



COUNCIL REPORT

Report Date: April 28, 2026
Contact: Allison Smith
Contact No.: 604.873.7583
RTS No.: 18603
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: 2120-2130 West 10th Avenue

Recommendations

- A. THAT the application by Bastion Development Corporation, on behalf of 1162353 B.C. Ltd., Inc. No. BC 1162353¹, the registered owner of the lands located at 2120-2130 West 10th Avenue [*Lots 8 and 9 Block 364 District Lot 526 Plan 4905; and Lot 10, Except Part in Plan LMP38839, Block 364 District Lot 526 Group 1 New Westminster District Plan 4905; PIDs 011-280-379, 011-280-395 and 011-280-409*] to rezone the lands from C-8 (Commercial) District to CD-1 (Comprehensive Development) District, to increase the maximum floor space ratio (FSR) from 2.25 to 7.7 and increase the maximum building height from 12.2 m (40 ft.) to 70 m (230 ft.), to permit the development of a 20-storey mixeduse building containing 120 rental units, of which 20% of the residential floor area will be secured as below-market rental units, with commercial space on the ground floor, 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 Arcadis, received December 19, 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.

¹Beneficially owned and controlled by Bastion Development Corporation.

- 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 Bylaw.

- 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 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 2120-2130 West 10th Avenue from C-8 (Commercial) District to CD-1 (Comprehensive Development) District. The proposal is for a 20-storey mixed-use building with 120 rental units (with 20% of the residential floor area for below-market rental units) and commercial space on the ground floor.

This application is consistent with the *Vancouver Official Development Plan* and generally consistent with the *Broadway Plan (Plan)* regarding land use and height but departs from the Plan's expectations for density and tower floorplate. 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.

The General Manager of Planning, Urban Design and Sustainability recommends approval in principle subject to conditions contained in Appendix B.

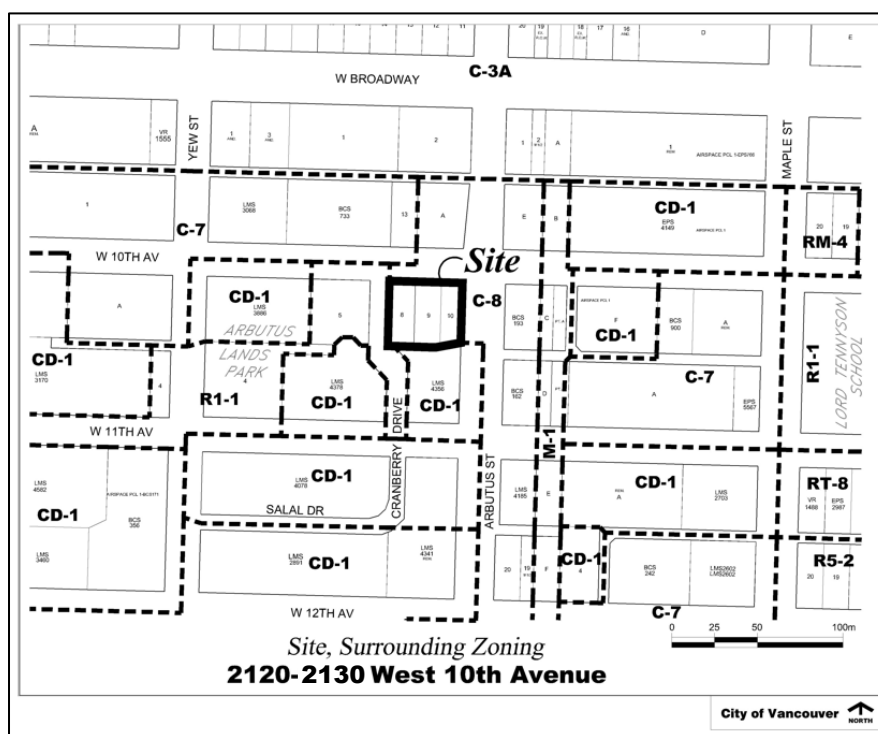
Context and Background

1. Site and Context

The subject site is comprised of three parcels, located at the southwest corner of West 10th Avenue and Arbutus Street (see Figure 1), and currently contains a decommissioned auto body repair shop. There are no existing rental units on the site. The surrounding neighbourhood

consists of a mix of purpose-built rental, strata and co-op buildings, with primarily mixed-use buildings along Arbutus Street. Most existing buildings are low- to mid-rise in scale, with taller buildings proposed and/or approved in the area in line with the *Broadway Plan*. The Arbutus Greenway Park and Rosemary Brown Park are adjacent to the site across Cranberry Drive and Connaught Park is located two blocks west. The neighbourhood is undergoing significant change with future redevelopment as per the *Broadway Plan* as well as with the Skytrain extension. The future Arbutus Station will be located one block north.

