



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: 1827 West 5th Avenue

Recommendations

- A. THAT the application by NSDA Architects, on behalf of 1827 West 5th Avenue Ltd., the registered owners of the lands located at 1827 West 5th Avenue [*Lots 25 to 28 of Block 247 District Lot 526 Plan 590; PIDs 015-245-047, 015-245-055, 015-245-063, and 015-245-071*], to rezone the lands from R3-3 (Residential) and C3-A (Commercial) Districts to CD-1 (Comprehensive Development) District, to increase the maximum floor space ratio (FSR) from 2.70 and 1.0 respectively to 4.5 and increase the maximum building height from 23.0 m (75 ft.) and 9.3 m (31 ft.) respectively to 40.7 m (134 ft.) to permit the development of a 12-storey mixed-use building containing ground-level commercial space and 37 strata-titled units, be approved in principle;
- FURTHER THAT the draft CD-1 By-law, prepared in accordance with Appendix A, be approved in principle;
- FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by NDSA Architects, received September 12, 2025;
- AND FURTHER THAT the above approvals be subject to the Conditions of Approval contained in Appendix B.
- B. 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.
- C. 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.

- D. THAT Recommendations A to C 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 1827 West 5th Avenue from R3-3 (Residential) and C3-A (Commercial) Districts to CD-1 (Comprehensive Development) District. The proposal is for a 12-storey mixed-use building with 37 strata-titled units and commercial space on the ground floor.

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

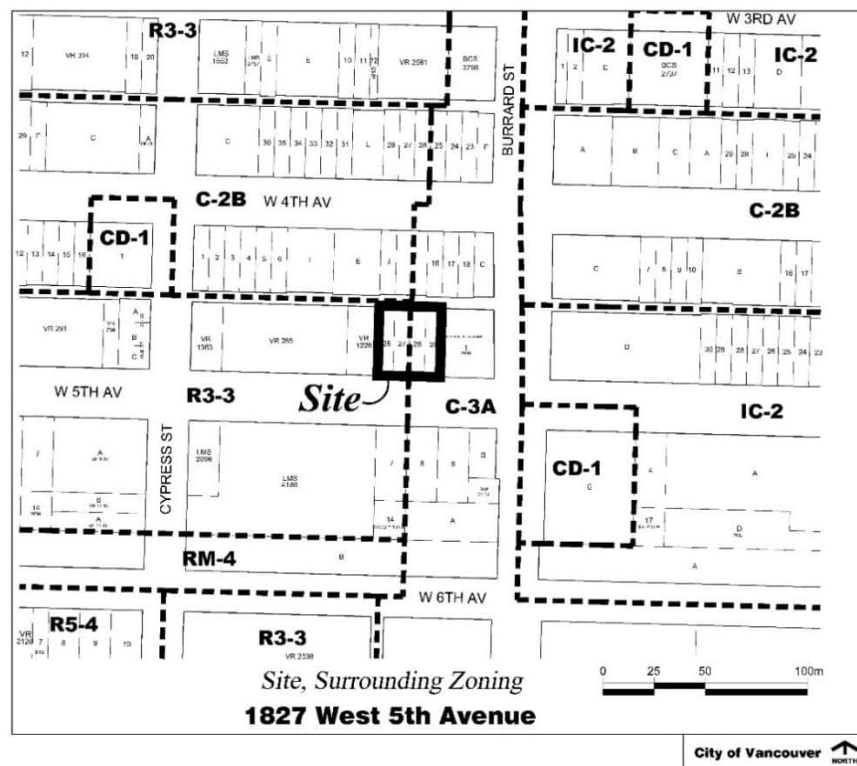
This application is consistent with the *Vancouver Official Development Plan* and the *Broadway Plan*. The General Manager of Planning, Urban Design and Sustainability recommends approval in principle subject to conditions contained in Appendix B.

