



REFERRAL REPORT

Report Date: January 6, 2026
Contact: Helen Chan
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RTS No.: 18351
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: 8080 Yukon 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 Purpose Driven Development, on behalf of Kiwanis-Soroptimist (1974) Senior Citizens Housing Society, the registered owner of the lands located at 8080 Yukon Street [*PID 007-690-789; Lot A Blocks C and 5 District Lots 322 and 323 Plan 15358*], to rezone the lands from CD-1 (Comprehensive Development) (88) District By-law No. 4775 to a new CD-1 (Comprehensive Development) District, to allow for a maximum floor area of 58,190.0 sq. m (626,352 sq. ft.) and a maximum building height of 97.0 m (318 ft.), to permit a development of four residential buildings containing 903 social housing units be approved in principle;

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

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by GBL Architects, received January 28, 2025, and resubmission plans received September 12, 2025 and updated December 12, 2025;

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 the approval of the new CD-1 By-law, CD-1 (88) 8080 Yukon Street By-law No. 4775 be repealed, generally as set out in Appendix C;

FURTHER THAT the Director of Legal Services be instructed to bring forward the by-law to repeal CD-1 (88) By-law No. 4775 at the time of enactment of the new CD-1 By-law.

- D. THAT Recommendations A to C 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 8080 Yukon Street from CD-1 (Comprehensive Development) (88) District By-law No. 4775 to a new CD-1 (Comprehensive Development) District. The proposal is for four residential buildings containing 903 social housing units, including a six-storey building for seniors and three other buildings of 26, 28 and 32 storeys.

This application is generally consistent with the *Marpole Community Plan* and the *Marine Landing Policy Updates*. The General Manager of Planning, Urban Design and Sustainability recommends approval in principle subject to conditions contained in Appendix B.

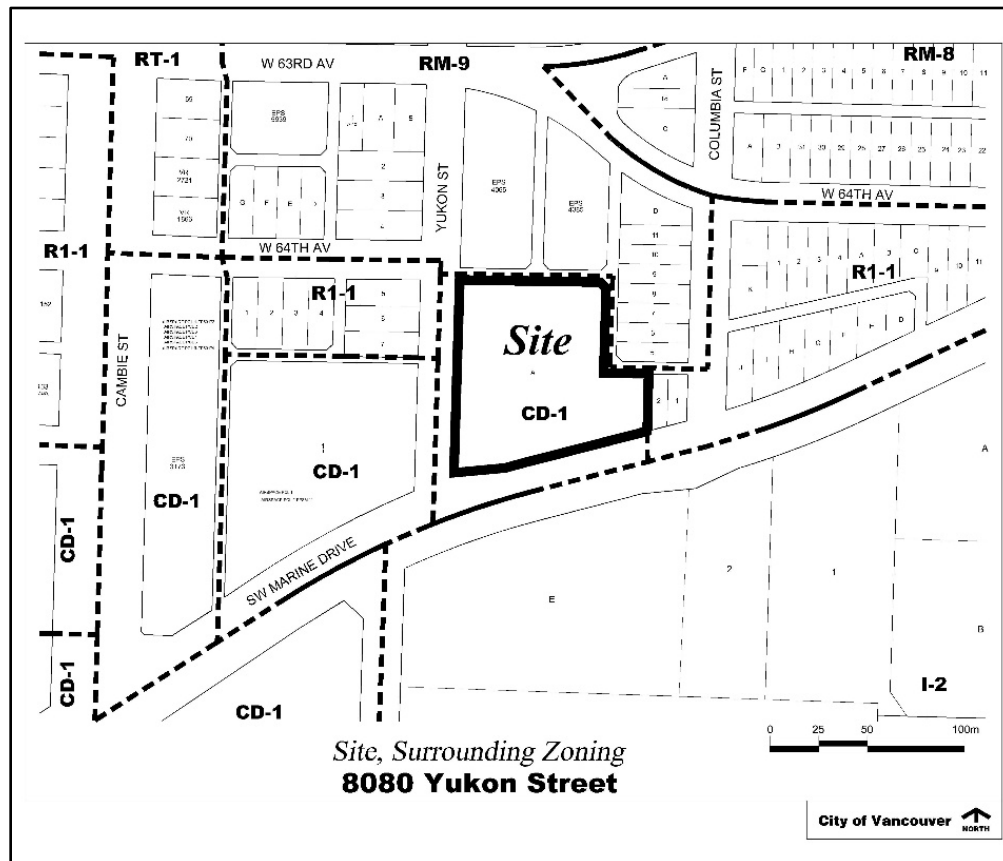
Context and Background

1. Site and Context

The subject site is comprised of one parcel, located at the northeast corner of Yukon Street and Southwest Marine Drive (see Figure 1). The surrounding neighbourhood consists of

single-detached houses and low-rise apartments to the north and east, a rental tower to the west, and mixed-use towers with commercial, industrial and office uses to the south of Marine Drive. The neighbourhood is undergoing significant change with future redevelopment as per the *Marpole Community Plan* and the *Marine Landing Policy Updates*. Marine Drive Station is located 250 m to the west. The site currently contains the three-storey Southwynd Place seniors' apartments.

Figure 1: Site and Surrounding Zoning



2. Policy Context

- Marpole Community Plan (Plan):** This site is located in the Cambie neighbourhood of the Plan and is identified as an existing social housing site where rezonings may be considered for renewal and increase in the stock of social housing.
- Marine Landing Policy Updates (MLPU):** The updates apply to the Marine Landing neighbourhood of Marpole and supplements the Plan by permitting additional heights and densities for developments delivering additional affordable housing. Under Section 3 of the MLPU, the public realm plan requires frontage improvements and enhanced open spaces, including a pedestrian mews through this site.
- Transit-Oriented Areas (TOA) Designation By-law and Transit-Oriented Areas (TOA) Rezoning Policy:** This site is within Tier 2 of the TOA and is consistent with the height designation. As the MLPU allows more density, the application is being assessed under MLPU policies.

- **Rezoning Policy for Sustainable Large Development:** This policy applies to developments with more than 8,000 sq. m (1.98 acres) site size or more than 45,000 sq. m (484,375 sq. ft.) of new floor area. It requires projects to demonstrate leadership in sustainability through a variety of approaches. Staff have reviewed the proposal and have recommended improvements to the sustainable food systems requirements of the policy.
- **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 four buildings to be developed in two phases, for a total of 903 social housing units (Figure 2). Adjacent to the lane, Phase 1 proposes a 6-storey building for seniors at the northeast portion of the site and a 26-storey building fronting Yukon Street. Along Southwest Marine Drive, Phase 2 proposes towers of 32-storeys at the corner and 28-storeys to the east. The proposed building heights are 23.0 m (75 ft.), 78.8 m (259 ft.), 97.0 m (318 ft.) and 84.6 m (278 ft.), respectively, and floor space ratio (FSR) is 7.56 (Figure 3). Vehicle and bicycle parking are proposed in three levels of underground parking, which are accessed from the north-south lane at the east portion of the site.

