



COUNCIL REPORT

Report Date: May 12, 2026
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RTS No.: 18623
VanRIMS No.: 08-2000-20
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: 1230 West 12th Avenue

Recommendations

- A. THAT the application by BFA Studio Architects on behalf of 1220570 B.C. Ltd.¹, the registered owner of the lands located at 1230 West 12th Avenue [*Lots 7 and 8 Block 413 District Lot 526 Plan 1276; PIDs 014-678-349 and 014 678-373*], to rezone the lands from R3-3 (Residential) District to CD-1 (Comprehensive Development) District, to increase the maximum floor space ratio (FSR) from 2.4 to 6.56 and the maximum building height from 27.5 m (90 ft.) to 63 m (207 ft.), to permit a 20-storey residential building, containing 110 rental units with a minimum of 20% of the residential floor area for below-market rental units, be approved in principle;
- FURTHER THAT the draft CD-1 By-law, prepared in accordance with Appendix A, be approved in principle;
- FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by BFA Studio Architects received January 29, 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.

¹ Beneficially owned and controlled by Sophie Chen.

- C. THAT Recommendations A and B be adopted on the following conditions:
- (i) THAT the passage of the above resolutions creates no legal rights for the applicant or any other person, or obligation on the part of the City, and any expenditure of funds or incurring of costs is at the risk of the person making the expenditure or incurring the cost;
 - (ii) THAT any approval that may be granted following the Public Hearing shall not obligate the City to enact a by-law rezoning the property, and any costs incurred in fulfilling requirements imposed as a condition of rezoning are at the risk of the property owner; and
 - (iii) THAT the City and all its officials, including the Approving Officer, shall not in any way be limited or directed in the exercise of their authority or discretion, regardless of when they are called upon to exercise such authority or discretion.

Purpose and Executive Summary

This report evaluates an application to rezone the site at 1230 West 12th Avenue from R3-3 (Residential) District to CD-1 (Comprehensive Development) District. The proposal is for a 20-storey residential building containing 110 rental housing units, of which 20% of the residential floor area will be secured as below-market rental units.

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

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

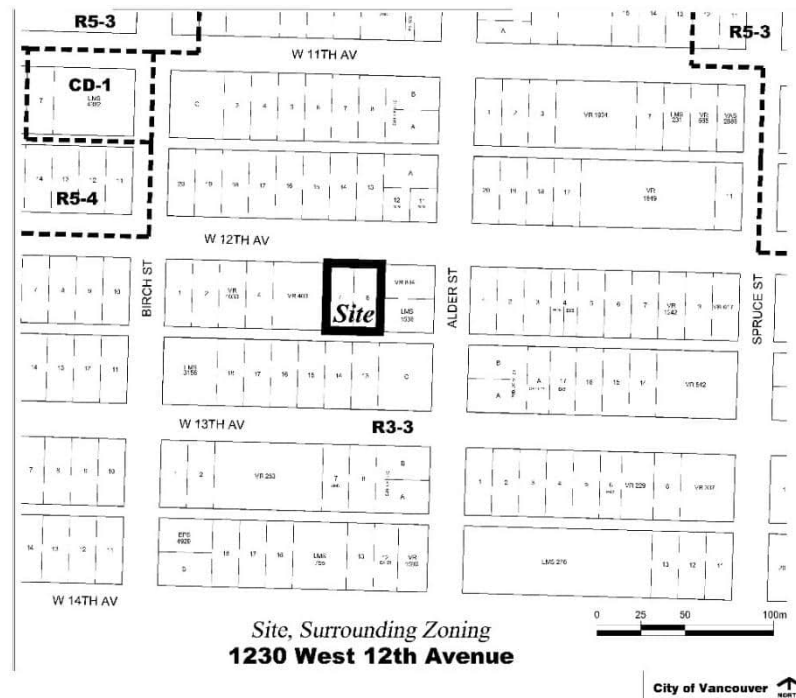
Context and Background

1. Site and Context

The subject site is comprised of two legal parcels located mid-block between Birch and Alder Streets (see Figure 1). The site has an area of approximately 1,161.2 sq. m (12,499 sq. ft.). The site and surrounding area are zoned R3-3 (Residential). The site is currently developed with a three-storey rental residential building with a total of 20 rental units. Eligible tenants are protected under the enhanced *Tenant Relocation and Protection Policy (TRPP)* for the *Plan* area.

The site is located 800 m from both the future Broadway Subway South Granville Station and Oak - VGH Station. Granville Street, Oak Street, Broadway and West 12th Avenue are part of TransLink's Frequent Transit Network with frequent bus service. The property is located within a block of the Alder Street bikeway and two blocks away from West 10th Avenue and West 14th Avenue bikeways.

Figure 1: Site and Surrounding Zoning



2. Policy Context

- Vancouver Official Development Plan** – The Generalized Land Use designation is Residential High-Rise 1, which consists of high-rise residential apartments up to 26 storeys. Lower density forms and compatible non-residential uses are permitted.
- Broadway Plan** – The site is located within the Fairview South - Area B sub-area 9.10 of the *Plan*, which generally permits 20-storey residential buildings with a minimum of 20% of the residential floor area for below-market units on lots with existing rental housing. An FSR up to 6.5 can be considered.
- Transit-Oriented Areas (TOA) Designation By-law and Transit-Oriented Areas (TOA) Rezoning Policy** – This site is within Tier 3 of both the South Granville and Oak – VGH Station TOA. As the *Plan* allows more height and density, the application is being assessed under the *Plan* policies.
- Housing Needs Report (2025)** – 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 20-storey residential building containing 110 rental housing units, of which 20% of the residential floor area will be secured as below-market rental units. The proposed height is 63 m (207 ft.), and the floor space ratio (FSR) is 6.56, which generally aligns with the *Plan*. Vehicle and bicycle parking are provided underground with access from the lane.

