to meet the minimum site frontage requirement to achieve up to a 6-storey building.

- **Urban Design Panel** – A review by the Urban Design Panel was not required due to the application's consistency with the expectations and policy of the Plan.
- **Natural Assets:** The *Urban Forest Strategy* and the Protection of Trees By-law were used to evaluate the proposal. There are currently no on-site trees. As part of the proposal two on-site trees are proposed. See Appendix B for landscape and tree conditions.

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

Refer to the rezoning [application booklet](#) for drawings and the Council agenda for application renderings. Note that any 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.

3. Housing

This application, if approved, would add 23 rental units to the City's inventory of rental housing, which would contribute to the targets set out in the *Housing Vancouver Strategy* (see Appendix D, Figure 1).

- **Housing Mix:** The project proposes 39% two and three-bedroom units, thereby meeting the *Family Room: Housing Mix Policy for Rezoning Projects* which requires a minimum of 35% family units. A condition of approval and a provision in the CD-1 By-law has been included to ensure the project meets the minimum unit mix requirements.
- **Average Rents and Income Thresholds:** The proposed market rental units will provide housing options that are significantly more affordable than average home ownership costs, as shown in Figure 2 of Appendix D.
- **Security of Tenure:** All 23 units in the proposal would be secured as rental housing through a Housing Agreement and a Section 219 Covenant for the longer of 60 years and the life of the building.
- **Tenants:** The rezoning site contains existing rental residential uses, including two units of primary rental housing. However, there are no eligible tenants as defined under the City's *Tenant Relocation and Protection Policy* (TRPP). If any eligible tenants are identified through the City's regulatory approvals process, the applicant will be required to meet the City's TRPP.

4. Transportation and Parking

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

5. Public Input

Public input included mailed postcards, a site sign, an online comment form, and question and answer (Q&A) period. Refer to the application webpage: <https://www.shapeyourcity.ca/1613-1625-nanaimo-st>.

Approximately 25 submissions of public feedback were received. Respondents mentioned that project will provide much-needed rental housing and bring more life to the street, with many noting that the five-storey height is appropriate for the area. Concerns included traffic and parking congestion at 1st Avenue and Nanaimo Street and that the project should provide adequate tenant/customer parking, safe lane use, and small locally serving retail. Other respondents wanted the existing building and restaurant on the site to remain unchanged.

Refer to Appendix E for a full summary of the public input collected and responses to public comments.

6. Public Benefits

Refer to Appendix F for full summary of public benefits.

- **Development Cost Levies (DCLs):** The applicant is not requesting a waiver of the City-wide DCLs for the market rental housing component of the project. As per Section 3.1B of the Vancouver Development Cost Levy By-law, the decision to seek the waiver is made at the rezoning application stage. Should the applicant wish to request a DCL waiver at a later stage, the application would be expected to return to Council for a subsequent public hearing to amend the rezoning conditions. It is expected that the project will pay DCLs of \$677,510 based on December 2025 rates.

Community Amenity Contributions (CAC): The [Community Amenity Contributions Policy for Rezonings](#) (CAC Policy) requires lower-density secured market rental applications within the C-1 zones proposing more than four storeys, to be subject to a negotiated CAC. Real Estate Services staff have determined that based on the cost of securing the market rental housing, no CAC is anticipated.

- **Public Art:** The application is not subject to the *Public Art Policy and Procedures for Rezoned Developments* as the total floor area is below the minimum threshold of 9,290 sq. m (100,000 sq. ft.).

Financial Implications

This project is expected to provide 23 rental units and DCLs. See Appendix F for additional details.

Conclusion

The proposed land use, form of development and public benefits are consistent with the *Grandview-Woodland Community 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
1613-1625 Nanaimo Street
PROPOSED CD-1 BY-LAW PROVISIONS

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 (____).

Uses

3. 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

- 4.1 The design and layout of at least 35% of the total number of dwelling units must:
 - (a) be suitable for family housing; and

(b) have 2 or more bedrooms.

