



COUNCIL REPORT

Report Date: April 21, 2026
Contact: Riccardo Peggi
Contact No.: 604.871.6739
RTS No.: 17942
VanRIMS No.: 08-2000-20
Meeting Date: May 5, 2026
[Submit comments to Council](#)

TO: Vancouver City Council
FROM: General Manager of Planning, Urban Design and Sustainability
SUBJECT: CD-1 Rezoning: 320 (318-346) East 2nd Avenue

Recommendations

- A. THAT the application by RR Planning, on behalf of 338 Raphael Holdings Ltd., the registered owners of the lands located at 320 (318-346) East 2nd Avenue [*PID 031-320-325; Lot 1 District Lot 200A Group 1 New Westminster District Plan EPP106802*], to rezone the lands from IC-3 (Industrial) District to CD-1 (Comprehensive Development) District, to increase the maximum floor space ratio (FSR) from 3.0 to 7.0 and increase the maximum building height from 18.3 m (60 ft.) to 64.9 m (213 ft.) to permit the development of a 19-storey mixed-use residential building, containing 162 rental units with 20% of the residential floor area for below-market rental units, commercial space on the ground floor, and office space on the second floor, be approved in principle;
- FURTHER THAT the draft CD-1 By-law, prepared for the Council meeting 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 Chris Dikeakos Architects, received August 1, 2025;
- AND FURTHER THAT the above approvals be subject to the Conditions of Approval contained in Appendix B.
- B. THAT subject to approval in principle of the rezoning and the Housing Agreement described in Part 2 of Appendix B, the Director of Legal Services be instructed to prepare the necessary Housing Agreement By-law for enactment prior to enactment of the CD-1 By-law, subject to such terms and conditions as may be required at the discretion of the Director of Legal Services and the General Manager of Planning, Urban Design and Sustainability.

- C. THAT subject to approval of the CD-1 By-law, the application to amend the Sign By-law to establish regulations for the CD-1, generally as set out in Appendix C be approved.
- D. THAT subject to approval of the CD-1 By-law, the Noise Control By-law be amended to include this CD-1, generally set out in Appendix C;
- FURTHER THAT the Director of Legal Services be instructed to bring forward the amendment to the Noise Control By-law at the time of enactment of the CD-1 By-law.
- E. THAT Recommendations A to D be adopted on the following conditions:
- (i) THAT the passage of the above resolutions creates no legal rights for the applicant or any other person, or obligation on the part of the City and any expenditure of funds or incurring of costs is at the risk of the person making the expenditure or incurring the cost;
 - (ii) THAT any approval that may be granted following the Council meeting 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 320 (318-346) East 2nd Avenue from IC-3 (Industrial) District to CD-1 (Comprehensive Development) District. The proposal is for a 19-storey mixed-use residential building with additional height for a rooftop amenity area, containing 162 rental units with 20% of the residential floor area for below-market rental units, commercial space on the ground floor, and office space on the second floor.

In accordance with section 559.02(4) of the *Vancouver Charter*, Council is prohibited from holding a Public Hearing for a development that is consistent with all relevant official development plans including the *Vancouver Official Development Plan* and contains majority residential use.

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

Context and Background

1. Site and Context

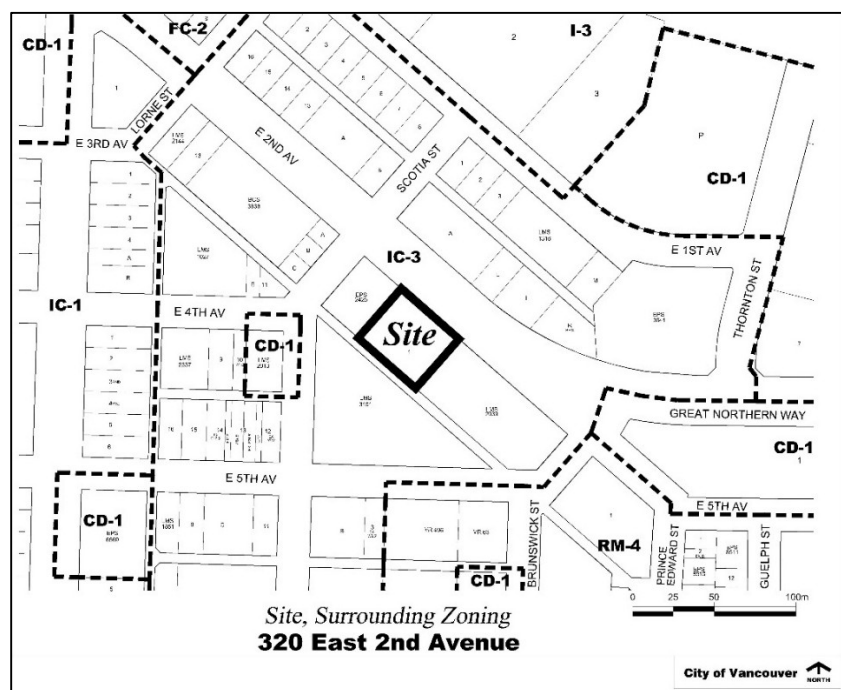
The subject site is comprised of one parcel, located mid-block on the south side of East 2nd Avenue between Scotia Street and Brunswick Street (see Figure 1). The site is partially excavated in preparation for a previously approved development permit to construct a five

