



COUNCIL REPORT

Report Date: April 28, 2026
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VanRIMS No.: 08-2000-20
Meeting Date: May 19, 2026
[Submit comments to Council](#)

TO: Vancouver City Council
FROM: General Manager of Planning, Urban Design and Sustainability
SUBJECT: CD-1 Rezoning: 2244-2280 West 6th Avenue

Recommendations

- A. THAT the application by Colliers, on behalf of:
- 2244 West 6th Avenue Holdings Inc., the registered owners of 2244 West 6th Avenue [*The West and East 1/2 of Lot 6, the West and East 1/2 of Lot 7, the West and East 1/2 of Lot 8, and Lot 9 Block 283 District Lot 526 Plan 590; PIDs: 015-994-686, 015-994-716, 015-994-741, 015-994-724, 015-994-759, 015-994-767 and 015-994-775, respectively*]; and
 - 2280 West 6th Avenue Holdings Ltd., the registered owners of 2280 West 6th Avenue [*The East 1/2 of Lot 2 and Lots 3 to 5 Block 283 District Lot 526 Plan 590; PIDs: 015-224-554, 015-224-562, 015-224-571 and 015-224-589, respectively*];

to rezone the lands from R5-4 (Residential) District to CD-1 (Comprehensive Development) District, to change the maximum floor space ratio (FSR) from 6.8 to 6.5 to permit the development of two 22-storey residential buildings containing 416 rental units, of which 20% of the residential floor area will be secured as below-market units, be approved in principle;

FURTHER THAT the draft CD-1 By-law, prepared 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 Kasian Architecture, Interior Design and Planning, received December 19, 2024 and revised plans received July 7, 2025 and February 17, 2026;

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 Recommendations A and B 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 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 2244-2280 West 6th Avenue from R5-4 District to CD-1 (Comprehensive Development) District. The proposal is for two 22-storey residential towers connected by a two-storey podium with 416 rental units and 20% of the floor area at below-market rents.

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.

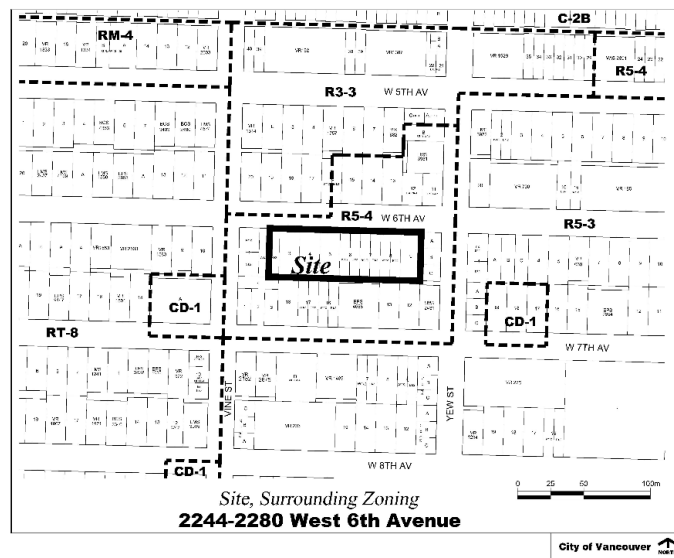
This application is consistent with the *Vancouver Official Development Plan* and *Broadway Plan (Plan)*. The General Manager of Planning, Urban Design and Sustainability recommends approval in principle subject to conditions contained in Appendix B.

Context and Background

1. Site and Context

The subject site is comprised of 11 parcels, located on the south side of 6th Avenue between Yew and Vine Streets (see Figure 1). The surrounding neighbourhood consists of a mix of low-rise apartment buildings generally up to three storeys, single-detached houses, and low-rise commercial buildings on West Broadway and West 4th Avenue. The neighbourhood is undergoing significant change with future redevelopment as per the *Plan* as well as with the SkyTrain extension. The future Arbutus Station will be located 300 m to the southeast.

Figure 1: Site and Surrounding Zoning



2. Policy Context

- Vancouver Official Development Plan:** The land use and height is consistent with the Residential – High-Rise 1 Generalized Land Use (GLU) designation that establishes a limit of 26 storeys.
- Broadway Plan:** This site is located in Kitsilano North – Area B (KKNB) sub area 8.2. The *Plan* specifies a height of 20 storeys and density of 6.5 FSR for secured-market rental housing with 20% at below-market rents.
- 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 two 22-storey residential towers connected by a two-storey podium, with 416 rental units and a minimum of 20% of the residential floor area for below-market units (Figure 2). Outdoor amenity space is provided on the ground level, podium and tower rooftops, with additional indoor amenity space located within the shared two-storey lobby area and on the rooftops. A building height of 76.8 m (252 ft.) and a floor space ratio (FSR) of 6.5 are proposed. Two levels of underground vehicle parking and one level of bicycle parking are to be accessed from the new lane at the site rear, which the applicant is required to construct by the engineering conditions.

