



COUNCIL REPORT

Report Date: May 12, 2026
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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: 602-646 Kingsway and 603-619 East 16th Avenue

Recommendations

- A. THAT the application by Perkins + Will Canada Architects Co., on behalf of Bonnis Development King Inc., the registered owner of the lands located at:
- 602 Kingsway [*PID 004-696-760; Lot A Block 101 District Lot 301 Plan 20943*],
 - 610-612 Kingsway [*PID 014-234-521; Amended Lot 3 (See 224853L) Block 101 District Lot 301 Plan 1888*],
 - 624-626 Kingsway [*PID 025-565-613; Lot D Block 101 District Lot 301 Group 1 New Westminster District Plan BCP1286*],
 - 630-636 Kingsway [*PID 014-234-599; Amended Lot 5 (Explanatory Plan 3722) Block 101 District Lot 301 Plan 1888*],
 - 638-642 Kingsway [*PID 014-234-611; Lot 6 Block 101 District Lot 301 Plan 1888*],
 - 644-646 Kingsway [*PID 014-234-629; Lot 7 Block 101 District Lot 301 Plan 1888*],
 - 603 East 16th Avenue [*Lots B and C of Block 101 District Lot 301 Plan 20943; PIDs 004-696-786 and 004-696-808, respectively*], and
 - 615-619 East 16th Avenue [*PID 009-429-905; Lot 18 Block 101 District Lot 301 Plan 1888*],

to rezone the lands from C-2A (Commercial and Mixed-use) District to CD-1 (Comprehensive Development) District, to increase the maximum floor space

ratio (FSR) from 3.7 to 8.6 and increase the maximum building height from 23.0 m (75 ft.) to 46.3 m (152 ft.) and 79.3 m (260 ft.), to permit the development of two mixed-use buildings of 14 and 25 storeys, containing 330 rental units, of which 20% of the residential floor area will be secured as below-market rental units, with commercial space on the ground floor, a private 20-space childcare facility and the delivery of public open space, 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 Perkins + Will Canada Architects Co., received March 6, 2025 and supplemental plans received September 5, 2025 and September 23, 2025;

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

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

FURTHER THAT the Director of Legal Services be instructed to bring forward the amendment to the Noise Control By-law at the time of enactment of the CD-1 By-law.

- E. THAT Recommendations A to D be adopted on the following conditions:
 - (i) THAT the passage of the above resolutions creates no legal rights for the applicant or any other person, or obligation on the part of the City and any expenditure of funds or incurring of costs is at the risk of the person making the expenditure or incurring the cost;
 - (ii) THAT any approval that may be granted 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 602-646 Kingsway and 603-619 East 16th Avenue from C-2A (Commercial and Mixed-use) District to CD-1 (Comprehensive Development) District. The proposal is for two mixed-use buildings of 14 and 25 storeys, containing 330 rental units with 20% of residential floor area for below-market rental units, commercial space on the ground floor, a private childcare facility on the podium, and delivery of public open space.

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

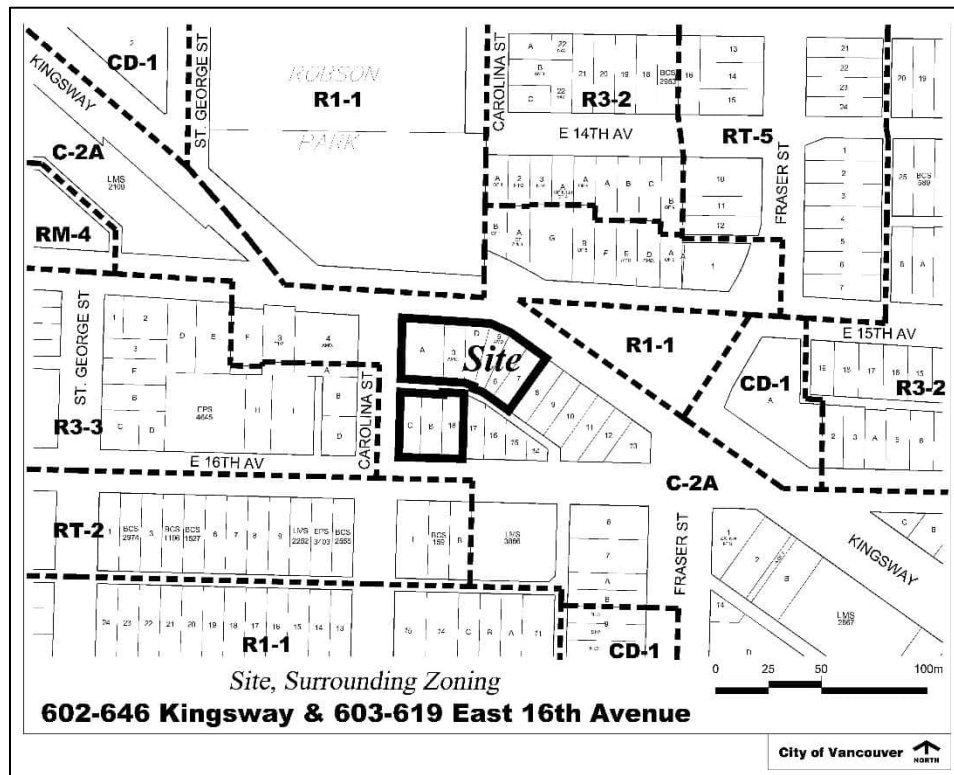
Context and Background

1. Site and Context

The subject site is zoned C-2A and comprises nine parcels, located in the west half of the triangular block formed by Kingsway, East 16th Avenue and Carolina Street (see Figure 1). The site is currently developed with low-rise commercial and mixed-use developments. The site contains five rental units, with three of four existing tenancies eligible for provisions under the *Tenant Relocation and Protection Policy (TRPP)*.

The surrounding neighbourhood consists of low-rise commercial and mixed-use developments along Kingsway and Fraser Street, a place of worship and townhouse developments to the west along East 16th Avenue, and single detached houses to the south. The neighbourhood is undergoing significant change with nearby approved mixed-use rental towers on Fraser Street at 17th Avenue and at the Kingsway intersection. The *Broadway Plan* anticipates this area near Kingsway and Fraser Street to develop with residential mixed-use developments with heights up to 25 storeys. The future Mount Pleasant Station will be located 1,000 m to the northwest.

Figure 1: Site and Surrounding Zoning



2. Policy Context

- Vancouver Official Development Plan (ODP):** The site is designated Mixed-Use - High-Rise 1 in the Generalized Land Use (GLU) Map in the *Vancouver ODP*, which allows for mixed-use buildings up to 26 storeys in height with non-dwelling uses at ground level and office or dwelling uses above. The proposal is consistent with the height and uses permitted in the *Vancouver ODP*.
- Broadway Plan (Plan):** The site is located within the Mount Pleasant Centre - Area C (MCEC) sub-area 10.12. The *Plan* permits 25-storey mixed-use rental buildings with an FSR up to 8.5, where a minimum of 20% of the residential floor area is secured at below-market rents. Ground floor retail or service uses are required along Kingsway. The proposal is generally consistent with the permitted height, density and uses in the *Plan*.
- Housing Needs Report:** The *Vancouver Charter* requires that when Council amends or adopts an affordable and special needs housing zoning by-law, also known as inclusionary zoning, Council must consider the most recent housing needs report, and the housing information on which it is based. The most recent housing needs report amendment was received on January 1, 2025.