Figure 2: Proposed Building Looking South



2. Form of Development

This application proposes a 20-storey tower with a four-storey podium (see Figure 2). The *Plan* limits this block to two towers, and this is the first application for a tower on the block. The proposed height is 63 m (207 ft.) and the floor space ratio (FSR) is 6.56, which generally aligns with the expectations of the *Plan*. The proposal also meets the *Plan's* expectations for setbacks, tower spacing and floorplate size. Staff have prepared conditions to improve the neighbourhood fit as well as livability and privacy of residential units.

Figure 3: Urban Design Analysis Summary

Issue	Policy	Proposal	Impacts	Outcomes
Minimum Site Frontage	45.7 m (150 ft.) The <i>Plan</i> allows consideration of frontages less than 45.7 m (150 ft.) down to 30.2 m (99 ft.) provided applicable policies and guidelines are otherwise met.	30.5 m (100 ft.)	N/A	The project meets the following policies and guidelines in the <i>Plan</i> : <ul style="list-style-type: none"> The site has a minimum frontage of 30.2 metres (99 ft.); The project satisfies the <i>Plan</i>'s built form and site design principles; and The applicant demonstrates that the development would reasonably mitigate development limitations on adjacent properties. Staff have assessed the proposal and are satisfied that these criteria are met. The proposed building meets the expectations of the <i>Plan</i> 's built form and site design principles and does not compromise the future development potential of neighbouring lots.
Tower Setbacks	Towers should provide half the expected tower separation of 24.4 m (80 ft.) to neighbouring lots.	East side setback: 4.57 m. (15 ft) West side setback: 10.06 m. (33 ft) Rear (south) setback: 9.14 m. (30 ft)	Development potential of adjacent lots.	The <i>Plan</i> limits this block to two towers. Staff have assessed the block study, which demonstrates that future tower development on adjacent sites is not significantly impacted by the reduction in the setbacks. A second tower can be accommodated on the site to the west, or on the two sites to the east, if consolidated.
Below-grade Setback	3.7 m (12 ft.) along West 12th Avenue	0.3 m (1 ft.) along West 12th Avenue	Support for urban tree canopy.	A condition has been included to provide a compliant below-grade setback along West 12th Avenue to support tree retention, tree planting and rainwater infrastructure.
Public Realm and Interface	The <i>Plan</i> envisions animated front building facades with entrances, windows, balconies and patio spaces creating active and engaging edges that promote social interaction and the use of outdoor space.	The proposal generally meets these expectations.	Privacy	A condition has been included to maintain open and landscaped side yards. The interior side yard setbacks should be free of development, including elevated parking exhausts as much as possible, for a gentler transition to the neighbouring sites, and to ensure privacy.
Unit Livability	<i>High-Density Housing for Families with Children Guidelines</i>	8 studio units have no balcony	Missing balconies, daylight access, livability	A condition has been included to require balconies for all dwelling units that are oriented to front or rear yards. Each habitable room should have at least one window on an exterior wall.

- **Urban Design Panel:** A review by the Urban Design Panel was not required due to the application's consistency with the expectations and policy of the *Plan*.

- Natural Assets:** The *Urban Forest Strategy* seeks to protect and strengthen Vancouver’s urban forest and tree canopy. The Protection of Trees By-law requires permission to remove trees that meet certain conditions to protect as many healthy, viable trees while still meeting the challenges of development and housing priorities.

There are five existing trees on the site, all proposed for removal. There are five City street trees also proposed for removal but will be replaced after construction with an improved boulevard design. One off-site tree on a neighbouring property to be retained, seven proposed for removal. Twelve new on-site trees are proposed. A detailed tree assessment and retention report will be required as part of the development permit application. Staff will review these materials and provide conditions to retain and protect trees, wherever possible. This process allows for a coordinated assessment of tree retention and replacement with the proposed form of development. 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.

4. Housing

The *Housing Vancouver Strategy* seeks to deliver a range of housing tenures across the housing continuum. This application, if approved, would add 110 units, including 91 market rental units and 19 below-market rental units (20% of the residential floor area), to the City’s inventory of rental housing, which would contribute to the targets set out in the *Housing Vancouver Strategy* (see Figure 4).

Figure 4: Progress Towards 10 Year Housing Vancouver Targets (2024-2033) for Purpose-Built Rental Housing as of March 21, 2026

Housing Type	CATEGORY	10-YEAR TARGETS ^{1, 2}	Units Approved Towards Targets ³
Purpose-Built Rental Housing Units	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 1, 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 31, 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.

Vacancy Rates – Vancouver has exhibited historically low vacancy rates in the last 30 years. In 2025, the purpose-built apartment vacancy rate was 2.7% in Vancouver. The vacancy rate (based on the Canada Mortgage and Housing Corporation (CMHC) Market Rental Survey) for the South Granville/Oak neighborhood, which this site is located, is 1.8%. A vacancy rate of between 3% and 5% is considered to represent a balanced market.

Housing Mix – The *Plan* requires a minimum of 35% family units, including a minimum of 10% of units with three or more bedrooms and 25% of units with two bedrooms. This application proposes 40% family units in a mix of 37% two-bedroom and 3% three-bedroom units, thereby not meeting the policy in the three-bedroom units either in the market-rental portion nor across all units. A condition of approval and a provision in the CD-1 By-law have been included to ensure the *Plan* policy requirement for a minimum of 25% two-bedroom units and minimum of 10% three-bedroom units is met separately in both the market rental and below-market portions. All family units must be designed in accordance with the *High-Density Housing for Families with Children Guidelines*.

