



REFERRAL REPORT

Report Date: January 6, 2026
Contact: Riccardo Peggi
Contact No.: 604.871.6739
RTS No.: 18344
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: 1550 West 11th 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 JTA Development Consultants, on behalf of Westwind 1550 Investments Ltd., the registered owners of the lands located at 1550 West 11th Avenue [*The East ½ of Lot 4, East ½ of Lot 5, West ½ of Lot 5 and Lot 6 Block 390 District Lot 526 Plan 991; PIDs 015-013-936, 015-013-961, 015-013-944 and 015-013-995 respectively*], to rezone the lands from R5-3 (Residential) District to CD-1 (Comprehensive Development) District, to maintain the maximum floor space ratio (FSR) at 6.80 and decrease the maximum building height from 84.0 m (276 ft.) to 60.2 m (197 ft.) to permit the development of a 17-storey mixed-use residential building with additional height for a rooftop amenity area, containing 160 rental housing units with 20% of the residential floor area for below-market rental units, and commercial space on the ground floor be approved in principle;

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

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by WA Architects Ltd., received February 29, 2024;

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 1550 West 11th Avenue from R5-3 (Residential) District to CD-1 (Comprehensive Development) District. The proposal is for a 17-storey mixed-use residential building with 160 rental units with 20% of the residential floor area as below-market units and commercial space on the ground floor.

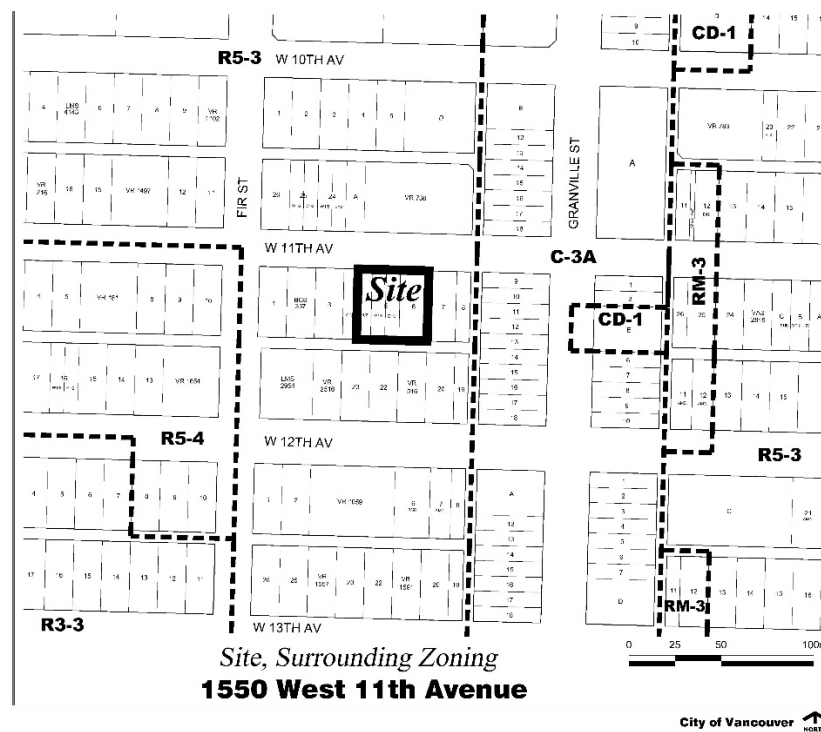
This application is consistent with the *Broadway Plan* (Plan) and associated policies. The General Manager of Planning, Urban Design and Sustainability recommends approval in principle subject to conditions contained in Appendix B.

Context and Background

1. Site and Context

The subject site is comprised of four parcels, located mid-block on the south side of West 11th Avenue, between Granville Street and Fir Street (see Figure 1). The site is currently occupied by a three-storey market rental building with 27 units. The surrounding neighbourhood consists of low to mid-rise residential uses, with commercial and retail uses along Granville Street to the east. There is one existing tower on the block, southwest of the subject site at the corner of Fir Street and 12th Avenue. The neighbourhood is undergoing significant change with future redevelopment as per the *Broadway Plan* as well as with the Skytrain extension. The future Granville Station will be located approximately 250 m to the north.

