



## COUNCIL REPORT

Report Date: May 12, 2026  
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Meeting Date: June 2, 2026  
[Submit comments to Council](#)

TO: Vancouver City Council  
FROM: General Manager of Planning, Urban Design and Sustainability  
SUBJECT: CD-1 Rezoning: 3731-3743 West 4th Avenue and 1975 Alma Street

### Recommendations

- A. THAT the application by Third Space Properties on behalf of:
- West Point Grey Jericho (Lot 9) Investments Ltd., the registered owner of 1975 Alma Street [*PID 004-248-805; Amended Lot 9 (see 241428L) Block 218 District Lot 538 Plan 4581*],
  - West Point Grey Jericho (Lot 11) Investments Ltd, the registered owner of 3731 West 4th Avenue [*PID 011-483-032; Amended Lot 11 (see 57317L) Block 218 District Lot 538 Plan 4581*], and
  - West Point Grey Jericho (Lot 12) Investments Ltd, the registered owners of 3743 West 4th Avenue [*PID 011-483-067; Lot 12 Block 218 District Lot 538 Plan 4581*],

to rezone the lands from C-2A (Commercial and Mixed-use) District and RM-3A (Residential) District, respectively, all to CD-1 (Comprehensive Development) District; to increase the maximum floor space ratio (FSR) from 3.5 or 3.7 (on corner sites) and 1.0, respectively, all to 3.9; and to increase the maximum building height from 23.0 m (75 ft) and 10.7 m (35.1 ft.), respectively, all to 24 m (78.7 ft.), to permit the development of a six-storey mixed-use building containing 100 rental units with commercial space at 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 Yamamoto Architecture, received May 9, 2025;

AND FURTHER THAT the above approvals be subject to the Conditions of Approval contained in Appendix B.

- B. THAT subject to approval in principle of the rezoning and the Housing Agreement described in Part 2 of Appendix B, the Director of Legal Services be instructed to prepare the necessary Housing Agreement By-law for enactment prior to enactment of the CD-1 By-law, subject to such terms and conditions as may be required at the discretion of the Director of Legal Services and the General Manager of Planning, Urban Design and Sustainability.
- C. THAT subject to approval of the CD-1 By-law, the application to amend the Sign By-law to establish regulations for the CD-1, generally as set out in Appendix C, be approved.
- D. THAT subject to approval of the CD-1 By-law, the Noise Control By-law be amended to include this CD-1, generally set out in Appendix C;

FURTHER THAT the Director of Legal Services be instructed to bring forward the amendment to the Noise Control By-law at the time of enactment of the CD-1 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 3731-3743 West 4th Avenue and 1975 Alma Street, which is split zoned, from C-2A (Commercial and Mixed-use) District and RM-3A (Residential) District, respectively, all to CD-1 (Comprehensive Development) District. The proposal is for a six-storey mixed-use building with 100 rental units and commercial space on the ground floor.

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

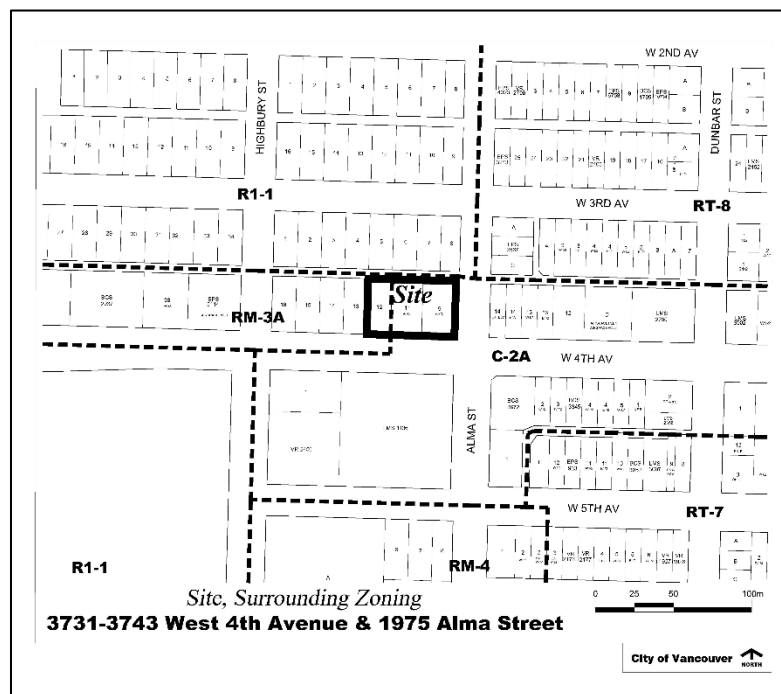
This application is consistent with the *Vancouver Official Development Plan* and generally is consistent with the intent of the *Secured Rental Policy* and would contribute towards the City's housing goals as identified in the *Housing Vancouver Strategy*. The General Manager of Planning, Urban Design 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 northwest corner of West 4th Avenue and Alma Street (see Figure 1) in West Point Grey. The site is split zoned, with 3743 West 4th Avenue zoned RM-3A, and 3731 West 4th Avenue and 1975 Alma Street zoned C-2A. The site is currently occupied with three existing rental buildings with a total of 37 units of primary rental housing. Surrounding properties to the west and northeast are also zoned RM-3A and developed with three and four-storey residential buildings. To the south and to the east, along 4th Avenue, low-rise commercial/mixed-use buildings are zoned C-2A and to the north, properties are zoned R1-1 with detached residential dwellings.