Figure 5: Below-Market Unit Average Rents, Market Rents in Newer Buildings, Cost of Ownership and Household Incomes Served

		Below-Market Units		Newer Rental Buildings Westside		Monthly Costs of Ownership for Median-Priced Apartment –Westside (with 20% down payment)		
	Proposed Average Unit Size (sq. ft.)	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	405	\$1,364	\$54,560	\$2,003	\$80,120	\$3,118	\$124,720	\$108,000
1-bed	561	\$1,488	\$59,520	\$2,601	\$104,040	\$3,829	\$153,160	\$136,000
2-bed	843	\$2,118	\$84,704	\$3,706	\$148,240	\$5,892	\$235,680	\$210,000
3-bed	909	\$2,891	\$115,648	\$4,875	\$195,000	\$9,050	\$362,000	\$336,000

1. Starting rents shown are calculated based on a 20% discount to city-wide average market rents as published by CMHC in the fall 2025 Rental Market Report and set in the Rental Incentive Programs Bulletin for the year 2025.
2. Data from the October 2025 CMHC Rental Market Survey for apartments in purpose-built rental 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 2025 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.

Average Rents and Income Thresholds – Figure 5 shows starting rents for below-market rental units for 2025. Average market rents and incomes served for newer rental buildings on the westside are shown in the middle two columns, and costs for home ownership are shown in the right-hand columns. Figure 5 demonstrates that below-market rental housing and market rental housing provide options that are more affordable than home ownership.

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.

To qualify for a below-market rental unit, a household’s gross annual income cannot exceed the maximum income requirements for the unit type, with at least one household member per bedroom. Policy 12.2.17 of the *Plan* specifies that below-market rental units will be subject to

tenant income testing and monitoring requirements, as described in the *Rental Incentive Programs Bulletin*. All residents will have equal access to common indoor and outdoor amenities and facilities shown in Appendix F.

Security of Tenure – Purpose-built rental housing offers permanent rental housing and security of tenure, unlike rented condominiums or basement suites in the secondary rental market. All 110 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. Covenants will be registered on title to prohibit the stratification and/or separate sale of individual units.

The Housing Agreement will secure not less than 20% of the residential floor area that is counted in the calculation of the floor space ratio for below-market units to be rented at rates targeted to meet the affordability needs of moderate-income households. Rent increases during each tenancy are capped at the Residential Tenancy Act annual allowable rental increase. Conditions related to securing the units are contained in Appendix B.

Existing Residential Tenants – The rezoning site contains existing rental residential uses, including 20 units of primary rental housing. Nineteen out of the 20 existing residential tenancies are eligible under the City's *Tenant Relocation and Protection Policy (TRPP)* for the *Plan* area. The applicant has provided a draft Tenant Relocation Plan (TRP) for eligible tenants which meets the enhanced tenant protection requirements of the City's *TRPP* for the *Plan* area. The TRP is summarised in Appendix E of this report.

The existing residential tenancies are governed by the Residential Tenancy Act (British Columbia).

5. Transportation and Parking

Parking, loading, bicycle and passenger loading spaces are finalized at the time of development permit per the Parking By-law.

6. Public Input

Public input primarily included mailed postcards, a site sign, a webpage with a digital model, an online comment form, and question and answer (Q&A) period. Refer to the [application webpage](#).

In total, approximately 38 submissions were received. Comments supported the new rental housing and the proposed density for the neighbourhood. Concerns included impacts on neighbourhood character, affordability, tenant displacement, height and density as well as a lack of amenities so that the project would cause overburdened infrastructure. Refer to Appendix D for a full summary of the public input collected and responses to public comments.

7. 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 \$1,025,696 based on December 10, 2025 rates. The value of the DCL waiver for the residential floor area is estimated to be \$1,636,925.

- **Community Amenity Contributions (CAC):** This application is subject to a negotiated CAC. Real Estate Services staff have determined that based on the cost of securing the below-market rental housing, no additional CAC is anticipated.
- **Public Art:** No public art contribution is applicable to this rezoning as the proposed floor area is below the minimum threshold.

Financial Implications

This project is expected to provide 110 rental units, with a minimum of 20% of the residential floor area secured at below-market rates as well as DCLs. 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 the *Broadway Plan*. The General Manager of Planning, Urban Design and Sustainability recommends approval in principle of the CD-1 by-law in Appendix A subject to conditions contained in Appendix B.

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APPENDIX A
1230 West 12th 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.

Designation of CD-1 District

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

Definitions

3. Words in this by-law have the meaning given to them in the Zoning and Development By-law, except that:
 - (a) for the purposes of calculating the total dwelling unit area for section 5.1 of this by-law, “Dwelling Unit Area” is the floor area of each dwelling unit, measured to the inside of all perimeter walls, excluding any floor area as required by section 6.4 of this by-law; and
 - (b) “Below-Market Rental Dwelling Units” means dwelling units that meet the requirements of approved Council policies and guidelines for below-market rental housing, as secured by a housing agreement and registered on title to the property.

Uses

4. Subject to approval of the form of development, to all conditions, guidelines and policies adopted by Council, and to the conditions set out in this by-law or in a development permit, the only uses permitted within this CD-1 and the only uses for which the Director of Planning or Development Permit Board will issue development permits are:
 - (a) Dwelling Uses, limited to Multiple Dwelling; and
 - (b) Accessory Uses customarily ancillary to the uses permitted in this section.

Conditions of Use

- 5.1 A minimum of 20% of the total dwelling unit area must be below-market rental dwelling units.
- 5.2 The design and layout of at least 35% of the total number of below-market rental dwelling units and at least 35% of the total number of other dwelling units must:
 - (a) be suitable for family housing; and
 - (b) have 2 or more bedrooms, of which:
 - (i) at least 25% of the total dwelling units must be 2-bedroom units, and
 - (ii) at least 10% of the total dwelling units must be 3-bedroom units.