4.2 No portion of the first storey of a building, to a depth of 10.7 m from the front wall of the building and extending across its full width, may be used for residential purposes except for entrances to the residential portion.

4.3 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 that 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

5.1 Computation of floor area must assume that the site area is 710 m², being the site area at the time of the application for the rezoning evidenced by this by-law, prior to any dedications.

5.2 The maximum floor space ratio for all uses combined is 2.80.

5.3 The total floor area for commercial uses must be a minimum of 139 m².

5.4 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.

5.5 Computation of floor 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; and
- (f) entries, porches and verandahs if the Director of Planning first approves the design;
- (g) 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.

5.6 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.

Building Height

6.1 Building height must not exceed 19 m.

6.2 Despite section 6.1 of this by-law and building height regulations in section 10 of the Zoning and Development By-law, the Director of Planning, after considering the impact on building placement, massing, views, overlook, shadowing and noise, may permit architectural features, common rooftop amenity space or mechanical appurtenances including elevator overrun and rooftop access structures, or any other appurtenances that the Director of Planning considers similar to the foregoing, to exceed the maximum building height.

Access to Natural Light

7.1 Each habitable room must have at least 1 window on an exterior wall of a building.

7.2 For the purposes of section 7.1 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 Haeccity Studio Architecture, received on March 24, 2025.

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

Urban Design

- 1.1 Ensure all building elements such as cornices, balconies, footings and stairs, are inside property lines.
- 1.2 Design development to provide a more compatible response to the existing neighbourhood. This can be achieved by:
 - (a) Relocating the hydro kiosk off Nanaimo Street or shifting west to screen with evergreen landscaping and confirming required overhead clearance; and,
 - (b) Addressing overlook of west neighbour from balconies at floors 2-5 through relocation to face the front or rear (Levels 1 to 3) and screening (Levels 1 to Roof) as possible;
- 1.3 Design development to provide functional residential outdoor open space;

Note to Applicant: This can be achieved as follows:

- (a) Co-locate indoor and outdoor amenities, and consider enlarging the rooftop amenity to improve usability;
- (b) Provide separation at shared roof deck between Units 22 and 23; and,
- (c) Provide sufficient outdoor space for each dwelling unit (i.e. increase Unit 1 balcony depth to 1.8 m (6 ft.)).

- 1.4 Design development to improve livability;

Note to Applicant: This can be achieved as follows:

- (a) Ensure all living areas have windows (i.e. Unit 13);
- (b) Provide sufficient bulk storage per unit; and
- (c) Provide separate commercial and residential garbage-recycling facilities

Note to Applicant: A minimum of 2.3 sq. m (24.75 sq. ft.) bulk storage is required per unit, which can be located in-suites or below base surface. Floor area exclusion is available for storage spaces with a minimum dimension of 1.2 m in all directions, 2.1 m height, and up to a maximum of 3.7 sq. m. Hall closets are not typically eligible as bulk storage unless they meet the requirements in the Bulk Store and In-Suite Storage – Multiple Dwelling Residential Developments Bulletin, at <https://guidelines.vancouver.ca/bulletins/bulletin-storage-multiple-dwellings.pdf>

Please refer to <https://guidelines.vancouver.ca/guidelines-garbage-recycling-storage-facility-design.pdf> for garbage-recycling requirements at the Development Permit stage.

Landscape

1.5 Design development to the rooftop amenity area to locate the larger planters and shade trees along the south side.

Note to Applicant: Trees along the south side can provide additional shade for users, and work to reduce the heat island effect, while increasing the end user livability, and enjoyment of the site. Inclusion of shade trees will also align with section 1.4.2 of the *Grandview-Woodland Community Plan*.

1.6 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.

1.7 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.

Urban Forestry

1.8 Remove any fencing/structures proposed on City property along Graveley Street conflicting with the tree protection zone of City Tree 1, which extends to the property line. Shotcrete excavation should be used without encroachment onto City land.

Note: Contact PBDevelopment.trees@vancouver.ca for required clearance pruning of City trees.