The rezoning application was first submitted in December 2024. The applicant submitted a revision in July 2025 to revise the podium configuration and provide an Enhanced Open Space Setback (EOSS). The recommended height in the CD-1 By-law is 84 m (276 ft.), which is higher than the height shown in the application drawings. The recommended height is consistent with

the *Plan* and the existing R5-4 district. This will provide flexibility at the Development Permit stage to reallocate density to the towers while allowing more space for the EOSS on the ground, leading to a better design outcome for the open space.

Figure 2: Proposed Building Looking Southwest



2. Form of Development

The *Plan* supports residential uses and a maximum height of 20 storeys and density of 6.5 FSR. Additional height up to 26 storeys can be considered for sites, including this one, with a frontage greater than 45.7 m (150 ft.) or that provide an Enhanced Open Space Setback (EOSS). The proposed height of 22 storeys can be considered as the project provides an EOSS with publicly accessible green space and opportunities for tree planting, play areas, and stormwater infiltration. The proposed EOSS will be secured by a statutory right-of-way to allow public use. Refer to conditions in Appendix B and application statistics in Appendix F.

Staff have reviewed the site-specific conditions and have concluded that the proposal reflects the height, density, built form and massing expectations of the *Plan* and is appropriate for the context. Staff recommend support of the application subject to the conditions of approval in Appendix B. The table below summarizes key policies and guidelines accompanied by staff analysis and response.

Urban Design Analysis Summary

Issue	Policy	Proposal	Impacts	Outcomes
Floor Area and Density	Up to 6.5 FSR	6.5 FSR	Complies with <i>Plan</i> expectations	--
Height	Up to 20 storeys Up to 26 storeys with EOSS	22 Storeys	Meets expectations for height increases in the <i>Plan</i> .	Proposal includes additional on-site open space and thus is eligible for increased heights.
Building Bulk and Massing				Built form and massing are generally as per the <i>Plan</i> . Refer to Condition 1.1 in Appendix B.
• Podium	Up to 4 storeys	2 storeys	Complies with <i>Plan</i> expectations	--
• Number of Towers	Up to 2 towers allowable for site size	2 towers	Complies with <i>Plan</i> expectations	--
• Floor Plates	Up to 7,200 sq. ft.	6715 sq. ft.	Complies with <i>Plan</i> expectations	--
• Tower Width	95 ft.	105 ft.	Exceeds expectations of the <i>Plan</i> .	Increased tower width enables greater tower separations and provision of onsite open space. Staff recommend support for increase.
Neighbourhood Fit and Character	New development to be compatible with the unique character of Kitsilano and contribute positively to the streetscape and neighbourhood.	Uniformity of expression with singular entry for two towers across a longer frontage appears out of scale.	Reinforce the pedestrian scale, architectural diversity, and transitions to lower density built forms.	Improved architectural expression and contextual fit of two towers consistent with design guidelines per Condition 1.1 in Appendix B.
On-Site Open Space	Sites with large frontages exceeding 199 ft. are to deliver an Enhanced Open Space Setback (EOSS).	375 ft. frontage Proposed EOSS at front yard entry courtyard and site edges.	Improve urban design performance of open spaces consistent with design guidelines.	Improvements to open space to be provided at next stage in response to conditions. Refer to Conditions 1.2 and 1.3 in Appendix B.

Natural Assets: The *Urban Forest Strategy* and the Protection of Trees By-law were used to evaluate the proposal. A total of 39 on-site trees (25 by-law sized and 14 undersized) are proposed for removal. Approximately 27 new on-site trees are proposed. See Appendix B for landscape and tree conditions.

Urban Design Panel (UDP): A review by the Urban Design Panel was not required due to the application's consistency with the expectations 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.

4. Housing

This application, if approved, would add 416 units to the City's inventory of rental housing, including 332 market rental units and 84 below-market rental units (20% of the residential floor area), which would contribute to targets set out in the *Housing Vancouver Strategy* (Appendix D).

- **Housing Mix:** The project proposes 44% two and three-bedroom units, thereby meeting the overall *Plan* requirement of a minimum of 35% family units. However, the project is not meeting the requirement for a minimum of 25% two-bedroom and 10% three-bedroom units. A condition of approval and a provision in the CD-1 By-law has been included to ensure the project meets the minimum unit mix requirements 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 D. If approved, starting rents for the below-market units will be 20% less than the city-wide average market rents at the time of initial tenancy, and upon unit turnover. 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 416 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 contains 89 units of primary rental housing. A total of 68 tenancies are eligible under the *Tenant Relocation and Protection Policy (TRPP)*. The applicant has provided a Tenant Relocation Plan (TRP) for eligible tenants that meets the requirements of the *TRPP* (summarized in Appendix D).

5. Transportation and Parking

Parking, loading, bicycle and passenger loading spaces are finalized at the time of development permit per the Parking By-law. A statutory right-of-way is proposed to secure public access to the proposed EOSS.

6. Public Input

Public input primarily included mailed postcards, a site sign, a webpage with a digital model, an online comment form, and question and answer (Q&A) period. Refer to the application webpage: <https://www.shapeyourcity.ca/2244-2280-w-6-ave>.