Floor Area and Density

- 6.1 Computation of floor area must assume that the site area is 1,161.2 m², being the site area at the time of the application for the rezoning evidenced by this by-law, prior to any dedications.
- 6.2 The maximum floor space ratio for all uses combined is 6.56.
- 6.3 Computation of floor area must include all floors having a minimum ceiling height of 1.2 m, both above and below base surface, measured to the extreme outer limits of the building.
- 6.4 Computation of floor area and dwelling unit area must exclude:
 - (a) balconies and decks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, provided that:
 - (i) the total area of these exclusions must not exceed 12% of the permitted floor area, and
 - (ii) the balconies must not be enclosed for the life of the building;
 - (b) patios and roof decks, if the Director of Planning considers the impact on privacy and outlook;
 - (c) floors or portions thereof that are used for:
 - (i) off-street parking and loading located at or below base surface, provided that the maximum exclusion for a parking space does not exceed 7.3 m in length,
 - (ii) bicycle storage, and
 - (iii) heating and mechanical equipment or uses that the Director of Planning considers similar to the foregoing.

- (d) entries, porches and verandahs if the Director of Planning first approves the design;
 - (e) all residential storage area above or below base surface, except that if residential storage area above base surface exceeds 3.7 m² per dwelling unit, there will be no exclusion for any of the residential storage area above base surface for that unit; and
 - (f) all storage area below base surface for non-dwelling uses.
- 6.5 The Director of Planning or Development Permit Board may exclude common amenity areas from the computation of floor area, to a maximum of 10% of the total permitted floor area, if the Director of Planning or Development Permit Board considers the intent of this by-law and all applicable Council policies and guidelines.
- 6.6 Where floor area associated with residential storage area is excluded, a minimum of 20% of excluded floor area above base surface must be located within the below-market rental dwelling units as storage area.

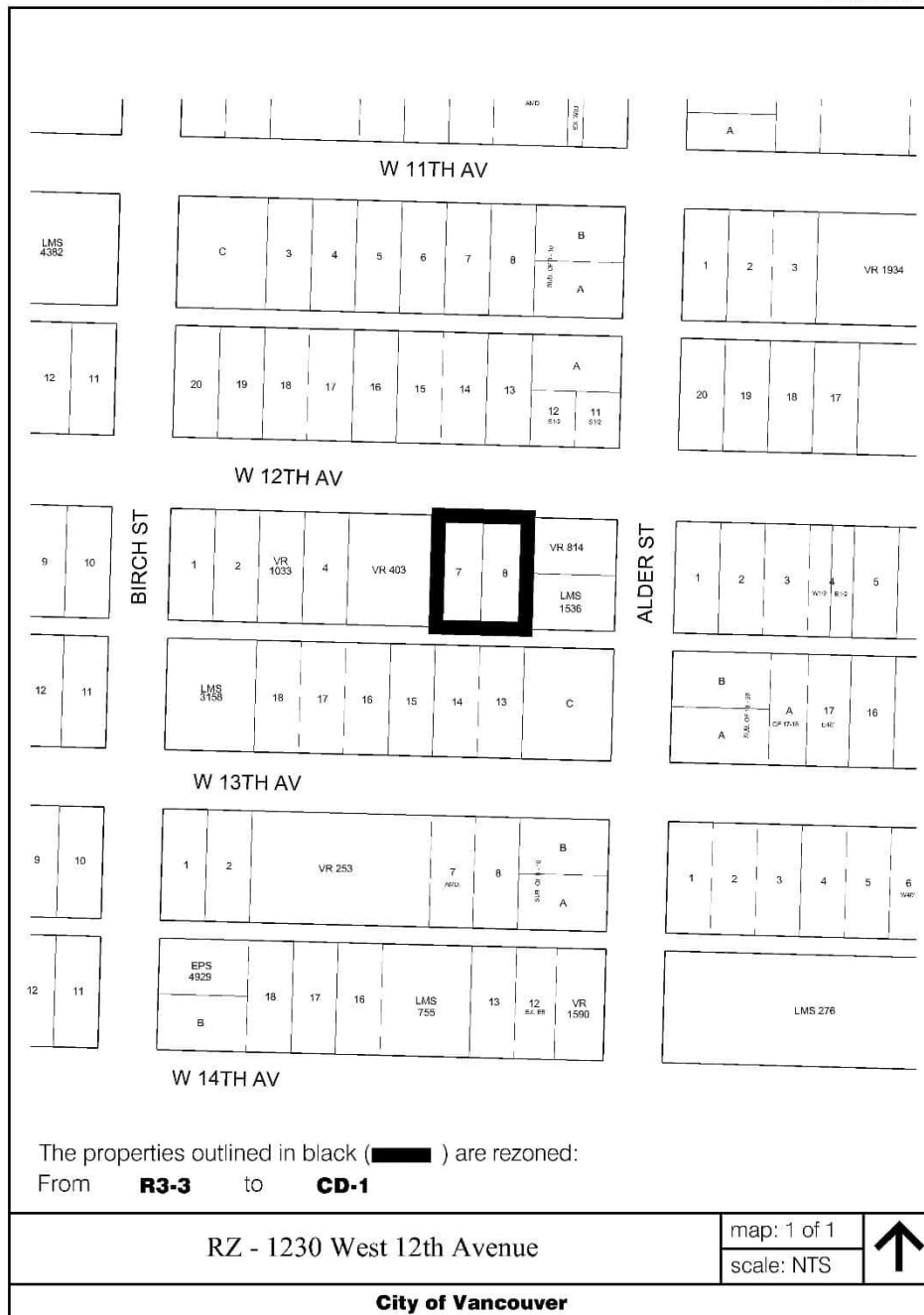
Building Height

- 7.1 Building height must not exceed 63.0 m.
- 7.2 Despite section 7.1 of this by-law and the building height regulations in section 10 of the Zoning and Development By-law, the Director of Planning, after considering the impact on building placement, massing, views, overlook, shadowing and noise, may permit architectural features, common rooftop amenity space or mechanical appurtenances including elevator overrun and rooftop access structures, or any other appurtenances that the Director of planning considers similar to the foregoing, to exceed the maximum building height.