storey mixed-use building including industrial uses, artist studios and market rental units. The neighbouring properties along East 2nd Avenue are five storey mixed-use residential buildings.

The surrounding neighbourhood consists of a mix of light industrial, cultural and residential uses and is undergoing significant change with the new Broadway Subway scheduled to open in 2027. The Great Northern Way – Emily Carr Station will be approximately 250 m to the east, and the future Mount Pleasant Station will be approximately 550 m southwest, from the subject site.

The applicant originally applied for a strata residential tenure with 20% of the floor area as social housing. The applicant revised the application to propose a rental residential tenure on August 1, 2025.

Figure 1: Site and Surrounding Zoning



2. Policy Context

- Vancouver Official Development Plan (ODP):** The site is designated Mixed-Use - High-Rise 1 in the Generalized Land Use (GLU) Map in the *Vancouver ODP*, which allows for mixed-use buildings up to 26 storeys in height with non-dwelling uses at ground level and office or dwelling uses above. The proposal is consistent with the height and uses permitted in the *Vancouver ODP*.
- Broadway Plan (Plan):** The site is located within the Mount Pleasant Centre - Area H (MCEH) sub-area 10.18. The *Plan* permits 20-storey mixed-use residential buildings or hotels with an FSR up to 7.0 and a minimum of two levels of non-residential uses. The proposal is consistent with the permitted height, density and uses in the *Plan*.
- Transit-Oriented Areas (TOA) Designation By-law and Transit-Oriented Areas (TOA) Rezoning Policy:** This site is within Tier 1 of the *TOA Rezoning Policy* and is consistent with the height designation.

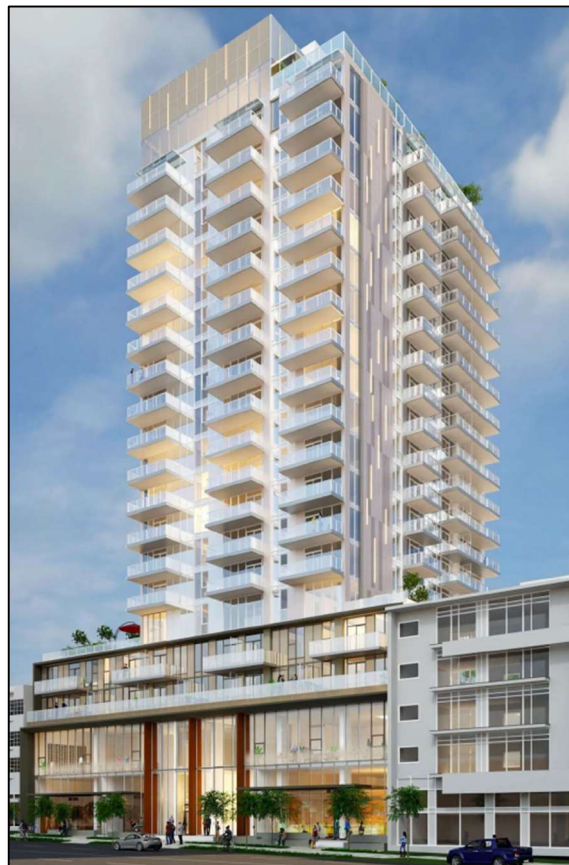
- **Housing Needs Report:** The Vancouver Charter requires that when Council amends or adopts an affordable and special needs housing zoning by-law, also known as inclusionary zoning, Council must consider the most recent housing needs report, and the housing information on which it is based. The most recent housing needs report amendment was received on January 1, 2025.

Discussion

1. Proposal

The proposal is for a 19-storey mixed-use residential building with additional height for a rooftop amenity area, containing 162 rental housing units with 20% of the residential floor area for below-market rental units, commercial space on the ground floor, and office space on the second floor. The proposed height is 64.9 m (213 ft.), and the floor space ratio (FSR) is 7.0. Vehicle and bicycle parking are provided underground with access from the lane.