In total, approximately 89 submissions were received. Comments supported the increase in housing supply, density, and design of the towers. Concerns centered on the height of the towers resulting in shadowing and view obstruction, affordability of units, and the insufficient

infrastructure to accommodate the proposed increase in density. Refer to Appendix C for a full summary of the public input collected and responses to public comments.

7. 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 \$3,658,360 based on December 2025 rates. The value of the DCL waiver for the residential floor area is estimated to be \$5,838,432.
- **Community Amenity Contributions (CAC):** This application is subject to a negotiated CAC. Real Estate Services staff have determined that based on the cost of securing the market rental and below-market rental housing, no CAC is anticipated.
- **Public Art:** The public art contribution is estimated to be \$579,047, or 60% cash-in-lieu, based on the current 2016 rate.

Financial Implications

This project is expected to provide 416 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 are consistent with the *Vancouver Official Development Plan* and the *Broadway Plan*. The General Manager of Planning, Urban Design and Sustainability recommends approval in principle of the CD-1 By-law in Appendix A subject to conditions contained in Appendix B.

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APPENDIX A
2244-2280 West 6th Avenue
PROPOSED CD-1 BY-LAW PROVISIONS

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

Zoning District Plan Amendment

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

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

Designation of CD-1 District

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

Definitions

3. Words in this by-law have the meaning given to them in the Zoning and Development By-law, except that:
 - (a) for the purposes of calculating the total dwelling unit area for section 5.1 of this by-law, "Dwelling Unit Area" is the floor area of each dwelling unit, measured to the inside of all perimeter walls, excluding any floor area as required by section 6.4 of this by-law; and
 - (b) "Below-Market Rental 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) Dwelling Uses, limited to Multiple Dwelling; and
 - (b) 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; and
 - (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.

Floor Area and Density

- 6.1 Computation of floor area must assume that the site area is 4,179.9 m², being the site area at the time of the application for the rezoning evidenced by this by-law, prior to any dedications.
- 6.2 The maximum floor space ratio for all uses combined is 6.5.
- 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 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.
- 6.5 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.
- 6.6 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 84.0 m.
- 7.2 Despite section 7.1 of this by-law and the building height regulations in section 10 of the Zoning and Development By-law, the Director of Planning, after considering the impact on building placement, massing, views, overlook, shadowing and noise, may permit architectural features, common rooftop amenity space or mechanical appurtenances including elevator overrun and rooftop access structures, or any other appurtenances that the Director of Planning considers similar to the foregoing, to exceed the maximum building height.

Access to Natural Light

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

* * * * *

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 Kasian Architecture, Interior Design and Planning, received December 19, 2024 and supplemental plans received July 7, 2025 and February 17, 2026.

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 architectural expression of the two towers to improve contextual fit and reflect the character of the Kitsilano North neighbourhood.

Note to Applicant: This may be achieved through consideration of design measures which reduce the perceived scale and demonstrate formal variety by differentiating the towers.

- 1.2 Design development to improve performance and strengthen the quality of the Enhanced Open Space Setback (EOSS) and site design as follows:

- (a) Provide a well defined, functional and generous open space that is seamlessly integrated into the public realm and welcoming to the public;

Note to Applicant: Consider a more generous central courtyard open space by reducing lobby floor area as possible or provision of towers in open space. A Statutory Right of Way (SRW) will be required to secure public access to on-site open space. Refer also to Landscape condition 1.3.

- (b) Minimize parkade footprint; and,

Note to Applicant: To better accommodate new tree planting in ground, consideration to provide 50% of the EOSS off slab. Refer to Landscape condition 1.4.

- (c) Better integrate loading and service uses into the overall built form.

Note to Applicant: Relocate the loading, garbage and utilities to be accessible from the east lane to improve functionality. Refer to Engineering condition 1.15.

Landscape

- 1.3 Design development of Enhanced Open Space Setback (EOSS) consistent with the expectations of the *Design and Development Guidelines*.

Note to Applicant: Consider providing an EOSS that is approximately 20% of site frontage, and extending the full depth of the site, along the east property line, centrally located, or along the west property line. If along the east property line, utility infrastructure should be relocated to reinforce the open public nature of this requirement, and privacy/screening to the existing adjacent buildings should be considered.

Further consideration of programming and a more refined landscape design for the EOSS is required. This area should improve the public realm interface, visually indicate it is open to the public, and provide a park-like feel.

Where the EOSS overlaps with the below grade setback, large size replacement trees should be provided.

Refer to sections 11.4.11 and 19.3.1 of the *Broadway Plan* and sections 1.4.1-1.4.4 of the *Broadway Public Realm Plan*.

- 1.4 Design development to provide a more refined landscape design in order to improve the public realm interface and achieve the intent of the below grade setback.

Note to Applicant: Provide a greater proportion of planting areas and feature landscaping including additional replacement trees within the below grade setback area along West 6th Avenue. Refer to sections 11.4.8 and 19.3.1 of the *Broadway Plan*.