Figure 1: Site and Surrounding Zoning



2. Policy Context

- **Broadway Plan:** This site is located in Fairview South – Area A (FSOA) sub area 9.9 and the residential and commercial uses proposed are consistent with the Plan.
- **Transit-Oriented Areas (TOA) Designation By-law and Transit-Oriented Areas (TOA) Rezoning Policy:** This site is within Tier 2 of the TOA and exceeds the height designation. As the Plan allows more density, the application is being assessed under the *Broadway Plan* policies.
- **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 17-storey mixed-use residential building with additional height for a rooftop amenity space, and includes 160 rental units of which a minimum of 20% of the residential floor area is for below-market units (Figure 2). Ground floor commercial uses are proposed fronting onto West 11th Avenue. A building height of 60.2 m (198 ft.) and a floor space ratio (FSR) of 6.8 is proposed. Three levels of underground parking are to be accessed from the lane.

Figure 2: Proposed Building Looking Southwest



2. Form of Development

The *Broadway Plan* supports rental residential and commercial uses at this location. A maximum height of 20 storeys and density of 6.8 FSR is permitted. The proposal is consistent with the Plan's direction for use, height, and density. Refer to application statistics in Appendix G.

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

Urban Design Analysis Summary

Issue	Policy	Proposal	Impacts	Outcomes
Tower Separation	12.2 m (40 ft.) to the centreline of the rear laneway.	11.3 m (37 ft.)	A potential tower development to the south will have to provide 13.1 m (43 ft.) setback to meet tower separation requirements.	Staff are supportive of the proposed tower siting and tower setbacks given the site constraints with the solar access policy requirement of not creating new shadow impacts on the opposite sidewalk of village high street on Granville Street.

- Natural Assets:** The *Urban Forest Strategy* and the Protection of Trees By-law were used to evaluate the proposal. There are three existing on-site by-law trees, and three trees shared with adjoining sites or within the City boulevard. One neighbouring tree was identified for retention, and the protection of this tree during construction is required. New street trees will be required where space permits. 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 Council 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.

3. Housing

The *Housing Vancouver Strategy* seeks to deliver a range of housing tenures across the housing continuum. This application, if approved, would add 160 units, including 129 market rental units and 31 below-market rental units to the City's inventory of rental housing, which would contribute to the targets set out in the *Housing Vancouver Strategy* (see Figure 3).

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

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

Housing Type	Category	10-Years Targets ¹	Units Approved Towards Targets ²
Purpose-Built Market Rental Units³	Market Rental	30,000	12,299 (41%)
	Developer-Owned Below Market Rental	5,500	2,046 (37%)
	Total	35,550	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.

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 37.9% market family units in a mix of 30.2% two-bedroom and 7.8% three-bedroom units, and 38.7% below-market units in a mix of 19.4% two-bedroom and 19.4% three-bedroom units, thereby not meeting this policy in both the market rental and below-market rental portion. A condition of approval and a provision in the CD-1 By-law has been included to ensure the Plan policy requirement for a minimum of 25% two-bedroom units and minimum of 10% three-bedroom units is met separately in both the market rental and below-market portions. All family units must be designed in accordance with the *High Density Housing for Families with Children Guidelines*.

Average Rents and Income Thresholds – Figure 4 below shows starting rents for below-market rental units for 2025. Average market rents and incomes served for newer rental buildings on the westside are shown in the middle two columns, and costs for home ownership are shown in the right-hand columns. Figure 4 demonstrates that below-market rental housing and market rental housing provide options that are more affordable than home ownership.

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

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

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

Unit Type	Proposed Average Unit Size	Below-Market Rental Units		Newer Rental Buildings Westside		Monthly Costs of Ownership for Median-Priced Apartment – Westside (with 20% down payment)		
		2025 Starting Rents ¹	Average Household Income Served ⁴	Average Market Rent ²	Average Household Income Served	Monthly Cost of Ownership ³	Average Household Income Served	Down payment at 20%
Studio	420 ft ²	\$1,294	\$51,776	\$1,960	\$78,400	\$2,837	\$113,480	\$106,000
1-bed	471 ft ²	\$1,470	\$58,784	\$2,560	\$102,400	\$3,473	\$138,920	\$132,000
2-bed	759.5 ft ²	\$2,052	\$82,080	\$3,635	\$145,400	\$5,193	\$207,720	\$198,400
3-bed	904 ft ²	\$2,819	\$112,768	\$4,412	\$176,480	\$7,982	\$319,280	\$311,890

1. Starting rents shown are calculated based on a 20 percent discount to city-wide average market rents as published by CMHC in the October 2025 Rental Market Report and set in the Rental Incentive Programs Bulletin for the year 2025.
2. Data from October 2024 CMHC Rental Market Survey for buildings completed in 2015 or later on the Westside of Vancouver
3. Based on the assumptions: Median of all BC Assessment strata apartment sales prices in Vancouver Westside in 2021 by unit type, 20% down payment, 5% mortgage rate (in-line with qualifying rate), 25-year amortization, \$250-\$350 monthly strata fees and monthly property taxes at \$2.92 per \$1,000 of assessed value (2021 assessments and property tax rate).
4. Incomes are estimated based on rents or monthly ownership costs at 30% of income.