Figure 1: Site and Surrounding Zoning



2. Policy Context

- **Vancouver Official Development Plan:** The land use and height is consistent with Mixed-Use High-Rise 1 Generalized Land Use (GLU) designation, which allows mixed-use residential apartments up to 26 storeys with a mandatory non-residential component.
- **Broadway Plan:** This site is located in the Broadway/Arbutus South – Area C (KBAC) sub-area of the Plan. The Plan allows for consideration of rezoning at this location for residential uses, with ground floor retail/service uses along Arbutus Street.
- **Transit-Oriented Areas (TOA) Designation By-law and Transit-Oriented Areas (TOA) Rezoning Policy:** This site is within Tier 1 of the TOA and is consistent with the height designation. As the Plan allows more density, the application is being assessed under the *Broadway Plan* policies.
- **Housing Needs Report:** The *Vancouver Charter*
- requires that when Council amends or adopts an affordable and special needs housing zoning by-law, also known as inclusionary zoning, Council must consider the most

recent housing needs report, and the housing information on which it is based. The most recent housing needs report amendment was received on January 1, 2025.

Discussion

1. Proposal

The rezoning application was received on July 18, 2024, and proposed a 20-storey mixed-use building with a two-storey podium, with 86 strata residential units, commercial space on the ground floor, a density of 6.93 FSR and a building height of 66.1 m (217 ft.). The applicant submitted a revised application on December 19, 2025 for a 20-storey mixed-use building with 120 rental units (with 20% of the residential floor area for below-market rental units), commercial space on the ground floor, a density of 7.7 FSR and a building height of 70 m (230 ft.) (see Figure 2). The revised application also increased the proposed tower floorplate from 589.2 sq. m (6,342 sq. ft.) to 645.1 sq. m (6,944 sq. ft.) and added an indoor and outdoor amenity level at the rooftop. Underground vehicle and bicycle parking is accessed at the rear of the site from Cranberry Drive.

Figure 2: Proposed Building Looking Southwest



2. Form of Development

Form of Development – In assessing urban design performance, staff considered the built form expectations outlined in the Plan (Broadway/Arbutus South - Area C (KBAC)). This application is generally consistent with the Plan’s built form principles (see Figure 3).

Density –The proposal exceeds the maximum 6.5 FSR anticipated in the *Plan*. The subject site previously provided a street dedication along Arbutus Street for future street widening which reduced the overall site area prior to this application. Given the resulting smaller site size and the delivery of rental housing, staff support the proposed density.

Shadowing – The proposed development results in additional shadowing on the adjacent Rosemary Brown Park for approximately one hour between 10:00 a.m. and 11:00 a.m. on the spring and fall equinoxes. The Plan considers an exception to the solar access requirements for this park. Staff have included a Condition of Approval in Appendix B to further mitigate this shadowing condition.

Tower Separation – The proposal demonstrates compliance with the Plan requirement for a minimum separation of 24.4 m (80 ft.) between this proposal and adjacent potential future residential towers. However, the proposal does not provide an equitable tower setback to the shared property line to the south. Staff note that a relaxation may be supported when a development does not encumber potential tower development on a neighbouring site.

Figure 3: Urban Design Analysis Summary

Issue	Policy	Proposal	Impacts	Outcomes
Density	FSR 6.5	FSR 7.7	Massing bulk, shadowing on the public realm	Staff support the additional density to support the delivery of rental housing and as the building generally meets the urban design intent of the Plan.
Shadowing	To minimize the impact on parks and public open spaces	Shadowing on Rosemary Brown Park	Reduced solar access impacts health, wellbeing and vegetation growth	Staff have included a Condition of Approval in Appendix B to further mitigate the proposed shadowing condition.
Tower separation	12.2 m (40 ft.) to shared property line	10.2 m (33.5 ft.) to shared property line	Livability, future development opportunity	Staff support a relaxation as the development does not encumber potential tower development on the adjacent site to the south.
Tower floor plate size	605 sq. m (6,500 sq. ft.)	645.1 sq. m (6,944 sq. ft.)	Massing bulk, solar access for public realm	Staff support the slight increase in the tower floor plate size. However, a reconfiguration to reduce the floor plate may help minimize additional shadowing.
Podium height	4-6 storey	Two-storey	An inconsistent street wall expression	Staff conclude that the proposed two-storey podium contributes positively to the existing and anticipated future streetscape along Arbutus Street.

Urban Design Panel (UDP) – A review by the Urban Design Panel was not required due to the application’s consistency with the built form expectations and policies of the Plan.