- 1.5 Consideration to add additional trees and vegetation to the rooftop amenity areas.

Note to Applicant: The addition of trees, specifically along the south edges, will provide shade for otherwise exposed seating areas. This will align with the outdoor space subsection of section 11.4 of the *Broadway Plan*, and allow of the general enjoyment of nature on the roof top amenity area. The addition of trees and extra vegetation would provide privacy and reduce any overlook potential conditions for adjacent residential patios and balconies.

Sustainability

- 1.6 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

- 1.7 The proposed unit mix, including 62 studio units (14.90%), 170 one-bedroom units (40.87%), 142 two-bedroom units (34.13%) and 42 three-bedroom units (10.10%) is to be revised in the development permit drawings to achieve the unit mix requirements separately in both the market rental and below-market portions.

Note to Applicant:

- (i) 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, without rounding up.
- (ii) The proposed market rental and below-market rental unit mix should be designed to accommodate returning tenants exercising the Right of First Refusal to return to the new building. Returning tenants must be offered a unit appropriate to their household as defined by the CMHC National Occupancy Standard, as outlined in the *Tenant Relocation and Protection Policy* and *TRPP Bulletin*, at below-market rents.

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

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

Note to Applicant:

- (i) The guidelines prescribe a set of performance criteria for common indoor and outdoor amenity spaces to sufficiently contribute towards livability. If a ratio of minimum 2.0 sq. m (21.5 sq. ft.) per dwelling unit for outdoor amenity space, and at least 1.4 sq. m (15 sq. ft.) per unit for indoor amenity space, is provided, staff will consider those performance criteria to have been met.
- (ii) Bulk storage should be designed in accordance with the *Bulk Storage and In-suite Storage – Multiple Dwelling Residential Developments Bulletin*.

1.9 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

- 1.10 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>

- 1.11 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>

- 1.12 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.
- 1.13 Provision of a lighting simulation to support all offsite lighting upgrades to City standards and IESNA recommendations.
- 1.14 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.

- 1.15 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.

1.16 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) "The required Green Infrastructure improvements for 2244 W 6th Avenue will be as per City-issued design."

Note to Applicant: Callouts must be included along with the note. The required Green Infrastructure improvements for 2244 West 6th Avenue are to be designed and submitted by the applicant in accordance with the City's [Standard Green Infrastructure design details](#) for City approval.

(b) Existing locations of:

- (i) Street furniture; and

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

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

coordination with the City Street Furniture Coordinator.”

- (ii) Poles and guy wires.

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

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

Note to Applicant: Deviations from the standard streetscape materials must be justified in a report and approved by City prior to the DP 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.

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

- 1.18 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 grade for the first 6.1 m (20 ft.) from the property line;

Note to Applicant: The 10% ramp grade for the first 6.1 m (20 ft.) must start at the corner cut at gridline-E at the southside of the parking ramp.

- (ii) Maximum 12.5% ramp grade after the first 6.1 m (20 ft.) from the property line;

- (iii) Between 7.5% to 10% transition ramp grades for a minimum 4 m (13.1 ft.) at the bottom of the ramp(s).

- 1.19 Provision of vehicle spaces, per [Parking By-law Section 4](#) and the [Design Supplement](#).

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

- (a) Locate all Class B loading spaces perpendicular to the north-south lane east of the site if the 20ft. lane south of the site between Vine Street and the north-south lane adjacent to the site is not completed at the time of Development Permit issuance;

Note to Applicant: There will be no vehicle access via West 7th Avenue and no vehicle access along the south of the site. All vehicle access must be from the north-south lane east of the site with access from West 6th Avenue only.

- (b) Convenient, internal, stair-free loading access to/from all site uses.
- 1.21 Provision of bicycle spaces, per [Parking By-law Section 6](#), including:
- (a) Minimum 1.2 m (4 ft.) wide access route(s) between the spaces and the outside.
- 1.22 Provision of passenger space(s), per [Parking By-law Section 7](#) and the [Design Supplement](#), including:
- (a) Convenient, internal, stair-free access to/from site uses.
- 1.23 Provision of the following general revisions to architectural plans, including:
- (a) All types of parking, loading, bicycle, and passenger loading spaces individually numbered, dimensioned, and labelled on the drawings;
 - (b) Dimension of columns and column encroachments into parking spaces;
 - (c) Section drawings showing elevations and minimum vertical clearances for parking levels, loading bays, ramps, and to the underside of raised security gates considering mechanical projections and built obstructions;
 - (d) Design elevations at all breakpoints on both sides of ramps, drive aisles, loading and passenger loading spaces, accessible spaces, and entrances.
- 1.24 Provision of a Final Hydrogeological Study, as required by the Zoning and Development By-law (Section 4.3), 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 include details on the recommended future work, as described in Section 7.1 of the Preliminary Hydrogeological Investigation Report (dated January 8, 2025).
- (b) 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.
- 1.25 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.

- 1.26 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.