Subdivision of the land is not proposed, and Engineering servicing conditions are for one land parcel. At the development permit stage, the applicant will be proposing air space parcel subdivisions for three buildings and one remainder parcel which includes Building 1 and the shared below-grade parkade, which proposed subdivision will be subject to review by the City's Approving Officer.

Figure 2: Phasing**Figure 3: Proposed Building Looking Northeast**

2. Form of Development

This application proposes three high-rise towers at 26, 28 and 32 storeys, a 6-storey mid-rise building, a residential amenity courtyard, and a publicly accessible north-south mews (Figure 3).

The proposed density is 7.56 FSR. The proposed built form meets expectations of the Plan and MLPU.

Staff reviewed the recommendations of the Urban Design Panel, as well as the site-specific conditions, and have concluded that the proposal reflects the Plan and MLPU'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.

- **Natural Assets:** The *Urban Forest Strategy* and the Protection of Trees By-law were used to evaluate the proposal. 71 on-site trees and no City-owned or shared trees are proposed for removal. Approximately 78 new on-site trees are proposed. See Appendix B for landscape and tree conditions.
- **Urban Design Panel (UDP):** The UDP reviewed this application on May 21, 2025, and supported the proposal with recommendations. Refer to the full Panel's [meeting minutes](#). Staff have included rezoning conditions summarized in Appendix B to respond to the Panel's recommendations.

Refer to the rezoning [application booklet](#) and [revised 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 approximately 903 social housing units to the City's non-market housing inventory, which would contribute to the targets set out in the *Housing Vancouver Strategy* (see Figure 4)

Figure 4: Progress Towards 10 Year Housing Vancouver Targets (2024-2033) for Non-Market Housing as of Sept 30, 2025

Category	10-Year Targets ^{1, 2}	Units Approved Towards Targets ³
Social, Supportive, and Co-op Housing Units	10,000	978 (10%)

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

2. Previous targets established in 2017 included 12,000 non-market housing units with tracking starting in 2017. As of December 31st, 2023, 78% of the previous targets had been reached (including Temporary Modular Housing and multi-phased major developments).

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

Vacancy Rates – Vancouver has exhibited historically low vacancy rates in the last 30 years. In 2024, the purpose-built apartment vacancy rate was 1.6% in Vancouver. The vacancy rate (based on Canada Mortgage and Housing Corporation (CMHC) Market Rental Survey) for the Marpole area, which this site is located, is 1.6%. A vacancy rate of between 3% and 5% is considered to represent a balanced market.

Housing Mix – The *Family Room: Housing Mix Policy for Rezoning Projects* policy requires a minimum of 35% family units. However, relaxation to allow 30% family units has been provided since the target population consist mostly of seniors. This application proposes 27.5% family units in a mix of two-bedroom and three-bedroom units, thereby not meeting this policy. 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. These units must be designed in accordance with the *High Density Housing for Families with Children Guidelines*.

Affordability – The City's affordability requirement for social housing buildings is for a minimum of 30% of units to be occupied by households with incomes at or below the BC Housing Income Limits ("HILs") levels, as published by BC Housing, or equivalent. This proposal will meet this affordability requirement for social housing. The rental rates for such units will also be no higher than 30% of the household income.

Security of Tenure – Should the rezoning be approved, a Housing Agreement will secure all the residential units proposed with this application as Social Housing (as defined in the Vancouver Development Cost Levy By-law) for the longer of 60 years and the life of the building, as it relates to each building.

Tenants – The rezoning site contains 90 units of existing non-market housing. 81 out of the existing 86 residential tenancies are eligible under the City's *Tenant Relocation and Protection Policy* (TRPP).

The applicant has provided a Tenant Relocation Plan (TRP) for eligible tenants which meets the requirements of the City's TRPP for non-market housing, which is summarised 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: <http://www.shapeyourcity.ca/8080-yukon-st>.

In total, approximately 37 submissions were received. Comments supported the proposal, highlighting the urgent need for more social and affordable housing and noting that the location near transit and amenities makes it well-suited for added density. Others expressed concerns about the height and scale of the buildings, potential loss of sunlight and privacy, increased traffic and transit pressure, and the removal of mature trees. Several also felt that the amount of social housing was too concentrated and that the overall project could strain neighbourhood infrastructure.

An in-person information session was also held on April 10, 2025 at 'Jig Space', located at 106-8889 Laurel Street. City staff, the applicant team and approximately 17 members of the public attended the event. 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):** Under the provisions of the Vancouver Charter and the City-wide DCL and City-wide Utilities DCL By-laws, social housing that meets the applicable definitions is exempt from DCLs. Based on rates in effect as of December 10, 2025, and the proposed floor area of 58,190.0 sq. m (626,352 sq. ft.) for residential use, the project would qualify for an exemption valued at \$20,399,500.
- **Community Amenity Contributions (CAC):** The application is not subject to the *Community Amenity Contributions Policy for Rezoning*s as it provides an exemption for social housing projects.
- **Public Art:** As the application proposes social housing, it is exempt from a public art contribution as per the *Public Art Policy and Procedures for Rezoned Developments*.
- **Social Housing:** The applicant has proposed that the 903 dwelling units be delivered and secured as social housing. The public benefit accruing from these units is their contribution to the City's social housing stock secured for the greater of 60 years and the life of each building.

Financial Implications

This project will provide approximately 903 social housing units and is expected to be self-sustaining over the long-term and not requiring further operating subsidies and property tax exemptions from the City. This project is exempt from CACs, DCLs, and public art contributions. See Appendix F for additional details.

Conclusion

The proposed land use, form of development and public benefits is generally consistent with the *Marpole Community Plan* and the *Marine Landing Policy Updates*. The General Manager of Planning, Urban Design and Sustainability recommends approval in principle subject to conditions contained in Appendix B.

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**APPENDIX A
8080 YUKON 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.]