Figure 1: Site and Surrounding Zoning



### 2. Policy Context

- Vancouver Official Development Plan***: The land use and height is consistent with Mixed-use-Low rise Generalized Land Use (GLU) designation, which permits low-rise, commercial or mixed-use residential apartments up to six-storeys or up to eight storeys if located within a *Transit-Oriented Area (TOA)*. Non-residential uses are required.
- Secured Rental Policy (SRP)***: This site is locationally eligible for rezoning under the *SRP* given the location on an eligible arterial in proximity to a neighbourhood shopping area at 4th Avenue and Alma Street. The policy does not support rezoning of RM-zoned

sites where there are existing rental units, nor C-2A zoned sites as six-storey rental buildings are a permitted outright use.

Despite the policy not envisioning rezoning of these specific lots, the proposal follows the intent of the policy to increase purpose-built rental housing stock in areas close to transit, jobs, and neighbourhood amenities. The *SRP* provides rezoning eligibility to the immediate surrounding area, including up to two blocks west along 4th Avenue to Wallace Street, and one block to the north along Alma Street to 3rd Avenue.

The *SRP* permits mixed-use redevelopment on eligible arterial roads up to six storeys and a floor space ratio (FSR) of 3.7 for projects including a minimum 20% of the residential floor area secured at below-market rents. While this proposal does not include a below market rental component, staff are able to consider this proposal given the enhanced tenant protections being offered to all existing tenants (see Section 3 and Appendix E), which offers greater protections than what would be offered through redevelopment under existing zoning.

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

## Discussion

### 1. Proposal

The proposal is for a six-storey mixed-use building with 100 market rental units and ground floor commercial space (Figure 2). A building height of 24 m (78.7 ft.) and a floor space ratio (FSR) of 3.9 are proposed. Two levels of underground parking are to be accessed from the lane.

**Figure 2: Proposed Building Looking Southeast**



**2. Form of Development**

In assessing urban design performance, staff are guided by the *SRP* which advises sites on arterials to follow the relevant Council-approved guidelines. This application is being considered under the built-form expectations set out in the relevant Council-approved guidelines.

**Form of Development** –The proposal generally aligns with the relevant Council-approved guidelines for built form and massing with the provision of required setback to adjacent residential zone.

**Height** – The *SRP* anticipates six-storey buildings along arterials. The proposed height falls within the maximum permitted six storey height. Due to the sloping nature of the site, a limited portion of the proposed building height exceeds the permitted height of 23.0 m (75 ft.) by approximately 1.0 m (3.3 ft.).

**Density** – The *SRP* anticipates site-specific densities that vary based on urban design performance, as evaluated through the relevant Council-approved guidelines. The proposal meets the *SRP*'s expectations and proposes a density of 3.9 FSR. Although the *SRP* permits a FSR of up to 3.7, the modest increase reflects sloping site conditions, where the chamfer portion extends beyond the typical envelope and contributes additional density to support the project viability. The building form, height and rental tenure meets *SRP* expectations and remain compatible with the surrounding context.

**Interface to West** – The proposal provided recommends a side yard setback along the west property line and minimize impacts to western neighbours with no balconies overlooking adjacent yards.

Staff reviewed the site-specific conditions and concluded that the proposal is appropriate for the context. Key urban design considerations for this application are summarized below (Figure 3).