Figure 2: Perspective looking southeast from East 2nd Avenue



2. Form of Development

The *Broadway Plan* requires non-residential uses on the first two storeys at this location and a maximum height of 20 storeys and density of 7.0 FSR. The proposal is consistent with the *Plan's* direction for use and has proposed height of 64.9 m (213 ft.) and density of 7.0 FSR. Refer to application statistics in Appendix F.

Staff reviewed the site-specific conditions and concluded that the proposal is appropriate for the context and generally meets urban design guidelines. The floorplate size, noted below, is a notable departure from policies and guidelines accompanied by staff analysis and response:

Urban Design Analysis Summary

Issue	Policy	Proposal	Impacts	Outcomes
Tower Floorplate	603.9 sq. m (6,500 sq. ft.)	664.3 sq. m (7,150 sq. ft.)	Massing, Shadowing	Staff considers the proposed tower floorplate to be acceptable. The proposed floorplate is a minor increase over the recommended size, and the massing will not result in shadowing impacts to any parks or schools.

- **Natural Assets:** The *Urban Forest Strategy* and the Protection of Trees By-law were used to evaluate the proposal. There are no existing trees on the site, and no adjacent City street trees. An expanded sidewalk along East 2nd Avenue will accommodate two rows of approximately ten new street trees, with additional trees in planters throughout the site at various levels. 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

This application, if approved, would add 162 units to the City's inventory of rental housing, including 131 market rental units and 31 below-market rental units (20% of the residential floor area), which would contribute to the targets set out in the *Housing Vancouver Strategy* (see Figure 1, Appendix E).

- **Housing Mix:** The project proposes 35% two and three-bedroom units, thereby meeting the *Broadway Plan* which requires a minimum of 35% family units, including a minimum of 25% two-bedroom and 10% three-bedroom units. A condition of approval and a provision in the CD-1 By-law have been included to ensure the project meets the minimum unit mix requirements in both the market rental and below-market rental portions.

- **Average Rents and Income Thresholds:** The proposed market rental and below-market rental units will provide housing options that are significantly more affordable than average home ownership costs, as shown in Figure 2, Appendix E. If approved, starting rents for the below-market units will be at city-wide average market rents at the time of initial tenancy, and upon unit turnover, if the applicant meets the timeline requirements under the Rental Development Relief Program (RDRP). The RDRP was launched on February 2, 2026, and permits in-stream rezoning and development permit applications to apply to adjust the below-market rental rates, providing specific eligibility criteria are met. Under the RDRP, for which this project is eligible, 20% of the residential floor area would be provided at rates that do not exceed the CMHC city-wide average rents, contingent upon the applicant obtaining a stage 1 building permit within 24 months of Council approval of this rezoning. Should the applicant not meet this timeline, the housing agreement will require the below-market rental will meet the *Broadway Plan* requirement of 20% of residential floor area at 20% below the Canada Mortgage and Housing Corporation (CMHC) city-wide average rents.

Per the *Plan*, eligibility and monitoring requirements for the below-market rental units are described in the *Rental Incentive Programs Bulletin*.

- **Security of Tenure:** All 162 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. The Housing Agreement will secure not less than 20% of the residential floor area for below-market units.
- **Tenants:** The rezoning site does not currently have any existing rental residential use, and there are no eligible tenants as defined under the City's *Tenant Relocation and Protection Policy (TRPP)*.

If any eligible tenants are identified through the City's regulatory approvals process, the applicant will be required to meet the City's *TRPP* for the Plan area.

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/320-e-2-ave>.

In total, approximately 54 submissions were received. Comments supported the new housing in the neighbourhood, the proposed density, and the proposed mix of uses. Concerns included impacts on the proposed height and impacts to neighbourhood character, the height of the proposed podium in relation to neighbouring buildings, access to sunlight and views, and increase vehicle traffic. Refer to Appendix D for a full summary of the public input collected and responses to public comments.

6. Public Benefits

Refer to Appendix E for full summary of public benefits.

- **Development Cost Levies (DCLs):** The applicant has requested a Class A waiver of the City-wide DCLs. It is expected that the project will pay DCLs of \$2,047,459 based on December 2025 rates. The value of the DCL waiver for the residential floor area is estimated to be \$2,430,277.
- **Community Amenity Contributions (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 \$280,622 based on the current (2016) rate.

Financial Implications

This project is expected to provide 162 rental units, with a minimum of 20% of the residential floor area secured at below-market rates, DCLs as well as a public art contribution. See Appendix E for additional details.

Conclusion

The proposed land use, form of development and public benefits is consistent with the *Broadway Plan and Vancouver ODP*. The General Manager of Planning, Urban Design and Sustainability recommends approval in principle of the CD-1 by-law in Appendix A subject to conditions contained in Appendix B.