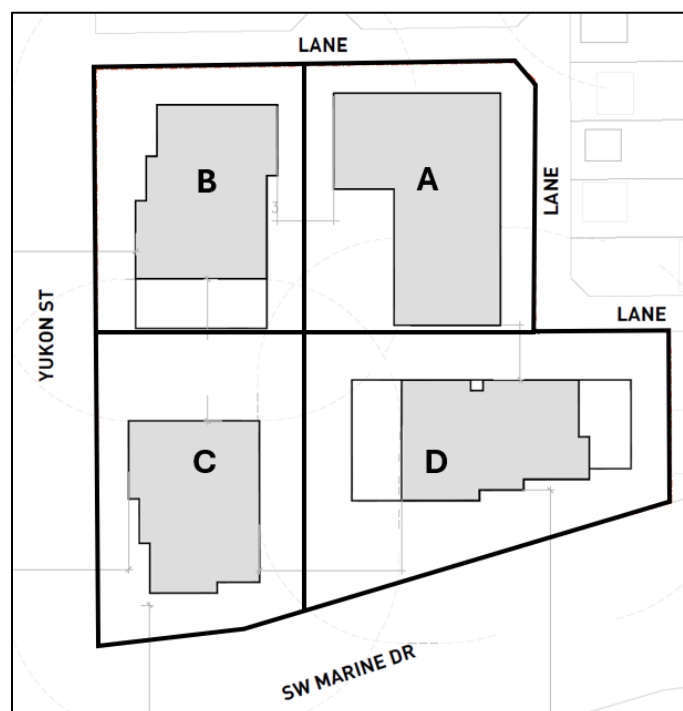
Designation of CD-1 District

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

Sub-areas

3. The site is to consist of 4 sub-areas generally as illustrated in Figure 1, solely for the purposes of establishing maximum permitted floor area and building height for each sub-area.

Figure 1: Sub-areas



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) Dwelling Uses, limited to Apartment;
 - (b) Utility and Communication Uses; and
 - (c) Accessory Uses customarily ancillary to the uses permitted in this section.

Conditions of Use

- 5.1 All residential floor area must be used for social housing.
- 5.2 The design and layout of at least 30% of the total dwelling units must:
- (a) be suitable for family housing; and
 - (b) have 2 or more bedrooms,

except that the Director of Planning may decrease the requirements of this section 5.2 to no less than 27% of the total number of dwelling units, having regard to the needs and priorities of the non-profit operator as demonstrated by the non-profit operator at the development permit application stage.

Floor Area and Density

- 6.1 The total floor area for all uses combined must not exceed 58,190 sq. m.
- 6.2 The floor area for all permitted uses in each sub-area must not exceed the maximum permitted floor area for that sub-area, as set out in Table 1.

Table 1: Permitted Floor Area

Sub-area	Maximum Permitted Floor Area (m ²)
A	5,528 m ²
B	17,265 m ²
C	18,386 m ²
D	17,011 m ²

- 6.3 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.

6.4 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;
- (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.

- 6.5 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

- 7.1 Building heights in each sub-area must not exceed the permitted height for that sub-area.

Table 2: Permitted Building Height

Sub-area	Building Height
A	23.0 m
B	78.8 m

C	97.0 m
D	84.6 m

- 7.2 Despite section 7.1 of this by-law and the building height regulations in section 10 of the Zoning and Development By-law, the Director of Planning, after considering the impact on building placement, massing, views, overlook, shadowing and noise, may permit architectural features, common rooftop amenity space or mechanical appurtenances including elevator overrun and rooftop access structures, or any other appurtenances that the Director of planning considers similar to the foregoing, to exceed the maximum building height.

Access to Natural Light

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

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APPENDIX B CONDITIONS OF APPROVAL

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

PART 1: CONDITIONS OF APPROVAL OF THE FORM OF DEVELOPMENT

Note: Consideration by Council at the Public Hearing of the proposed form of development is in reference to plans prepared by GBL Architects, received on January 28, 2025, and resubmission plans received on September 12, 2025 and updated December 12, 2025.

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

Urban Design

- 1.1 Design development to enhance the integration and functionality of the universally accessible statutory right-of-way (SRW) (north-south mews) and semi-public open space (courtyard) as follows:

- (a) Improving the accessibility and welcoming quality of the public mews entry at Southwest Marine Drive;

Note to Applicant: Consider refining the entry aperture, reducing the number of stairs or staggering blocks of stairs and landscape, adding a pedestrian ramp, and/or better integrating the elevator into the built form and open space areas.

- (b) Ensuring accessible vertical mechanized transport through future design phases;
- (c) Providing active use areas in the SRW/mews; and

Note to Applicant: Suggested strategies include outdoor fitness equipment, growing boxes or similar-type shared programming available to both residents and the public.

- (d) Maintaining the size, layout, and function of the common residential outdoor amenity areas within the courtyard through future design phases.

- 1.2 Design development to ensure the livability objectives of dwelling units, including minimum unit sizes and dimensions;

Note to Applicant: Refer to the Zoning and Development By-law. The minimum required floor area for a studio unit shall be no less than 29.7 sq. m. (320 sq. ft.).

- 1.3 Design development to enhance the exposed parkade walls at the lane interface of building one;

Note to Applicant: This may be achieved by using high-quality, durable exterior finishes and materials and/or providing screening devices to enhance pedestrian interest and mitigate the visual impact of blank walls.

- 1.4 Design development to ensure all dwelling units include functional private outdoor space, such as balconies or equivalent features;

Note to Applicant: In accordance with the *High-Density Housing for Families with Children Guidelines*. Refer also to Housing Condition 1.16:

- Balconies should be a minimum of 1.8 m x 2.7 m.
- For studios and one-bedroom units without full balconies, provide Juliet balconies or large, full-height sliding windows with safety guards.

- 1.5 Design development to improve the proportional relationship and visual integration between the podium and tower for Buildings Two, Three, and Four.

Note to Applicant: Consider further differentiating the material and colour palette to strengthen the composition.

- 1.6 Design development to strengthen the tower crown for Buildings Two, Three and Four.

Note to Applicant: This may be achieved by refining and/or raising the upper parapets, and emphasizing the tower top expression, particularly for Building Three.

Landscape

- 1.7 Design development to retain Trees #1905 to #1910, to the greatest extent feasible.

Note to Applicant: Removal of Trees #1907 to #1910 may be considered to accommodate a pedestrian east-west link to Yukon Street.

- 1.8 Design development to improve pedestrian linkages throughout the site by increasing the east-west pedestrian connection points, where feasible.

Note to Applicant: This may be achieved by providing pedestrian access to the north-south pedestrian mews from Yukon Street. Conversely, consider providing a gated exit-only pedestrian connection from the mews to Yukon Street.

Food Assets

- 1.9 Fulfill, to the satisfaction of the Director of Social Policy, the Sustainable Food Systems requirements of the *Rezoning Policy for Sustainable Large Developments*.