Sustainability

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

Housing

1.10 The proposed unit mix, including 6 studio units (26%), 8 one-bedroom units (35%), and 6 two-bedroom units (26%), and 3 three-bedroom units (13%) 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, designed to be suitable for families with children.

1.11 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);

Note to Applicant: In-suite storage is highly encouraged for family units.

- (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 by 2.7 m minimum dimensions (S. 4.3.2).

Note to Applicant:

- i. 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.

- ii. Bulk storage should be designed in accordance with the *Bulk Storage and In-suite Storage – Multiple Dwelling Residential Developments Bulletin*.

Engineering

Arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for the following:

- 1.12 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>

- 1.13 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>

- 1.14 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.
- 1.15 Provision of a lighting simulation to support all offsite lighting upgrades to City standards and IESNA recommendations.
- 1.16 Provision of garbage and recycling storage amenity design to the satisfaction of the General Manager of Engineering Services.

Note to Applicant: Draw and label container outlines and if the site is mixed use, demonstrate separated solid waste amenities for use types, and label each amenity. Amenities designed below grade require written confirmation from a waste hauler that access and pick up from the location can be made without reliance of the lane for

extended bin storage. If this cannot be confirmed, then an on-site garbage bin staging area is to be provided adjacent the lane. Pick up operations should not require the use of public property for storage, pick up or return of bins to the storage location.

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

1.17 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) "Off-site assets are to be constructed to the satisfaction of the General Manager of Engineering Services and as per the approved City geometric design, with the final design and location to be determined once the City geometric is received."

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) References of balcony shown encroaching onto City property, as shown on Landscape Plan L-2A.

Note to Applicant: A canopy application may be required as per Engineering Condition 1.22.

- (ii) Proposed (bike rack, planter etc.) from the City property.

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

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

Surface treatment in the lane is to be standard asphalt only. Surface treatment in hardscape areas of the boulevard is to be in standard concrete only.

- (e) Streetscape designed in compliance with “All Other City Areas” 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. 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.

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

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

- (a) Safe, functional grades on the ramp and in parking areas, including:

- (i) Ramps exposed to weather with a 15% slope and greater must be heated.

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

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

- (b) Minimum 3.4 m (11.2 ft.) width, 10.2 m (33.5 ft.) length for Class B spaces.

- (c) Minimum 1.3 m (4.3 ft.) side clearance for Class B spaces.

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

- (a) All types of parking, loading, bicycle, end-of-trip facilities and passenger loading spaces individually numbered, and labelled on the drawings.
- (b) Dimension of columns and column encroachments into parking spaces.
- (c) Section drawings showing elevations and minimum vertical clearances for parking levels, loading bays, ramps, and to the underside of raised security gates considering mechanical projections and built obstructions.
- (d) Design elevations at all breakpoints on both sides of ramps, drive aisles, loading and passenger loading spaces, accessible spaces, and entrances.

1.22 Provisions of a canopy application may be required should the encroaching structure(s) meet the specifications set out in Section 1.8.8 of the Vancouver Building By-Law.

Note to Applicant: Canopies must be fully demountable and drained to the buildings internal drainage systems. Please submit a copy of the site and elevation drawings of the proposed canopy for review at Development Permit application stage.

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

- (a) Abandonment or removal of all existing storm, sanitary, and combined connections to the development site.
- (b) Abandonment or removal of all existing storm, sanitary, and combined sewer mains that are no longer in use due to the development of the site.

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

1.24 Provision of 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.

1.25 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 advance 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>

1.26 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 7 & 8, both of Lot 2, Block B of Block 140, District Lot 264A, Plans 1333 & 1771 to create a single parcel.
- 2.2 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.

The existing fire hydrant fronting the development needs to be relocated from pressure zone 490 to pressure zone 422 to meet the fire flow demands for the development. Arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services will be required to ensure these upgrades are delivered and to secure payment for the hydrant relocation. The developer is responsible for 100% of the cost.