- 1.27 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>

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

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

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

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

PART 2: CONDITIONS OF BY-LAW ENACTMENT

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

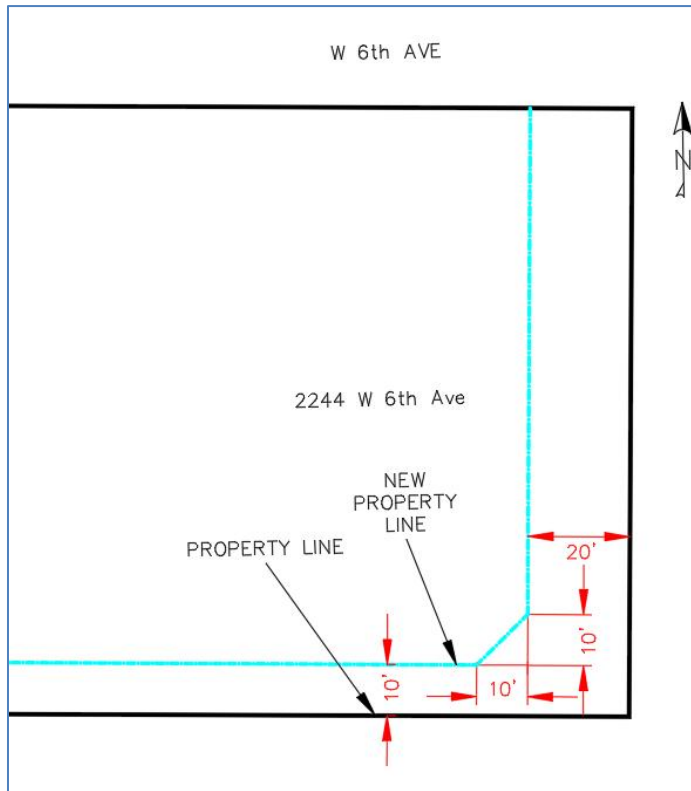
Urban Design

- 2.1 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 Enhanced Open Space Setback (EOSS).

Note to Applicant: The final dimensions are to be determined through the development permit process but should be consistent with this rezoning application. Refer also to Urban Design Condition 1.2.

Engineering

- 2.2 Make arrangements to the satisfaction of the General Manager of Engineering Services the Director of Legal Services and the Approving Officer for consolidation of The East ½ of Lot 2; Lots 3 to 5; the East and West ½ of Lot 6; the East and West ½ of Lot 7; the East and West ½ of Lot 8; and Lot 9; All of Block 283, District Lot 526, Plan 590 to create a single parcel and dedication of the following for lane purposes:
- (a) The South 10 feet;
 - (b) The East 20 feet; and
 - (c) An additional 10 x 10 feet corner cut at the southeast corner of the site as per diagram below:



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>

- 2.3 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 489878M and 495873M (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.

- 2.4 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 (a), 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 McElhanney dated October 30, 2025 (Updated September 29, 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 the servicing main, the developer shall upsize the existing main to the satisfaction of the General Manager of Engineering Services. The developer is responsible for 100% of the cost of the upgrading. The maximum water service connection size is 300 mm.

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

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

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

Note to Applicant: Implementation of development(s) at 2244 West 6th Avenue does not require any sewer upgrades.

Development to be serviced to the existing 200 mm SAN and 375 mm STM sewers in West 6th Avenue.

If the tie-in location is not consistent with the existing connection, please contact the City to confirm capacity. Sewer upgrades may be required.

The City of Vancouver Council has approved a Vancouver Building Bylaw 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 West 6th Avenue adjacent to the site, including:
- (i) Minimum 2.0 m wide front boulevard;
 - (ii) Minimum 2.1 m wide broom finish saw-cut concrete sidewalk;
 - (iii) Removal of the existing driveway crossing(s) and reconstruction of the curb and gutter;
 - (iv) Curb and gutter, including road reconstruction as required to accommodate the new curb and gutter;
 - (v) Full-depth pavement reconstruction up to centerline of the road; and
- Note to Applicant: Road reconstruction on West 6th Avenue to meet City higher zoned standards.
- (vi) Installation of one new catch basin on West 6th Avenue.
- (d) Construction of a new east-west lane within the 10 ft. lane dedication areas along the south side of the site, including any associated infrastructure.
- (e) Construction of a new north-south lane within the 20 ft. lane dedication area along east side of the site, including any associated infrastructure.
- Note to Applicant: These works constitute excess and/or extended services and will be subject to a latecomer agreement, to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services.
- (f) Provision of street improvements with appropriate transitions, along the new lane west of Yew Street adjacent to the site, including:
- (i) New standard concrete lane crossing, with new lane returns and ramps on both sides, at the lane entrance on West 6th Avenue.
 - (ii) Speed humps.
- Note to Applicant: Refer to the City design guidelines and construction standards.
- <https://vancouver.ca/streets-transportation/street-design-construction-resources.aspx>
- (g) Provision of Green Infrastructure improvements to the satisfaction of the General Manager of Engineering Services, including:
- (i) Installation of a subsurface infiltration trench in the new lane west of Yew Street to treat and retain 90% of average annual rainfall from the laneway, to the greatest extent practical.