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APPENDIX A
318-346 East 2nd Avenue
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 and will be included with the draft bylaw that is prepared for posting

Designation of CD-1 District

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

Definitions

3. Words in this by-law have the meaning given to them in the Zoning and Development By-law, except that:
 - (a) for the purposes of calculating the total dwelling unit area for section 5.1 of this by-law, "Dwelling Unit Area" is the floor area of each dwelling unit, measured to the inside of all perimeter walls, excluding any floor area as required by section 6.5 of this by-law; and
 - (b) "Below-Market Rental Dwelling 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) Manufacturing Uses, limited to Jewellery Manufacturing;
- (f) Office Uses;
- (g) Retail Uses;
- (h) Service Uses;
- (i) Utility and Communication Uses; and
- (j) Accessory Uses customarily ancillary to the uses permitted in this section.

Conditions of Use

- 5.1 A minimum of 20% of the total dwelling unit area must be below-market rental dwelling units.
- 5.2 The design and layout of at least 35% of the total number of below-market rental dwelling units and at least 35% of the total number of other dwelling units must:
 - (a) be suitable for family housing;
 - (b) have 2 or more bedrooms, of which:
 - (i) at least 25% of the total dwelling units must be 2-bedroom units, and
 - (ii) at least 10% of the total dwelling units must be 3-bedroom units.
- 5.3 No portion of the first storey of a building, to a depth of 10.7 m from the front wall of the building and extending across its full width, may be used for residential purposes except for entrances to the residential portion.
- 5.4 All commercial uses and accessory uses must be carried on wholly within a completely enclosed building, other than the following:
 - (a) display of flowers, plants, fruits and vegetables in combination with a permitted use;
 - (b) farmers' market;
 - (c) neighbourhood public house;
 - (d) public bike share; and
 - (e) restaurant,

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

Floor Area and Density

- 6.1 Computation of floor area must assume that the site area is 1,881.2 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 7.0.
- 6.3 The total floor area for commercial uses and office uses combined must be a minimum of 1,859 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 dwelling units as storage area.

Building Height

- 7.1 Building height must not exceed 64.9 m.
- 7.2 Despite section 7.1 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.

APPENDIX B CONDITIONS OF APPROVAL

Note: Any changes to the conditions approved by Council will be contained in its decision. Applicants are advised to consult the minutes for any changes or additions to these conditions.

PART 1: CONDITIONS OF APPROVAL OF THE FORM OF DEVELOPMENT

Note: Consideration by Council of the proposed form of development is in reference to plans prepared by Chris Dikeakos Architects Inc., received on August 1st, 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 of the public realm interface along East 2nd Avenue and the lane to strengthen an active and engaging/pedestrian-oriented frontage through the followings:

- (a) consider presenting a smaller-scale retail expression at the podium level that reflects pedestrian-scale;
- (b) Improve the visibility and physical presence of the activities between interior spaces and at-grade outdoor areas;
- (c) provide additional at-grade landscape features and urban furniture including sitting areas;

Note to applicant: The intent of this condition is to encourage social interaction and relaxation, bring people together, and foster a sense of community.

- (d) provide universally accessible connections for all users throughout the site and at grade open space;
- (e) refine the commercial entrances to better address the public realm with provision of recess, architectural features and fenestration patterns that emphasize an appropriate scale for a neighborhood serving retail;
- (f) enhance the expression of the residential entrance to create distinctive, legible from commercial entrances to contribute to the perception of accessibility and activity;

Note to applicant: The visual permeability, illuminated residential entrance reinforce the safe and comfortable public realm interface.

- (g) extending weather protection along the length of the pedestrian realm; and

Note to applicant: the project proposes a strong pedestrian weather protection strategy; however, the canopy should be extended across the entrances to reinforce the pedestrian-focused nature of this interface.

- (h) further design considerations to activate the laneway interface.

Note to applicant: Active laneways are an important part of the character of a station area, particularly with the increasing importance of pedestrian mobility toward public transportation stations. Suggested design strategies include:

- a. Design back-of-house spaces in a manner that contributes an appealing pedestrian realm, while facilitating safe building operations;
- b. Design the walls abutting the lane to be more attractive to neighbouring developments and passers-by through articulation, use of quality materials and finishes, integral lighting, and signage; and
- c. Consider safety by minimizing the conflicts between vehicles and pedestrian movements.

- 1.2 Design development to enhance the tower and podium expression and improve overall neighbourhood fit by:

- (a) Improve the podium design to create a visually distinct base for the building and distinguish it from the tower above;

Note to applicant: The podium design is required to respond sensitively to the surrounding context, including neighboring buildings, streetscapes, and urban landmarks. Ensure that proportion, modulation, architectural styles, materials, textures, colours and design features enhance pedestrian experience and complement the character of the existing built environment.