Discussion

1. Proposal

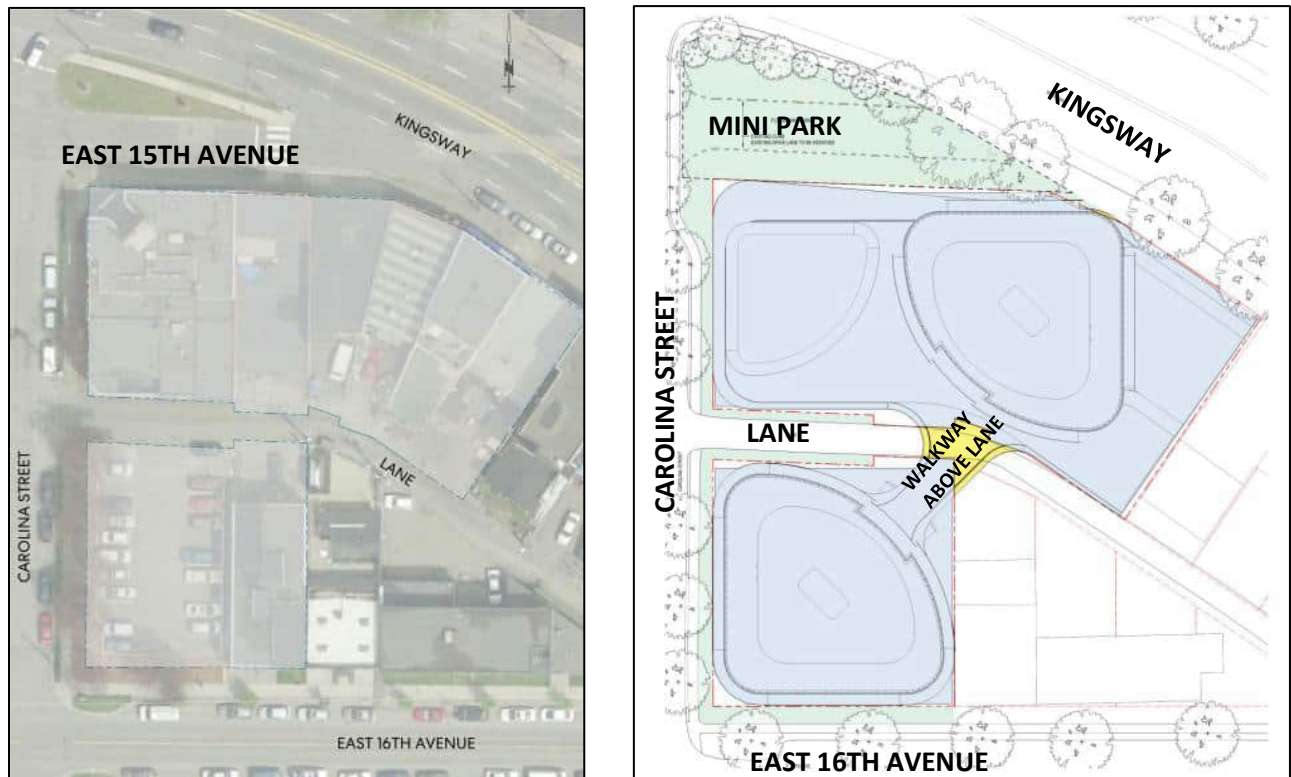
The proposal is for two mixed-use buildings of 14 and 25 storeys (Figure 2), containing 330 rental units with 20% of residential floor area for below-market rental units, commercial space on the ground floor, a private 20-space childcare facility on level two of the podium, and delivery of public open space with the closure of a portion of East 15th Avenue. Building heights of 46.3 m (152 ft.) and 79.3 m (260 ft.) and a floor space ratio (FSR) of 8.6 are proposed. Four levels of underground vehicle parking in the north tower and two levels of underground bicycle parking in the south tower are to be accessed from the lane.

Figure 2: Proposed Building Looking Southeast



A portion of the existing road network adjacent to the north portion of the site will be closed and replaced with a public park/plaza. Condition 2.5 (c) in Appendix B requires the removal of the existing curb and gutter and roadway in the portion of East 15th Avenue that will be closed to motor vehicles (Figure 3).

Figure 3: Existing Roadway Condition and Future Mini Park



2. Form of Development

This application proposes two mixed-use residential towers of 14 (north tower) and 25 storeys (south tower) with a two-storey podium connected through a walkway across the lane. The proposed built form generally meets the *Plan's* expectations. Refer also to the Urban Design Summary in Figure 4 below for variances and main issues.

Figure 4: Urban Design Analysis Summary

Criteria	Policy	Proposal	Evaluation	Response
Floor Area and Density	8.5 FSR	8.54 FSR	Generally complies with the intent of the <i>Plan</i> .	The CD-1 By-law permits an FSR of 8.6 for rounding purposes, with the form of development subject to the approval by the Director of Planning or Development Permit Board.

Criteria	Policy	Proposal	Evaluation	Response
Height	Up to 25 storeys	25 and 14 storeys towers.	Generally complies with the intent of the <i>Plan</i> . Refer also to Shadowing/Solar Access criteria below.	--
Building Massing - Podium	Podium height: 4 storeys	Podium height: 2 storeys	While a continuous four-storey podium is a more appropriate transition to the anticipated streetwall, the proposed two-storey podium helps minimize shadow impacts on the adjacent new mini public plaza and is compatible in scale with the neighbouring low-rise heritage village.	Condition 1.3 in Appendix B seeks at least one additional partial storey at the Level 2 podium of the North tower for an improved streetwall transition along Kingsway.
Shadowing / Solar Access	Proposed new development should not create new shadow impact on parks and public school yards from the spring to fall equinoxes between 10am and 4pm.	Partial shadow impacts on Robson Park	Partial shadow impacts along the southern edge of Robson Park, between 12 pm to 2 pm during the equinoxes. Partial shadow impacts extend to McAuley Park at 4:00 p.m. during the fall equinox. However, impacts are an exception under the solar access policy.	Condition 1.1 in Appendix B seeks to reduce shadow impacts. Additional details on the shadow analysis are provided in Appendix D.
Tower Separation	24.4 m (80 ft.)	23.5 m (77 ft.)	A block study demonstrates that the proposed development does not negatively impact the redevelopment potential of future neighbouring sites to the east along Kingsway.	Due to the proposed curved geometry and staggered tower placement, impacts on privacy, daylight access and openness to sky are minimized. Refer to Condition 1.2 in Appendix B.
Setbacks	South tower: 0m	South tower: 1.4m (4.5 ft.) setback proposed along the east property line.	The site to the east is zoned C-2A, which enables a 6-storey building without a side yard setback. As the proposal is set back along the east property line, a continuous street wall with ground-floor retail is not	Condition 1.3 in Appendix B has been included to require an appropriate built-form transition to the future six-storey C-2A development, with the objective of improving appropriate building

Criteria	Policy	Proposal	Evaluation	Response
			<p>achieved, resulting in a weaker public realm interface along East 16th Avenue.</p> <p>In addition, the proposed setback introduces concerns related to Crime Prevention Through Environmental Design (CPTED) as well as livability concerns, including insufficient access to daylight and natural ventilation for the proposed units, given the narrow separation distance and anticipated future massing on the adjacent site.</p>	<p>transition, livability, daylight access, and overall building performance.</p>

Urban Design Panel (UDP): The UDP reviewed this application on September 17, 2025 and supported the proposal with recommendations as follows:

1. Provide a pedestrian access between the proposed project and proposed mini-park at the corner of Kingsway and Carolina Street;
2. Regarding daycare for residents, explore other access options, which may be beneficial to the project; and
3. Regarding design development - revisit and finesse all facades including materiality and details.

Refer to the full Panel’s [meeting minutes](#). Staff have included a rezoning condition summarized above in Appendix B to respond to the panel’s recommendations.

Natural Assets: The *Urban Forest Strategy* and the Protection of Trees By-law were used to evaluate the proposal. One on-site tree and 11 City-owned trees are proposed for removal. There are no trees proposed for retention. Approximately 35 new on-site trees and 44 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 renderings. 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 330 units to the City's inventory of rental housing, including 264 market rental units and 66 below-market rental units (20% of the residential floor area), which would contribute to the targets set out in the *Housing Vancouver Strategy* (see Figure 1, Appendix E).

- **Housing Mix:** The project proposes 32% two-bedroom units and 6% three-bedroom units, thereby not meeting the *Broadway Plan* which requires a minimum of 25% two-bedroom units and 10% three-bedroom units. A condition of approval and a provision in the CD-1 By-law has been included to ensure the project meets the minimum unit mix requirements in both the market rental and below-market rental portion.
- **Average Rents and Income Thresholds:** If approved, starting rents for the below-market units will be at city-wide average market rents at the time of initial tenancy, and upon unit turnover, if the applicant meets the timeline requirements under the Rental Development Relief Program (RDRP).

The RDRP was launched on February 2, 2026, and permits in-stream rezoning and development permit applications to apply to adjust the below-market rental rates, providing specific eligibility criteria are met. Under the RDRP, for which this project is eligible, 20% of the residential floor area would be provided at rates that do not exceed the CMHC city-wide average rents, contingent upon the applicant obtaining a stage one building permit within 24 months of Council approval of this rezoning. Should the applicant not meet this timeline, the housing agreement would secure that the below-market rental will revert to the *Broadway Plan* requirement of 20% of residential floor area at 20% below the Canada Mortgage and Housing Corporation (CMHC) city-wide average rents.