Context and Background

1. Site and Context

The subject site is comprised of four parcels, located mid-block on the north side of West 5th Avenue (see Figure 1). The surrounding neighbourhood consists of retail and services along both West 4th Avenue and Burrard Street, low-rise apartments and single-family dwellings to the west, and light industrial to the east. The neighbourhood is undergoing significant change with future redevelopment as per the *Broadway Plan* as well as with the Skytrain extension. The future Arbutus and Granville Stations will be located 625 m and 690 m away respectively.

Figure 1: Site and Surrounding Zoning



2. Policy Context

- Vancouver Official Development Plan:** The site has Generalized Land Use (GLU) designations of Residential High-Rise 1 and Mixed-use High-Rise 1. The Residential High-Rise 1 GLU designation permits up to 26 storeys and lower density forms and compatible non-residential uses. Mixed-use High-Rise 1 permits high-rise, commercial or mixed-use residential apartments up to 26 stories and requires non-residential uses.
- Broadway Plan (Plan):** This site is located in two sub-areas in the *Plan*. The Kitsilano North – Area B (KKNB) sub area 8.2, for which the *Plan* provides direction for residential and retail/service use up to 12 storeys with strata ownership housing at a maximum density of 4.0 FSR. The Granville/Burrard Slopes – Area F (FGBF) for which the *Plan* provides direction for residential, retail/service, and hotel use up to 20 storeys at a maximum density of 6.5 FSR.
- Transit-Oriented Areas (TOA) Designation By-law and Transit-Oriented Areas (TOA) Rezoning Policy:** This site is within Tier 3 of the TOA and is consistent with the height designation. As the *Plan* allows more density, the application is being assessed under the *Broadway Plan* policies.

Discussion

1. Proposal

The proposal is for a 12-storey mixed-use building with 37 strata units (Figure 2). Indoor/outdoor rooftop amenity space and ground floor commercial uses are proposed. A building height of

41 m (185 ft.) and a floor space ratio (FSR) of 4.5 is proposed. Two levels of underground parking are to be accessed from the lane.

Figure 2: Proposed Building Looking Northeast



2. Form of Development

This application is considered under the Kitsilano North sub-area of the *Broadway Plan* and is consistent with the *Plan* for a mixed-use residential tower (see Figure 2). The proposal generally meets the expectations of the *Plan* for building form, height, setbacks and amenities.

Staff reviewed the site-specific conditions and concluded that the proposal is appropriate for the context and generally meets the urban design guidelines.

Urban Design Analysis Summary

Issue	Policy	Proposal	Impacts	Outcomes
Site Requirements	150 ft. frontage	99 ft. frontage	N/A	Lesser site frontage can be considered given project meets built form and site design principles, and reasonably mitigates development limits on adjacent properties.
Height	12 storeys	12 storeys	N/A	Height is consistent with expectations of the Plan
Density	4.3 FSR	4.5 FSR	N/A	Minor increases in density are considered for delivery of local-serving retail

Urban Design Panel (UDP): A review by the Urban Design Panel was not required due to the application’s consistency with the expectation of the policy of the *Plan*.

Natural Assets: The Urban Forest Strategy and the Protection of Trees By-law were used to evaluate the proposal. One on-site tree is proposed for removal, and two City-owned trees are proposed for retention. The final numbers of replacement 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. Transportation and Parking

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

4. Public Input

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

<https://www.shapeyourcity.ca/1827-w-5-ave>.

In total, approximately 32 submissions were received. Comments supported the new strata housing, the proposed density for the neighbourhood, and new commercial retail space. Concerns included impacts on neighbourhood character, views, affordability, sustainability and that the project would cause overburdened infrastructure. Refer to Appendix D for a full summary of the public input collected and responses to public comments.

5. Public Benefits

Refer to Appendix E for full summary of public benefits.