- (b) Consider incorporating additional landscaping, green roofs, and vertical gardens into the podium design to soften its edges and add visual interest; and
- (c) Shape the form of tower in a way that complements the surrounding environment, enhances the urban skyline, and fosters a sense of place.

- i. Integrating the massing of the rooftop architectural appurtenances and mechanical screening into the overall architectural design of the tower; and

Note to applicant: Strategies including increased massing setback at the top to provide meaningful termination of the tower and alignment with any of the articulation or the grid or the fenestration that's occurring with the tower can be explored.

- ii. Exploring a variety of materials, finishes, and textures to add depth and visual interest to the tower facade.

- 1.3 Consideration to improve the quality and functionality of indoor amenity spaces in the project as follows:

- (a) Confirm the overall design of the proposed indoor amenity spaces are suitable for all users; and

- (b) Provision of all indoor space co-located with the residential outdoor amenity space particularly for the children's play area.

Note to applicant: Ensure compliance with all stipulations of the 'High-Density Housing for Families with Children Guidelines' for indoor space. And a high level of visible and physical access is required from indoor common amenity space to ensure the safe use of the children's play area.)

Landscape

- 1.4 Design development to enhance the public-private realm, with special attention to the lane interfaces.

Notes to applicant:

- (a) Carefully locate, integrate and fully screen the parking garage vents and vista switch area to minimize their visual impact, while enhancing and activating the rear lane interface as much as possible.
- (b) Foster a more neighbourly lane interface by incorporating thoughtful planting and lighting, with a focus on enhancing the usability of the outdoor children's play area and its connection to the indoor amenity space. Provide a lighting plan at time of development permit stage, if applicable.

- 1.5 Provision of a detailed Landscape Plan illustrating soft and hard landscaping.

Note to applicant: The plans should be at 1/8 in.: 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.

- 1.6 Provision of detailed architectural and landscape cross sections (minimum 1/4 in. scale) through common open spaces, semi-private patio areas and the public realm.

Notes to applicant:

- (a) 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.
- (b) Provide a soil depth overlay sheet, to be included with the landscape plans, soil volumes for tree planning, growing mediums and planting depths must exceed CSLA standards.

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

“Final location, quantity, tree species to the satisfaction of the General Manager of Engineering. Contact Engineering Services (Streets Design Branch) at 604-871-6131 to confirm planting location. New tree must be of good standard, minimum 6 cm calliper and installed with approved root barriers, tree guards and appropriate soil. Root barriers shall be 8 ft. long and 18 in. deep. Planting depth of root ball must be below sidewalk grade. New street trees to be confirmed prior to issuance of the building permit. Call Park Board at 311 for tree species selection and planting requirements. Park Board to inspect and approve after tree planting completion.”

Employment Lands

- 1.8 Explore relocating the indoor residential amenity space on level one to elsewhere in the building to maximise the commercial uses on the ground floor.
- 1.9 Consider combining the eastern two proposed commercial retail units and ground-floor indoor amenity space into one larger commercial retail unit for more large-format tenants such as grocery stores, large restaurants, light industrial workshops, or cultural uses such as artist studios.

Note to applicant: This will improve functionality and access to retail servicing.

Sustainability

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

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

Housing

- 1.11 The proposed unit mix, including 48 studio units (30%), 56 one-bedroom units (35 %), 41 two-bedroom units (25 %), and 17 three-bedroom units (10 %) is to be included in the development permit drawings.

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

The development should be designed in accordance with the *High-Density Housing for Families with Children Guidelines*, including the provision of:

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

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

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

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

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

Engineering

- 1.13 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.

- 1.14 Provision of construction details to determine ability to meet municipal design standards for shotcrete removal (City of Vancouver *Engineering Design Manual*, 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>

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

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

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

- 1.16 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.
- 1.17 Provision of a lighting simulation to support all offsite lighting upgrades to City standards and IESNA recommendations.
- 1.18 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.

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

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

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

- 1.19 Submission to Engineering Services 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 ft. long and 18 in. deep, centre on each street tree adjacent to the sidewalk and any off-street bike facility. Planting depth of root ball must be below sidewalk grade. Contact Park Board at pbdevelopment.trees@vancouver.ca for inspection after tree planting completion".
- (iii) "The required Green Infrastructure improvements on 318-346 East 2nd Avenue 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) Proposed special pavers from the City boulevard along East 2nd Avenue;

Note to applicant: Surface treatment in the lane is to be standard asphalt only. Surface treatments in hardscape areas of the boulevard and plaza 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 *Streetscape 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.