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

- **Security of Tenure:** All 330 units in the proposal would be secured through a Housing Agreement and Section 219 Covenant for the longer of 60 years and the life of the building. The Housing Agreement will secure not less than 20% of the residential floor area for below-market units.
- **Tenants** – The rezoning site contains existing rental residential uses, including five units of primary rental housing. Three out of the four existing residential tenancies are eligible under the City's *Tenant Relocation and Protection Policy (TRPP)* for the *Plan* area.

Should this project be approved by Council, the applicant will be required to submit a Tenant Relocation Plan (TRP) for all eligible tenants that meets the requirements of the City's TRPP for the *Plan* area prior to development permit issuance. Staff have prepared a draft TRP that reflects the *Broadway Plan* tenant protections, summarised in Appendix E of this report.

4. Transportation and Parking

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

5. Public Input

Public input primarily included mailed postcards, a site sign, a webpage with a digital model, an online comment form, and question and answer (Q&A) period. Refer to the application webpage: <https://www.shapeyourcity.ca/602-644-kingsway-and-603-617-e-16th-ave>.

In total, approximately 44 submissions were received. Comments supported much-needed rental and below-market housing units, and creating a vibrant mixed-use environment with retail spaces that support local amenities. Concerns included the project's scale, with towers of 14 to 25 storeys seen as out of character for the neighborhood, casting shadows on Robson and McCauley parks, and straining already limited infrastructure such as childcare, schools, and transit. Refer to Appendix D for a full summary of the public input collected and responses to public comments.

6. Public Benefits

Refer to Appendix F for full summary of public benefits.

- **Development Cost Levies (DCLs):** The applicant has requested a Class A waiver of the City-wide DCLs. It is expected that the project will pay DCLs of \$3,525,370 based on December 2025 rates. The value of the DCL waiver for the residential floor area is estimated to be \$4,739,356.
- **Community Amenity Contributions (CAC):** This application is subject to a negotiated CAC. Real Estate Services staff have determined that based on the cost of securing the market rental and below-market rental housing, no CAC is anticipated.
- **Public Art:** The public art contribution is estimated to be \$512,008 based on the current (2016) rate.

Financial Implications

This project is expected to provide 330 rental units, with a minimum of 20% of the residential floor area secured at below-market rates, DCLs and a public art contribution. See Appendix F for additional details.

Conclusion

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

* * * * *

APPENDIX A
602-646 KINGSWAY AND 603-619 EAST 16TH AVENUE
PROPOSED CD-1 BY-LAW PROVISIONS

Zoning District Plan Amendment

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

Designation of CD-1 District

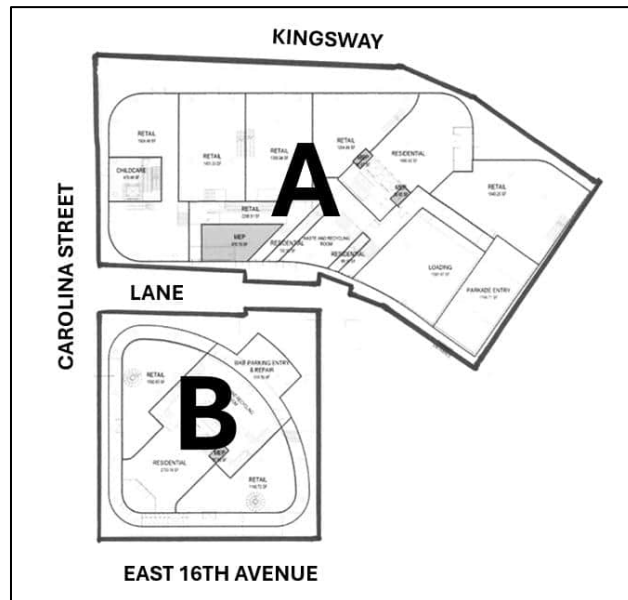
2. The area shown within the heavy black outline on Schedule A is hereby designated CD-1 (___).

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 6.1 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 7.5 of this by-law; and
 - (b) "Below-Market Rental Dwelling Units" means dwelling units that meet the requirements of approved Council policies and guidelines for below-market rental housing, as secured by a housing agreement and registered on title to the property.

Sub-areas

4. The site is to consist of 2 sub-areas generally as illustrated in Figure 1, solely for the purposes of establishing permitted building height for each sub-area.

Figure 1: Sub-areas**Uses**

5. Subject to approval of the form of development, to all conditions, guidelines and policies adopted by Council, and to the conditions set out in this by-law or in a development permit, the only uses permitted within this CD-1 and the only uses for which the Director of Planning or Development Permit Board will issue development permits are:
- (a) Cultural and Recreational Uses;
 - (b) Dwelling Uses, limited to Mixed-Use Residential Building;
 - (c) Institutional Uses;
 - (d) Live-Work Use;
 - (e) Manufacturing Uses;
 - (f) Office Uses;
 - (g) Retail Uses;
 - (h) Service Uses;
 - (i) Utility and Communication Uses; and
 - (j) Accessory Uses customarily ancillary to the uses permitted in this section.

Conditions of Use

- 6.1 A minimum of 20% of the total dwelling unit area must be below-market rental dwelling units.

- 6.2 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.
- 6.3 No portion of the first storey of a building, to a depth of 10.7 m from the front wall of the building and extending across its full width, may be used for residential purposes except for entrances to the residential portion.
- 6.4 All commercial uses and accessory uses must be carried on wholly within a completely enclosed building, other than the following:
- (a) display of flowers, plants, fruits and vegetables in combination with a permitted use;
 - (b) farmers' market;
 - (c) neighbourhood public house;
 - (d) public bike share; and
 - (e) restaurant,

except that the Director of Planning may vary this regulation to permit the outdoor display of retail goods, and the Director of Planning may impose any conditions 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

- 7.1 Computation of floor area must assume that the site area is 2,815.6 m², being the site area at the time of the application for the rezoning evidenced by this by-law, prior to any dedications.
- 7.2 The maximum floor space ratio for all uses combined is 8.6.
- 7.3 The total floor area for commercial uses must be a minimum of 1,291.8 m².
- 7.4 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.
- 7.5 Computation of floor area and dwelling unit area must exclude:
- (a) balconies and decks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, provided that:

- (i) the total area of these exclusions must not exceed 12% of the permitted floor area, and
- (ii) the balconies must not be enclosed for the life of the building;
- (b) patios and roof decks, if the Director of Planning considers the impact on privacy and outlook;
- (c) floors or portions thereof that are used for:
 - (i) off-street parking and loading located at or below base surface, provided that the maximum exclusion for a parking space does not exceed 7.3 m in length,
 - (ii) bicycle storage, and
 - (iii) heating and mechanical equipment, or uses that the Director of Planning considers similar to the foregoing;
- (d) entries, porches and verandahs if the Director of Planning first approves the design;
- (e) all residential storage area above or below base surface, except that if residential storage area above base surface exceeds 3.7 m² per dwelling unit, there will be no exclusion for any of the residential storage area above base surface for that unit; and
- (f) all storage area below base surface for non-dwelling uses.

7.6 The Director of Planning or Development Permit Board may exclude from the computation of floor area:

- (a) common amenity areas, to a maximum of 10% of the total permitted floor area; and
- (b) additional floor area as required to meet licensing requirements for the child day care facility,

if the Director of Planning or Development Permit Board considers the intent of this by-law and all applicable Council policies and guidelines.

7.7 Where floor area associated with residential storage area is excluded, a minimum of 20% of excluded floor area above base surface must be located within the below-market rental dwelling units as storage area.

Building Height

8.1 Building heights in each sub-area must not exceed the permitted height for that sub-area, as set out in Table 1.

8.2 Despite section 8.1 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.

Table 1: Permitted Building Height

Sub-area	Building height
A	46.3 m
B	79.3 m

Access to Natural Light

- 9.1 Each habitable room must have at least 1 window on an exterior wall of a building.
- 9.2 For the purposes of section 9.1 above, habitable room means any room except a bathroom or a kitchen.



APPENDIX B CONDITIONS OF APPROVAL

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

PART 1: CONDITIONS OF APPROVAL OF THE FORM OF DEVELOPMENT

Note: Consideration by Council of the proposed form of development is in reference to plans prepared by Perkins + Will Canada Architects Co., received on received March 6, 2025 and supplemental plans received September 5, 2025 and September 23, 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 reduce the impacts of new shadowing on the adjacent Robson Park.