**Figure 3: Urban Design Analysis Summary**

Issue	Policy	Proposal	Impacts	Outcomes
<b>Height</b>	6-storey 23 m (75 ft.)	6-storey 24 m (78.7 ft.)	Massing Bulk	Support for proposed height and density due to the site condition.
<b>Density</b>	3.7 FSR	3.9 FSR	Massing Bulk, shadowing on the public realm.	
<b>Livability - Indoor amenity area</b>	1.4 sq. m. (15 sq. ft.) per unit (100 units)	75.1 sq. m. (808 sq. ft.)	Livability	Condition of Approval 1.1 seeks to enhance the size of indoor amenity area.
<b>Livability - Private outdoor space/balcony</b>	Open balcony space for all units	Few units are proposed without balconies	Livability Access to sunlight	Condition of Approval 1.2 seeks provision of a balcony for each dwelling unit.

**Urban Design Panel** – A review by the Urban Design Panel was not required due to the project’s modest scale and consistency with the *SRP* expectations.

**Natural Assets:** The Urban Forest Strategy and the Protection of Trees By-law were used to evaluate the proposal. 11 on-site trees and three City-owned trees are proposed for removal, and two off-site trees are proposed for retention. Approximately seven new City-owned trees are proposed. 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 100 market rental units to the City’s inventory of rental housing, which would contribute to the targets set out in the *Housing Vancouver Strategy* (see Figure 4).

**Housing Mix:** The project proposes 40% two and three-bedroom units, thereby meeting the *Family Room: Housing Mix Policy for Rezoning Projects* which requires a minimum of 35% family 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.

**Average Rents and Income Thresholds:** The proposed market rental units will provide housing options that are significantly more affordable than average home ownership costs, as shown in Figure 5.

**Security of Tenure:** All 100 units in the proposal would be secured as rental housing through a Housing Agreement and a Section 219 Covenant for the longer of 60 years and the life of the building.

**Tenants:** The rezoning site contains 37 units of primary rental housing. Thirty-two of these tenancies are eligible under the City’s *Tenant Relocation and Protection Policy (TRPP)*. The applicant has provided a Tenant Relocation Plan (TRP) for eligible tenants that meets the requirements of the City’s *TRPP*, as well as additional enhanced tenant support. The TRP is summarized in Appendix E. Tenants will be provided the option of financial compensation, a temporary rent top up to mitigate rent increases while waiting to return to the new building, or a lump sum rent top up payment. The applicant has committed to offering all eligible tenants the Right of First Refusal to return to the new building at the tenant’s current rent.

**Figure 4: Progress Towards 10 Year Housing Vancouver Targets (2024-2033) as of March 31, 2026**

Housing Type	Category	10-year Targets <sup>1, 2</sup>	Units Approved Towards Targets <sup>3</sup>
Purpose-Built Rental Housing Units <sup>3</sup>	Market Rental	30,000	19,996 (67 %)
	Developer-Owned Below Market Rental	5,500	2,892 (53 %)
	Total	35,500	22,888 (64 %)

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.

**Figure 5: Market Rents in Newer Westside Buildings, Costs of Ownership and Household Income Served**

		Newer Rental Buildings Westside		Monthly Costs of Ownership for Median-Priced Apartment – Westside (with 20% down payment)		
Unit	Proposed Average Unit Size	Average Market Rent <sup>1</sup>	Average Household Income Served <sup>3</sup>	Monthly Costs of Ownership <sup>2</sup>	Average Household Income Served <sup>3</sup>	Down Payment at 20%
Studio	375 sq. ft.	\$2,003	\$80,120	\$3,318	\$132,700	\$117,000
1-bed	632 sq. ft.	\$2,601	\$104,040	\$3,949	\$157,975	\$142,050
2-bed	558 sq. ft.	\$3,706	\$148,240	\$5,997	\$239,867	\$216,000
3-bed	986 sq. ft.	\$4,875	\$195,000	\$9,070	\$362,798	\$339,000

1. Data from the October 2025 CMHC Rental Market Survey for apartments in purpose-built rental buildings completed in the year 2016 or later on the Westside of Vancouver.
2. Based on the following assumptions: median of all BC Assessment apartment sales prices in Vancouver Westside in 2023 by unit type, 20% down payment, 5% mortgage rate (in-line with Bank of Canada conventional rate), 25-year amortization, \$400-\$600 monthly strata fees and monthly property taxes at \$2.78 per \$1,000 of assessed value (2023 assessments and property tax rate).
3. Incomes are estimated based on rents or monthly ownership costs at 30% of income.

**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, an online comment form, and question and answer (Q&A) period. Refer to the application webpage: [www.shapeyourcity.ca/3731-3743-w-4th-ave-and-1975-alma-st](http://www.shapeyourcity.ca/3731-3743-w-4th-ave-and-1975-alma-st).