Access to Natural Light

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

Schedule A



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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 BFA Studio Architects received January 29, 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 build upon the public realm, pedestrian interface and neighbourliness.
 - (a) Provide a 3.7 m (12 ft.) setback along West 12th Avenue, including for levels P2 and P3 where possible, to support tree retention, tree planting and rainwater infrastructure. Also refer to Urban Forestry condition 1.8; and
 - (b) Maintain open and landscaped side yards. The interior side yard setbacks should be free of development, including elevated parking exhausts as much as possible, for a gentler transition to the neighbouring sites, and to ensure privacy.
- 1.2 Design development to improve the livability and daylight access of residential units.
 - (a) Ensuring that podium level units have principal living spaces and balconies oriented to the front or rear yards;
 - (b) All units, including studios, should have access to an adequate private outdoor space (*City-wide Design and Development Guidelines, Section 2.5*);

Note to Applicant: Studios may have no balconies provided commensurate additional common amenity space is provided. Also refer to Housing condition 1.11; and
 - (c) Ensuring that each habitable room, including the units C1 flex rooms, have at least one window on an exterior wall of the building.

Landscape

- 1.3 Provision of coordinated and updated Survey and Arborist Report to confirm all By-law protected trees.

Note to Applicant: There are inconsistencies between the Arborist Report and the Survey. The Arborist Report identifies the neighbours' trees #OS2, #OS3 and #OS4 as undersized, whereas they Survey indicates these trees as permit sized. Coordinated documentation is required at development permit stage to confirm.

- 1.4 Resolution of conflict between the development and removal/ or retention of offsite trees# #3582, #3588 and #OS2-4.

Note to Applicant: The Arborist Report indicated removal of these neighbouring trees due to direct conflict with the proposed development and parkade excavation. However, the Landscape Drawing L2 shows these trees as retained.

If removal of neighbours' trees is proposed, consent letters from the affected neighbours must be submitted at the development permit stage, in order for staff to approve the proposed removal of the neighbours' trees, and the associated form of development.

If consent letter(s) cannot be obtained, further analysis and coordination with the arborist and design team will be required to better understand the scope of work and impacts to adjacent trees. Design modifications may be necessary to ensure safe retention of off-site trees.

Urban Forestry

- 1.5 Proposed removals on City property (trees 3577, 3578, 3579, 3580 and 3581) are supportable contingent on the collection of tree value and replacement trees in a front boulevard of adequate width (a minimum of 1.8 m).

- 1.6 Provision of an updated landscape plan.

Note to Applicant: Indicate front boulevard tree species to be Acer x freemanii 'Autumn Fantasy'.

- 1.7 Provision of updated architectural site plans.

Note to Applicant: As per section 11.2.7 of the *Broadway Plan*, where underground parking structures are provided, they should be set back from the fronting property line and exterior side yard (where applicable) by 3.7 m (12 ft.) to ensure adequate soil depth for healthy trees.

Where roughly equivalent site area is provided, alternative alignments for underground setbacks may be considered to better accommodate high-value tree retention, on-site tree planting (e.g. within an enhanced open space setback), or to support green rainwater infrastructure associated with blue green systems.

- 1.8 The replacement tree species to be coordinated with and approved by Park Board Urban Forestry in advance.

Housing

- 1.9 The proposed unit mix, including 44 studio units (40%), 22 one-bedroom units (20%), 41 two-bedroom units (37%) and 3 three-bedroom units (3%) is to be revised in the Development Permit drawings to achieve at least 10% three-bedroom units and 25% two-bedroom units, separately in both the market rental and below-market portions.

Note to Applicant: Any changes in the unit mix from the rezoning application may be varied under the discretion of the Director of Planning or Development Permit Board provided that it does not go lower than 35% of the market rental units and 35% of the

below-market rental units, designed to be suitable for families with children, of which at least 25% must be two-bedroom units and at least 10% must be three-bedroom units.

The proposed market rental and below-market rental unit mix should be designed to accommodate returning tenants exercising the Right of First Refusal to return to the new building. Returning tenants must be offered a unit appropriate to their household as defined by the CMHC National Occupancy Standard, as outlined in the *Tenant Relocation and Protection Policy* and *TRPP Bulletin*, at below-market rents. See condition 2.4.

- 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);
 - (b) A minimum of 2.3 sq. m (25 sq. ft.) of bulk storage for each dwelling unit (S. 4.4.2);
 - (c) A multi-purpose indoor amenity space appropriate in size for the scale of the project, with a wheelchair accessible washroom and kitchenette. Consider positioning this adjacent to the children’s play area to enable parental supervision from the amenity room (S. 3.7.3); and
 - (d) A balcony for each unit with 1.8 by 2.7 m minimum dimensions (S. 4.3.2).

Note to Applicant:

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

Sustainability

- 1.12 All new buildings in the development will meet the requirements of the *Green Buildings Policy for Rezoning*s (amended November 27, 2024) located at <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*.

Engineering

- 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 or 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 lane. Pick up operations should not require the use of public property for storage, pick up or return of bins to the storage location.

- 1.18 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 eight 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."

"Tree species, final spacing, quantity and location to the satisfaction of the General Manager of Engineering Services. New trees must be of good standard, minimum 6 cm caliper, and installed with approved root barriers, tree guards and appropriate soil volumes. Installation of Engineered Soil may be required to obtain appropriate soil volumes based on site conditions. Root barriers shall be of rigid construction, 8 ft. long and 18 in. deep, centre on each street tree adjacent to the sidewalk and any off-street bike facility. Planting depth of root ball must be below sidewalk grade. Contact Park Board at pbdevelopment.trees@vancouver.ca for inspection after tree planting completion".
 - (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.