Natural Assets: The Urban Forest Strategy and the Protection of Trees By-law were used to evaluate the proposal. There are no existing on-site trees and all five City-owned trees are

proposed for retention. Approximately six new trees are proposed along West 10th Avenue. The final numbers of trees are confirmed at the development permit stage. See Appendix B for landscape and tree conditions.

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 120 units to the City's inventory of rental housing, including 94 market rental units and 26 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 88% 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 120 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.

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/2120-2150-w-10th-ave>

In total, approximately 100 submissions were received. Comments supported the new rental housing, the proximity to transit, and commercial retail opportunity. Concerns included impacts of building height, integration with neighbouring residential uses, local vehicle circulation, views, affordability, neighbourhood character and that the project would lead to overburdened infrastructure. Refer to Appendix D for a full summary of the public input collected and responses to public comments.

6. Public Benefits

Refer to Appendix F for full summary of public benefits.

- **Development Cost Levies (DCLs):** The applicant has requested a Class A waiver of the City-wide DCLs. It is expected that the project will pay DCLs of \$1,706,968 based on December 2025 rates. The value of the DCL waiver for the residential floor area is estimated to be \$2,555,439.
- **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 \$261,453 based on the current (2016) rate.

Financial Implications

This project is expected to provide 120 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 F for additional details.

Conclusion

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

* * * * *

APPENDIX A
2120-2130 West 10th 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 6.5 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.
 - (c) “Balcony with retractable weather screening” means a platform providing useable outdoor space that:
 - (i) projects from a building or is recessed into a building,
 - (ii) is only accessed from within the building,
 - (iii) may be covered by a roof or floor above,
 - (iv) is not heated or air-conditioned,

- (v) is unsealed and not enclosed, allowing the free flow of exterior air through the space, and
- (vi) located above the required guard, may have a retractable glazing system that reduces the entrance of wind, rain and noise into the space if, to the satisfaction of the Director of Planning, the retractable glazing system does not substantially add to the perceived visual bulk and massing of the building, through a combination of highly transparent and non-tinted glass, minimal opaque structural support elements, and full retractability.

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;
 - (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; 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.

- 5.3 All commercial uses and accessory uses must be carried on wholly within a completely enclosed building, other than the following:
- (a) display of flowers, plants, fruits and vegetables in combination with a permitted use;
 - (b) farmers' market;
 - (c) neighbourhood public house;
 - (d) public bike share; and
 - (e) restaurant,

except that the Director of Planning may vary this regulation to permit the outdoor display of retail goods, and the Director of Planning may impose any conditions the Director of Planning considers necessary, having regard to the types of merchandise, the area and location of the display with respect to 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 1,602.4 m², being the site area at the time of the application for the rezoning evidenced by this by-law, prior to any dedications.
- 6.2 The maximum floor space ratio for all uses combined is 7.7.
- 6.3 The total floor area for commercial uses must be a minimum of 300 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, balconies with retractable weather screening, 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 15% 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) covered outdoor area under the porte cochere up to a maximum of 70 sq. m;
 - (f) 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
 - (g) 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 70 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 Arcadis, received on December 19, 2025.

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

Urban Design

- 1.1 Design development to minimize new shadowing on Rosemary Brown Park as much as possible, or provision of a comprehensive rationale detailing the impacts of strict compliance on project viability to better inform discretionary relaxations to solar access policy.

Note to Applicant: By the shaping the tower massing and tower floor plate size. new shadowing may be reduced. Further design consideration is strongly encouraged. Also refer to Park Board condition 1.6.

- 1.2 Design development to the common amenity spaces to support the large number of residents as follows;

- (a) Provision of a functional children's outdoor play area with sufficient solar access to the space;
- (b) Provide a direct point of access between indoor common amenity space and outdoor amenity space particularly for the children's play area; and

Note to Applicant: 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.

- (c) Provision of the kitchenette and accessible washroom to the common amenity rooms.

Note to Applicant: The proposed indoor amenity areas are missing an accessible washroom and kitchenette.

Note to Applicant: Also, refer to Housing Condition 1.10.

- 1.3 Design development to improve the site design to reinforce the active pedestrian-oriented nature of the urban context by way of the following;

- (a) Increase the architectural prominence and visual clarity of the retail space at grade to enhance the activation along the Arbutus Street frontage;

Note to Applicant: Further improvements to the design of the retail frontage and creating a more active and engaging relationship between the building and the sidewalk to respond to Arbutus Street pedestrian activities and movements. Also refer to Urban Design Condition 1.4.

- (b) Explore additional landscape features to strengthen the pedestrian amenity and interface of public and private realm; and

Note to Applicant: Design consideration to provide the perception of pedestrian activity and safe spaces. Enhance by way of landscaping, softscape planning to contribute to the public realm interface. Also refer to Landscape Conditions XXX.