In total, approximately 28 submissions were received. Supporters emphasized that the proposal would add much-needed rental housing and would fit well with the existing scale and character of the area. Respondents noted support for the mixed-use design, ground-floor retail, walkability, and potential streetscape to revitalize the block and enhance community life. Concerns were expressed regarding the building’s architectural quality and impact on neighbourhood character, with some respondents noting the proposal would replace well-liked, unique buildings with a generic design. Others raised concerns about increased traffic and parking pressure, potential strain on transit at a key bus transfer location, and broader impacts on local businesses and neighbourhood livability. 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 not requested a DCL waiver in accordance with the provisions of the Citywide DCL By-law. As per Section 3.1B of the by-law, all rezoning applications that qualify as “for-profit affordable rental housing” should request a DCL waiver at the rezoning application stage and relevant conditions should be secured in the conditions of enactment. Should the applicant wish to request a DCL waiver at a later stage, the applicant would be expected to return to Council to amend the rezoning conditions. It is expected that the project will pay DCLs of \$2,602,136 based on December 2025 rates.
- **Community Amenity Contributions (CAC):** Real Estate Services staff have reviewed the application and determined that based on the cost of securing the market rental units and the enhanced TRP, no CAC is anticipated.
- **Public Art:** The application is not subject to the *Public Art Policy and Procedures for Rezoned Developments* as the proposed floor area does not meet the minimum 9,290 sq. m (100,000 sq. ft.).

### Financial Implications

This project is expected to provide 100 units of rental housing and a DCL payment. See Appendix F for additional details.

### Conclusion

The proposed land use, form of development and public benefits are consistent with the *Vancouver Official Development Plan* and generally consistent with the *Secured Rental Policy*. 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**  
**3731-3743 West 4th Avenue and 1975 Alma Street**  
**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.

**Designation of CD-1 District**

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

**Uses**

3. 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) Office Uses;
  - (e) Retail Uses;
  - (f) Service Uses;
  - (g) Utility and Communication Uses; and
  - (h) Accessory Uses customarily ancillary to the uses permitted in this section.

**Conditions of Use**

- 4.1 The design and layout of at least 35% of the total number of dwelling units must:
  - (a) be suitable for family housing; and
  - (b) have 2 or more bedrooms.

- 4.2 No portion of the first storey of a building, to a depth of 10.7 m from the front wall of the building and extending across its full width, may be used for residential purposes except for entrances to the residential portion.
- 4.3 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**

- 5.1 Computation of floor area must assume that the site area is 1,991.5 m<sup>2</sup>, being the site area at the time of the application for the rezoning evidenced by this by-law, prior to any dedications.
- 5.2 The maximum floor space ratio for all uses combined is 3.9.
- 5.3 The total floor space ratio for commercial uses must be a minimum of 0.5.
- 5.4 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.
- 5.5 Computation of floor area must exclude:
- (a) balconies and decks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, provided that:
    - (i) the total area of these exclusions must not exceed 12% of the permitted floor area, and
    - (ii) the balconies must not be enclosed for the life of the building;
  - (b) patios and roof decks, if the Director of Planning considers the impact on privacy and outlook;
  - (c) floors or portions thereof that are used for:

- (i) off-street parking and loading located at or below base surface, provided that the maximum exclusion for a parking space does not exceed 7.3 m in length,
  - (ii) bicycle storage, and
  - (iii) heating and mechanical equipment, or uses that the Director of Planning considers similar to the foregoing;
- (d) entries, porches and verandahs if the Director of Planning first approves the design;
- (e) all residential storage area above or below base surface, except that if residential storage area above base surface exceeds 3.7 m<sup>2</sup> 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.
- 5.6 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.

### **Building Height**

- 6.1 Building height must not exceed 24 m.
- 6.2 Despite section 6.1 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**

- 7.1 Each habitable room must have at least 1 window on an exterior wall of a building.
- 7.2 For the purposes of section 7.1 above, habitable room means any room except a bathroom or a kitchen.

**Schedule A**



\* \* \* \* \*

## **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 Yamamoto Architecture, received on May 9, 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 provide a more appropriately sized residential indoor amenity space.

Note to Applicant: Refer to *High Density Housing for Families with Children Guidelines*, Section 3.7. The guideline criteria for indoor amenity includes wheelchair accessible washroom and kitchenette as well as spaces for the intended population such as children's play with the ability to visually monitor and supervise. And provisions of the indoor amenity area of at least 1.5 sq. m (15 sq. ft.) per unit is highly recommended.