Note to Applicant: These improvements generally include a subsurface storage area filled with drain rock.

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.

- (h) Provision of upgraded street lighting (roadway and sidewalk) to current City standards and IESNA recommendations.
- (i) 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.

- (j) 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.

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

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

- (l) 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 and only if the following works constitute excess and/or extended services:

- (a) New lane construction as per Condition 2.4 (e).

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

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

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

Housing

- 2.6 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 housing dwelling units, and the remaining units to be secured as market rental units, subject to the conditions set out below for such units and in accordance with the requirements set out in the *Broadway Plan*, for a term equal to the longer of 60 years and the life of the building and such other terms and conditions as the General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services may require. The agreement or agreements will include but not be limited to the following terms and conditions:
- (a) A no separate sales covenant;
 - (b) A no stratification covenant;
 - (c) A provision that none of the units will be rented for less than 90 consecutive days at a time;
 - (d) That the average initial starting monthly rents by unit type for the below-market rental housing dwelling units in the project will be at least 20% below the average market rent for private rental apartment units city-wide as published by the most recent Canada Mortgage and Housing Corporation in the Rental Market Survey Data Tables for Vancouver at the time when the Occupancy Permit is issued;
 - (e) That a rent roll indicating the agreed maximum average initial monthly rents for the below-market rental housing dwelling units will be required prior issuance of an Occupancy Permit, to the satisfaction of the General Manager of Planning, Urban Design or Sustainability (or successor in function) and the Director of Legal Services;
 - (f) Following initial occupancy, on a change in tenancy for a below-market rental housing dwelling unit, the starting rent for such new tenancy will be at least 20% below the rent for private rental apartment units city-wide as published by the Canada Mortgage and Housing Corporation in the most recent Rental Market Survey Data Tables for Vancouver for that unit type at the time of the change in tenancy;

- (g) That the applicant will verify eligibility of new tenants for the below-market rental housing dwelling units, based on the following:
 - (i) For new tenants, annual household income cannot exceed (4) four times the annual rent for the unit (i.e. at least 25% of household income is spent on rent); and
 - (ii) There should be at least one occupant per bedroom in the unit.
- (h) That the applicant will verify the ongoing eligibility of existing tenants in below-market rental housing dwelling units every five (5) years after initial occupancy:
 - (i) For such tenants, annual household income cannot exceed 5 times the annual rent for the unit (i.e. at least 20% of income is spent on rent); and
 - (ii) There should be at least one occupant per bedroom in the unit.
- (i) On an annual basis, or at the request of the City, the applicant will report to the City of Vancouver on the operation of the below-market rental housing dwelling units which will ensure that the City can confirm that the units are being operated as agreed, and will include a rent roll for the below-market rental housing dwelling units, and a summary of the results of eligibility testing for these units; and
- (j) Such other terms and conditions as the General Manager of Planning, Urban Design or Sustainability (or successor in function) and the Director of Legal Services may require in their sole discretion.

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

- 2.7 Enter into a Section 219 Covenant and/or such other agreements as the General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services determine are necessary to require the applicant to:
- (a) Provide a Tenant Relocation Plan to the satisfaction of the General Manager of Planning, Urban Design and Sustainability as per the *Broadway Plan* and the *Tenant Relocation and Protection Policy* that is effective at the time of submission of the development permit application.
 - (b) Provide a notarized declaration prior to issuance of the development permit that demonstrates that each tenant has been given written notice of the intent to redevelop the property; that indicates the number of units occupied on the date of the notice; and includes copies of a letter addressed to each eligible tenant summarizing the Tenant Relocation Plan offer and signed as received by each eligible tenant.
 - (c) Provide an Interim Tenant Relocation Report to the satisfaction of the General Manager of Planning, Urban Design and Sustainability prior to issuance of the Demolition Permit. The Report must include, but may not be limited to, the names of tenants; whether each tenant has indicated interest in the Right of First

Refusal to return to the new building; each tenant's choice of either the financial compensation, temporary rent top-up or lump sum rent top up option; the names of any tenants who have ended their tenancy; the reason for its end (e.g. tenant decision or mutual agreement to end tenancy); the outcomes of their search for alternate accommodation (if assistance was requested by the tenant), and their temporary rent top up amount for the first year of tenancy in the alternative unit (if applicable) and total compensation amount(s); the names of tenants still remaining in the building; the status of the applicant's search for relocation options (if assistance was requested by the tenant) and/or additional assistance rendered, as required through their Tenant Relocation Plan. A copy of the Temporary Rent Top-Up Calculation Form for each tenant that chooses the Temporary Rent Top up option must also be provided with the Interim Tenant Relocation Report.

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

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

Public Art

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

Note to Applicant: Consult with the City's Head of Public Art regarding opportunities for investment in public spaces as per the *Broadway Plan*.

- 2.9 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, 60% cash-in-lieu of art.

Please contact Public Art staff at publicart@vancouver.ca to discuss your application.

Environmental Contamination

- 2.10 Submit a site disclosure statement to Environmental Services.
- 2.11 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.