- (c) Provision of the high-quality street furniture and conceptual lighting strategy and implementation plan for pedestrian scale lighting to enhance the interest and activation of the along Arbutus Street and Cranberry Street public realm environment:

Note to Applicant: This condition should be met at the Development Permit stage. Public realm lighting needs to be coordinated to meet Engineering standards and requirements.

Note to Applicant: This may be achieved by providing quality and varied paving, better pedestrian lighting, traffic calming measures, landscaping, and seating.)

- 1.4 Design development to improve the overall architectural expression and articulation of the podium including façade design by introducing the high-quality and durable exterior finishes, texture, visual variety and/or massing breaks to enhance the at grade commercial units.

Note to Applicant: Also refer to Urban Design Condition 1.3(a).

Landscape

- 1.5 Design development to improve the public – private realm interfaces, with special attention to the Cranberry Drive interface.

Note to Applicant: This may be achieved by, but not limited to the following:

- (a) Improving the balance between hardscape and softscape elements by relocating Class A passenger stall, and incorporating additional planting for visual interest and buffering. Refer to Engineering Conditions; and
- (b) Ensuring coordination of all landscape features, such as onsite tree planting along West 10th Avenue, between the landscape plan and architectural site plan. For instance, the landscape plan indicates tree planting within private and retail patios along West 10th Avenue.

Park Board

- 1.6 Design development to minimize shadow impacts on Rosemary Brown Park on Fall equinox from 10 a.m. to 4 p.m.

Note to applicant: Refer to Urban Design Condition 1.1 and Solar Access Guidelines for Areas Outside of Downtown. No shadows beyond that shown in RZ - Rezoning or Design Rationale Dec.19 2025 will be accepted.

Sustainability

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

Note to Applicant: Refer to the most recent bulletin Green Buildings Policy for Rezonings – Process and Requirements

Housing

- 1.8 The proposed unit mix for the market rental units, including 14 one-bedroom units (15%), 77 two-bedroom units (82%), and 3 three-bedroom units (3%) is to be included in the Development Permit drawings.

Note to Applicant: Any changes in the unit mix from the rezoning application may only 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.

- 1.9 The proposed unit mix for the below-market rental units, including 15 two-bedroom units (58%), and 11 three-bedroom units (42%) is to be included in the Development Permit drawings.

Note to Applicant: Any changes in the unit mix from the rezoning application may only 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.

- 1.10 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);

Note to Applicant: Play area to be incorporated into the outdoor amenity area, and adjacent to the indoor amenity room to allow for adult supervision.

- (b) A minimum of 2.3 sq. m (24.7 sq. ft.) of bulk storage for each dwelling unit (S. 4.4.2); bulk storage should be designed in accordance with the Bulk Storage and In-suite Storage – Multiple Dwelling Residential Developments Bulletin;
- (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

Note to Applicant: The proposed indoor amenity areas are missing an accessible washroom and kitchenette.

(d) A balcony for each unit with 1.8 by 2.7 m minimum dimensions (S. 4.3.2).

1.11 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

1.12 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.

1.13 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>

1.14 The owner or representative is to contact Engineering Services at StreetUseReview@vancouver.ca to acquire the project's permissible street use after Building Permit issuance.

Note to Applicant: Prepare a mitigation plan to minimize street use during excavation and construction (i.e., consideration to the building design or sourcing adjacent private property to construct from) and be aware that a minimum 60-day lead time is required for

any major crane erection / removal or slab pour that requires additional street use beyond the already identified project street use permissions.

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

- 1.15 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.
- 1.16 Provision of a lighting simulation to support all offsite lighting upgrades to City standards and IESNA recommendations.
- 1.17 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 street. Pick up operations should not require the use of public property for storage, pick up or return of bins to the storage location.

- 1.18 Submission to Engineering of an updated landscape plan reflecting all the public realm changes, including demonstration of:
 - (a) Display of the following note(s):
 - (i) "This plan is **"NOT FOR CONSTRUCTION"** and is to be submitted for review to Engineering Services a minimum of 8 weeks prior to the start of any construction proposed for public property. No work on public property may begin until such plans receive "For Construction" approval and related permits are issued. Please contact Engineering, Development and Major Projects and/or your Engineering, Building Site Inspector for details."
 - (ii) "Tree species, final spacing, quantity and location to the satisfaction of the General Manager of Engineering Services. New trees must be of good standard, minimum 6 cm caliper, and installed with approved root barriers, tree guards and appropriate soil volumes. Installation of Engineered Soil may be required to obtain appropriate soil volumes based on site conditions. Root barriers shall be of rigid construction, 8 feet long and 18 inches deep, centre on each street tree adjacent to the sidewalk and any off-street bike facility. Planting depth of root ball must be below sidewalk grade. Contact Park Board at pbdevelopment.trees@vancouver.ca for inspection after tree planting completion".
 - (iii) "Off-site assets are to be constructed to the satisfaction of the General Manager of Engineering Services and as per the approved City geometric

design, with the final design and location to be determined once the City geometric is received.”