Note to Applicant: Refer to *Solar Access Guidelines for Areas Outside of Downtown* and Park Board Condition 1.9. The intent of this condition is to minimize shadowing on Robson Park by reducing the building height. This can be achieved by the following:

- (a) Reducing the floor-to-floor height of the amenity level 2;
- (b) Deleting the rooftop mechanical screening; and
- (c) Exploration to reduce and/or set back the upper levels of the proposed tower.

- 1.2 Design development to provide the minimum required tower separation of 24.4 m (80 ft.) between the two proposed towers.

Note to Applicant: Refer to the *Plan*, Section 11.1.7. A relaxation to the minimum required tower separation distance can be considered by increasing the tower separation between the two proposed towers by approximately no less than 23.5 m (77 ft.).

- 1.3 Design development to improve compatibility and to provide appropriate transitions with future neighbouring developments by the following:

- (a) At the North tower:
 - (i) Provision of at least one additional partial storey at Level 2 podium towards the east for improved streetwall transition along Kingsway;

Note to Applicant: Refer to the *Plan*, Sections 11.6.2. to 11.6.3. Careful consideration should be given to how the additional massing on the podium meets the triangle tower as viewed from Kingsway.

- (b) At the South tower:
- (i) Provision of four to six-storey podium height without a side yard setback from the east property line to establish a continuous streetwall condition along East 16th Avenue;

Note to Applicant: Future development on the adjacent site to the east is zoned C-2A, which permits a six-storey building without a side yard setback. A consistent podium height and a zero side yard setback condition is intended to support an appropriate building transition, enhance livability, strengthen CPTED performance, and improve overall building performance.

Reallocation of density to the podium levels should include further design development to reduce shadow impacts on the adjacent Robson Park and providing direct loading access for the commercial units.

- 1.4 Design development to enhance the overall public realm interface and to further strengthen the pedestrian activity by the following:

- (a) Along Kingsway, Carolina Street and East 16th Avenue frontages:
- (i) Provision of high-quality landscape design strategies to include a mix of improved hardscape paving, landscaped areas with extensive planting and site furniture; and

Note to Applicant: Refer also to Landscape Condition 1.6 and the *Plan*, Sections 11.1.40 to 11.1.45.

- (ii) Provision of continuous weather protection along the full width of the north, west and south ground level facades of the proposed buildings.

Note to Applicant: An architecturally-integral, demountable glass canopy should be of high-quality, durable materials and finishes, should be sloped for positive drainage away from the public realm, and should include integrated rainwater scuppers and leaders, and lighting. An approximate depth to height ratio of 7:10 or 6:9 is encouraged for a functioning canopy design. Refer also to the *Plan*, Section 11.1.39.

- (b) Along Kingsway frontage:
- (i) Exploration of high-quality operable glazing system that allows for improved direct visual and physical connection between the retail uses and the adjacent new mini public plaza.

- (c) Along Carolina Street frontage:

- (i) Provision of 3.2 m (10.5 ft.) building setback at the north building.

Note to Applicant: Refer to the *Plan*, Sections 11.6.11. The intent of this condition is to align the building setback with the south tower and provide visual relief and enhance pedestrian comfort.

- (d) Along the rear lane:
- (i) Demonstrate design strategies with exploration of improved landscape and surface treatments.

Note to Applicant: Refer also to Landscape Condition 1.4.

- (e) Around the site:
- (i) Provision of comprehensive wayfinding strategies with legible building entrances and enhanced lighting strategies to provide for visually-appealing and active illumination of the public realm.

Note the Applicant: An architectural, landscape lighting and wayfinding strategies should be provided at the time of the Development Permit application demonstrating the design approach and distinguishing the commercial and residential entries. Refer also to Landscape Condition 1.4 and the *Plan*, Section 11.1.46.

Landscape

- 1.5 Design development to achieve high-quality, welcoming open spaces on the large outdoor amenity spaces on Level 2 that serve as a central feature of the project.

Note to Applicant: These amenity spaces are expected to be a defining element of the development and should demonstrate exceptional open space design. A thoughtful balance of softscape and hardscape is required, with a clear emphasis on minimizing hardscape to soften the urban context and enhance the connection to nature. The design should support a range of uses and users, offering a mix of programmed areas, generous planting beds, a diversity of landscape features, including additional trees and natural elements to foster comfort, livability, and social interaction. This space should function as a communal retreat for all residents, providing meaningful access to nature and relief from the surrounding urban environment.

- 1.6 Design development to the public realm interfaces along Carolina Street, Kingsway, and the corner park area to deliver a cohesive, high-quality public realm that enhances pedestrian experience and integrates seamlessly with the surrounding context.

Note to Applicant: Ground-level design should clearly delineate public and private uses through consistent paving patterns, materials, and spatial organization. Public realm and interfaces should be welcoming, legible, and contribute to a vibrant streetscape. Transitions between built form and the public realm, including the corner park, should be thoughtfully resolved to promote continuity, create welcoming and useful spaces and visual harmony. Refer also to Urban Design Condition 1.4.

- 1.7 Design development to maximize soil medium depth to exceed *Canadian Landscape Standards*.

Note to Applicant: At the early building design stage, ensure the structure is engineered for optimal soil load capacity for trees and plant material planted on slab and green roofs, especially on the large outdoor amenity Level 2.

- 1.8 Provision of documents that confirm a feasible and supported mini park design and layout.

Note to Applicant: The proposed mini park area will play a key role for the development of the on-site public realm for this project. The applicant is required to coordinate with Engineering as part of the development permit process to confirm a design that is feasible, integrates seamlessly with the on-site landscaping, and is supported by Engineering. Refer to Engineering Condition 2.5 (c).

Parks

- 1.9 Design development to eliminate shadowing of Robson Park and McAuley Park between spring and fall equinoxes from 10 am to 4 pm PDT.

Note to Applicant: Refer to *Broadway Plan Solar Access Policy* and *Solar Access for Areas Outside of Downtown Guidelines*.

Urban Forestry

- 1.10 Provision of an updated arborist report and tree management plan.

Note to Applicant: Removal of City trees 176 and 177 is supported contingent on the collection of tree value. Please contact PBDevelopment.trees@vancouver.ca to initiate the tree removal protocol. Trees 166, 167, and 168 have been incorrectly listed as Hornbeam and should be corrected to Persian Ironwood (*Parrotia persica*).

Employment Lands

- 1.11 Consideration to adding a second entry on the western-most commercial unit in the north tower (facing Carolina Street) to support further division of the space.
- 1.12 Notification to existing commercial tenants of the available Commercial Tenant Assistance Program (CTAP).

Sustainability

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

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

Housing

- 1.14 The proposed unit mix, including 152 studio units (46%), 51 one-bedroom units (15%), 106 two-bedroom units (32%) and 21 three-bedroom units (6%) 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.

Note to Applicant: 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 (TRPP)* and *TRPP Bulletin*, at below-market rents or existing rents, as applicable. See Rezoning Condition 2.7.

- 1.15 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 (sections 3.3.2, 3.4.3);
 - (b) A minimum of 2.3 sq. m (24.7 sq. ft.) of bulk storage for each dwelling unit (section 4.4.2);
 - (c) A multi-purpose indoor amenity space appropriate in size for the scale of the project, with a wheelchair accessible washroom and kitchenette. Consider positioning this adjacent to the children's play area to enable parental supervision from the amenity room (section 3.7.3); and
 - (d) A balcony for each unit with 1.8 m by 2.7 m minimum dimensions (section 4.3.2).

Note to Applicant: Bulk storage should meet the criteria of the *Bulk Storage and In-suite Storage – Multiple Dwelling Residential Developments Bulletin*. Staff interpret the technical criteria for total common amenity space in the *High-Density Housing for Families with Children Guidelines* to mean a ratio of at least 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.

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

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

Engineering

- 1.17 Provision of a Construction Management Plan directly to TransLink (MRN@translink.ca) with a copy of the correspondence provided to the City of Vancouver a minimum eight weeks prior to the start of any construction activity.

Note to Applicant: The City of Vancouver and TransLink have authority over construction works carried out on a city street that is designated as part of the Major Road Network (MRN). This development site has been identified as being adjacent the MRN, as defined under the South Coast British Columbia Transportation Authority Act (<https://www.translink.ca/plans-and-projects/projects/roads-bridges-and-goods-movement>) on one or more frontages. Potential impacts to the road network due to site

specific construction activity must be reviewed and approved for all sites proposing street use outside of currently regulated zone limitations.