- **Development Cost Levies (DCLs):** It is expected that the project will pay DCLs of \$1,641,281 based on December 2025 rates.
- **Community Amenity Contributions (CAC):** This application is subject to a negotiated CAC. Despite negotiations, there remains a gap between the City's supported CAC position of \$890,000 and the Applicant's offering of \$241,448. Given current market conditions impacting the real estate market and future housing supply, as an incentive to induce the Applicant to advance this project in a timely manner, the City is prepared to accept a staggered approach to the voluntary cash offering. If the Applicant satisfies all rezoning conditions for enactment within 24 months following the approval in principle of the Rezoning Application, the CAC contribution will be reduced, as an incentive, to \$241,448. If enactment does not occur within 24 months, the CAC amount will increase by \$50,000 every three months to a maximum of \$841,448 approximately 60 months after the date of the approval in principle of the Rezoning Application.
- **Public Art:** The application is not subject to the *Public Art Policy and Procedures for Rezoned Developments* as the total floor area is below the minimum threshold of 9,290 sq. m (100,000 sq. ft.)

Financial Implications

As noted in the Public Benefits section, this project is expected to provide a cash CAC and DCLs. See Appendix E for additional details.

Conclusion

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

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APPENDIX A
1827 West 5th Avenue
PROPOSED CD-1 BY-LAW PROVISIONS

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

Zoning District Plan Amendment

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

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

Designation of CD-1 District

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

Uses

3. Subject to approval of the form of development, to all conditions, guidelines and policies adopted by Council, and to the conditions set out in this by-law or in a development permit, the only uses permitted within this CD-1 and the only uses for which the Director of Planning or Development Permit Board will issue development permits are:
 - (a) Cultural and Recreational Uses;
 - (b) Dwelling Uses, limited to Mixed-Use Residential Building;
 - (c) Institutional Uses;
 - (d) 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

- 4.1 The design and layout of at least 35% of the total 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.
- 4.2 All commercial uses and accessory uses must be carried on wholly within a completely enclosed building, other than the following:
- (a) display of flowers, plants, fruits and vegetables in combination with a permitted use;
 - (b) farmers' market;
 - (c) neighbourhood public house;
 - (d) public bike share; and
 - (e) restaurant,

except that the Director of Planning may vary this regulation to permit the outdoor display of retail goods, and the Director of Planning may impose any conditions the Director of Planning considers necessary, having regard to the types of merchandise, the area and location of the display with respect to adjoining sites, the hours of operation and the intent of this by-law.

Floor Area and Density

- 5.1 Computation of floor area must assume that the site area is 1,040 m², being the site area at the time of the application for the rezoning evidenced by this by-law, prior to any dedications.
- 5.2 The maximum floor space ratio for all uses combined is 4.5.
- 5.3 The total floor area for commercial uses must be a minimum of 146.7 m².
- 5.4 Computation of floor area must include all floors having a minimum ceiling height of 1.2 m, both above and below base surface, measured to the extreme outer limits of the building.
- 5.5 Computation of floor area must exclude:
- (a) balconies and decks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, provided that:
 - (i) the total area of these exclusions must not exceed 12% of the permitted floor area, and

- (ii) the balconies must not be enclosed for the life of the building;
- (b) patios and roof decks, if the Director of Planning considers the impact on privacy and outlook;
- (c) floors or portions thereof that are used for:
 - (i) off-street parking and loading located at or below base surface, provided that the maximum exclusion for a parking space does not exceed 7.3 m in length,
 - (ii) bicycle storage, and
 - (iii) heating and mechanical equipment, or uses that the Director of Planning considers similar to the foregoing;
- (d) entries, porches and verandahs if the Director of Planning first approves the design;
- (e) all residential storage area above or below base surface, except that if residential storage area above base surface exceeds 3.7 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.

5.6 The Director of Planning or Development Permit Board may exclude common amenity areas from the computation of floor area, to a maximum of 10% of the total permitted floor area, if the Director of Planning or Development Permit Board considers the intent of this by-law and all applicable Council policies and guidelines.