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

(a) Two-way vehicle flow, including:

(i) Convex mirrors or view portals on main ramp and throughout parkade;

Note to applicant: Explore relocating the columns encroaching into the ramp, and improve sightlines between the ramp and the neighbouring buildings ramp.

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

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

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

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

(b) Design elevations at all breakpoints on both sides of ramps, drive aisles, loading and passenger loading spaces, accessible spaces, and entrances; and

(c) Update architectural plans to show the existing poles in the lane.

1.23 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 rezoning 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>

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

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

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

- 1.25 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.

- 1.26 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) <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>

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

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

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 and the Director of Legal Services for release of an Easement & Indemnity Agreement 355399M extended by BJ194437 (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.

- 2.2 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. 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 Aplin Martin dated May 15, 2024, (revised November 10, 2025), 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 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.

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

Note to applicant: Implementation of development(s) at 318-346 East 2nd Avenue does not require any sewer upgrades.

Development to be serviced to the existing 200 mm SAN and 375 mm STM sewers in East 2nd Avenue.

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

- (c) Provision of street improvements with appropriate transitions, along East 2nd Avenue adjacent to the site, including:

- (i) Minimum 2.0 m wide front boulevard;
- (ii) Minimum 3.0 m wide broom-finish saw-cut concrete sidewalk;
- (iii) Removal of the existing driveway crossing and reconstruction of full-height curb, boulevard, and sidewalk;

Note to applicant: The City will provide a geometric design for all of these street improvements. These boulevard and sidewalk improvements will require the removal and replacement of existing street trees, if any. Contact the City's Urban Forestry group to coordinate the removal of these trees.

- (d) Provision of street improvements with appropriate transitions, along the lane south of East 2nd Avenue adjacent to the site, including:

- (i) 50 mm minimum mill and pave lane along the site's frontage.

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

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

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

- (e) Provision of speed humps in the lane south of East 2nd Avenue between Scotia Street and Brunswick Street.
- (f) Provision of green infrastructure improvements to the satisfaction of the General Manager of Engineering Services, including:
 - (i) Installation of a rainwater tree trench (RTT) on East 2nd Avenue, to treat and retain 90% of average annual rainfall from the right-of-way 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.

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.

- (g) Provision of upgraded street lighting (roadway and sidewalk) and existing lane lighting to current City standards and IESNA recommendations.
- (h) Provision of new or replacement duct banks that meet 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.

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

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

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.

- (j) Provision of street trees where space permits; and

Note to applicant: Final spacing, quantity and location to the satisfaction of the General Manager of Engineering Services. Tree species to the approval of the City Arborist. Street tree planting to include appropriate soil volumes and approved root barriers of rigid construction, 8 ft. long and 18 in. deep, centre on each street tree adjacent to the sidewalk and any off-street bike facility.

Installation of Engineered Soil under new sidewalks may be required to obtain appropriate soil volumes based on site conditions.

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

Housing

2.3 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) Pursuant to the "Rental Development Relief Program", if a stage one building permit for the development is issued within two years of the date upon which the CD-1 bylaw is approved by Council in principle, the below-market rental housing dwelling units will be rented at the following rates:
 - (i) The average initial starting monthly rents by unit type for the below-market rental housing dwelling units in the development will not exceed the city-wide average monthly market rent for all private rental apartments as published by the Canada Mortgage and Housing Corporation in the most recent Rental Market Survey Data Tables for Vancouver at the time of occupancy; and
 - (ii) Following initial occupancy, on a change in tenancy for a below-market rental housing dwelling unit, the starting monthly rent for such new tenancy will not exceed the city-wide average monthly market rent for private rental apartment units 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;
- (e) If a stage one building permit for the development **is not** within two years of the date upon which the CD-1 bylaw is approved by Council in principle above, the below-market rental housing dwelling units will be rented at the following rates:

- (i) The average initial starting monthly rents by unit type for the below-market rental housing dwelling units in the development will be at least 20% below the city-wide average monthly market rent for private rental apartment units as published by the Canada Mortgage and Housing Corporation in the most recent Rental Market Survey Data Tables for Vancouver at the time when the occupancy permit is issued; and
 - (ii) Following initial occupancy, on change in tenancy for a below-market rental housing dwelling unit, the average initial starting monthly rents by unit type for the below-market rental housing dwelling units in the development will be at least 20% below the city-wide average monthly market rent for private rental apartment units as published by the Canada Mortgage and Housing Corporation in the most recent Rental Market Survey Data Tables for Vancouver at the time of the change in tenancy;
- (f) 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;
- (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.

Public Art

- 2.4 Execute an agreement satisfactory to the Director of Legal Services and the General Manager 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 Head of Public Art.