Note to Applicant: The applicant has proposed the development to provide edible landscaping, urban agriculture space, and an on-site organics management system. The applicant is encouraged to discuss revisions with Social Policy staff (foodpolicy@vancouver.ca) prior to development permit submission.

- 1.10 Design development to include sufficient allocation of edible landscaping throughout the site consistent with the City's *Sustainable Large Developments Administrative Bulletin* and *Urban Agriculture Guidelines for the Private Realm*.

Note to Applicant: The drawings suggest some of the edible landscaping and the urban agriculture and garden plots are one and the same; however, edible landscaping should be distinct from urban agriculture and garden plots to be considered as a distinct food asset. The applicant can address this by selecting more food-bearing plantings in the existing landscaping plan.

- 1.11 Design development to include urban agriculture space and support facilities consistent with the City's *Sustainable Large Developments Administrative Bulletin* and *Urban Agriculture Guidelines for the Private Realm*, or any other applicable policy at the time of development permit, including criteria related to siting and access, and the number, size and design of the plots.

Note to Applicant: The applicant notes the project should provide a minimum of 497 sq. m of urban agricultural space (or 223 plots at approximately 2.2 sq. m). The plans indicate a total of 198 sq. m of agricultural space split between urban agriculture planters and garden planters, indicating a shortage of approximately 308 sq. m. Staff are amenable to a lower provision of urban agricultural space recognising space constraints; however, the applicant should note the following prior to development permit submission:

- Support facilities should be provided in all areas that urban agriculture and garden plots are proposed to ensure those areas can be adequately activated and maintained (e.g., access to tool storage, water, compost). Drawings should indicate the location of support facilities at development permit.
- Staff are supportive of designs and operations that optimize growing space and participation, such as shared growing space. Staff welcome revisions that could result in more additional growing space and/or more efficient layouts that could result in greater participation of urban agriculture activities while maintaining the proposed growing area (e.g., more consolidated growing area).
- A solar study should be prepared at development permit to demonstrate that agricultural areas receive adequate solar exposure for growing vegetables (e.g., approximately six hours of sunlight in the summer). Based on the current shadow studies, staff suspect some agricultural areas may not receive adequate solar exposure for growing vegetables (e.g. urban agricultural planters on Level 3).
- The applicant is encouraged to explore relocating the urban agricultural planters on Level 3 to Building 1 or adding additional accessible planters to Building 1 to optimize access to agricultural opportunities for seniors (without resorting to placement of beds along the guardrails). The City's [Accessible Community Garden Guidelines](#) may provide helpful information if not already reviewed.
- Staff encourage the applicant to consider revisiting tree placement and variety in garden plots to optimize solar exposure and space for vegetable growing. Specifically, the applicant should consider removing/reducing trees in garden boxes that are already susceptible to shadowing and to explore using dwarf fruit tree varieties in instances where trees are retained in garden boxes.

- 1.12 Provide an on-site organics management system consistent with the City's *Sustainable Large Developments Administrative Bulletin*.

Note to Applicant: An organics management system is expected to have the capacity to convert most, or ideally 100%, of the organic material produced by the residential units into compost to be used on-site. This scale of composting is required to be an alternative or supplementation of the food scraps program where organic material is hauled away. A commercial composter is likely required to achieve this scale (as opposed to compost bins).

Staff are available if the applicant wishes to explore this food asset further or an alternative food asset. Given site constraints and the provision of substantial social housing, the applicant could consider collaborating with Marpole Neighbourhood House or another non-profit organization to provide on-site food programming or explore activating the other proposed food assets for the residents and the broader community.

Sustainability

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

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

Housing

- 1.14 The design and layout of at least 30% of the dwelling units used for social housing must:
- (a) be suitable for family housing; and
 - (b) include two or more bedrooms.

Note to Applicant: The dwelling units that include an integrated secondary unit shall not be considered as contributing to the family housing unit mix requirement.

- 1.15 The proposed social housing unit mix, including 303 studios (33.6%), 351 one-bedroom units (38.9%), 226 two-bedroom units (25.0 %) and 23 three-bedroom units (2.5%) is to be included in the development permit drawings.

Note to Applicant: A mix of 50% two or three-bedroom social housing units is targeted, per *Marpole Community Plan*. 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 30% of the social housing units designated to be suitable for families with children, except that the Director of Planning may vary this to a minimum of 27% of the social housing units be family units. The 26 dwelling units in Building 2 that include an integrated secondary unit, considered as one bedroom for unit count purposes, shall not be considered as contributing to the family housing unit mix requirement.

- 1.16 The development should be designed in accordance with the *High-Density Housing for Families with Children Guidelines*, including, but not limited to:
- (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).

Note to Applicant: For studios and one-bedroom units without full balconies, provide Juliet balconies or full-height sliding windows with safety guards.

Engineering

- 1.17 Provision of a Construction Management Plan directly to TransLink (MRN@translink.ca) with a copy of the correspondence provided to the City of Vancouver a minimum 8 weeks prior to the start of any construction activity.

Note to Applicant: The City of Vancouver and TransLink have authority over construction works carried out on a City Street that is designated as part of the Major Road Network (MRN). This development site has been identified as being adjacent the MRN, as defined under the South Coast British Columbia Transportation Authority Act (<https://www.translink.ca/plans-and-projects/projects/roads-bridges-and-goods-movement>) on one or more frontages. Potential impacts to the road network due to site specific construction activity must be reviewed and approved for all sites proposing street use outside of currently regulated zone limitations.

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

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

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

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

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

Note to Applicant: Prepare a mitigation plan to minimize street use during excavation and construction (i.e. consideration to the building design or sourcing adjacent private

property to construct from) and be aware that a minimum 60-day lead time is required for any major crane erection / removal or slab pour that requires additional street use beyond the already identified project street use permissions.

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

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

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

- 1.23 Provision of garbage and recycling storage amenity design to the satisfaction of the General Manager of Engineering Services, as presented in [Garbage and Recycling Storage Amenity Design Supplement](#).

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

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

- 1.24 Provision of garbage and recycling storage amenity design, pursuant to Section F of the *Rezoning Policy for Sustainable Large Developments*, to the satisfaction of the General Manager of Engineering Services, including:

- (a) Adequate space for collection bins and zero waste initiatives in buildings (F.3.1). Mandatory requirements for Zero Waste Initiatives:

- (i) Solid waste storage amenities should be located at grade (ground level) and adjacent to the area where collection vehicles are allowed access to the amenity. If at grade amenity is not permissible, the amenity should be placed no more than one level down from grade. They must be designed to ensure all waste collection day activities (e.g. staging and collecting) occur on-site, as opposed to placing bins onto City property for collection. A vertical clearance of 4.5 m should be accommodated through the entire access route for a waste collection vehicle. Where the vehicle is tipping a front-end bin, allow 6.5 m – 7.5 m vertical clearance.
- (ii) The size of storage rooms must be in compliance with the guidelines set out in the [Garbage and Recycling Storage Amenity Design Supplement](#)

allowing a sufficient number of carts/containers to meet the needs of every building.