Note to Applicant: Based on the confirmed Fire Underwriter's Survey Required Fire Flows and domestic flows submitted by Aplin & Martin Consultants Ltd. dated December 23, 2024, no water main upgrades are required to service the development.

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

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

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

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

Note to Applicant: Implementation of development(s) at 1613-1625 Nanaimo Street does not require any sewer upgrades.

Development to be serviced to the existing 200 mm sanitary and 200 mm storm sewers along Graveley Street.

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 1st, 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 vancouver.ca/rainwater.

- (c) Provision of street improvements with appropriate transitions, along Nanaimo Street adjacent to the site, including:
 - (i) Minimum 3.0 m wide broom finish saw-cut concrete sidewalk;
 - (ii) Corner curb ramp;
 - (iii) Standard concrete lane crossing, new curb returns and curb ramps;
 - (iv) Integral concrete curb and slab on Nanaimo Street per City standards.
- (d) Provision of street improvements with appropriate transitions, along Graveley Street adjacent to the site, including:
 - (i) Minimum 2.1 m wide broom finish saw-cut concrete sidewalk;
 - (ii) Curb bulge and road reconstruction as required to accommodate the curb bulge.

Note to Applicant: Road reconstruction on Graveley Street to meet the City's higher zoned standards.

Note to Applicant: The City of Vancouver to provide approved Geometric design. All elements of the Geometric design must be constructed to meet City Standards including, but not limited to relocation of existing catch basins or installation of new catch basins where required to accommodate the geometric design.

- (e) Provision of street improvements with appropriate transitions, along the lane north of East 1st Avenue adjacent to the site, including:
 - (i) Full depth pavement reconstruction;

Note to Applicant: Lane reconstruction to meet the City's "Higher-Zoned Lane" standards;

- (ii) New standard concrete lane crossing, with new lane returns and ramps on both sides, at the lane entrance on Nanaimo Street.
- (f) Provision of upgraded street lighting (roadway and sidewalk) to current City standards and IESNA recommendations.
- (g) Provision of Graveley Street and Nanaimo Street 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.

A Development and Major Projects construction coordinator will contact the Applicant in the Development Permit stage and coordinate the submission of the detailed Electrical design. The detailed Electrical design is required prior to the start of any associated electrical work and is to conform with the current City Engineering Design Manual, Construction Specifications, Standard Detail Drawing, Canadian Electrical Code, and the Master Municipal Construction Documents.

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

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

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

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

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 23 residential units as secured market rental housing units, excluding Seniors Supportive or Independent Living Housing, pursuant to the City's *Grandview-Woodland Community Plan*, for a term equal to the longer of 60 years and the life of the building, subject to a no-separate-sales covenant and a no-stratification covenant, a provision that none of such units will be rented for less than 90 consecutive days at a time, and such other terms and conditions as the General Manager of Planning, Urban Design and Sustainability and the Director

of Legal Services may require.

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

2.5 If eligible tenants are identified to be residing on the site, the applicant will deliver a Tenant Relocation Plan to the satisfaction of the General Manager Planning, Urban Design and Sustainability and will enter into a 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 Tenant Relocation and Protection Policy.
- (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 a Final Tenant Relocation Report prior to issuance of the Occupancy Permit. The Report must outline the names of tenants; indicate the outcome of their search for alternate accommodations; summarize the total monetary value given to each tenant (moving costs, rents, any other compensation); and include a summary of all communication provided to the tenants.