Building Height

- 6.1 Building height must not exceed 40.7 m.
- 6.2 Despite section 6.1 of this by-law and the building height regulations in section 10 of the Zoning and Development By-law, the Director of Planning, after considering the impact on building placement, massing, views, overlook, shadowing and noise, may permit architectural features, common rooftop amenity space or mechanical appurtenances including elevator overrun and rooftop access structures, or any other appurtenances that the Director of planning considers similar to the foregoing, to exceed the maximum building height.

Access to Natural Light

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

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 NSDA Architects, received on September 12, 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:

Landscape

- 1.1 Provision of high quality onsite landscaping elements that seek to enhance the public realm interface.

Note to Applicant: A thoughtful balance of hardscape elements and softscape elements should continue to be used to enhance the public realm interface. Consider trees and other plant material can be used to balance the visual weight of hardscape elements, and soften the transition of the built environment.

Sustainability

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

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

Engineering

- 1.3 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>

- 1.4 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>

- 1.5 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.
- 1.6 Provision of a lighting simulation to support all offsite lighting upgrades to City standards and IESNA recommendations.
- 1.7 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.

- 1.8 Submission to Engineering of an updated landscape plan reflecting all the public realm changes, including demonstration of:
- (a) Display of the following note(s):
- (i) "This plan is **"NOT FOR CONSTRUCTION"** and is to be submitted for review to Engineering Services a minimum of 8 weeks prior to the start of any construction proposed for public property. No work on public property may begin until such plans receive "For Construction" approval and related permits are issued. Please contact Engineering, Development and Major Projects and/or your Engineering, Building Site Inspector for details."
- (ii) "Tree species, final spacing, quantity and location to the satisfaction of the General Manager of Engineering Services. New trees must be of good standard, minimum 6 cm caliper, and installed with approved root barriers, tree guards and appropriate soil volumes. Installation of

Engineered Soil may be required to obtain appropriate soil volumes based on site conditions. Root barriers shall be of rigid construction, 8 feet long and 18 inches deep, centre on each street tree adjacent to the sidewalk and any off-street bike facility. Planting depth of root ball must be below sidewalk grade. Contact Park Board at pbdevelopment.trees@vancouver.ca for inspection after tree planting completion".

(b) Existing locations of:

(i) Street furniture; and

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

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

(ii) Poles and guy wires.

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

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

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

(d) Streetscape designed in compliance with All other city areas Streetscape Design Guidelines.

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

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

1.10 Provision of parking access, per [Parking By-law Section 4](#) and the [Design Supplement](#):

(a) Safe, functional grades on the ramp and in parking areas, including:

- (i) Between 7.5% to 10% transition ramp grades for a minimum 4 m (13.1 ft) at the bottom, for ramps greater than 12.5%.

Note to Applicant: refer to main parkade ramp with a slope of 13.3% to 0%.

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

- (a) Convenient, internal, stair-free loading access to/from all site uses;
- (b) Minimum 3.4 m (11.2 ft.) width, 10.2 m (33.5 ft.) length for Class B spaces; and
- (c) Minimum 1.3 m (4.3 ft.) side clearance for Class B spaces.

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

1.12 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.

1.13 Provision of a complete hydrogeological study, as required by the Zoning and Development By-law (Section 4.3.4), which addresses the requirements outlined in the Groundwater Management Bulletin, including but not limited to:

- (a) A groundwater management plan and/or impact assessment.

Note to Applicant: Provide a revised hydrogeological study or addendum which includes details of the recommended groundwater management strategy that takes into account the findings of a subsurface investigation.

- (b) Characterization and/or monitoring of soil and groundwater conditions above the proposed slab depth.

Note to Applicant: Provide a revised hydrogeological study or addendum which includes findings from a site investigation and monitoring of groundwater conditions in any hydrostratigraphic unit that would contribute to groundwater discharge from the site. Include the relevant test hole logs and monitoring and testing results, including from neighbouring sites, that are being relied on to support conclusions and recommendations, within the revised report.