- (iii) The space allotted must exceed the minimum set out in the guidelines to allow for waste diversion programs to ensure items banned from garbage are not put in garbage (e.g. electronics, foam packaging).
- (iv) There must be an infrastructure and maintenance plan to maintain a litter-free environment in exterior areas (e.g. public sidewalks and paths).
- (v) Ensure the collection/loading area for the Building 1 waste room is no more than +/- 2% grade.
- (b) Occupant/Public communication and education program required (F.3.2), including selecting a minimum of three items from Occupant/Public Education and Outreach Actions list under the [Sustainable Large Developments Bulletin](#).
- (c) Provision of a waste management plan with the following information:
 - (i) Types of waste streams to be provided;
 - (ii) Quantity, stream and capacity of container for each waste stream; and
 - (iii) Collection frequency of each waste stream.

Note to Applicant: Per staff calculation, depending on collection frequency, the weekly residential waste generation volume may exceed the capacity of the residential waste room. Please note that the City recommends that waste rooms equate to 2-2.5 times the physical footprint of the waste and recycling containers to allow for maneuverability. Pending information on the planned collection frequency of each waste stream, staff may recommend that the developer consider either an increase to the size of the residential waste room and number or capacity of containers or an increase in collection frequency.

1.25 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.

- (iv) "The required Green Infrastructure improvements for 8080 Yukon Street will be as per City-issued design".

Note to Applicant: Callouts must be included along with the note.

- (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) Composite deck with wood like texture from City boulevard along Southwest Marine Drive and Yukon Street.

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

- (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.

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.

- 1.26 Parking, loading, bicycle, and passenger loading space quantities must be provided and maintained in accordance with the requirements of the Vancouver Parking By-Law.
- 1.27 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) Maximum 10% ramp grades serving Class B spaces after the first 6.1 m (20 ft.) from the property line.
- 1.28 Provision of Loading spaces, per the [Parking By-law Section 5](#) and the [Design Supplement](#), including:
 - (a) Minimum 1.3 m (4.3 ft) side clearance for Class B spaces; and
 - (b) Clear unloading area or raised rear dock, minimum 1.8 m (5.9 ft.) wide, with suitable access to facilitate goods loading /unloading.
- 1.29 Provision of the following general revisions to architectural plans, including:
 - (a) Dimension of columns and column encroachments into parking spaces;
 - (b) Section drawings showing elevations and minimum vertical clearances for parking levels, loading bays, ramps, and to the underside of raised security gates considering mechanical projections and built obstructions; and
 - (c) Design elevations at all breakpoints on both sides of ramps, drive aisles, loading and passenger loading spaces, accessible spaces, and entrances.
- 1.30 This development will be required to provide on-site rainwater management in accordance with Building By-law requirements (Book II, Division B, Article 2.4.2.5) in effect in January 2024.

Note to Applicant: The applicant will be required to demonstrate compliance with these requirements at the building permit application stage. See vancouver.ca/rainwater for more information.

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

- (a) A revised groundwater management plan and impact assessment to confirm that there are no significant risks from groundwater extraction/diversion;

Note to Applicant: The Final Hydrogeological Report should provide comment on the historic stream and any necessary mitigation measures should flowing artesian conditions be encountered. Any groundwater discharges to City infrastructure must be in compliance with the City's Sewer and Watercourse By-law, Metro Vancouver by-laws, and all applicable provincial and federal legislation. A Waste Discharge Permit may be required and a City Engineer will approve an authorized rate of discharge to the sanitary sewer.

- (b) Characterization and/or monitoring of soil and groundwater conditions above the proposed slab depth.

Note to Applicant: The Final Hydrogeological Report should include details on the recommended future work, as described in Section 7.0 of the Preliminary Hydrogeological Investigation Report (dated January 22, 2025).

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

- 1.32 Compliance with the Zoning and Development By-law (Section 4.3.5), to the satisfaction of the City, by limiting groundwater discharge into the City collection system and limiting environmental impacts by incorporating:

- (a) Measures to limit groundwater discharge into the City collection system.

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

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

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

- 1.33 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; and
- (b) The 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.

- 1.34 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.

- 1.35 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>

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

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

Building grade design is in the preliminary state. Finalized building grades are required prior to development permit application.

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

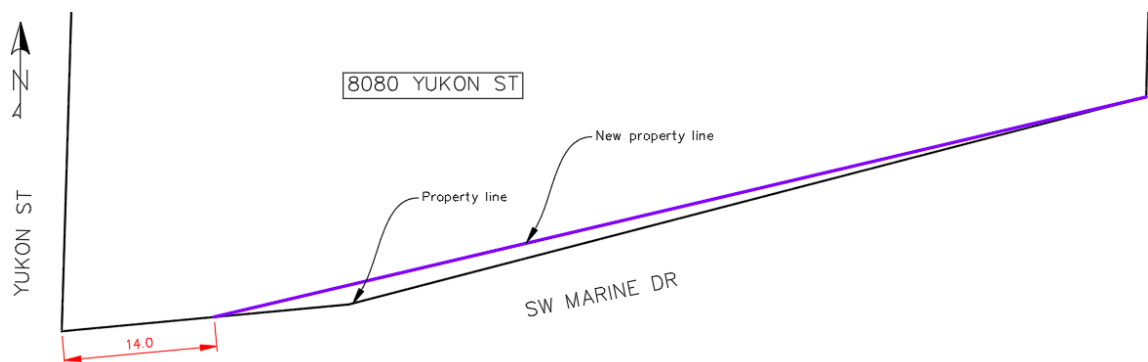
<https://vancouver.ca/home-property-development/building-grades-for-sidewalk-and-street-elevation.aspx>.

PART 2: CONDITIONS OF BY-LAW ENACTMENT

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

Engineering

- 2.1 Make arrangements to the satisfaction of the General Manager of Engineering Services, the Director of Legal Services and the Approving Officer for the dedication of the south portion of the site for road purposes. The new property line is to be begin 14.0 m along Southwest Marine Drive from the existing intersecting property lines at the southwest corner of the site and connect to the southeast corner of the site. Refer to diagram:



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

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

- 2.2 Make arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for release of an Easement & Indemnity Agreement 346445M, extended by B24681, (commercial crossing) prior to building occupancy.