- 1.2 Design development to provide private outdoor open space for every dwelling unit.

Note to Applicant: Refer to *High-Density Housing for Families with Children Guidelines*. Few studio units of unit type A4 do not have a balcony. In order to ensure livability standards, each unit should have a minimum size of 1.8 m depth and 2.7 m width of the balcony spaces and be designed to maximize sunlight access, safety, and adaptability for a variety of activities. Juliet balconies may be considered for one-bedroom or studio units where they provide maximum access to natural light and ventilation. If this is not practical, common outdoor amenity space must be provided at a minimum of 4.5 sq. m (48.4 sq. ft.) per unit, ensuring alignment with standard livability requirements.

- 1.3 Design development to improve the interior layout to explore better access to daylight and ventilation and other factors contributing to residential livability.

Note to Applicant: For example, Unit Type B6's bedrooms do not provide for direct access to natural light and ventilation.

#### **Landscape**

- 1.4 Design development to enhance the overall landscape proposal to increase environmental performance and contribute greater to the urban forest strategy.

Note to Applicant: These objectives may be achieved by planting additional trees introducing additional planted areas, and/or exploring additional green roof.

## Sustainability

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

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

## Housing

- 1.6 The proposed unit mix, including 22 studio units (22%), 38 one-bedroom units (38%), 37 two-bedroom units (37%), 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 be varied under the discretion of the Director of Planning or Development Permit Board provided that the percentage of the market rental units, designed to be suitable for families with children does not go lower than 35%.

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

- 1.7 The development should be designed in accordance with the *High-Density Housing for Families with Children Guidelines*, including the provision of:
- (a) An outdoor amenity area to include areas suitable for a range of children's play activities and urban agriculture appropriate in size for the scale of the project and situated to maximize sunlight access (Section 3.3.2 and 3.4.3).
  - (b) A minimum of 2.3 sq. m (24.7 sq. ft.) of bulk storage for each dwelling unit, with preference for in suite storage (Section 4.4.2).
  - (c) A multi-purpose indoor amenity space appropriate in size for the scale of the project, with a wheelchair accessible washroom and kitchenette. Consider positioning this adjacent to the children's play area to enable parental supervision from the amenity room (Section 3.7.3).

Note to applicant: See Urban Design condition 1.1.

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

Note to applicant: See Urban Design condition 1.2.

## Engineering

- 1.8 The developer is responsible for exercising due diligence to avoid damage to any unrecorded archaeological sites, which are still protected under the Heritage Conservation Act (HCA).

Note to Applicant: The land onsite and adjacent to the site are within or near an archeologically sensitive area.

All archaeological sites, whether on Provincial Crown or private land, and regardless of condition, are protected by the HCA. HCA-protected archaeological sites or objects cannot be disturbed or altered without a permit issued by the Archaeology Branch (Ministry of Forests, Lands Natural Resource Operations and Rural Development).

Archeological review/studies will be required prior to construction on public land.

[https://www.bclaws.gov.bc.ca/civix/document/id/complete/statreg/96187\\_01#section2](https://www.bclaws.gov.bc.ca/civix/document/id/complete/statreg/96187_01#section2)

- 1.9 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](mailto: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>

- 1.10 The owner or representative is to contact Engineering Services at [StreetUseReview@vancouver.ca](mailto: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>

- 1.11 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.

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

- 1.14 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](mailto:pbdevelopment.trees@vancouver.ca) for inspection after tree planting completion".
  - (b) Existing locations of:
    - (i) Street furniture.

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.

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

Note to Applicant: Deficiencies include but are not limited to Class A and Class B loading.

- 1.16 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.

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

- (a) Convenient, internal, stair-free loading access to/from all site uses.
- (b) Minimum 3.4 m (11.2 ft) width, 10.2 m (33.5 ft.) length for Class B spaces.
- (c) Minimum 3.8 m (12.5 ft.) of vertical clearance within each Class B space.
- (d) Minimum 1.3 m (4.3 ft) side clearance for Class B spaces.
- (e) Clear unloading area or raised rear dock, minimum 1.8 m (5.9 ft.) wide, with suitable access to facilitate goods loading /unloading.

Note to applicant: Council approved amendments to the Parking Bylaw for loading rates and design requirements. These requirements will apply to site development permits following this rezoning.