Environmental Contamination

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

- (a) Submit a site disclosure statement to Environmental Services (Environmental Protection).
- (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:

“1613-1625 Nanaimo Street [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 #] 1613-1625 Nanaimo Street”

* * * * *

APPENDIX D

HOUSING

Housing Data

Figure 1: Progress Towards 10 Year Housing Vancouver Targets (2024-2033) as of September 30, 2025

Housing Type	Category	10-year Targets ^{1, 2}	Units Approved Towards Targets ³
Purpose-Built Rental Housing Units ³	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.*

Figure 2: Market Rents in Newer Eastside Buildings, Costs of Ownership and Household Income Served

Unit	Newer Rental Buildings Eastside		Monthly Costs of Ownership for Median-Priced Apartment – Eastside (with 20% down payment)		
	Average Market Rent ¹	Average Household Income Served ³	Monthly Costs of Ownership ²	Average Household Income Served ³	Down-Payment at 20%
Studio	\$1,879	\$75,160	\$2,200	\$88,000	\$79,550
1-bed	\$2,194	\$87,760	\$2,885	\$115,400	\$108,000
2-bed	\$2,880	\$115,200	\$3,809	\$152,360	\$141,300
3-bed	\$3,815	\$152,600	\$5,565	\$222,600	\$213,000

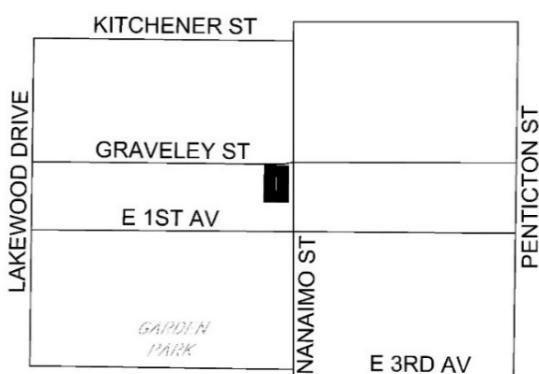
1. *Data from the October 2024 CMHC Rental Market Survey for apartments in purpose-built rental buildings completed in the year 2015 or later on the Eastside of Vancouver*
2. *Based on the following assumptions: median of all BC Assessment apartment sales prices in Vancouver Eastside in 2021 by unit type, 20% down-payment, 5% mortgage rate (in-line with Bank of Canada conventional rate), 25-year amortization, \$150-\$250 monthly strata fees and monthly property taxes at \$2.92 per \$1,000 of assessed value (2020 assessments and property tax rate).*
3. *Incomes are estimated based on rents or monthly ownership costs at 30% of income.*

APPENDIX E
ADDITIONAL INFORMATION

Public Consultation Summary

Event	Date(s)	Details
Webpage published	June 16, 2025	https://www.shapeyourcity.ca/1613-1625-nanaimo-st
Postcard mailed	June 30, 2025	791 notices mailed (approximate)
Site sign installed	June 16, 2025	n/a
Online comment form	June 2025 to October 2025	22 submissions <ul style="list-style-type: none"> • 17 responses support • 3 responses opposed • 2 responses mixed
Question and Answer (Q&A) period (2 weeks)	July 2, 2025 to July 15, 2025	22 submissions
Other input (phone calls, direct emails, etc.)	April 2025 to October 2025	3 submissions
Petition	n/a	n/a
Total webpage views	June 2025 to October 2025	469 page views
Total Submissions (Comments submitted + questions asked + other input methods)		25 submissions

Map of Notification Area



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

Areas of support:

- **More rental homes and active street:** Respondents were in support of adding purpose-built rental with small shops at-grade and said that the homes and retail at-grade would bring vibrancy and patrons to the area.
- **Right scale for the street:** Several supporters liked the 5-storey mixed-use building and said it fits in with a neighbourhood high street.
- **Some support with practical conditions:** Some support the project if parking for tenants and shop customers, safe lane access during construction, and small-format retail that serves locals are considered. Respondents mentioned that they want quality bike parking and have good placement of patios with sunlight.

Areas of concern:

- **Building height:** That the building will dominate over the other surrounding buildings and be out of place.
- **Neighbourhood impact:** Concern that the development will disturb the community feel and aesthetic. Respondents felt the proposal doesn't fit in with the surrounding neighbourhood context.
- **Traffic and parking:** Respondents opposed the proposal as it would create congestion around 1st Avenue and cause parking to spillover onto the neighbourhood side streets. In addition, respondents mentioned Nanaimo Street being traffic heavy and having pedestrian safety concerns. In addition, the commercial a grade would create extra vehicle trips.
- **Preserve local serving retail:** Respondents value locally serving retail and are attached to the existing restaurant on property. They wish for it to remain on the premises.