Note to Applicant: Drawings submitted as part of the Development Permit application will be preliminary with appropriate placeholders, and the final off-site geometric design will be provided by the City of Vancouver. An Engineering Project Coordinator will engage the Developer to facilitate the delivery of any City design after Development Permit issuance.

(b) Existing locations of:

(i) Street furniture; and

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

“All removals, relocations, reinstallations and replacements of street furniture must be carried out by the City Street Furniture Contractor in coordination with the City Street Furniture Coordinator.”

(ii) Poles and guy wires.

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

(c) 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.

(d) Streetscape designed in compliance with “All Other City Areas” Streetscape Design Guidelines.

Note to Applicant: Where a design detail is not available, make note of the improvement on the plan. Public realm changes include all off-site improvements sought for this rezoning. The Streets Design Guidelines are viewable online at <https://vancouver.ca/streets-transportation/streetscape-design-guidelines.aspx> and are to be used alongside the City design guidelines and construction standards.

1.19 Provide access to the site via one driveway crossing.

(a) Delete the north crossing on Cranberry Drive.

Note to Applicant: All site access is to be provided by way of one driveway crossing on Cranberry Drive.

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

- (a) 1 ft. column setbacks for columns adjacent to vehicle spaces.

Note to Applicant: Refer to parking spaces on the north side of parkade on P1 to P4 parking levels.

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

- (a) All types of parking, loading, bicycle, end-of-trip facilities and passenger loading spaces individually numbered, and labelled on the drawings;
- (b) 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;
- (c) Design elevations at all breakpoints on both sides of ramps, drive aisles, loading and passenger loading spaces, accessible spaces, and entrances.

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

Note to Applicant: A revised version of the Groundwater Management Bulletin was released on November 1, 2024. All RZ and DP 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>

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

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

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

1.24 Provision of all third-party utility services (e.g., BC Hydro, Telus, and Shaw) to be underground, BC Hydro service to the site to be primary, and all required electrical plants to be provided within private property.

Note to Applicant: BC Hydro System Vista, Vista switchgear, pad mounted transformers, low profile transformers and kiosks as well as telecommunications kiosks are to be located on private property with no reliance on public property for placement of these features.

For questions on this requirement, please contact Utilities Management Branch at 604-829-9447 or at umb@vancouver.ca.

- 1.25 A Key Plan shall be submitted by the applicant and approved by the City prior to any third-party utility drawing submissions, and third-party utility service drawings will not be reviewed by the City until the Key Plan is defined and achieves the following objectives:
- (a) The Key Plan shall meet the specifications in the City of Vancouver Engineering Design Manual Section 2.4.4 Key Plan <https://vancouver.ca/files/cov/engineering-design-manual.PDF>; and
 - (b) All third-party service lines to the development are to be shown on the plan (e.g., BC Hydro, TELUS, and Shaw, etc.) and the applicant is to provide documented acceptance from the third-party utilities prior to submitting to the City.

Note to Applicant: It is highly recommended that the applicant submits a Key Plan to the City for review as part of the Building Permit application.

Use of street for temporary power (e.g., temporary pole, pole mounted transformer or ducting) is to be coordinated with the city well in 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>

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

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

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

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

PART 2: CONDITIONS OF BY-LAW ENACTMENT

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

Engineering

- 2.1 Make arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for consolidation of Lots 8, 9, and Lot 10, Except Part in Plan LMP38839, All of Block 364, District Lot 526, Plan 4905 to create a single parcel.
- 2.2 Provision of a statutory right-of-way (SRW) for public pedestrian use over a portion of the site, adjacent to Arbutus St, to achieve a 5.5 m offset distance from the back of the existing curb to the building face. The SRW will be free of any encumbrance such as structure, stairs, planter walls, and mechanical vents at grade and is to accommodate the underground parking structure within the SRW agreement.

Note to Applicant: A survey plan prepared by a British Columbia Land Surveyor showing the existing dimension from the back of the City curb to the existing property line to determine the final SRW width required

- 2.3 Provision of a statutory right-of-way (SRW) for public pedestrian use over a portion of the site, adjacent to Cranberry Dr, to achieve a 3.4 m offset distance from the back of the existing curb to the building face. The SRW will be free of any encumbrance such as structure, stairs, planter walls, and mechanical vents at grade and is to accommodate the underground parking structure within the SRW agreement.
- 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. 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 and Martin dated May 3, 2024 (revised by Aplin and Martin on November 24, 2025), no water main upgrades are required to service the development.