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 to be used alongside the City design guidelines and construction standards: <https://vancouver.ca/streets-transportation/streetscape-design-guidelines.aspx>.

- 1.19 Parking, loading, bicycle, and passenger loading space quantities must be provided and maintained in accordance with the requirements of the Vancouver Parking By-Law.
- 1.20 Provision of parking access, per [Parking By-law Section 4](#) and the [Design Supplement](#):
 - (a) Two-way vehicle flow, including:
 - (i) Minimum 6.7 m (22 ft.) ramp width at the enter phone/RFID reader.
- 1.21 Provision of vehicle spaces, per [Parking By-law Section 4](#) and the [Design Supplement](#), including:
 - (a) Maximum 0.15 m (0.5 ft.) column encroachment into vehicle spaces.
- 1.22 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; and
 - (b) Clear unloading area or raised rear dock, minimum 1.8 m (5.9 ft.) wide, with suitable access to facilitate goods loading / unloading.
- 1.23 Provision of bicycle spaces, per [Parking By-law Section 6](#), including:
 - (a) An elevator for all spaces located below the first level of underground parking. A separate bicycle call button is to be provided on all floors requiring bicycle access to allow users to call the bicycle elevator directly.

Note to Applicant: Provide confirmation that the bicycle elevator will be servicing both Level P2 and Level P3.
- 1.24 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) Dimension of columns and column encroachments into parking spaces;
 - (c) Section drawings showing elevations and minimum vertical clearances for parking levels, loading bays, ramps, and to the underside of raised security gates considering mechanical projections and built obstructions; and
 - (d) Design elevations at all breakpoints on both sides of ramps, drive aisles, loading and passenger loading spaces, accessible spaces, and entrances.
- 1.25 Provision of a complete Hydrogeological Study, as required by the Zoning and Development By-law (Section 4), which addresses the requirements outlined in the Groundwater Management Bulletin, including but not limited to:

- (a) Characterization and/or monitoring of hydrostratigraphic units above the proposed foundation depth;

Note to Applicant: The Final Hydrogeological Report should detail findings from a site investigation, including monitoring of groundwater conditions and additional information to support conclusions regarding the presence or absence of an historic stream on site.

- (b) Construction-related and permanent groundwater management, including quantitative estimates (in litres per minute) of anticipated construction and permanent (post-construction) groundwater discharge rates for City approval; and
- (c) An updated Impact Assessment to confirm that there are no significant risks from groundwater extraction/diversion.

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

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

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

- 1.26 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.

- 1.27 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.

- 1.28 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>

- 1.29 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 7 and 8 Block 413 District Lot 526 Plan 1276 to create a single parcel.
- 2.2 Provision of a natural watercourse agreement.

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

- 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 Binnie dated November 29, 2024, no water main upgrades are required to service the development.

The main servicing the proposed development is 200 mm. Should the development require water service connections larger than 200 mm, the developer shall upsize the existing main to the satisfaction of the General Manager of Engineering Services. The developer is responsible for 100% of the cost of the upgrading. The maximum water service connection size is 300 mm. Should the development’s Fire Underwriter’s Survey Required Fire Flow calculation change as the building design progresses, a resubmission to the City

of Vancouver Waterworks Engineer is required for re-evaluation of the Water System.

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

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

Note to Applicant: Implementation of development(s) at 1230 West 12th Avenue does not require any sewer upgrades.

Development to be serviced to the existing 300 mm combined sewer in West 12th Avenue.

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

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

- (c) Provision of street improvements with appropriate transitions, along West 12th Avenue adjacent to the site, including:
- (i) Minimum 2.0 m wide front boulevard; and
 - (ii) Minimum 2.4 m wide broom-finish saw-cut concrete sidewalk.
- (d) Provision of street improvements with appropriate transitions, along the lane south of West 12th Avenue adjacent to the site, including:
- (i) Full depth pavement reconstruction.

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

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

- (e) Provision of speed humps in the east-west lane south of West 12th Avenue between Alder and Birch Streets.
- (f) Provision of upgraded street lighting (roadway and sidewalk) to current City standards and Illuminating Engineering Society of North America (IESNA) recommendations;
- (g) 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.

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

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

- (i) 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 Class A for-profit affordable rental housing, excluding Seniors Supportive or Independent Living Housing, and including at least 20% of the residential floor area that is counted in the calculation of the dwelling unit area per the CD-1 By-law to be secured as below-market rental housing 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) That the average initial starting monthly rents by unit type for the below-market rental housing dwelling units in the project will be at least 20% below the average market rent for private rental apartment units city-wide as published by the most recent Canada Mortgage and Housing Corporation in the Rental Market Survey Data Tables for Vancouver at the time when the Occupancy Permit is issued;
- (e) That a rent roll indicating the agreed maximum average initial monthly rents for the below-market rental housing units will be required prior to issuance of an occupancy permit, to the satisfaction of the General Manager of Planning, Urban Design or Sustainability (or successor in function) and the Director of Legal Services;
- (f) Following initial occupancy, on a change in tenancy for a below-market rental housing dwelling unit, the starting rent for such new tenancy will be at least 20% below the rent for private rental apartment units city-wide as published by the Canada Mortgage and Housing Corporation in the most recent Rental Market Survey Data Tables for Vancouver for that unit type at the time of the change in tenancy;
- (g) That the applicant will verify eligibility of new tenants for the below-market rental housing dwelling units, based on the following:
 - (i) For new tenants, annual household income cannot exceed (4) four times the annual rent for the unit (i.e., at least 25% of household income is spent on rent); and
 - (ii) There should be at least one occupant per bedroom in the unit;
- (h) That the applicant will verify the ongoing eligibility of existing tenants in below-market rental dwelling units every five (5) years after initial occupancy:
 - (i) For such tenants, annual household income cannot exceed 5 times the annual rent for the unit (i.e., at least 20% of income is spent on rent); and
 - (ii) There should be at least one occupant per bedroom in the unit;
- (i) On an annual basis, or at the request of the City, the applicant will report to the City of Vancouver on the operation of the below-market rental housing dwelling units which will ensure that the City can confirm that the units are being operated as agreed, and will include a rent roll for the below-market rental housing dwelling units, and a summary of the results of eligibility testing for these units; and
- (j) Such other terms and conditions as the General Manager of Planning, Urban Design or Sustainability (or successor in function) and the Director of Legal Services may require in their sole discretion.