- 1.18 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>

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

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

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

- 1.20 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.
- 1.21 Provision of a lighting simulation to support all offsite lighting upgrades to City standards and IESNA recommendations.
- 1.22 Arrangements to the satisfaction of the General Manager of Engineering Services and the appropriate public utility companies for pole relocation if vehicle access to the site cannot be relocated.

Note to Applicant: Vehicle access to the site must be unobstructed. Pole relocation proposals must include submitted letters from the appropriate public utility companies confirming that relocation is possible.

- 1.23 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.

1.24 Submission to Engineering Services of an updated landscape plan reflecting all the public realm changes, including demonstration of:

(a) Display of the following note(s):

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

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

- (iv) "The required Green Infrastructure improvements for 602 Kingsway will be as per City-issued design."

Note to Applicant: Callouts must be included along with the note.

(b) Existing locations of:

(i) Street furniture; and

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

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

(ii) Poles and guy wires.

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

(c) Deletion of:

(i) Proposed pavers from City property.

Note to Applicant: Surface treatments in hardscape areas of the boulevard and plaza are to be in standard concrete only.

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

Note to Applicant: Deviations from the standard streetscape materials must be justified in a report and approved by City prior to the development permit application. Encroachment agreements may be required for non-standard streetscape materials on City property.

(e) Streetscape designed in compliance with “Mount Pleasant” 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.

1.25 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 1 Class B loading space.

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

- (a) Dimensions of columns and column encroachments into parking spaces;
 - (b) Section drawings showing elevations and minimum vertical clearances for parking levels, loading bays, ramps, and to the underside of raised security gates considering mechanical projections and built obstructions; and
 - (c) Design elevations at all breakpoints on both sides of ramps, drive aisles, loading and passenger loading spaces, accessible spaces, and entrances.
- 1.27 Provision of a Final Hydrogeological Study, as required by the Zoning and Development By-law (Section 4.3), which addresses the requirements outlined in the *Groundwater Management Bulletin*, including but not limited to:
- (a) A revised groundwater management plan and/or impact assessment.

Note to Applicant: Provide a revised hydrogeological study or addendum which includes:
 - (i) Details of the recommended groundwater management strategy; and
 - (ii) Discussion/analysis on risk of subsidence due to temporary and/or permanent dewatering.
 - (b) Characterization and/or monitoring of soil and groundwater conditions above the proposed slab depth.

Note to Applicant: The Final Hydrogeological Study should include details on the recommended future work, as described in Section 7.1 of the Preliminary Hydrogeological Investigation Report (dated April 29, 2025).
 - (c) 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.

Note to Applicant: Provide a revised hydrogeological study or addendum with an updated seepage analysis which accounts for all below-grade portions of the proposed development that may contribute to groundwater discharge from the site.
- 1.28 Compliance with the Zoning & Development By-law (Section 4.3), to the satisfaction of the City, by limiting groundwater discharge into the City collection system and limiting environmental impacts by incorporating:
- (a) Measures to limit groundwater discharge into the City collection system.

Note to Applicant: Subject to the findings of the Final Hydrogeological Study, the City may require that the parkade be tanked below the water table.
 - (b) Measures to limit or reduce environmental impacts from groundwater diversion.

- (c) Measures to prevent offsite subsidence caused by dewatering.

Note to Applicant: As the site presents a geotechnical risk, the City expects that the risks associated with dewatering peat during construction (i.e. potential on-site and off-site impacts given the presence of compressible soils and the associated zone of influence) will be addressed in the geotechnical report, including clear details of all analyses made to support recommendations and conclusions. At the building permit stage, geotechnical review will be completed by internal geotechnical engineers prior to building permit issuance.

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.

For sites located in areas of known peat deposits, peat shall not be dewatered due to the associated risk of offsite settlement.

- 1.29 Provision of, or make arrangements for, peer review(s) to the satisfaction of the City, of the Final Hydrogeological Study and shoring design provided by the developer's professionals, at the developer's cost, prior to development and building permit issuance. The scope of the peer review must include consideration of any potential impacts on surrounding properties and infrastructure and consider whether monitoring or other risk mitigation measures are warranted prior to, during, or post construction of the development.

Note to Applicant: The peer review should follow requirements of an *External Technical Review per Engineers and Geoscientists BC Peer Review Professional Practice Guideline*. Multiple iterations of peer review may be required, based on typical submittal reports and plans prior to development permit and building permit issuance. It is advised that proposed peer reviewer be approved by the City of Vancouver prior to conducting the peer review. Email the City at groundwater@vancouver.ca with any questions related to the peer review.

- 1.30 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.

- 1.31 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.

- 1.32 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>

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

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

Building grade design is in the preliminary state. Finalized building grades are required prior to development permit application. For more information, please contact Engineering, Streets Design Branch at building.grades@vancouver.ca or call 604-871-6373.

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

City Issued Building Grades are valid up to five years after issued date. After five years, Building Grades must be re-validated with additional review fees (see above link).

- 1.34 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.

- 1.35 Provision of three preconstruction surveys submitted to Streets Design over a period of three months, prior to building permit issuance.

Note to Applicant: The proposed development is in a peat region. The surveys are to include survey data from the proposed development site to a distance of 100 m radius, in 25 m increments. Provision of further monitoring surveys during and post construction will be required as necessary. Additional surveys maybe required at or during construction as determined by the City Engineer.

Prior to and during construction activities, the existing infrastructure at and adjacent to the development site shall be monitored to ensure the functionality of the existing infrastructure meets current City standards.

For further information contact Streets.Design@vancouver.ca.

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, the Director of Legal Services, and the Approving Officer for:
- (a) The consolidation of Lot A Plan 20943, Amended Lots 3 & 5 Plan 1888, Lot D Plan BCP1286, and Lots 6 & 7 Plan 1888, all of Block 101 DL 301, into one single parcel;
 - (b) The consolidation of Lot B & Lot C Plan 20943, and Lot 18 Plan 1888, all of Block 101 DL 301, into a second single parcel;
 - (c) The subdivision of the site to result in the dedication of 4.0 ft along the south side of 610, 630, 638, and 644 Kingsway, and 4.0 ft. along the north side of 615 East 16th Avenue for lane purposes.

Note to Applicant: A Subdivision Plan is required to effect the dedication. A subdivision plan and application to the Subdivision and Strata Group is required.

For general information, see the subdivision website at:

<http://vancouver.ca/home-property-development/apply-to-subdivide-or-join-properties.aspx>

- 2.2 Make arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for release of the following charges from title prior to building occupancy:

- (a) Covenants P73555 and P73557 and SRW P73556 (Parking Agreement)

Note to Applicant: Arrangements are to be secured prior to zoning enactment, with release to occur prior to issuance of an occupancy permit for the site. Provision of a letter of commitment will satisfactorily address this condition for zoning enactment.

- 2.3 Make arrangements prior to enactment to validate the proposed pedestrian bridge over City Lane to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services.

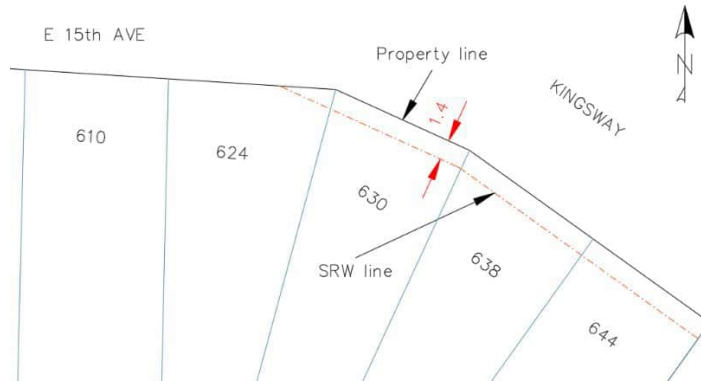
Note to Applicant: The City requires a minimum 25 feet vertical clearance at the pedestrian bridge on level 02 for Class C and utility vehicle access through the lane.

It will be necessary to register an encroachment agreement to validate the proposed bridge. An application to the City Surveyor is required to initiate this process and approval of the design by the General Manager of Engineering Services (GMES). The application is to include drawings that detail the bridge location and elevation (height clearance must be achieved) above the lane and must clearly indicate that the bridge will be fully demountable and not be required for any code or by-law compliance needs. Written confirmations accepting the proposal from all affected utility companies is required.