Security of Tenure – Purpose-built rental housing offers permanent rental housing and security of tenure, unlike rented condominiums or basement suites in the secondary rental market. All 160 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.

Existing Tenants – The rezoning site contains existing rental residential uses, including 27 units of primary rental housing. Out of the 27 existing residential tenancies, 19 are eligible under the City's *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 City's TRPP for the Plan area prior to development permit issuance. Staff have prepared a draft TRP which reflects the *Broadway Plan* tenant protections, summarized in Appendix E of this report.

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

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 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: <https://www.shapeyourcity.ca/1550-w-11-ave>.

In total, approximately 71 submissions were received. Comments in support of the project related to the project's contribution to the housing supply, the addition of density in proximity to transit hubs, and the building's design and massing which aligns with planning goals for the neighbourhood. Concerns generally related to the impacts to existing tenants and affordability concerns, the lack of existing community infrastructure (e.g., schools, parks, public facilities) to support the added density, and the proposed height causing issues such as shadowing and loss of neighbourhood character given the surrounding low- to mid-rise built forms. Refer to Appendix D 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 has requested a Class A waiver of the City-wide DCL. Based on the rates in effect as of December 10, 2025, it is expected that the project will pay DCLs of \$1,431,994. The value of the City-Wide DCL waiver for the residential floor area is estimated to be \$2,222,285.
- **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 \$223,387 based on the current (2016) rate.

Financial Implications

This project is expected to provide 160 rental units, with a minimum of 20% of the residential floor area secured at below-market rates, DCLs and a public art contribution. See Appendix F for additional details.

Conclusion

The proposed land use, form of development and public benefits is 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.

APPENDIX A
1550 West 11th 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 6.4 of this by-law; and
 - b. "Below-Market Rental Units" means dwelling units that meet the requirements of approved Council policies and guidelines for below-market rental housing, as secured by a housing agreement and registered on title to the property.

Uses

4. Subject to approval of the form of development, to all conditions, guidelines and policies adopted by Council, and to the conditions set out in this by-law or in a development permit, the only uses permitted within this CD-1 and the only uses for which the Director of Planning or Development Permit Board will issue development permits are:
 - a. 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 Use; and
- i. Accessory Uses customarily ancillary to the uses permitted in this section.

Conditions of Use

- 5.1 A minimum of 20% of the total residential floor area must be Below-Market Rental Housing.
- 5.2 The design and layout of at least 35% of the market rental units, and at least 35% of the below-market rental units must:
 - a. be suitable for family housing;
 - b. include two or more bedrooms, of which:
 - i. at least 25% of the total dwelling units must be two-bedroom units, and
 - ii. at least 10% of the total dwelling units must be three-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 the 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 1,541.4 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 140 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 60.2 m.
- 7.2 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

- 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 WA Architects Inc., received October 30, 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 improve the daylight access along the south facing units at the tower portion and minimize blank wall condition on the south facade.

Note to Applicant: While tower separation is required between the proposed development and future neighbouring tower development site to the south, the development should provide more windows at the tower portion along the south façade with living room windows facing the west and east to both improve livability while addressing privacy impacts. Design development to provide more functional and appropriately sized outdoor amenity spaces on the tower rooftop.

- 1.2 Design development to mitigate the impacts on livability, privacy and overlook on nearly residential development.

Note to Applicant: Suggested strategies include reorienting the living room of east facing podium units toward the street or lane or setting back units further and edging private patios/balconies with landscape buffers.

- 1.3 Design development to improve the public realm interface along the West 11th Avenue retail frontage;

Note to Applicant: Refer to the *Broadway Plan* Built Form Section 11.4 and to Landscape condition 1.4. Ensure provision of small storefronts with a maximum frontage of 9.1 m (30 ft.) - 15.3 m (50 ft.), except for grocery retail, to support small businesses and active storefronts.