- 1.18 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) Identification of columns in the parking layouts.
  - (c) Dimensions of columns and column encroachments into parking spaces.
  - (d) 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.
  - (e) Design elevations at all breakpoints on both sides of ramps, drive aisles, loading and passenger loading spaces, accessible spaces, and entrances.
- 1.19 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: Abandonment of the existing services must be specified on the engineering drawings and completed prior to occupancy of the proposed development.
  - (b) Abandonment or removal of all existing storm, sanitary, and combined sewer mains that are no longer in use due to the development of the site.  
  
Note to Applicant: The abandonment plan is required to be reviewed and accepted by the City Engineer prior to issuance of the sewer permit.
- 1.20 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](mailto:umb@vancouver.ca).
- 1.21 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>.

- (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>

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

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

Building Grade design is in the preliminary state. Finalized building grades are required prior to DP application.

For more information, please contact Engineering, Streets Design Branch at [building.grades@vancouver.ca](mailto:building.grades@vancouver.ca) or call 604-871-6373.

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

- 1.23 Provision of a canopy application may be required should the encroaching structure(s) meet the specifications set out in Section 1.8.8 of the Vancouver Building By-Law.

Note to Applicant: Canopies must be fully demountable and drained to the buildings internal drainage systems. Please submit a copy of the site and elevation drawings of the proposed canopy for review at development permit application stage.

## **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 Amended Lot 9 (See 241428L), Amended Lot 11 (See 57317L) and Lot 12, all of Block 218, District Lot 538, Plan 4581 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 West 4th Avenue, to achieve a 2.5 m offset distance from the property line. 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: The preparation of this legal agreement includes statutory rights-of-way and the requirement for collection of a fee for service and will be due prior to issuance of the development permit.

- 2.3 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 & Martin Consultants Ltd. dated April 14, 2025, no water main upgrades are required to service the development.

The main servicing the proposed development are 300 mm along West 4th Avenue and 300 mm along Alma Street. The maximum water service connection size is 300 mm.

Should the development's Fire Underwriter's Survey Required Fire Flows 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 90m 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 3731 West 4th Avenue does not require any sewer upgrades.

Development to be serviced to the existing 250 mm SAN sewer and 600 mm STM sewer along Alma Street.

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

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](http://vancouver.ca/rainwater).

- (c) Provision of street improvements with appropriate transitions, along West 4th Avenue adjacent to the site, including:
- (i) Minimum 1.2 m wide front boulevard.
  - (ii) Minimum 3.0 m wide broom finish saw-cut concrete sidewalk.
  - (iii) Corner curb ramp.
  - (iv) Integral concrete curb and slab at the bus stop on West 4th Avenue per City standards.
- (d) Provision of street improvements with appropriate transitions, along Alma Street adjacent to the site, including:
- (i) Minimum 1.2 m wide front boulevard.
  - (ii) Minimum 3.0 m wide broom finish saw-cut concrete sidewalk.
  - (iii) Corner curb ramp.
  - (iv) Relocation of the existing street light pole into the new front boulevard.
  - (v) Curb and gutter, including road reconstruction as required to accommodate the new curb and gutter.

Note to Applicant: Road reconstruction on Alma Street to meet City higher zoned, arterial standards.

- (e) Provision of street improvements with appropriate transitions, along the lane south of West 3rd Avenue, adjacent to the site and appropriate transitions, including the following:
  - (i) 50 mm mill and overlay.
  - (ii) New standard concrete lane crossing, with new lane returns and ramps on both sides, at the lane entrance on Alma Street.
- (f) Provision of speed humps in the lane north of West 4th Avenue between Highbury Street and Alma Street.
- (g) Provision of upgraded street lighting (roadway and sidewalk) and existing lane lighting to current City standards and IESNA recommendations.
- (h) Provision of new or replacement duct banks that meets current City standard.

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

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

- (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

- 2.4 Make arrangements to the satisfaction of the General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services to enter into a Housing Agreement and a Section 219 Covenant to secure all residential units as secured market rental housing units, excluding Seniors Supportive or Independent Living Housing, pursuant to the City's Secured Market Rental Program, for a term equal to the longer of 60 years and the life of the building, subject to a no-separate-sales covenant and a no-stratification covenant, a provision that none of such units will be rented for less than 90 consecutive days at a time, and such other terms and conditions as the General

Manager of Planning, Urban Design and Sustainability and the Director of Legal Services may require.

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

- 2.5 Enter into a Section 219 Covenant and/or such other agreements as the General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services determine are necessary to require the applicant to:
- (a) Provide a Tenant Relocation Plan to the satisfaction of the General Manager of Planning, Urban Design and Sustainability as per Appendix E: Tenant Relocation 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 Council meeting 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, 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).