- 2.4 Provision of a statutory right-of-way (SRW) for public pedestrian use over a portion of the site, adjacent to Carolina Street and East 16th Avenue, to achieve a 5.5 m offset distance from the back of the existing curb to the building face, and adjacent to Kingsway, to achieve a 1.4 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: A survey plan prepared by a British Columbia Land Surveyor showing the existing dimension from the back of the City curb to the existing property line to determine the final SRW width required

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.



- 2.5 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 CIMA+ dated August 12, 2024, no water main upgrades are required to service the development.

Decommissioning of the existing 50 mm copper main in the laneway between Kingsway and East 16th Avenue, as this main is only servicing the parcels within this development site. The work will be completed by the City at the Developer’s cost.

The main servicing the proposed development is 200 mm on Carolina Street and 200 mm on East 16th Avenue. Should the development require water service connections larger than servicing main, the developer shall upsize the existing main to the satisfaction of the General Manager of Engineering Services. The developer is responsible for 100% of the cost of the upgrading. The maximum water service connection size is 300 mm.

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

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 602 Kingsway does not require any sewer upgrades. Development to be serviced to the existing 200 mm SAN and 600 mm STM sewers on Kingsway.

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

- (c) Provision of street improvements with appropriate transitions, along East 15th Avenue adjacent to the site, including:

- (i) Minimum 3.0 m wide broom finish saw-cut concrete sidewalk;
- (ii) Curb and gutter at the intersections of East 15th Avenue and Kingsway, and East 15th Avenue and Carolina Street to allow for a closure of the street to motor vehicles including any required road reconstruction;

Note to Applicant: Road reconstruction on Kingsway to meet the City's higher zoned, arterial, and bus lane standards. Road reconstruction on Carolina Street to meet the City's higher zoned standard.

- (iii) Removal of the existing curb and gutter and roadway in the portion of the street that will be closed to motor vehicles.

Note to Applicant: The City will provide a geometric design for all of these street improvements, including the motor vehicle closure on East 15th Avenue. The design of the public space within the closure area shall be done in consultation with Engineering and designed to accommodate a potential cycling connection which may be implemented at a future date.

- (d) Provision of street improvements with appropriate transitions, along Kingsway 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) Curb and gutter, including road reconstruction as required to accommodate the new curb and gutter.

Note to Applicant: Road reconstruction on Kingsway to meet the City's higher zoned, arterial, bus lane standards.

- (e) Provision of street improvements with appropriate transitions, along Carolina 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 ramps;
- (iv) Curb bulge, including relocation of the existing catch basin, and road reconstruction as required to accommodate the curb bulge;

Note to Applicant: Road reconstruction on Carolina Street to meet the City's higher zoned standards.

- (v) Standard concrete lane crossing, new curb returns and curb ramps;
- (vi) Removal of existing retaining walls and structures from City property along Carolina Street.

- (f) Street improvements, and appropriate transitions, along East 16th Avenue adjacent to the site, including:

- (i) Minimum 3.0 m wide broom finish saw-cut concrete sidewalk;
- (ii) Corner curb ramp.

- (g) Provision of street improvements with appropriate transitions, along the lane south of Kingsway adjacent to the site, including:

- (i) Full depth pavement reconstruction;

Note to Applicant: Lane reconstruction to meet the City's "Higher-Zoned Lane" standards with a center valley cross section. If porous asphalt is used in this laneway, the proposed porous asphalt pavement structure shall be designed to meet the same loading performance as the City's standard higher-zoned lane pavement structure.

- (ii) Installation of one new catch basin at the eastern extent of the laneway.

Note to Applicant: A new storm main extension will be required in the lane to connect the catch basin.

- (iii) Relocate existing electric poles in the lane to accommodate lane widening.
- (iv) New standard concrete lane crossing, with new lane returns and ramps on both sides, at the lane entrance on Carolina Street.

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

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

- (h) Provision of one speed hump in the lane south of Kingsway between Carolina Street and East 16th Avenue fronting the site.
- (i) Provision Green Infrastructure improvements to the satisfaction of the General Manager of Engineering Services, including:
 - (i) Installation of a bioretention system in curb bulge along Carolina Street, adjacent to the site to treat and retain 90% of average annual rainfall from the right-of-way (RoW) to the greatest extent practical.

Note to Applicant: These improvements generally include placement of plants, growing medium, and perforated pipe sub drain connected to the sewer system. To be coordinated with Streets Design and Transportation.

- (ii) Installation of a Green Infrastructure system along Kingsway, adjacent to the site to treat and retain 90% of average annual rainfall from the right-of-way (RoW) to the greatest extent practical.

Note to Applicant: These improvements generally include placement of street trees, structural soil or soil cell and perforated pipe sub drain connected to the sewer system under proposed sidewalk to provide the minimum soil volume storage for street trees as per the Engineering Design Manual. Selected tree species to be coordinated with Urban Forestry, Streets and Transportation.

Green Infrastructure (GI) should be used to manage rainwater from the street right-of-way as required in the [Rain City Strategy](#). The retention standard for the right-of-way is to treat and retain 90% of average annual rainfall where possible. These design standards are applied to the prescribed GI measures listed above.

- (j) Provision of upgraded street lighting (roadway and sidewalk) to current City standards and IESNA recommendations.
- (k) Provision of Caroline Street and East 15th Avenue, and Carolina Street and East 16th Avenue entire intersections street lighting upgrade to current City standards and IESNA recommendations.

- (l) Provision of lighting the new plaza at Carolina Street and Kingsway to current City standards and IESNA recommendations.
- (m) 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.

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

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

- (o) Provision of new electrical service cabinet/kiosk on Carolina Street.

Note to Applicant: The kiosk shall be fed by BC Hydro underground grid. As such, a right-of-way (ROW) space shall be provided on-site to accommodate BC Hydro pad mounted transformer.

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.

- (p) 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.

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

Housing

- 2.6 Make arrangements to the satisfaction of the General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services to enter into a Housing Agreement and a Section 219 Covenant to secure all residential units as class A for profit affordable rental housing, excluding Seniors Supportive or Independent Living Housing, and including at least 20% of the residential floor area that is counted in the calculation of the dwelling unit area per the CD-1 By-law to be secured as below-market rental dwelling housing units, and the remaining units to be secured as market rental units, subject to the conditions set out below for such units and in accordance with the requirements set out in the *Broadway Plan*, for a term equal to the longer of 60 years and the life of the building and such other terms and conditions as the General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services may

require. The agreement or agreements will include but not be limited to the following terms and conditions:

- (a) A no separate-sales covenant;
- (b) A no stratification covenant;
- (c) A provision that none of the units will be rented for less than 90 consecutive days at a time;
- (d) Pursuant to the “Rental Development Relief Program”, if a stage one building permit for the development is issued within two years of the date upon which the CD-1 bylaw is approved by Council in principle, the below-market rental housing dwelling units will be rented at the following rates:
 - (i) The average initial starting monthly rents by unit type for the below-market rental housing dwelling units in the development will not exceed the city-wide average monthly market rent for all private rental apartments as published by the Canada Mortgage and Housing Corporation in the most recent Rental Market Survey Data Tables for Vancouver at the time of occupancy; and
 - (ii) Following initial occupancy, on a change in tenancy for a below-market rental housing dwelling unit, the starting monthly rent for such new tenancy will not exceed the city-wide average monthly market rent for private rental apartment units as published by the Canada Mortgage and Housing Corporation in the most recent Rental Market Survey Data Tables for Vancouver for that unit type at the time of the change in tenancy;
- (e) If a stage one building permit for the development **is not** issued in accordance with the time period outlined in subsection (d), above, the below-market rental housing dwelling units will be rented at the following rates:
 - (i) The average initial starting monthly rents by unit type for the below-market rental housing dwelling units in the development will be at least 20% below the city-wide average monthly market rent for private rental apartment units as published by the Canada Mortgage and Housing Corporation in the most recent Rental Market Survey Data Tables for Vancouver at the time when the occupancy permit is issued; and
 - (ii) Following initial occupancy, on change in tenancy for a below-market rental housing dwelling unit, the average initial starting monthly rents by unit type for the below-market rental housing dwelling units in the development will be at least 20% below the city-wide average monthly market rent for private rental apartment units as published by the Canada Mortgage and Housing Corporation in the most recent Rental Market Survey Data Tables for Vancouver at the time of the change in tenancy;
- (f) That, subject to Council approval, the housing agreement will be amended prior to issuance of an occupancy permit to confirm the applicable below-market rental rates as outlined in subsections (d) and (e), above;

- (g) That a rent roll indicating the agreed maximum average initial monthly rents for the below-market rental housing dwelling 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;
- (h) 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.
- (i) That the applicant will verify the ongoing eligibility of existing tenants in below-market rental housing dwelling units every five (5) years after initial occupancy:
 - (i) For such tenants, annual household income cannot exceed 5 times the annual rent for the unit (i.e. at least 20% of income is spent on rent); and
 - (ii) There should be at least one occupant per bedroom in the unit.
- (j) 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
- (k) Such other terms and conditions as the General Manager of Planning, Urban Design or Sustainability (or successor in function) and the Director of Legal Services may require in their sole discretion.