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

- 2.3 Provision of a natural watercourse agreement to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services.

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

- 2.4 Provision of a Services Agreement to detail the on-site and off-site works and services necessary or incidental to the servicing of the site (collectively called the "Services") such that they are designed, constructed, and installed at no cost to the City and all necessary street dedications and rights of way for the services are provided. No development permit for the site, or any portion thereof, or for any building or improvements thereon will be issued until the 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. Except as explicitly provided for in Condition 2.5, the Services are not excess and/or extended services, and the applicant is not entitled to a Latecomer Agreement.

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

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

Note to Applicant: Based on the confirmed Fire Underwriter's Survey Required Fire Flows and domestic flows submitted by Alpine Martin dated January 9, 2025, no water main upgrades are required to service the development.

The maximum water service connection size is 300 mm on Southwest Marine Drive.

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: The site is within the City's Manitoba Sanitary Upgrade UDCL sewer catchment. Sewer servicing plan for this area is under development. Developer to contact with City Engineer prior to commencing design and keep updating the construction schedule of sewer connection to City's sewer main on Southwest Marine Drive, to ensure consistency with City's local servicing plan.

Development to be serviced to the existing location of the 375 mm SAN and 1050 mm STM sewers in Southwest Marine Drive.

The City of Vancouver Council has approved a Vancouver Building By-law change that will go into effect on January 1, 2026. The on-site rainwater release rate requirement will be changed to the following: The post-development 10-year flow rate discharged from the site shall be no greater than 25 L/s/Ha of site area, and the first 15mm of rainfall over areas not covered in landscaping shall be controlled to 5 L/s/ha. The post-development estimate shall utilize the 2100 IDF curves to account for climate change. Acceptable calculation methods will also be specified. This site will be required to comply with these requirements. More information is available at <https://vancouver.ca/home-property-development/rainwater-management.aspx>

- (c) Provision of improvements at the intersection of Columbia Street and Southwest Marine Drive including:

- (i) Design and installation of a new pedestrian/cyclist actuated signal.

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.

- (d) Provision of street improvements with appropriate transitions, along Southwest Marine Drive adjacent to the site, including:

- (i) Minimum 1.8 m wide front boulevard; and
(ii) Minimum 2.4 m wide broom finish saw-cut concrete sidewalk where space permits, for retention of existing trees.

Note to Applicant: All proposed streetscape materials on the boulevard along Yukon Street and Southwest Marine Drive should meet the Cambie Corridor Streetscape Design Guidelines. The Streetscape Design Guidelines are viewable online at <https://vancouver.ca/streets-transportation/streetscape-design-guidelines.aspx> and are to be used alongside the City's design guidelines and construction standards.

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

- (i) Minimum 1.5 m wide front boulevard;
(ii) Minimum 2.1 m wide broom finish saw-cut concrete sidewalk; and
(iii) Removal of existing driveways and replacement with full-height curb, boulevard, and sidewalk;

Note to Applicant: To support retention of existing high-value and healthy trees, the width and location of sidewalks may be adjusted, subject to the satisfaction of the General Manager of Engineering Services. This measure is only intended for tree retention purposes along Yukon Street (i.e. Tree No. 1911, 1905, 1906 as identified in the Arborist Report dated January 17, 2025).

- (f) Provision of street improvements with appropriate transitions, along the lane south of 63rd Avenue to the site, including:

- (i) 50mm mill and pave.

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

- (g) Provision of street improvements along the lane west of Columbia Street, adjacent to the site and appropriate transitions, including the following:

- (i) Full depth pavement reconstruction; and

Note to Applicant: Lane reconstruction to meet City "Higher-Zoned Lane" standards with a center valley cross section.

- (ii) Relocate existing lane catch basin to centerline.

- (h) Provision of street improvements along the lane south of 64th Avenue, adjacent to the site and appropriate transitions, including the following:

- (i) Full depth pavement reconstruction; and

Note to Applicant: Lane reconstruction to meet City "Higher-Zoned Lane" standards with a center valley cross section.

- (ii) Relocate existing lane catch basin to centerline.

- (i) Provision of speed humps in the lane east of Yukon Street and north of Southwest Marine Drive between 64th Ave and Southwest Marine Drive.

- (j) Provision of rainwater tree trench feature to treat and retain 90% of average annual rainfall from the right-of-way along the full length of Southwest Marine Drive frontages, to the greatest extent practical.

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

- (k) Provision of upgraded street lighting (roadway and sidewalk) and existing lane lighting to current City standards and IESNA recommendations.

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

- (l) 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.

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

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

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

- 2.5 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 upgrades as per Condition 2.4 (c).

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 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>

Urban Design

- 2.6 Arrangements are to be made to the satisfaction of the Director of Planning and the Director of Legal Services for a Statutory Right-of-Way (SRW) for public life use over the proposed 9.0 m (30 ft.) north-south mews.

Note to Applicant: The final SRW configuration to be confirmed through the development permit process and should be consistent with this rezoning application.

Housing

- 2.7 Make arrangements to the satisfaction of the General Manager of Planning, Urban Design and Sustainability (or successor in function), and the Director of Legal Services to enter into a Housing Agreement and a Section 219 Covenant securing all dwelling units as social housing for a term equal to the longer of 60 years and the life of the building (as it relates to each building), which will contain the following terms and conditions:

- (a) A no separate-sales covenant;
 - (b) A no stratification covenant;

- (c) That the social housing units will be legally and beneficially owned by a non-profit corporation, or by or on behalf of the city, the Province of British Columbia, or Canada as a single legal entity and used only to provide rental housing for terms of not less than 90 days at a time and prohibiting the separate sale or transfer of legal or beneficial ownership of any such units;
- (d) A requirement that not less than 30% of the social housing units will be occupied only by households with incomes below the then-current applicable Housing Income Limits, as set out in the then-current "Housing Income Limits" table published by the British Columbia Housing Management Commission, or equivalent publication, and each rented at a rate no higher than 30% of the aggregate household income of the members of the household occupying such social housing unit;
- (e) Requiring such units to be used for "social housing", as that term is defined in the Vancouver Development Cost Levy By-law No. 9755; and
- (f) On such other terms and conditions at the General Manager of Planning, Urban Design and Sustainability) or successor in function) and the Director of Legal Services may in their sole discretion require.

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

The Housing Agreement and Section 219 Covenant will also ensure the use and access of the amenity spaces, currently designated on the plans submitted for rezoning as "amenity", and any other amenity spaces as may be shown on the development plans approved in connection with the development permit, shall be shared and made available to all residential occupants and/or tenants of the building as a common space in perpetuity.