Landscape

- 1.4 Design development to improve the public-private realm interface with special attention to the streetscape within the front setback area.

Note to Applicant:

- (a) Further refine the landscape design and programming to create more inviting public realm spaces along the West 11th Avenue, including seating areas, furnishings, and visually interesting surface treatment within the setback area;
 - (b) Improve ratio or balance of hardscape to softscape landscape treatment, by providing more permeable areas and planting along the street frontage to ensure healthy tree growth, support rainwater infiltration and sustainability strategy, refer to *Broadway Plan* sections 11.4.7-11.4.8; and
 - (c) Consider utilizing soil cells to promote tree health and increase canopy cover in urban environment, as structural soil may be less effective due to its limited available soil volume.
- 1.5 Coordinate with the Park Board Urban Forestry team to confirm that the proposed removal of City tree #532 and shared tree #536 is supportable, refer to Urban Forestry condition 1.11.
- 1.6 Provision of a neighbour consent letter authorizing removal of co-owned tree #534.

 Note to Applicant: According to the Arborist Report, tree #534 is a shared tree with the neighbour to the east. The tree is in poor condition and has been previously topped, removal is recommended. A neighbour letter of consent must be provided for staff to approve the removal.
- 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": 1 ft. scale minimum. The Plant List should include the common and botanical name, size and quantity of all existing/proposed plant material. Plant material should be clearly illustrated on the Plan and keyed to the Plant List. The landscape plan should include the public realm treatment (to the curb) and all existing or proposed street trees, adjoining walkways, surface materials, PMT/Vista transformers and public utilities such as lamp posts, hydro poles, fire hydrants.
- 1.8 Provision of detailed architectural and landscape cross sections (minimum 1/4" inch scale) through common open spaces, 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. Soil volumes for tree planting, growing mediums and planting depths must exceed CSLA standards.
- 1.9 Provision of a Tree Management Plan as part of the Landscape Plans, in coordination with Arborist Report Tree Management Plan.

Note to Applicant: it is preferred that the Arborist Tree Management Plan become the primary document for tree removal/protection related matters.

- 1.10 Provision of an arborist “Letter of Undertaking” to include signatures by the Owner and Arborist.

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

Forestry

- 1.11 Removal of Tree #532 and 536 are supportable contingent on the collection of tree value. Please contact PBDevelopment.trees@vancouver.ca to initiate the removal process.

Housing

- 1.12 The proposed unit mix, including 55 studio (42.6 %), 25 one-bedroom (19.4 %), 39 two-bedroom (30.2 %) and 10 three-bedroom (7.8 %) market units, and 10 studio (32.3 %), 9 one-bedroom (29 %), 6 two-bedroom (19.4 %) and 6 three-bedroom (19.4 %) below-market units, is to be revised in the development permit drawings to achieve at least 10% three-bedroom units and 25% two-bedroom units, separately in both the market rental and below-market portions.

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

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

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

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

Sustainability

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

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

Engineering

- 1.16 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.

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

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

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

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

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

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

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

- 1.19 Provision of any gas service to connect directly to the building without any portion of the service connection above grade within the road right-of-way.
- 1.20 Provision of a lighting simulation to support all offsite lighting upgrades to City standards and IESNA recommendations.
- 1.21 Provision of garbage and recycling storage amenity design to the satisfaction of the General Manager of Engineering Services.

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

Amenities designed below grade require written confirmation from a waste hauler that access and pick up from the location can be made without reliance of the lane for extended bin storage. If this cannot be confirmed, then an on-site garbage bin staging area is to be provided adjacent the lane. Pick up operations should not require the use of public property for storage, pick up or return of bins to the storage location.

Refer to the *Garbage and Recycling Facility Storage Amenity Design Supplement* for more information. <https://guidelines.vancouver.ca/guidelines-garbage-recycling-storage-facility-design.pdf>

- 1.22 Submission to Engineering of an updated landscape plan reflecting all the public realm changes, including demonstration of:
 - (a) display of the following note(s):
 - (i) "This plan is "NOT FOR CONSTRUCTION" and is to be submitted for review to Engineering Services a minimum of 8 weeks prior to the start of any construction proposed for public property. No work on public property may begin until such plans receive "For Construction" approval and related permits are issued. Please contact Engineering, Development and Major Projects and/or your Engineering, Building Site Inspector for details."
 - (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 6cm 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 the City prior to the DP application. Encroachment agreements may be required for non-standard streetscape materials on COV 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.