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

- 2.7 Enter into a Section 219 Covenant and/or such other agreements as the General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services determine are necessary to require the applicant to:
- (a) Provide a Tenant Relocation Plan to the satisfaction of the General Manager of Planning, Urban Design and Sustainability as per the *Broadway Plan* and the *Tenant Relocation and Protection Policy* that is effective at the time of submission of the development permit application.
 - (b) Provide a notarized declaration prior to issuance of the development permit that demonstrates that each tenant has been given written notice of the intent to redevelop the property; that indicates the number of units occupied on the date of the notice; and includes copies of a letter addressed to each eligible tenant

summarizing the Tenant Relocation Plan offer and signed as received by each eligible tenant.

- (c) Provide an Interim Tenant Relocation Report to the satisfaction of the General Manager of Planning, Urban Design and Sustainability prior to issuance of the demolition permit. The Report must include, but may not be limited to, the names of tenants; whether each tenant has indicated interest in the Right of First Refusal to return to the new building; each tenant's choice of either the financial compensation, temporary rent top-up or lump sum rent top-up option; the names of any tenants who have ended their tenancy; the reason for its end (e.g. tenant decision or mutual agreement to end tenancy); the outcomes of their search for alternate accommodation (if assistance was requested by the tenant), and their temporary rent top-up amount for the first year of tenancy in the alternative unit (if applicable) and total compensation amount(s); the names of tenants still remaining in the building; the status of the applicant's search for relocation options (if assistance was requested by the tenant) and/or additional assistance rendered, as required through their Tenant Relocation Plan. A copy of the Temporary Rent Top-Up Calculation Form for each tenant that chooses the Temporary Rent Top-Up option must also be provided with the Interim Tenant Relocation Report.

Note to Applicant: If a long period of time elapses between Council's approval in principle of the rezoning application 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).

Public Art

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

Note to Applicant:

- (a) Consult with the City's Head of Public Art regarding opportunities for investment in public spaces as per the *Broadway Plan*.
- (b) Provide development details to the satisfaction of the Head of Public Art (a checklist will be provided) confirming the selection of Option A, Art on Site, or Option B1, 60% cash-in-lieu of Art.
- (c) Please contact Public Art staff at publicart@vancouver.ca to discuss your application.

Environmental Contamination

2.9 The following conditions must be met prior to enactment of the rezoning:

- (a) Submit a site disclosure statement to Environmental Services;
- (b) As required by the Manager of Environmental Services and the Director of Legal Services, in their discretion, do all things and/or enter into such agreements deemed necessary to fulfill the requirements of Section 571(B) of the *Vancouver Charter*; and
- (c) If required by the Manager of Environmental Services and the Director of Legal Services, in their discretion, enter into a remediation agreement for the remediation of the site and any contaminants which have migrated from the site on terms and conditions satisfactory to the Manager of Environmental Services, the General Manager of Engineering Services and Director of Legal Services, including a Section 219 Covenant that there will be no occupancy of any buildings or improvements constructed on the site pursuant to this rezoning until separate Certificates of Compliance, satisfactory to the City, for the on-site and off-site contamination, issued by the BC Ministry of Environment and Parks, have been provided to the City.

Agreements

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

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

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

* * * * *

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

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

DRAFT AMENDMENT TO THE SIGN BY-LAW NO. 11879

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

“602-646 Kingsway and 603-619 East 16th Avenue [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 #] 602-646 Kingsway and 603-619 East 16th Avenue”

* * * * *

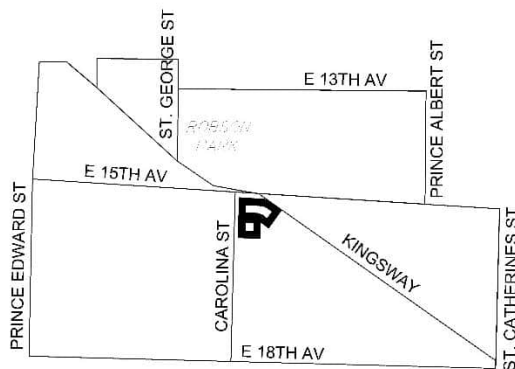
APPENDIX D ADDITIONAL INFORMATION

Public Consultation Summary

Approximately 994 page views were recorded. A total of 30 online comments were received, with 13 comments in support for the housing, density, and the mixed-use design, and 15 expressing concerns about height, shadow, traffic, and affordability.

Event	Date(s)	Details
Webpage published	May 30, 2025	https://www.shapeyourcity.ca/602-644-kingsway-and-603-617-e-16th-ave
Postcard mailed	June 27, 2025	1,254 notices mailed
Site sign installed	June 11, 2025	n/a
Online comment form	May 2025 to December 2025	30 submissions <ul style="list-style-type: none"> • 13 responses support • 15 responses opposed • 2 responses mixed
Question and Answer (Q&A) period (2 weeks)	July 2, 2025, to July 15, 2025	8 submissions
Other input (phone calls, direct emails, etc.)	May 2025 to December 2025	6 submissions
Total webpage views	May 30, 2025, to December 16, 2025	994 page views
Total Submissions (Comments submitted + questions asked + other input methods)		44 submissions

Map of Notification Area



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

Areas of support:

- **Housing:** The development adds to the local housing supply, particularly by providing rental units and below-market rental (BMR) options, which help address affordability.
- **Density:** The proposed density is appropriate for the neighborhood, given its proximity to transit and major arterial routes.
- **Mixed-Use Design:** Including commercial retail spaces is a positive feature, fostering a vibrant mixed-use environment that supports the local economy and offers amenities for residents.

Areas of concern:






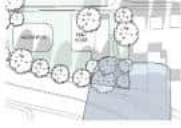
- **Height:** The proposed towers, at 14 to 25 storeys, are out of scale for a neighborhood defined by low-rise homes and heritage buildings. Medium-density alternatives, between four and eight storeys, are more appropriate to maintain livability and respect the surrounding context.
- **Shadowing:** Robson Park and McCauley Park are considered vital community assets, and the tall towers will cast shadows, especially during the winter months. These parks support year-round activities for families and children, and their usability is essential to neighborhood life.
- **Traffic:** The intersection of Fraser and Kingsway is already congested and hazardous for pedestrians, and additional density is expected to worsen safety risks and traffic flow.
- **Affordability:** The proposed towers will not provide truly affordable housing and instead benefit developers and investors

Response to Public Comments

- **Height:** The proposed tower heights are consistent with the *Broadway Plan*, which permits buildings up to 25 storeys in this area.
- **Shadowing:** The applicant submitted a revised proposal on September 5, 2025, which included reductions in building heights to minimize shadow impacts on Robson Park. These changes are reflected in the Conditions outlined in Appendix B.
- **Traffic:** Pedestrian safety along Kingsway will be improved by conditions of the rezoning, which include a 1.2 m (4 ft.) wide boulevard, a 3.0 m (10 ft.) wide sidewalk, and a statutory right-of-way (SRW) to achieve a 1.4 m (5 ft.) offset from the property line for a public pedestrian use. The site also offers alternatives to private vehicle use, with Kingsway and Fraser Street both on TransLink's Frequent Transit Network and the future Mount Pleasant Station located 1,000 m to the northwest.

- **Affordability:** All of the residential floor area will be rental units, and not strata units, with 20% of the floor area secured as below-market units.