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

- 2.5 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 the *Broadway Plan* and the *Tenant Relocation and Protection Policy* that is effective at the time of submission of the development permit application.
 - (b) Provide a notarized declaration prior to issuance of the development permit that demonstrates that each tenant has been given written notice of the intent to redevelop the property; that indicates the number of units occupied on the date of the notice; and includes copies of a letter addressed to each eligible tenant summarizing the Tenant Relocation Plan offer and signed as received by each eligible tenant.
 - (c) Provide an Interim Tenant Relocation Report to the satisfaction of the General Manager of Planning, Urban Design and Sustainability prior to issuance of the Demolition Permit. The Report must include, but may not be limited to, the names of tenants; whether each tenant has indicated interest in the Right of First Refusal to return to the new building; each tenant's choice of either the financial compensation, temporary rent top-up or lump sum rent top up option; the names of any tenants who have ended their tenancy; the reason for its end (e.g. tenant decision or mutual agreement to end tenancy); the outcomes of their search for alternate accommodation (if assistance was requested by the tenant), and their temporary rent top up amount for the first year of tenancy in the alternative unit (if applicable) and total compensation amount(s); the names of tenants still remaining in the building; the status of the applicant's search for relocation options (if assistance was requested by the tenant) and/or additional assistance rendered, as required through their Tenant Relocation Plan. A copy of the Temporary Rent Top-Up Calculation Form for each tenant that chooses the Temporary Rent Top up option must also be provided with the Interim Tenant Relocation Report.

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

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

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

Agreements

Note: Where the Director of Legal Services deems appropriate, the preceding agreements are to be drawn, not only as personal covenants of the property owners, but also as registrable 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-laws at no cost to the City.

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

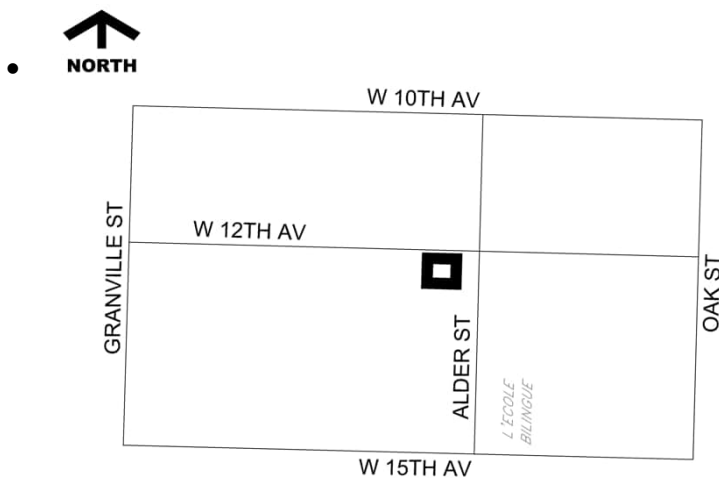
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APPENDIX C
1230 West 12th Avenue
PUBLIC CONSULTATION SUMMARY

1. List of Engagement Events, Notification, and Responses

Event	Date(s)	Details
Webpage published	April 7, 2025	https://www.shapeyourcity.ca/1230-w-12-ave
Postcard mailed	May 13, 2025	5,341 notices mailed (approximate)
Site sign installed	April 14, 2025	n/a
Online comment form	April 2025 – July 2025	30 submittals <ul style="list-style-type: none"> • 9 responses support • 15 responses opposed • 6 responses mixed
Question and Answer (Q&A) period (2 weeks)	May 14, 2025 – May 27, 2025	6 submissions
Other input (phone calls, direct emails, etc.)	April 2025 – July 2025	2 submissions
Total webpage views	April 2025 – July 2025	192 page views
Total Submissions (Comments submitted + questions asked + other input methods)		38 submissions

2. Map of Notification Area



3. Analysis of All Comments Received

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

Areas of support:

- **Neighbourhood fit:** The proposed development would create more housing opportunities and revitalize the area.
- **Height and density:** Due to the location of the development along a major transit route, the height and density is appropriate.

Areas of concern:

- **Height and density:** The height of the proposal would be too tall for the area which mainly consists of low-rise buildings. The proposed density is too great for the area.
- **Infrastructure and amenities:** Concern that the existing area does not have sufficient infrastructure and amenities to accommodate a development of this scale.
- **Displacement:** Existing residents will be displaced due to construction and perceived unaffordability of the new units.

The following miscellaneous comments were received from the public (note: these were topics that were not ranked as highly as above).

General comments of support:

- Adds much needed rental housing to the neighbourhood and City.
- The proposed development is located near future a major transit station and as such it makes sense to have a project of the proposed scale and density in the area.

General comments of concern:

- Housing will not be affordable.
- Views will be blocked by the new proposed development, which will also create shadows for existing residents and at the street level.
- The building design is unattractive and does not fit into the character of the neighbourhood.
- Concern that the proposed development is not appropriate for its location.
- Traffic will be negatively impacted and will reduce access to parking in the area.
- Construction will cause noise pollution and general disruption.
- Damage to green spaces.