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

Note to Applicant: Estimated Parking By-law deficiencies, 1 Class B loading.

- 1.24 Update the architectural plans to provide:

- (a) 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
- (b) design elevations at all breakpoints on both sides of ramps, drive aisles, loading and passenger loading spaces, accessible spaces, and entrances.

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

Note to applicant: A revised version of the Groundwater Management Bulletin was released on November 1, 2024. All RZ and development permit applications for developments with 1 or more levels of below-ground structure (but excluding lower density residential buildings with 8 or fewer units) located in an area of concern for groundwater will have to meet the requirements of the revised Bulletin. Further

information on requirements can be found here:

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

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

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

Note to applicant: The abandonment plan is required to be reviewed and accepted by the City Engineer prior to issuance of the sewer permit.

- 1.27 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.

- 1.28 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>

- 1.29 Show all City supplied building grades (BGs) and entranceway design elevations (DEs) on the architectural and landscape plans, while ensuring any topographic survey used

for design purposes is derived from a benchmark with elevations consistent with those denoted on the City issued building grade plan.

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

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 The East ½ of Lot 4, The East ½ and West ½ of Lot 5, and Lot 6, All of Block 390, District Lot 526, Plan 991 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 will be issued until the security for the services are provided. The timing for the delivery of the Services shall be determined by the General Manager of Engineering Services in his sole discretion and holds shall be placed on such permits as deemed necessary in his sole discretion. Except as explicitly provided for in Condition 2.3 (a) and 2.3 (b), the Services are not excess and/or extended services and the applicant is not entitled to a Latecomer Agreement.
 - (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 R.F. Binnie & Associates Ltd. dated October 4, 2024 no water main upgrades are required to service the development.

The main servicing the proposed development is 200 mm. Should the development require water service connections larger than the 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 1550 West 11th Avenue does not require any sewer upgrades.

Development to be serviced to the existing 200 mm SAN and 375 mm STM sewers on West 10th Avenue.

- (c) Provision of street improvements with appropriate transitions, along West 11th Avenue adjacent to the site, including:
 - (i) 1.2 m (4 ft.) wide hardscape front boulevard; and
 - (ii) 3.0 m (10 ft.) wide broom finish saw-cut concrete sidewalk.
- (d) Provision of speed humps in the lane south of West 11th Avenue between lane west of Granville Street and Fir Street.
- (e) Provision Green Infrastructure improvements to the satisfaction of the General Manager of Engineering Services, including:
 - (i) Installation of a rainwater tree trench (RTT) on West 11th Avenue to treat and retain 90% of average annual rainfall from the right-of-way (RoW) to the greatest extent practical.

Note to Applicant: These improvements generally include placement of street trees, structural soil or soil cell and perforated pipe sub drain connected to the sewer system under proposed sidewalk to provide the minimum soil volume storage for street trees as per the Engineering Design Manual. Selected tree species to be coordinated with Urban Forestry, Streets and Transportation.

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

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

- (f) Provision of upgraded street lighting (roadway and sidewalk) and existing lane lighting to current City standards and IESNA recommendations.
- (g) Provision of new or replacement duct bank that meets current City standard.

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

- (h) Provision of new electrical service cabinet/kiosk for new pedestrian/cyclist actuated signal at Fir Street and West 11th Avenue.

Note to Applicant: The kiosk shall be fed by BC Hydro underground grid. As such, a right-of-way (ROW) space shall be provided on-site to accommodate BC Hydro pad mounted transformer.

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

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

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

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

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

- 2.3 Provision of one or more Latecomer Agreements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for the following works, which constitute excess and/or extended services:

- (a) Intersection improvements at Fir Street and West 11th Avenue as per Condition 2.2 (d).

Note to applicant: The benefiting area for these works is under review.

and for and only if the following works constitute excess and/or extended services:

- (b) New electrical service cabinet/kiosk for a new pedestrian/cyclist actuated signal at Fir Street and West 11th Avenue as per Condition 2.2 (i).

Note to Applicant: The benefiting area for these works is under review.

Note to Applicant: An administrative recovery charge will be required from the applicant in order to settle the latecomer agreement. The amount, which will be commensurate with the costs incurred by the City to administer the latecomer scheme, will be provided by the City and specified in the latecomer agreement.