The main servicing the proposed development can be either a 200 mm on W 10th Avenue or 300 mm on Arbutus Street. Should the development require water service connections larger than servicing main, the developer shall upsize the existing main to the satisfaction of the General Manager of Engineering

Services. The developer is responsible for 100% of the cost of the upgrading. The maximum water service connection size is 300 mm.

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

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

Note to Applicant: Implementation of development(s) at 2120-2130 West 10th Avenue does not require any sewer upgrades.

Development to be serviced to the existing 200 mm SAN and 450 mm STM sewers in West 10th Avenue.

Note to Applicant: 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 Arbutus Street adjacent to the site, including:
- (i) Minimum 2.0 m wide hardscape front boulevard;
 - (ii) Minimum 3.0 m wide broom finish saw-cut concrete sidewalk;
 - (iii) Corner curb ramp.
- (d) Provision of street improvements with appropriate transitions, along West 10th 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) Corner curb ramp;
 - (iv) Removal of the existing driveway crossings and reconstruction of the curb and gutter;
 - (v) Minimum 2.8 m wide raised asphalt bi-directional protected bike lane; and

- (vi) Curb and gutter, and road reconstruction as required to accommodate the curb and gutter for the raised bike lane.
- (e) Provision of street improvements with appropriate transitions, along Cranberry Drive adjacent to the site, including:
 - (i) Minimum 1.2 m wide front boulevard;
 - (ii) Minimum 2.1 m wide sidewalk;
 - (iii) Corner curb ramp;
 - (iv) Curb and gutter, including road reconstruction as required to accommodate the new curb and gutter.

Note to Applicant: The City will provide a geometric design for all of these street improvements.

- (f) Provision of upgraded street lighting (roadway and sidewalk) to current City standards and IESNA recommendations.
- (g) Provision of Cranberry Drive and West 10th Avenue, and Arbutus Street and West 10th Avenue entire intersection street lighting upgrade to current City standards and IESNA recommendations.
- (h) Provision of new or replacement duct banks that meets current City standard.

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

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

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

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

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

Housing

- 2.5 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, 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

- 2.6 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:

- (a) Consult with the City's Head of Public Art regarding opportunities for investment in public spaces as per the *Broadway Plan*.
- (b) 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.
- (c) 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.
- (d) Please contact Public Art staff at publicart@vancouver.ca to discuss your options.

Environmental Contamination

2.7 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 Parks, have been provided to the City.

Agreements

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

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

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

* * * * *

**APPENDIX C
PROPOSED CONSEQUENTIAL BY-LAW AMENDMENTS**

Note: By-laws will be prepared generally in accordance with the provisions listed below, subject to change and refinement prior to posting.

DRAFT AMENDMENT TO THE SIGN BY-LAW NO. 11879

Amend Schedule A (CD-1 Zoning Districts Regulated by Part 9) by adding the following:

“2120-2130 West 10th Avenue [CD-1 #] [By-law #] C-8”

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

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

“[CD-1#] [By-law #] 2120-2130 West 10th Avenue”