### **Environmental Contamination**

2.6 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*.
- (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.

Note to Applicant: Based on information provided in the site disclosure statement, a remediation agreement will not be required.

### **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:

“3731-3743 West 4th Avenue and 1975 Alma Street            [CD-1 #]            [By-law #]            C-2A”

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

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

“[CD-1#]            [By-law #]            3731-3743 West 4th Avenue and 1975 Alma Street”

\* \* \* \* \*

## APPENDIX D ADDITIONAL INFORMATION

### Public Consultation Summary

Approximately 602 page views were recorded. A total of 24 comments were received, with 13 comments in support of housing supply, fitting the neighbourhood, and the positive design, and 3 expressing concerns about design, traffic, and parking.

Event	Date(s)	Details
<b>Webpage published</b>	August 25, 2025	<a href="http://www.shapeyourcity.ca/3731-3743-w-4th-ave-and-1975-alma-st">www.shapeyourcity.ca/3731-3743-w-4th-ave-and-1975-alma-st</a> .
<b>Postcard mailed</b>	September 24 2025	1,439 notices mailed
<b>Site sign installed</b>	September 10, 2025	n/a
<b>Online comment form</b>	August 2025 to February 2026	24 submissions <ul style="list-style-type: none"> <li>• 13 responses support</li> <li>• 3 responses opposed</li> <li>• 8 responses mixed</li> </ul>
<b>Question and Answer (Q&amp;A) period (2 weeks)</b>	September 24, 2025, to October 7, 2025	0 submission
<b>Other input (phone calls, direct emails, etc.)</b>	August 25, 2025, to February 13, 2026	4 submissions
<b>Total webpage views</b>	August 25, 2025, to February 13, 2026	602 page views
<b>Total Submissions</b> (Comments submitted + questions asked + other input methods)		28 submissions

### Map of Notification Area



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

Areas of support:

- **Housing supply:** Proposal would add much-needed rental housing. Commenters emphasized the urgent need for more rental units in Kitsilano and Vancouver generally, including for students, long-term residents, and people who want to live near jobs, services, and transit.
- **Fit with the neighbourhood:** The proposal fits well with the existing character of the 4th Avenue and Alma retail village. Several comments noted the proposed six storey scale feels more livable, contextual, and community oriented than high rise towers.
- **Positive design:** Respondents noted the ability for the mixed-use building to revitalize the block. Support was noted for the inclusion of ground-floor retail, walkability of the area, proximity to transit and parks, and opportunities for public art, trees, and streetscape improvements to enhance community life and reduce car dependence.

Areas of concern:

- **Design and neighbourhood character:** Respondents noted concern that the proposed building lacks architectural quality and would negatively alter the character of the neighbourhood by replacing existing, well-liked buildings with a generic design.
- **Traffic, parking, and community impacts:** Respondents noted concern that the increased density will worsen congestion and parking shortages, strain transit operations at a key bus transfer location, and negatively affect local businesses and overall neighbourhood livability.

### Response to Public Comments

- **Design and neighbourhood character:** The proposed height and density is guided by the *Secured Rental Policy (SRP)* that advises sites on arterials to follow the relevant Council-approved guidelines. The proposal meets the *SRP*'s expectations and proposes a density of 3.9 FSR. Although the *SRP* permits a FSR of up to 3.7, the modest increase reflects sloping site conditions, where the chamfer portion extends beyond the typical envelope and contributes additional density to support the project viability. The building form, height and rental tenure meets *SRP* expectations and remain compatible with the surrounding context.
- **Traffic, parking, and community impacts:** The site is well located to encourage alternate and active modes of transportation. The site is well served by public transit with five bus routes serving the site. The site is also located on the West 4th Avenue Bikeway and a block away from the Highbury Street Bikeway.

Engineering staff have reviewed the application and have included conditions to deliver improvements for all road users. This includes installation of speed humps, upgraded street lighting, sidewalk improvements and the installation of parking signage on streets.