For general Latecomer Policy information refer to the website at:

<https://vancouver.ca/home-property-development/latecomer-policy.aspx#redirect>

Housing

- 2.4 Make arrangements to the satisfaction of the General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services to enter into a Housing Agreement and a Section 219 Covenant to secure all residential units as class A for profit affordable rental housing, excluding Seniors Supportive or Independent Living Housing, and including at least 20% of the residential floor area that is counted in the calculation of the dwelling unit area per the CD-1 By-law to be secured as below-market rental dwelling housing units, and the remaining units to be secured as market rental units, subject to the conditions set out below for such units, and in accordance with the requirements set out in the Broadway Plan, for a term equal to the longer of 60 years and the life of the building and such other terms and conditions as the General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services may require. The agreement or agreements will include but not be limited to the following terms and conditions:
- (a) A no separate sales covenant;
 - (b) A no stratification covenant;
 - (c) A provision that none of the units will be rented for less than 90 consecutive days at a time;
 - (d) That the average initial starting monthly rents by unit type for the below-market rental housing dwelling units in the project will be at least 20% below the average market rent for private rental apartment units city-wide as published by the most recent Canada Mortgage and Housing Corporation in the Rental Market Survey Data Tables for Vancouver at the time when the occupancy permit is issued;
 - (e) That a rent roll indicating the agreed maximum average initial monthly rents for the below-market rental housing dwelling units will be required prior issuance of an occupancy permit, to the satisfaction of the General Manager of Planning, Urban Design 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 or temporary rent top-up option; the names of any tenants who have ended their tenancy; the reason for its end (e.g. tenant decision or mutual agreement to end tenancy); the outcomes of their search for alternate accommodation (if assistance was requested by the tenant), and their temporary rent top up amount for the first year of tenancy in the alternative unit (if applicable) and total compensation amount(s); the names of tenants still remaining in the building; the status of the applicant's search for relocation options (if assistance was requested by the tenant) and/or additional assistance rendered, as required through their Tenant Relocation Plan. A copy of the Temporary Rent Top-Up Calculation Form for each tenant that chooses the Temporary Rent Top up option must also be provided with the Interim Tenant Relocation Report.

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

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

Public Art

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

Note to applicant: Consult with the Head of Public Art regarding opportunities for investment in public spaces as per the Broadway Plan. Please contact Public Art Staff at publicart@vancouver.ca to discuss your application.

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.

Environmental Contamination

- 2.7 If applicable:

- (a) Submit a site disclosure statement to Environmental Services;

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

Agreements

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

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

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

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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:

“1550 West 11th Avenue [CD-1 #] [By-law #] C-1”

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

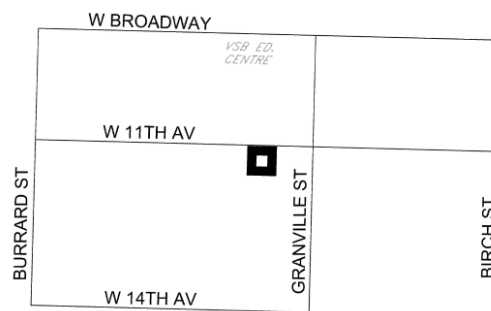
Amend Schedule B [Intermediate Zone] by adding the following:

“[CD-1#] [By-law #] 1550 West 11th Avenue”

APPENDIX D ADDITIONAL INFORMATION

Public Consultation Summary

Event	Date(s)	Details
Webpage published	November 28, 2024	https://www.shapeyourcity.ca/1550-w-11-ave
Postcard mailed	January 13, 2025 (Approximate)	4,733 notices mailed
Site sign installed	December 2, 2024	n/a
Online comment form	November 2024 – October 2025	54 submittals <ul style="list-style-type: none"> • 14 responses support • 34 responses opposed • 6 responses mixed
Question and Answer (Q&A) period (2 weeks)	January 15, 2025 – January 28, 2025	11 questions submitted
Other input (phone calls, direct emails, etc.)	November 2024 – October 2025	6 submissions
Total webpage views	November 2024 – October 2025	1,155 page views
Total Submissions (Comments submitted + questions asked + other input methods)		71 submissions



NOTIFICATION AREA

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

Areas of support:

- **Housing and Affordability:** Many respondents expressed support for the project's contribution to the housing supply, supporting the increase of affordable housing and rental options.
- **Location and Transit Accessibility:** Some supporters noted the project's proximity to amenities and transit hubs, making it suitable for sustainable transportation and higher density.
- **Building Design and Land Use:** Some comments appreciated the building's design and massing, and it was mentioned that the development aligns with existing policy and planning goals for the neighbourhood.