Shadow Analysis Comparison

Percentage of Shadow on Robson Park			
	Original Rezoning Submission 2025/02/09	Shadow Study (CoV Meeting) 2025/08/01	Amendment to Rezoning Application 2025/09/03
March 21 - 12pm	2.35%	1.26% (↓ 1.09%)	1.36% (↓ 0.99%)
March 21 - 02pm	2.44%	1.87% (↓ 0.57%)	1.92% (↓ 0.52%)
March 21 - 12pm			
March 21 - 02pm			

Refer to page 203 of the rezoning [application booklet](#).

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APPENDIX E HOUSING

Housing Data

Figure 1: Progress Towards 10 Year Housing Vancouver Targets (2024-2033) for Purpose-Built Market and Developer-Owned Below-Market Rental Housing as of March 31, 2026

Housing Type	Category	10-year Targets ^{1, 2}	Units Approved Towards Targets ³
Purpose-Built Rental Housing Units³	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.

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

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

	Below-Market Rental Units			Newer Rental Buildings Eastside		Monthly Costs of Ownership for Median-Priced Apartment – Eastside (with 20% down payment)		
	Proposed Average Unit Size	2026 Starting Rents ¹	Average Household Income Served ⁴	Average Market Rent ²	Average Household Income Served ⁴	Monthly Costs of Ownership ³	Average Household Income Served ⁴	Down-payment at 20% ³
Studio	379 sq. ft.	\$1,364	\$54,560	\$1,965	\$78,600	\$2,623	\$104,920	\$88,000
1-bed	502 sq. ft.	\$1,488	\$59,520	\$2,224	\$88,960	\$3,295	\$131,800	\$115,000
2-bed	875 sq. ft.	\$2,118	\$84,704	\$2,979	\$119,160	\$4,748	\$189,920	\$164,888
3-bed	962 sq. ft.	\$2,891	\$115,648	\$3,420	\$136,800	\$6,822	\$272,880	\$248,000

1. Starting rents shown are calculated based on a 20 per cent discount to city-wide average market rents as published by CMHC in the October 2024 Rental Market Report and set in the Rental Incentive Programs Bulletin for the year 2025.
2. Data from October 2025 CMHC Rental Market Survey for buildings completed in 2016 or later on the Eastside of Vancouver
3. Based on the assumptions: Median of all BC Assessment strata apartment sales prices in Vancouver Eastside in 2021 by unit type, 20% down-payment, 5% mortgage rate (in-line with qualifying rate), 25-year amortization, \$250-\$350 monthly strata fees and monthly property taxes at \$2.92 per \$1,000 of assessed value (2021 assessments and property tax rate)
4. Incomes are estimated based on rents or monthly ownership costs at 30% of income

Summary of Tenant Relocation Plan Terms

Tenant Relocation and Protection Requirements	Tenant Relocation Plan Offer
Financial Compensation	<p>The choice of either:</p> <ul style="list-style-type: none"> • Compensation in the form of free rent, a lump sum payment, or a combination of both, will be available for each unit eligible for Tenant Relocation Plan according to the following schedule: <ul style="list-style-type: none"> ○ 4 months' rent for tenancies up to 5 years; ○ 5 months' rent for tenancies over 5 years and up to 10 years; ○ 6 months' rent for tenancies over 10 years and up to 20 years; ○ 12 months' rent for tenancies over 20 years and up to 30 years; ○ 18 months' rent for tenancies over 30 years and up to 40 years; and ○ 24 months' rent for tenancies over 40 years. <p>Or:</p> <ul style="list-style-type: none"> • For tenants that wish exercise their Right of First Refusal to return to the new building, a temporary rent top-up to mitigate rent increases while waiting to return to the new building. <p>Or:</p> <ul style="list-style-type: none"> • A lump sum rent top-up payment, equivalent to the estimated value of a rent top-up for 33 months.
Notice to End Tenancies	<p>Landlord to provide regular project updates to tenants throughout the development approvals process.</p> <p>A minimum of four months' notice to end tenancy after all permits are issued is required (e.g. all development, building, and demolition permits in place).</p>
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><i>Staff will distribute tenant needs assessment surveys. These surveys will be used in relocation efforts and to identify tenants' needs and preferences.</i></p> <p>The applicant will be required to monitor the 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>For low income tenants and tenants facing other barriers to housing, as defined in the TRP Policy, the applicant will be required to commit to assisting in securing a permanent, suitable affordable housing option.</p>

First Right of Refusal	The applicant will be required to commit to offering all eligible tenants the Right of First Refusal to return to the new building at either a 20% discount to city-wide average market rents by unit type for the City of Vancouver, as published annually, or at the tenant's current rent, whichever is less.
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**APPENDIX F
PUBLIC BENEFITS**

City-wide DCL ^{1,2}	\$423,118
Utilities DCL ¹	\$3,102,252
Public Art ³	\$512,008
TOTAL	\$4,037,378

Other Benefits (non-quantifiable components): 330 rental housing units, of which 20% of the residential floor area would be rented at below-market rates, secured for the greater of 60 years and the life of the building.

¹ Based on rates in effect as of December 10, 2025 and the proposed 22,054.8 sq. m (237,396 sq. ft.) of residential floor area, 1,694.9 sq. m (18,244 sq. ft.) of commercial floor area, and 274.1 sq. m (2,950 sq. ft.) of private childcare floor area.

DCLs are payable at building permit issuance based on rates in effect at that time and the floor area proposed at the development permit stage. DCL By-laws are subject to future adjustment by Council including annual inflationary adjustments. A development may qualify for 12 months of in-stream rate protection. See the City’s [DCL Bulletin](#) for more details.

² This application has requested and is expected to be eligible for a Class A (100%) waiver of the City-wide DCL applicable to the residential portion of the building. The application is therefore subject to the maximum average starting rents and unit sizes by unit type applicable to class A for-profit affordable rental housing as per the By-law. These requirements will be secured by a Housing Agreement, and compliance will be assessed through the development permit stage to occupancy permit issuance. The value of the City-wide DCL waiver on the residential floor area is estimated to be \$4,739,356.

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

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APPENDIX G REZONING APPLICATION SUMMARY

Property

Address	Parcel Identifier (PID)	Legal Description
602 Kingsway	004-696-760	Lot A Block 101 District Lot 301 Plan 20943
610-612 Kingsway	014-234-521	Amended Lot 3 (See 224853L) Block 101 District Lot 301 Plan 1888
624-626 Kingsway	025-565-613	Lot D Block 101 District Lot 301 Group 1 New Westminster District Plan BCP1286
630-636 Kingsway	014-234-599	Amended Lot 5 (Explanatory Plan 3722) Block 101 District Lot 301 Plan 1888
638-642 Kingsway	014-234-611	Lot 6 Block 101 District Lot 301 Plan 1888
644-646 Kingsway	014-234-629	Lot 7 Block 101 District Lot 301 Plan 1888
603 East 16th Avenue	004-696-786	Lot B Block 101 District Lot 301 Plan 20943
603 East 16th Avenue	004-696-808	Lot C Block 101 District Lot 301 Plan 20943
615-619 East 16th Avenue	009-429-905	Lot 18 Block 101 District Lot 301 Plan 1888

Applicant Team

Applicant	Perkins + Will Canada Architects Co.
Developer	Bonnis Properties.
Architect	Perkins + Will Canada Architects Co.
Property Owner	Bonnis Development King Inc.

Statistics

	Permitted Under Existing Zoning	Proposed
Zoning	C-2A	CD-1
Site Area	2,815.6 sq. m (30,307 sq. ft.)	2,815.6 sq. m (30,307 sq. ft.)
Land Use	Commercial and Mixed-Use	Mixed-Use Residential Rental
Maximum FSR	3.7 for corner sites	8.6
Maximum Height	23.0 (75 ft.)	North tower: 46.3 m (152 ft.) South tower: 79.3 m (260 ft.)
Floor Area	10,417.7 sq. m (112,136 sq. ft.)	24,023.8 sq. m (258,590 sq. ft.)

<p style="text-align: center;">Unit Mix</p>	<p style="text-align: center;">N/A</p>	<p style="text-align: center;">152 studio units 51 1-bedroom 106 2-bedroom 21 3-bedroom 330 Total</p>
<p style="text-align: center;">Natural Assets</p>	<p style="text-align: center;">1 on-site by-law trees and 11 City-owned street trees</p>	<p style="text-align: center;">No existing trees to be retained. Approximately 35 on-site trees and 44 City-owned trees are to be planted.</p>

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