Neutral comments/suggestions/recommendations:

- Consider requesting the building height be reduced to a more moderate level.
- Add a commercial unit at grade.

Response to Public Comments

- *Height and density* – The proposed height, scale, uses and density are consistent with the intent of the *Plan*. It is appropriate due to the proximity to transit routes, schools, services and shopping amenities in the neighbourhood and its location on an arterial.
- *Infrastructure and amenities*: Services and infrastructure within the *Plan* area are continuously upgraded and expanded to keep pace with the increase in population as also noted in the Public Benefits Strategy within the *Plan*. Levies collected from new developments also help fund new infrastructure.
- *Displacement*: The *Plan* provides enhanced tenant protections, supported by extensive economic testing of heights and density. Eligible tenants of the current building are protected under the *TRPP*, which offers enhanced supports.

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**APPENDIX D
SUMMARY OF DRAFT TENANT RELOCATION PLAN TERMS**

Tenant Relocation and Protection Requirements	Tenant Relocation Plan Offer
Financial Compensation	<p>The choice of either:</p> <p>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:</p> <ul style="list-style-type: none"> • 4 months’ rent for tenancies up to 5 years; • 5 months’ rent for tenancies over 5 years and up to 10 years; • 6 months’ rent for tenancies over 10 years and up to 20 years; • 12 months’ rent for tenancies over 20 years and up to 30 years; • 18 months’ rent for tenancies over 30 years and up to 40 years; and • 24 months’ rent for tenancies over 40 years. <p>Or:</p> <p>For tenants that wish exercise their Right of First Refusal to return to the new building, a temporary rent top-up to mitigate rent increases while waiting to return to the new building.</p> <p>Or:</p> <p>A lump sum rent top-up payment, equivalent to the estimated value of a rent top-up for 33 months.</p>
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)	<p>A flat rate of \$750 or \$1000 will be provided to all eligible tenants depending on the type of unit.</p>
Assistance in Finding Alternate Accommodation (3 options)	<p>Staff have distributed tenant needs assessment surveys. These surveys will be used in relocation efforts and to identify tenants’ needs and preferences.</p> <p>The applicant has committed to monitor the rental market and provide tenants requesting assistance with three options in Vancouver that best meet the tenants’ identified priorities.</p>

<p>Additional Support for Low Income Tenants or Tenants Facing Other Barriers to Appropriate Housing</p>	<p>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 TRP Policy, the applicant has committed to assisting in securing a permanent, suitable affordable housing option.</p>
<p>First Right of Refusal</p>	<p>The applicant has committed to offering all eligible tenants the Right of First Refusal to return to the new building at either a 20% discount to city-wide average market rents by unit type for the City of Vancouver, as published annually, or at the tenant’s current rent, whichever is less</p>

* * * * *

**APPENDIX E
PUBLIC BENEFITS**

Summary of development contributions expected under proposed zoning

City-wide DCL ^{1,2}	\$0
Utilities DCL ¹	\$1,025,696
TOTAL	\$1,025,696

Other benefits (non-quantifiable components):

110 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 by-laws in effect as of December 10, 2025; by-laws are subject to future adjustment by Council including annual inflationary adjustments. DCLs are payable at building permit issuance based on rates in effect at that time. 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 value of the anticipated DCL waiver is estimated to be \$1,636,925. 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 DCL Bylaw. These requirements will be secured by a Housing Agreement, and compliance will be assessed through the development permit stage to occupancy permit issuance.

* * * * *

APPENDIX F REZONING APPLICATION SUMMARY

Property

Address	Parcel Identifier (PID)	Legal Description
1230 West 12th Avenue	014-678-373	Lot 8 Block 413 District Lot 526 Plan 1276
	014-678-349	Lot 7 Block 413 District Lot 526 Plan 1276

Applicant Team

Applicant	BFA Studio Architects
Architect	BFA Studio Architects
Property Owner	1220570 B.C. Ltd., beneficially owned and controlled by Sophie Chen

Development Statistics

	Permitted Under Existing Zoning	Proposed				
Zoning	R3-3	CD-1				
Site Area	1,161.2 sq. m (12,499 sq. ft.)					
Land Use	Residential					
Maximum FSR	2.4	6.56				
Maximum Height	27.5 m (90 ft.)	63 m (207 ft.) to top of parapet 68.3 m (224 ft.) to top of mechanical/amenity				
Floor Area	2,786.9 sq. m (29,998 sq. ft.)	7,617.5 sq. m (81,994 sq. ft.)				
Unit Mix	N/A	<table style="width: 100%; border: none;"> <tr> <td style="width: 50%; vertical-align: top;"> Below-Market units: 19 3 3+-bedroom units 9 2-bedroom units 6 1-bedroom units 1 studio units </td> <td style="width: 50%; vertical-align: top;"> Market Rental units: 91 0 3+-bedroom units 32 2-bedroom units 16 1-bedroom units 43 studio units </td> </tr> <tr> <td colspan="2" style="text-align: center;"> Total: 110 units 3 3+-bedroom units 41 2-bedroom units 22 1-bedroom units 44 studio units </td> </tr> </table>	Below-Market units: 19 3 3+-bedroom units 9 2-bedroom units 6 1-bedroom units 1 studio units	Market Rental units: 91 0 3+-bedroom units 32 2-bedroom units 16 1-bedroom units 43 studio units	Total: 110 units 3 3+-bedroom units 41 2-bedroom units 22 1-bedroom units 44 studio units	
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Parking and Bicycle Spaces	As per Parking By-law	46 vehicle spaces, 215 Class A bicycle spaces, 2 loading spaces To be confirmed at development permit stage				
Natural Assets	Five on-site by-law trees; seven off-site trees; five City trees	Five on-site trees for removal; five City trees for removal; six trees on neighbouring property to be removed and one to be retained; 12 new on-site trees proposed. To be confirmed at development permit stage				