Note to applicant: 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 B1 (time-limited): 60% cash-in-lieu of Art. Applications eligible for Option B1 are limited to all current and in-stream rezoning applications referred to public hearing as of December 10, 2025 and prior to July 31, 2026. Please contact Public Art staff at publicart@vancouver.ca to discuss your application or to set up a meeting to discuss the options further.

Environmental Contamination

- 2.5 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.

**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:

“318-346 East 2nd Avenue [CD-1 #] [By-law #] IC-3”

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

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

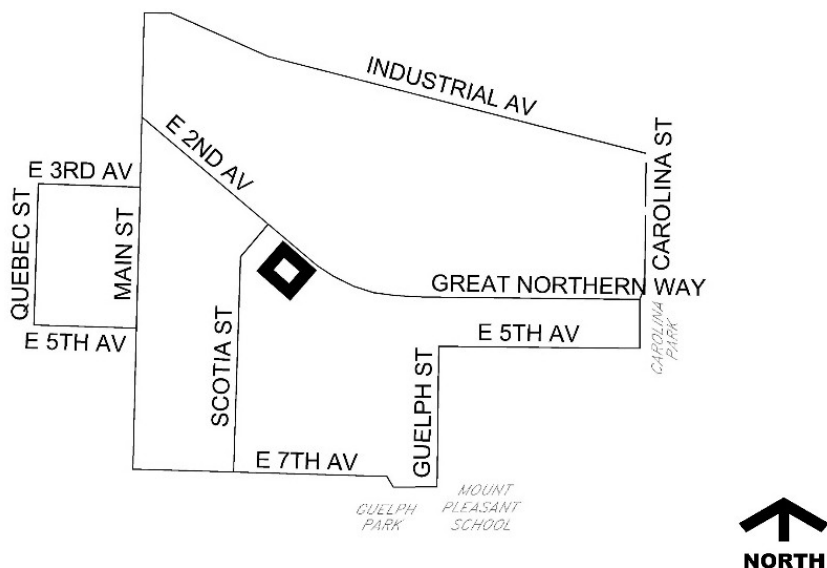
“[CD-1 #] [By-law #] 318-346 East 2nd Avenue”

APPENDIX D ADDITIONAL INFORMATION

Public Consultation Summary

Event	Date(s)	Details
Webpage published	July 11, 2024	https://www.shapeyourcity.ca/320-e-2-ave
Postcard mailed	September 17, 2024	2,412 notices mailed (approximate)
Site sign installed	August 19, 2024	n/a
Online comment form	July 11, 2024, to December 16, 2025	44 submissions <ul style="list-style-type: none"> • 17 responses support • 23 responses opposed • 4 responses mixed
Question and Answer (Q&A) period (2 weeks)	September 18th, 2024 to October 1st, 2024	6 submissions
Other input (phone calls, direct emails, etc.)	July 11, 2024, to December 16, 2025	4 submissions
Total webpage views	July 11, 2024, to December 16, 2025	1,506 page views
Total Submissions (Comments submitted + questions asked + other input methods)		54 submissions

Map of Notification Area



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

Areas of support:

- **Housing:** The proposal adds much-needed housing, including affordable housing units.
- **Transit-oriented location:** The proposed height, density, and massing are seen as appropriate given the site's proximity to Broadway, the future GNW–Emily Carr SkyTrain station, and nearby employment areas, and it aligns well with the *Broadway Plan* and provincial TOA policies.
- **Community benefits:** The inclusion of ground-floor commercial space, office uses, and shared amenities would help activate the street, improve walkability, and support local businesses.

Areas of concern:

- **Height and neighbourhood character:** The proposal is out of scale with the surrounding 4–6 storey buildings and Mount Pleasant's established character. It will result in loss of views, sunlight, privacy, and the erosion of the area's creative, low-rise, live-work community.
- **Height of podium in relation to neighbouring buildings:** Neighbours of the proposed development submitted concerns about potential security issues given the original design concept showed the podium to be 9 ft higher than the neighbouring rooftop, with no setback.
- **Sunlight and views:** The proposed development would block neighbouring buildings' sunlight and views of mountains.
- **Traffic and parking:** This project introduces negative impacts on traffic by increasing congestion and noise levels. It is also unsafe because the area is not suited for busy roads.

Response to Public Comments

- **Height and neighbourhood character:** The height, density, and massing of the proposal responds to and meets form of development expectations within the *Broadway Plan*. The *Plan* includes a comprehensive approach to creating a built environment that supports thriving, resilient, and liveable communities by incentivizing new housing options in close proximity to transit, shopping, services, and amenities. The proposal is meeting the requirements to include common spaces such as indoor and outdoor amenities that are sized, located and programmed appropriately to promote a sense of community. The proposal also includes retail and office space.
- **Height of podium:** The applicant submitted a modified proposal on August 1st, 2025, which adjusted the proposed built form in part to alleviate security concerns. In this design concept, the podium was lowered, and a vegetative buffer was added to prevent cross rooftop access.