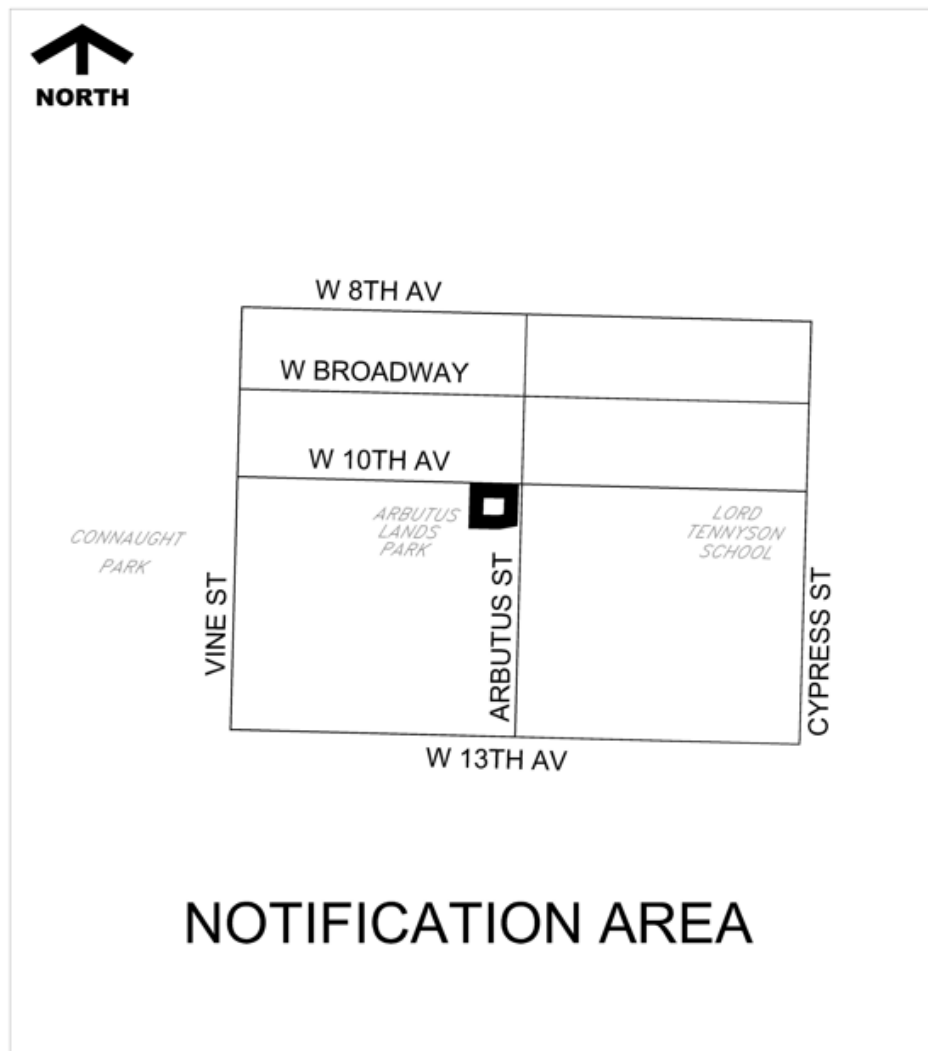
* * * * *

**APPENDIX D
ADDITIONAL INFORMATION**

Public Consultation Summary

Event	Date(s)	Details
Webpage published	November 6, 2024	https://www.shapeyourcity.ca/2120-2150-w-10th-ave
Postcard mailed	November 14, 2024	Not sent out due to Canada Post strike
	February 10, 2026	3,119 notices mailed (approximate)
Site sign installed	November 5, 2024	Revised application site sign sticker installed January 23, 2026
Online comment form	November 2024 to March 2026	88 submissions <ul style="list-style-type: none"> • 39 responses support • 46 responses opposed • 3 responses mixed
Question and Answer (Q&A) period (2 weeks)	November 20, 2024 to December 3, 2024	1 submissions
Other input (phone calls, direct emails, etc.)	November 6, 2024 to March 13, 2026	11 submissions
Total webpage views	November 6, 2024 to March 13, 2026	1,771 page views
Total Submissions (Comments submitted + questions asked + other input methods)		100 submissions

Map of Notification Area



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

Areas of support:

- **General Support:** Some respondents are enthusiastic about the project moving ahead.
- **Transit Proximity:** Strong alignment with transit-oriented development – proximity to the future Arbutus SkyTrain Station and the Arbutus Greenway is repeatedly called out as a key strength.
- **Design:** There are positive comments regarding the design of the building.
- **Rental Housing:** Many comments explicitly welcome purpose built rental and the pivot from strata to rental in the revised application.
- **Retail opportunity:** Strong support for ground floor commercial to animate the street; a few suggest more retail on West 10th Avenue instead of townhomes and allowing more distinctive signage.

- **Local amenities and walkability:** People value the area's walkability, nearby services, and connection to jobs.
- **Affordability:** The presence of below-market units is consistently highlighted.
- **Homeownership:** While many welcome rentals, several respondents also want homeownership options (strata/condo), sometimes explicitly preferring strata in the neighbourhood.
- **Density:** Density seen as appropriate for the corridor and transit context; a few would even support more height/density.
- **Family-sized units:** Some respondents welcome family sized homes and extra bedrooms to support families staying in the city.
- **Process:** Some suggest the process should be faster and several suggest rezoning given alignment with the *Broadway Plan*.
- **No displacement:** Noted as a positive – no residential displacement and improvement over current transportation-related use.