- 2.8 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 *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 whether

each tenant has indicated interest in the Right of First Refusal to return to the new building (if applicable); 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 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.

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 taken up the Right of First Refusal in the new building (if applicable) and their starting rent; and for those not returning to the new building, 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.

Community Benefits Agreement (Optional)

2.9 Make arrangements to the satisfaction of the Director of Legal Services, in consultation with the General Manager of Arts, Culture and Community Services, per the City of Vancouver's *Community Benefits Agreement Policy*, to enter into a Community Benefits Agreement, which will commit the Applicant and its development partners to:

- (a) Strive for an overall target of 10% of all labour (including that for contractors, subcontractors and other possible vendors) are local and from equity seeking groups; including women and gender-diverse individuals, Indigenous peoples, racialized communities, and others facing barriers to opportunity due to discrimination, exclusion and stigmatization. They must provide best efforts to achieve this target by prioritizing new and entry-level hires through a First Source Hiring Program, in consultation with community stakeholders and a third party monitor.
- (b) Demonstrate Best Efforts to procure a minimum of 10% of material goods and services from third party certified social impact and/or equity seeking businesses and social enterprises, across the entire lifecycle of the development site, prioritizing Vancouver-based ventures but extending through supply chains regionally and outside the Province and the Country where and when required. This Includes, where applicable, post-occupancy and ongoing service needs; and
- (c) Demonstrate Best Efforts to procure a minimum of 10% of materials, goods and services from Vancouver companies or companies located in Metro Vancouver or British Columbia. These may or may not also be equity seeking 3rd party certified businesses as defined in the policy;

Note to Applicant: It is highly recommended to the applicant contact the CBA planners (alisha.masongsong@vancouver.ca, Shabna.ali@vancouver.ca) at the rezoning stage.

Note to Applicant: On December 10, 2025, City Council directed that the Community Benefits Agreement Policy is optional for all projects that have not yet been considered at public hearing as of December 10, 2025, as described in the [Report Back on Supporting Development Viability and Unlocking New Housing Supply](#), dated December 2, 2025. Accordingly, this condition of by-law enactment is optional for the applicant.

Food Assets

- 2.10 Fulfill, to the satisfaction of the Director of Social Policy, the Sustainable Food Systems requirements of the *Rezoning Policy for Sustainable Large Developments* by delivering a minimum of three food assets. To secure this condition, the applicant may be required to enter into one or more agreements with the City, all to be satisfied at no cost to the City and to the City's satisfaction, which agreement(s) may include, but not limited to, the following provisions and requirements:
- (a) Certain permit holds subject to completion of the design, construction, and satisfactory acceptance of the food assets.
 - (b) Covenants regarding the installation and maintenance of the food assets and statutory rights of way to secure public access thereto.
 - (c) Such other terms and conditions as the Director of Legal Services, in consultation with the General Manager of Arts, Culture and Community Services, may in their sole discretion require.

Environmental Contamination

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

Agreements

Note: 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 REPEAL CD-1 (88) 8080 YUKON STREET BY-LAW NO. 4775

This by-law repeals CD-1 (88) By-law No. 4775.

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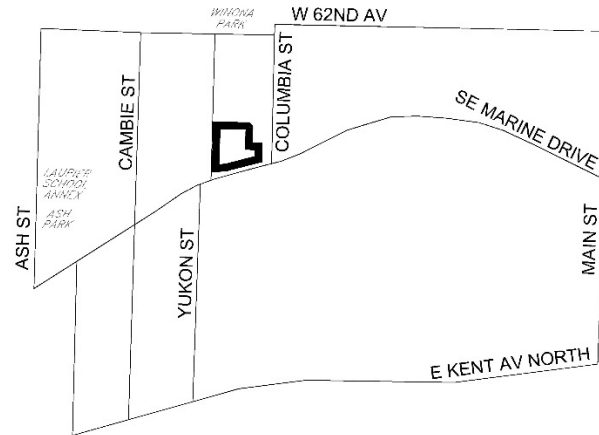
APPENDIX D ADDITIONAL INFORMATION

Public Consultation Summary

In-person Consultation: The applicant held an open house/consultation event/information session on Thursday, April 10th, 2025, at 'Jig Space', located at 106-8889 Laurel Street, to collect feedback on the proposal. Approximately 17 people attended this event. A total of two comments were received, with both expressing concerns about height, shadow, and density being too high.

Event	Date(s)	Details
Webpage published	February 28, 2025	http://www.shapeyourcity.ca/8080-yukon-st
Postcard mailed	April 1, 2025	3,020 notices mailed (approximate)
Site sign installed	March 19, 2025	n/a
Online comment form	February 28, 2025, to November 12, 2025	34 submissions <ul style="list-style-type: none"> • 13 responses support • 17 responses opposed • 4 responses mixed
Question and Answer (Q&A) period (2 weeks)	April 2, 2025, to April 15, 2025	1 submission
Other input (phone calls, direct emails, etc.)	February 28, 2025, to November 12, 2025	2 submissions
Total webpage views	February 28, 2025, to November 12, 2025	1,517 page views
Total Submissions (Comments submitted + questions asked + other input methods)		37 submissions

Map of Notification Area



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

Areas of support:

- **Strong need for social and affordable housing:** People say this project is badly needed because of the housing crisis, especially for seniors, low-income residents, and working families. Many appreciate that it adds many social housing units.
- **Great location near transit and services:** The site is close to the Canada Line, bus loop, shops, and daily amenities, making it a good place for higher density. Supporters note that this helps people rely more on transit and makes the project more successful.
- **Fits well with Marpole and city plans:** Commenters feel the project matches the goals of the Marpole Community Plan and keeps the neighbourhood welcoming to people of all ages and incomes. They say it helps maintain Marpole as an affordable, diverse community.
- **Brings new life and activity to the area:** Some believe the project will support local businesses, add more foot traffic, and bring families and seniors into the neighbourhood. Many believe that growing the community in this way is positive and necessary.

Areas of concern:

- **Buildings are too tall, too dense, and out of character:** Many people feel the towers are far too high for this neighbourhood and would block sunlight, views, and privacy for nearby homes. Several say they support new housing, but not at this scale or in this location next to low-rise residential areas.
- **Traffic, congestion, and strained infrastructure:** Residents are worried the area is already overloaded with cars, transit users, and limited road capacity—especially around Marine Drive and the Canada Line station. They believe adding hundreds of new

households without new schools, parks, or community facilities will make existing problems worse.