Response to Public Comments:

Building height: This proposal is supported by the *Grandview-Woodland Community Plan*, which allows for up to six storeys along Nanaimo Street. The applicant is proposing a height of five storeys and is a fewer number of storeys than what the Plan allows. Staff have reviewed the proposal's height and scale in the neighbourhood and consider the proposal appropriate given the site's location along an arterial street.

Neighbourhood impact: This area is anticipated for future change. As a part of *Vancouver Plan* Implementation, City staff are currently working on a planning process for the City's Village Areas. This site is identified as being in the Nanaimo Street and East 1st Avenue Village, and is one of the seventeen Villages undergoing this planning process. The area is considered for city-initiated zoning changes in order to create and foster various retail villages within the city. A referral report outlining proposed zoning amendments up to 3-6 storeys is anticipated to be brought forward to Council in 2026.

- **Traffic and parking:** The proposal's parking and loading is consistent with the requirements under the Parking By-law. Notably, the proposal will deliver street

improvements such as new sidewalks, a paved lane, a lane crossing, as well as street lighting in order to support pedestrian access and safety. Any traffic related plans are to be reviewed by Engineering Services staff at later stages of the project to ensure there is safe vehicular, cycling, and pedestrian access to the site.

- **Preserve local serving retail:** There are two commercial retail units proposed for the site that are suitable for small scale local business. Staff are applying a minimum floor area requirement for commercial use to ensure retail, office, or service uses are available on the premises. The applicant has indicated that they are looking to have the existing restaurant return to the site after project completion.

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APPENDIX F PUBLIC BENEFITS

City-wide DCL ¹	\$426,721
Utilities DCL ¹	\$250,789
TOTAL	\$677,510

Other Benefits (non-quantifiable components): 23 rental units, 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 1,739 sq. m (18,722 sq. ft.) of residential floor area and 246 sq. m (2,653 sq. ft.) of commercial floor area.

This application was eligible for a waiver of a portion of the City-wide DCLs, however the applicant has elected not to seek the waiver. As per Section 3.1B of the Vancouver Development Cost Levy By-law, the decision to seek the waiver is made at the rezoning application stage. Should the applicant wish to request a DCL waiver at a later stage, the application would be expected to return to Council for a subsequent public hearing to amend the rezoning conditions.

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.

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APPENDIX G
REZONING APPLICATION SUMMARY

Property

Address	Parcel Identifier (PID)	Legal Description
1613 Nanaimo Street	014-699-907	Lot 7 of Lot 2 Block B of Block 140 District Lot 264A Plans 1333 & 1771
	014-699-915	Lot 8 of Lot 2 Block B of Block 140 District Lot 264A Plans 1333 & 1771

Applicant Team

Applicant	JTA Development Consultants
Developer	JTA Development Consultants
Architect	Haeccity Studio Architecture
Property Owner	Dung Le and Do Thi Nguyen

Statistics

	Permitted Under Existing Zoning	Proposed
Zoning	C-1	CD-1
Site Area	710 sq. m (7,642 sq. ft.)	710 sq. m (7,642 sq. ft.)
Land Use	Commercial	Residential, Commercial
Maximum FSR	1.20 FSR	2.80 FSR
Maximum Height	9.4 m (30 ft.)	19 m (62 ft.) to the top of the residential parapet with addition height to the top of the rooftop mechanical equipment.
Floor Area	852 sq. m (9,170 sq. ft.)	Maximum of 1,986 sq. m (21,375 sq. ft.)
Unit Mix	N/A	6 Studio units 8 One-bedrooms 6 Two-bedrooms 3 Three-bedrooms 23 Total
Natural Assets	0 on-site trees 2 street trees	Remove 0 on-site trees Planting 2 on-site trees (Confirmed at Development Permit stage)

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