Areas of concern:

- **Height and neighbourhood character:** Concern that a 20–25 storey tower is out-of-scale relative to nearby 4–7 storey buildings; many requests to cap at mid-rise. Perceived erosion of established form/identity, dislike for the architecture, and loss of a cohesive, low rise- fabric.
- **Parks and shadowing:** Shading and overuse of small parks (e.g., Rosemary Brown Park), desire to preserve mature trees, and calls for more green space to offset density.
- **Parking and Traffic:** Worries about congestion on West 10th Avenue (one-way, bike route), school drop-off conflicts, and site access. The increased traffic would lead to congestion, worsen the already limited street parking capacity, and negatively impact overall traffic safety.
- **Affordability:** Skepticism that new units will be affordable; concerns about strata/investor ownership vs. secured rental/below-market.
- **Impacts of growth:** Perception that services and utilities are already stressed. Heat island effects; more concrete and less canopy; increased pollution. There are concerns of construction fatigue, noise pollution, and desire for phasing. Comments linking perceived over densification and loss of light/greenery to wellbeing. Concern for new commercial uses and noise disturbance for neighbouring residences.
- **Policy compliance and planning process:** Fear of precedent for too much density and requests to stay within Plan intent. Perceptions of predetermined outcomes, insufficient notification and distrust of motives.

Response to Public Comments

- **Height and neighbourhood character:** The proposed height is in line with the applicable *Broadway Plan* policies for the site. An urban design condition of rezoning is to improve the overall architectural expression and articulation of the podium including façade design.
- **Parks and shadowing:** The *Broadway Plan* Figure 11.6 Solar Access includes an exception to solar access requirements for some parks due to size and location, including for the Rosemary Brown Park. Staff have included a Condition of Approval in Appendix B to further mitigate the proposed shadowing condition.
- **Parking and Traffic:** Vehicle site access will be concentrated on Cranberry Drive to the rear of the site, reducing vehicle conflicts with pedestrians and cyclists on West 10th Avenue and Arbutus Street. Staff expect to see an overall reduction in vehicle trips with the completion of the Broadway Subway.
- **Affordability:** If approved, a Housing Agreement on title will secure 20% of the residential floor area at below-market rates as per the *Broadway Plan* policy requirements.
- **Impacts of growth:** The proposal is generally in line with the growth planned for this area, in close proximity to the future Broadway subway. Each project is reviewed for their impact on servicing capacity and connections to utilities. In terms of tree coverage and greenery, the application currently proposes to add seven new trees to the site.
- **Policy compliance and planning process:** The application is generally in line with the *Broadway Plan* intent for the site. Due to the Canada Post strike, an initial postcard was not sent out. A postcard was sent out to neighbours when the revised application was submitted.

* * * * *

APPENDIX E 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	Units Approved Towards Targets
Purpose-Built Market Rental Housing Units	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.*

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)		
	Proposed Average Unit Size	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		\$1,705	\$68,200	\$1,960	\$78,400	\$3,318	\$132,700	\$117,000
1-bed	514-530 sq. ft.	\$1,860	\$74,400	\$2,560	\$102,400	\$3,949	\$157,975	\$142,050
2-bed	650-837 sq. ft.	\$2,647	\$105,880	\$3,635	\$145,400	\$5,997	\$239,867	\$216,000

3-bed	767- 1147 sq. ft.	\$3,614	\$144,560	\$4,412	\$176,480	\$9,070	\$362,798	\$339,000
-------	-------------------------	---------	-----------	---------	-----------	---------	-----------	-----------

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 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*

**APPENDIX F
PUBLIC BENEFITS**

City-wide DCL ^{1,2}	\$80,219
Utilities DCL ¹	\$1,626,749
Public Art ³	\$261,453
TOTAL	\$1,968,421

Other Benefits (non-quantifiable components): 120 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 11,894.2 sq. m (128,028 sq. ft.) of residential floor area and 373.4 sq. m (4,019 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 \$2,555,439.

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
2120 West 10th Avenue	011-280-395; 011-280-409	Lot 9 Block 364 District Lot 526 Plan 4905; Lot 10, Except Part in Plan LMP38839, Block 364 District Lot 526 Group 1 New Westminster District Plan 4905
2130 West 10th Avenue	011-280-379	Lot 8 Block 364 District Lot 526 Plan 4905

Applicant Team

Applicant	Bastion Development Corporation
Architect	Arcadis
Property Owner	1162353 B.C Ltd., Inc. No. BC1162353

Statistics

	Permitted Under Existing Zoning	Proposed
Zoning	C-8	CD-1
Site Area	1,602 sq. m (17,244 sq. ft.)	1,602 sq. m (17,244 sq. ft.)
Land Use	Mixed-Use	Mixed-Use
Maximum FSR	2.25	7.7
Maximum Height	12.2 m (40 ft.)	70 m (230 ft.)
Floor Area	3,604.5 sq. m (38,799 sq. ft.)	12,267.6 sq. m (132,047 sq. ft.)
Unit Mix	N/A	14 1-bedroom 92 2-bedroom 14 3-bedroom 120 Total
Natural Assets	0 on-site trees 5 street trees	0 trees proposed for removal. 5 trees proposed for retention. 2 new street trees proposed. 4 new on-site trees proposed. Final numbers to be confirmed at development permit stage.

* * * * *