- **Sunlight and views:** The proposed development would not result in additional shadowing of nearby public parks and school properties between 10 am and 4 pm between the spring and fall equinoxes, and does not protrude into any Council-adopted public views.
- **Traffic and parking:** Residential parking as well as visitor, loading and accessible parking will meet the Parking By-law requirements. The site is located on an arterial in close proximity to a variety of transportation options.

APPENDIX E HOUSING DATA

Figure 1: Progress Towards 10 Year Housing Vancouver Targets (2024-2033) as of December 31, 2025

Housing Type	Category	10-year Targets ^{1, 2}	Units Approved Towards Targets ³
Purpose-Built Rental Housing Units ³	Market Rental	30,000	13,488 (45 %)
	Developer-Owned Below-Market Rental	5,500	2,174 (40%)
	Total	35,500	15,662 (44 %)

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.
4. If approved, and the project meets the timeline requirements of the RDRP, starting rents for the below-market units will be at the city-wide average market rents at the time of initial occupancy. On unit turnover, rents in the below-market units may be re-indexed to the city-wide average market rent by unit type current at the time of unit turnover.

Figure 2 – Below-Market Unit Average Rents, Market Rents in Newer Buildings, Cost of Ownership and Household Incomes Served

	Proposed Average Unit Size	Below-Market Rental Units		Newer Rental Buildings Eastside		Monthly Costs of Ownership for Median-Priced Apartment – Eastside (with 20% down payment)		
		2026 Starting Rents ¹	Average Household Income Served ⁴	Average Market Rent ²	Average Household Income Served ⁴	Monthly Costs of Ownership ³	Average Household Income Served ⁴	Down payment at 20% ³
Studio	402 sq. ft.	\$1,705	\$68,200	\$1,965	\$78,600	\$2,573	\$102,925	\$91,000
1-bed	513 sq. ft.	\$1,860	\$74,400	\$2,224	\$88,960	\$3,236	\$129,437	\$117,540
2-bed	757 sq. ft.	\$2,647	\$105,880	\$2,979	\$119,160	\$4,478	\$179,120	\$163,440
3-bed	971 sq. ft.	\$3,614	\$144,560	\$3,420	\$136,800	\$6,342	\$253,678	\$237,767

1. Starting rents shown are at city-wide average market rents as published by CMHC in the October 2025 Rental Market Report.
2. Data from October 2025 CMHC Rental Market Survey for buildings completed in 2016 or later in Vancouver Eastside.
3. Based on the assumptions: Median of all BC Assessment strata apartment sales prices in Vancouver Eastside in 2023 by unit type, 20% down payment, 5% mortgage rate (in-line with qualifying rate), 25-year amortization, \$400-\$600 monthly strata fees and monthly property taxes at \$2.78 per \$1,000 of assessed value (2023 assessments and property tax rate) Incomes are estimated based on rents or monthly ownership costs at 30% of income.

**APPENDIX F
PUBLIC BENEFITS**

City-wide DCL ^{1,2}	\$399,481
Utilities DCL ¹	\$1,647,978
Public Art ³	\$280,622
TOTAL	\$2,328,081

Other Benefits (non-quantifiable components): 162 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 11,309.4 sq. m (121,733 sq. ft.) of residential floor area and 1,859.0 sq. m (20,010 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 \$2,430,277.

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
318-346 East 2nd Avenue	031-320-325	Lot 1 District Lot 200A Group 1 New Westminster District Plan EPP106802

Applicant Team

Applicant	RR Planning
Owner	338 Raphael Holdings Ltd.
Developer	Cape Group
Architect	Chris Dikeakos Architects Inc.

Statistics

	Permitted Under Existing Zoning	Proposed
Zoning	IC-3	CD-1
Site Area	1881.2 sq. m (20,249 sq. ft.)	1881.2 sq. m (20,249 sq. ft.)
Land Use	Light Industrial, cultural, commercial, residential	Commercial, office, residential
Maximum FSR	3.0	7.0
Maximum Height	18.3 m (60 ft.)	64.9 m (213 ft.)
Floor Area	5,643.6 sq. m (60,747 sq. ft.)	13,168.4 sq. m (141,743 sq. ft.)
Unit Mix	N/A	48 studio units 56 1-bedroom 41 2-bedroom 17 3-bedroom 162 Total
Natural Assets	0 on-site by-law trees and 0 street trees	10 new street trees to be planted.