- 2.12 If required by the Manager of Environmental Services and the Director of Legal Services, in their discretion, enter into a remediation agreement for the remediation of the site and any contaminants which have migrated from the site on terms and conditions satisfactory to the Manager of Environmental Services, the General Manager of Engineering Services and Director of Legal Services, including a Section 219 Covenant that there will be no occupancy of any buildings or improvements constructed on the site pursuant to this rezoning until separate Certificates of Compliance, satisfactory to the City, for the on-site and off-site contamination, issued by the BC Ministry of Environment and Parks, have been provided to the City.

Agreements

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

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

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

* * * * *

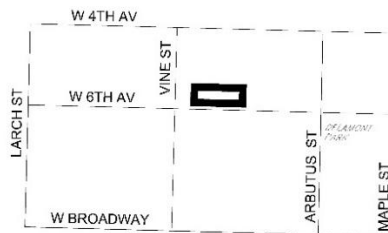
APPENDIX C ADDITIONAL INFORMATION

Public Consultation Summary

Approximately 1,862 page views were recorded. A total of 69 comments were received with 13 comments in support for the increase in housing supply, density and design, and 51 expressing concerns about height, inadequate infrastructure, affordability of units.

Event	Date(s)	Details
Webpage published	February 5, 2025	https://www.shapeyourcity.ca/2244-2280-w-6-ave
Postcard mailed	November 10, 2025	2,731 notices mailed (approximate)
Site sign installed	February 19, 2025	n/a
Online comment form	February 2025 to February 2026	69 submissions <ul style="list-style-type: none"> • 13 responses support • 51 responses opposed • 5 responses mixed
Question and Answer (Q&A) period (2 weeks)	November 12, 2025 to November 25, 2025	7 submissions
Other input (phone calls, direct emails, etc.)	February 5, 2025 to February 19, 2026	13 submissions
Total webpage views	February 5, 2025 to February 19, 2026	1,862 page views
Total Submissions (Comments submitted + questions asked + other input methods)		89 submissions

Map of Notification Area



NOTIFICATION AREA

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

Areas of support:

- **Housing:** Supporters expressed that the project added much-needed rental and below-market housing and welcomed replacing older units with new homes.
- **Density:** Respondents felt the proposed density was suitable for a transit-rich area and aligned with the *Plan*, with some even preferring additional height.
- **Design:** Respondents were supportive of the building's design and believed that the design offered useful amenities and public-realm improvements.

Areas of concern:

- **Building height and shadowing:** Respondents felt the towers are too tall, bulky, and out of character with the surrounding low-rise neighbourhood. Concerns focused on significant shadow impacts, blocked views, and reduced privacy.
- **Infrastructure and services:** Concerns highlighted that local roads, parking, schools, parks, and utilities could not support the added density.
- **Affordability:** Commenters worried about tenant displacement, gaps in protection policies, demolition of livable rentals, and replacement units that were too small or unaffordable.

Response to Public Comments

- **Building height and shadowing:** The proposed building height is consistent with the *Plan*. The project does not impact a protected public view, and the proposal is consistent with solar access guidelines. Further review of the form of development will take place at the development permit stage.
- **Infrastructure and services:** Engineering conditions include construction of a new lane with speed bumps and a new sidewalk. Staff monitor on-street parking demand and if there are concerns, additional or revised parking restrictions may be explored, such as Residential Parking Permits or time-limited parking. Residents may request a review of street parking regulations online or by calling 311.

Regarding school capacity, the City coordinates with the Vancouver School Board (VSB) to monitor development, while recognizing even if individual schools may be at capacity, there is overall surplus capacity within the system. The VSB continues to monitor development and work with City staff to help plan for future growth.

The project proposes a publicly accessible green space (an Enhanced Open Space Setback) which will be secured through a statutory right-of-way. This is intended to create park-like play areas and green space for public use. All upgrades and renewals to City park space to help keep pace with growth will be determined through Park Board prioritization and city-wide capital planning in order to dedicate limited resources equitably and to address areas with greatest needs first.

Regarding utilities, conditions are included that require the applicant to upgrade any services (e.g. water, sewer) if existing capacity does not meet the demands on the development.

- **Affordability:** All eligible tenants meeting the requirements of the City's *TRPP* for the *Plan* area will be eligible for the Right of First Refusal to return to the new building at either a 20% discount to city-wide average market rents, or at the tenant's current rent, whichever is less. 20% of the project's floor area will also be allocated to below-market rental units (see Housing section of the report).

* * * * *

APPENDIX D HOUSING

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 Units³	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.