## APPENDIX E DRAFT TENANT RELOCATION PLAN / HOUSING

Tenant Relocation and Protection Requirements	Tenant Relocation Plan Offer
Financial Compensation	<p>The choice of either:</p> <ul style="list-style-type: none"> <li>• 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"> <li>○ 4 months’ rent for tenancies up to 5 years;</li> <li>○ 5 months’ rent for tenancies over 5 years and up to 10 years;</li> <li>○ 6 months’ rent for tenancies over 10 years and up to 20 years;</li> <li>○ 12 months’ rent for tenancies over 20 years and up to 30 years;</li> <li>○ 18 months’ rent for tenancies over 30 years and up to 40 years; and</li> <li>○ 24 months’ rent for tenancies over 40 years.</li> </ul> </li> </ul> <p>Or:</p> <ul style="list-style-type: none"> <li>• For tenants that wish to 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.</li> </ul> <p>Or:</p> <ul style="list-style-type: none"> <li>• A lump sum rent top-up payment, equivalent to the estimated value of a rent top-up for 26 months.</li> </ul>
Notice to End Tenancies	<p>Landlord to provide regular project updates to tenants throughout the development approvals process.</p> <p>A minimum of four months’ notice to end tenancy after all permits are issued is required (e.g. all development, building, and demolition permits in place).</p>
Moving Expenses (flat rate or arrangement of an insured moving company)	A flat rate of \$750 or \$1000 will be provided to all eligible tenants depending on the type of unit.
Assistance in Finding Alternate Accommodation (3 options)	<p>Staff will distribute tenant needs assessment surveys. These surveys will be used in relocation efforts and to identify tenants’ needs and preferences.</p> <p>The applicant will monitor rental market and provide tenants requesting assistance with three options in Vancouver that best meet the tenants’ identified priorities.</p>
Additional Support for Low Income Tenants or Tenants Facing Other Barriers to Appropriate Housing	<p>The applicant is partnering with a Tenant Relocation Coordinator to assist existing tenants with finding alternate accommodation.</p> <p>For low income tenants and tenants facing other barriers to housing, as defined in the <i>Tenant Relocation and Protection Policy (TRPP)</i>, the applicant will assist tenants in securing a permanent, suitable affordable housing option.</p>
First Right of Refusal	The applicant has committed to offer all eligible tenants the Right of First Refusal to return to the new building at the tenant’s current rent.

**APPENDIX F  
PUBLIC BENEFITS**

City-wide DCL <sup>1,2</sup>	\$1,643,436
Utilities DCL <sup>1</sup>	\$958,700
<b>TOTAL</b>	<b>\$2,602,136</b>

**Other Benefits** (non-quantifiable components): 100 rental units, secured for the greater of 60 years and the life of the building.

<sup>1</sup> Based on rates in effect as of December 10, 2025 and the proposed 6,592 sq. m (70,955 sq. ft.) of residential floor area and 1,055.8 sq. m (11,365 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.

\* \* \* \* \*

**APPENDIX G  
REZONING APPLICATION SUMMARY**

**Property**

Address	Parcel Identifier (PID)	Legal Description
1975 Alma Street	004-248-805	Amended Lot 9 (see 241428L), Block 218, District Lot 538, Plan 4581
3731 West 4th Avenue	011-483-032	Amended Lot 11 (see 57317L), Block 218, District Lot 538, Plan 4581
3743 West 4th Avenue	011-483-067	Lot 12, Block 218, District Lot 538, Plan 4581

**Applicant Team**

<b>Applicant/Developer</b>	Third Space Properties Inc.
<b>Architect</b>	Yamamoto Architecture
<b>Property Owner</b>	West Point Grey Jericho (Lot 9) Investments Ltd.
	West Point Grey Jericho (Lot 11) Investments Ltd.
	West Point Grey Jericho (Lot 12) Investments Ltd.

**Statistics**

	Permitted Under Existing Zoning	Proposed
<b>Zoning</b>	3731 West 4th Avenue & 1975 Alma Street: C-2A/ 3743 West 4th Avenue: RM-3A	CD-1
<b>Site Area</b>	1991.5 sq. m (21,436 sq. ft.)	1991.5 sq. m (21,436 sq. ft.)
<b>Land Use</b>	Commercial and Residential	Mixed-use Rental Residential and Commercial
<b>Maximum FSR</b>	3.50 or 3.7 on corner sites/1.0	3.9
<b>Maximum Height</b>	23 m (75 ft.)/10.7 m (35.1 ft.)	24 m (78.7 ft.)
<b>Floor Area</b>	7,368.6 sq. m (79,314.4 sq. ft.)/ 1,991.5 sq. m (21,436 sq. ft.)	7,647.8 sq. m (82,320 sq. ft.)
<b>Unit Mix</b>	N/A	22 studio units 38 1-bedroom 37 2-bedroom 3 3-bedoom <b>100 Total</b>
<b>Natural Assets</b>	11 on-site trees 2 offsite trees 3 street trees	11 on-site trees and 3 city trees proposed for removal. 2 off-site trees proposed for retention. 7 new city trees proposed. Final numbers to be confirmed at development permit stage.