- **Environmental and tree loss impacts:** There is strong concern about removing large mature or heritage trees that provide shade, privacy, wildlife habitat, and cooling. People fear construction dust, noise, and pollution will harm health—especially for those with asthma—and worry about long-term impacts on nearby parks and green spaces.
- **Concerns about concentrated social housing and neighbourhood fit:** Some residents feel the amount of social housing in one block is too high and should be more evenly spread across the community. Others worry about changes to the neighbourhood's feel, property values, and overall safety if so, many units are added in one area all at once.

Response to Public Comments

- *Buildings are too tall, too dense, and out of character*
 - The proposed building heights are consistent with the intent of the *Marpole Community Plan* and the *Marine Landing Policy Updates* and the context of height precedents in the neighbourhood.
 - The proposed development does not create new shadow impacts on parks and school properties between 10 am and 4 pm between the spring and fall equinoxes, as per the *Solar Access Guidelines for Areas Outside of Downtown*.
 - The site is not located in any Council-adopted public views. There is no policy for the protection of private views.
- *Traffic, congestion, and strained infrastructure*
 - The development is well-sited to encourage reduced vehicle trip and parking demand. The site is in close proximity to the Marine Drive Canada Line Station, the frequent transit network (along Southwest Marine Drive and Cambie Street) and cycling infrastructure (bikeways along Cambie Street and West 63rd Avenue).
 - This site is located within the catchment area of Sexsmith Elementary School and Churchill Secondary School. According to the Vancouver School Board's (VSB) *Enrollment Update Report 2025*, both schools are operating above capacity and will continue to do so in the coming years, with capacity utilization of 118% and 112% respectively by 2031. The VSB continues to explore options to reduce pressure on schools in this area, monitor development, and work with City staff to help plan for future growth.
 - As part of implementation of the *Marpole Community Plan*, public benefits have been delivered or are in the process of being delivered, including replacement of the Marpole-Oakridge Community Centre which is under construction.
- *Environmental and tree loss impacts* – The applicant's arborist report indicates that 22 mature trees will be retained on the site.

- *Concerns about concentrated social housing and neighbourhood fit* – The *Marine Landing Policy Updates* specifically allows increased heights and densities in order to support the creation of new social housing. The proposal and increased supply of affordable rental housing for the site is consistent with policy.

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APPENDIX E

SUMMARY OF DRAFT TENANT RELOCATION PLAN TERMS

Tenant Relocation and Protection Requirements	Tenant Relocation Plan Offer
Financial Compensation	<p>The equivalent of one month free rent compensation is required in line with the Residential Tenancy Act if tenancies are being ended in accordance with S.49.6 of the RTA.</p> <p>Compensation may take the form of free rent, a lump sum payment, or a combination of both.</p>
Notice to End Tenancies	<p>Applicant to provide regular project updates to tenants throughout the development approvals process.</p> <p>Applicant is required to provide a minimum of four months' notice to end tenancy after all permits are issued (e.g. all development, building, and demolition permits in place).</p>
Moving Expenses	<p>Moving expenses must be provided for relocation to permanent housing as well as relocation to and from any temporary accommodations.</p> <ul style="list-style-type: none"> • An insured moving company may be hired by the applicant, with all arrangements and costs covered; or • A flat rate of \$750 for bachelor and 1-bed; and \$1,000 for 2 or more bed units.
Ensure Permanent Rehousing Options	<p>Applicant is required to provide and assist in securing a relocation option of a unit type in accordance with CMHC National Occupancy Standards that best meets the tenant's identified priorities and needs as detailed in one-on-one conversations with the tenant.</p> <p>Relocation should minimize disruption for existing residents by providing an alternative accommodation option that involves minimal moves, prioritizes options in the current neighborhood, and takes into account additional resident considerations (e.g. access to schools, transit, pet friendly, smoke-free, etc.).</p> <p>A relocation specialist has been engaged to assist with identifying housing preferences and suitable relocation options.</p>
Maintain Affordability	<p>Applicant to relocate tenants into permanent housing that is priced at rents that are no higher than what they are eligible for based on existing subsidy requirements or 30% of gross household income, or the current rent, whichever is higher.</p>

Additional Support for Low Income Tenants or Tenants Facing Other Barriers to Appropriate Housing	Applicant to hold meetings with each individual resident, along with family and support workers where needed, to set up a roadmap for assistance to secure alternative accommodation.
First Right of Refusal	<p>All reasonable efforts must be taken to provide all residents with the Right of First Refusal to return to the new development at rents that are no higher than what they are eligible for based on existing subsidy requirements or 30% of gross household income, or the current rent, whichever is higher.</p> <p>If the applicant demonstrates that this requirement is not feasible for all residents, then the applicant may be required to develop priority criteria for Right of First Refusal (e.g. priority for longer-term tenants or tenants who qualify based on income).</p> <p>Tenants who do not receive Right of First Refusal will be provided a permanent affordable housing option as per 4.2(a).</p>

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APPENDIX F PUBLIC BENEFITS

City-wide DCL ¹	\$0
Utilities DCL ¹	\$0
CAC	\$0
Public Art	\$0
TOTAL	\$0

Other Benefits (non-quantifiable components): 903 social housing units secured for the longer of 60 years and the life of the building.

¹ Based on rates in effect as of December 10, 2025. 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. The development is expected to be exempt from DCLs as social housing; the value of the exemption is estimated to be \$20,399,500.

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APPENDIX G REZONING APPLICATION SUMMARY

Property

Address	Parcel Identifier (PID)	Legal Description
8080 Yukon Street	007-690-789	Lot A Blocks C and 5 District Lots 322 and 323 Plan 15358

Applicant Team

Applicant	Purpose Driven Development
Architect	GBL Architects
Property Owner	Kiwanis-Soroptimist (1974) Senior Citizens Housing Society

Statistics

	Permitted Under Existing Zoning	Proposed
Zoning	CD-1 (88)	New CD-1
Site Area	7,700 sq. m (82,882 sq. ft.)	7,700 sq. m (82,882 sq. ft.)
Land Use	Residential	Residential
Maximum FSR	0.60	7.56
Maximum Height	Two and Three Storeys	97.0 m (318 ft.)
Floor Area	4,620.0 sq. m (49,729 sq. ft.)	58,190.0 sq. m (626,352 sq. ft.)
Unit Mix	N/A	303 studio units 351 1-bedroom 226 2-bedroom 23 3-bedroom 903 Total (27.5% family units)
Natural Assets	93 on-site by-law trees and 4 City or shared street trees	No new street trees to be planted. Approximately 78 on-site trees to be planted.

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