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

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

	Below-Market Rental Units		Newer Rental Buildings Westside		Monthly Costs of Ownership for Median-Priced Apartment – Westside (with 20% down payment)		
	2025 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	\$1,364	\$54,560	\$2,003	\$80,120	\$3,318	\$132,700	\$117,000
1-bed	\$1,488	\$59,520	\$2,601	\$104,040	\$3,949	\$157,975	\$142,050
2-bed	\$2,118	\$84,704	\$3,706	\$148,240	\$5,997	\$239,867	\$216,000
3-bed	\$2,891	\$115,648	\$4,875	\$195,000	\$9,070	\$362,798	\$339,000

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

Summary of Tenant Relocation Plan Terms

Tenant Relocation and Protection Requirements	Tenant Relocation Plan Offer
Financial Compensation	<p>The choice of either:</p> <ul style="list-style-type: none"> • Compensation in the form of free rent, a lump sum payment, or a combination of both, will be available for each unit eligible for Tenant Relocation Plan according to the following schedule: <ul style="list-style-type: none"> ○ 4 months’ rent for tenancies up to 5 years; ○ 5 months’ rent for tenancies over 5 years and up to 10 years; ○ 6 months’ rent for tenancies over 10 years and up to 20 years; ○ 12 months’ rent for tenancies over 20 years and up to 30 years; ○ 18 months’ rent for tenancies over 30 years and up to 40 years; and ○ 24 months’ rent for tenancies over 40 years. <p>Or:</p> <ul style="list-style-type: none"> • For tenants that wish exercise their Right of First Refusal to return to the new building, a temporary rent top-up to mitigate rent increases while waiting to return to the new building. <p>Or:</p> <ul style="list-style-type: none"> • A lump sum rent top-up payment, equivalent to the estimated value of a rent top-up for 33 months.
Notice to End Tenancies	<p>Landlord to provide regular project updates to tenants throughout the development approvals process.</p> <p>A minimum of four months’ notice to end tenancy after all permits are issued is required (e.g. all development, building, and demolition permits in place).</p>

<p>Moving Expenses (flat rate or arrangement of an insured moving company)</p>	<p>A flat rate of \$750 or \$1000 will be provided to all eligible tenants depending on the type of unit.</p>
<p>Assistance in Finding Alternate Accommodation (3 options)</p>	<p>Staff have distributed tenant needs assessment surveys. These surveys will be used in relocation efforts and to identify tenants' needs and preferences.</p> <p>The applicant will be required to commit monitor rental market and provide tenants requesting assistance with three options in Vancouver that best meet the tenants' identified priorities.</p>
<p>Additional Support for Low Income Tenants or Tenants Facing Other Barriers to Appropriate Housing</p>	<p>For low income tenants and tenants facing other barriers to housing, as defined in the <i>TRPP</i>, the applicant has committed to assisting in securing a permanent, suitable affordable housing option.</p>
<p>First Right of Refusal</p>	<p>The applicant will be required to commit to offering all eligible tenants the Right of First Refusal to return to the new building at either a 20% discount to city-wide average market rents by unit type for the City of Vancouver, as published annually, or at the tenant's current rent, whichever is less</p>

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**APPENDIX E
PUBLIC BENEFITS**

City-wide DCL ^{1,2}	\$0
Utilities DCL ¹	\$3,658,360
Public Art ³	\$579,047
TOTAL	\$4,237,407

Other Benefits (non-quantifiable components): 416 rental units, of which 20% of the residential floor area would be rented at below-market rates, secured for the greater of 60 years and the life of the building.

¹ Based on rates in effect as of December 10, 2025 and the proposed 27,169.4 sq. m (292,449 sq. ft.) of residential 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 \$5,838,432.

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

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APPENDIX F REZONING APPLICATION SUMMARY

Property

Address	Parcel Identifiers (PIDs)	Legal Descriptions
2244 West 6th Avenue	015-994-686 015-994-716 015-994-741 015-994-724 015-994-759 015-994-767 015-994-775	The West and East 1/2 of Lot 6, the West and East 1/2 of Lot 7, the West and East 1/2 of Lot 8, and Lot 9 Block 283 District Lot 526 Plan 590
2280 West 6th Avenue	015-224-554 015-224-562 015-224-571 015-224-589	The East 1/2 of Lot 2 and Lots 3 to 5 Block 283 District Lot 526 Plan 590

Applicant Team

Applicant/Developer	Colliers
Architect	Kasian Architecture, Interior Design and Planning
Property Owners	2244 West 6th Avenue Holdings Inc. 2280 West 6th Avenue Holdings Ltd.

Statistics

	Permitted Under Existing Zoning	Proposed
Zoning	R5-4	CD-1
Site Area	4,179.9 sq. m (44,992 sq. ft.)	4,179.9 sq. m (44,992 sq. ft.)
Land Use	Residential, Commercial, Institutional, Cultural and Recreational, Utility and Communication, Manufacturing	Residential
Maximum FSR	6.8	6.5
Maximum Height	84.0 m (275 ft.)	84.0 m (275 ft.)
Floor Area	28,423.3 sq. m (305,946 sq. ft.)	27,169.4 sq. m (292,449 sq. ft.)
Unit Mix	N/A	62 studio units 170 1-bedroom 142 2-bedroom 42 3-bedroom 416 Total
Natural Assets	25 on-site by-law trees and 8 street trees	39 on-site trees for removal. Approximately 27 on-site trees to be planted. New street trees to be planted where space permits.