Areas of concern:

- **Displacement and Affordability:** The most frequent concern is related to the displacement of existing tenants, followed by concerns that the proposed housing would not be affordable for current or lower-income residents.
- **Amenities and Infrastructure Strain:** Respondents raised significant concerns about the lack of existing community infrastructure (e.g., schools, parks, public facilities) to support the added density.
- **Height, Massing, and Neighbourhood Fit:** Many felt the proposed building was too tall for the area, with concerns about shadows, loss of neighbourhood character, and overall fit with the surrounding low- to mid-rise context.

Response to Public Comments

- The proposed height, scale, uses and proportion of below-market units are consistent with the policies that apply to the Fairview South – Area A sub-area of the *Broadway Plan*.
- This application is complying with the solar access policy in the *Broadway Plan*, as the proposed tower is not creating new shadow impacts on adjacent public parks, public school yards and opposite sidewalk of village high street on Granville Street from the spring to fall equinoxes between 10am and 4pm.
- The *Broadway Plan* includes a Public Benefits Strategy for delivering public amenities and infrastructure to address the renewal and growth needs of the Plan area. Amenities are funded in part by development contributions in the form of Development Cost Levies (DCLs) and Community Amenity Contributions (CACs). Although this project will not contribute CACs, it will contribute community benefits funding through DCLs and a Public Art contribution.
- The proposal is subject to the *Tenant Relocation and Protection Policy* and the enhanced tenant protections for renters in the *Broadway Plan* area. The applicant is required to provide housing relocation options for eligible tenants and tenants will have a right of first refusal for units in the newly constructed development. See the Housing

section of this Report, and Conditions related to Housing in Appendix B for more information.

APPENDIX E

SUMMARY OF TENANT RELOCATION PLAN TERMS

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 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><i>Staff will distribute tenant needs assessment surveys. These surveys will be used in relocation efforts and to identify tenants' needs and preferences.</i></p> <p>The applicant will be required to commit to monitor the rental market and provide tenants requesting assistance with three options in Vancouver that best meet the tenants' identified priorities.</p>

Tenant Relocation and Protection Requirements	Tenant Relocation Plan Offer
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 <i>Tenant Relocation and Protection Policy</i> (TRPP), 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>

APPENDIX F PUBLIC BENEFITS

City-wide DCL ^{1,2}	\$30,085
Utilities DCL ¹	\$1,401,909
Public Art ³	\$223,387
TOTAL	\$1,655,381

Other Benefits (non-quantifiable components): 160 rental housing 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 10,341.5 sq. m (111,316 sq. ft.) of residential floor area and 140 sq. m (1,507 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 \$2,222,285.

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.

APPENDIX G REZONING APPLICATION SUMMARY

Property

Address	Parcel Identifier (PID)	Legal Description
1550 West 11th Avenue	015-013-936	The East ½ of Lot 4 Block 390 District Lot 526 Plan 991
	015-013-944	The East ½ of Lot 5 Block 390 District Lot 526 Plan 991
	015-013-961	The West ½ of Lot 5 Block 390 District Lot 526 Plan 991
	015-013-995	Lot 6 Block 390 District Lot 526 Plan 991

Applicant Team

Applicant	JTA Development Consultants
Architect	W.A. Architects Ltd.
Property Owner	Westwind 1550 Investments Ltd.

Statistics

	Permitted Under Existing Zoning	Proposed
Zoning	R5-3	CD-1
Site Area	1,541.4 sq. m (16,592 sq. ft.)	1,541.4 sq. m (16,592 sq. ft.)
Land Use	Mixed-use residential and commercial	Mixed-use residential and commercial
Maximum FSR	6.8	6.8
Maximum Height	84.0 m (276 ft.)	60.2 m (198 ft.)
Floor Area	10,481.5 sq. m (112,823 sq. ft.)	10,481.5 sq. m (112,823 sq. ft.)
Unit Mix	N/A	65 studio units 34 1-bedroom 45 2-bedroom 16 3-bedroom 160 Total
Natural Assets	Three on-site by-law trees and three trees shared with adjoining sites or with the City boulevard	New street trees to be planted. One tree to be retained and approximately eight on-site trees to be planted.