- (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: 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.

- 1.14 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.
- (b) Abandonment or removal of all existing storm, sanitary, and combined sewer mains that are no longer in use due to the development of the site.

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

- 1.15 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.

- 1.16 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>

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

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

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

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

PART 2: CONDITIONS OF BY-LAW ENACTMENT

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

Engineering

- 2.1 Make arrangements to the satisfaction of the General Manager of Engineering Services, the Director of Legal Services and the Approving Officer for consolidation of Lots 25 to 28, all of Block 247, District Lot 526, Plan 590 to create a single parcel and the dedication of the north 2 feet of the site for lane purposes.

Note to Applicant: A subdivision plan and application to the Subdivision and Strata Group is required in accordance with the Subdivision By-law. 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 an Easement & Indemnity Agreement 441445M (commercial crossing), prior to building occupancy.

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

- 2.3 Provision of a Services Agreement to detail the on-site and off-site works and services necessary or incidental to the servicing of the site (collectively called the "Services") such that they are designed, constructed, and installed at no cost to the City and all necessary street dedications and rights of way for the services are provided. No development permit for the site, or any portion thereof, or for any building or improvements thereon will be issued until the letter of credit or such other form of alternative security that may be acceptable to the City in its sole discretion, as security for the services is provided. The timing for the delivery of the Services shall be determined by the General Manager of Engineering Services in his sole discretion and holds shall be placed on such permits as deemed necessary in his sole discretion. The Services are not excess and/or extended services, and the applicant is not entitled to a Latecomer Agreement.

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

- (a) Provision of adequate water service to meet the domestic and fire flow demands of the project.

Note to Applicant: Based on the confirmed Fire Underwriter's Survey Required Fire Flows and domestic flows submitted by MPT Engineering Co. Ltd. dated August 21, 2025, no water main upgrades are required to service the development.

The main servicing the proposed development is 150 mm on West 5th 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 1827 West 5th Avenue does not require any sewer upgrades.

Development to be serviced to the existing 200 mm SAN and 375 mm STM sewers in the lane north of West 5th Avenue.

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

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

- (c) Provision of street improvements with appropriate transitions, along West 5th Avenue adjacent to the site, including:
 - (i) Minimum 2.4 m wide broom finish saw-cut concrete sidewalk; and
 - (ii) Removal of the existing driveway crossing and reconstruction of the curb and gutter.
- (d) Provision of street improvements with appropriate transitions, along the lane north of West 5th Avenue adjacent to the site, including:
 - (i) Full depth pavement reconstruction.

Note to Applicant: Lane reconstruction to meet City “Higher-Zoned Lane” standards.
- (e) Provision of upgraded street lighting (roadway and sidewalk) to current City standards and IESNA recommendations.
- (f) 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.

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.

- (g) 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.

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

Environmental Contamination

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

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

Finance

- 2.7 The applicant has agreed to provide a cash CAC of **\$841,448** payable as a prior to condition of rezoning enactment for the Rezoning Lands subject to the following:
 - (a) If the Applicant satisfies all rezoning conditions for enactment, the rezoning is approved by Council and Council, enacts the CD 1 By-law for the Rezoning Lands within 24 months following the approval in principle of the Rezoning Application, the CAC contribution will be reduced, as an incentive, to **\$241,448** which shall be payable prior to rezoning enactment and escalate thereafter as set out in this proposal.
 - (b) If enactment does not occur within 24 months after Council's approval in principle of the Rezoning Application, the applicant has agreed that the CAC amount will increase by \$50,000 every three months, to a maximum of \$841,448 approximately 60 months after the date of the approval in principle of the Rezoning Application.

The applicant has agreed that all Engineering and other Council approved rezoning conditions will be at the sole cost and expense of the Applicant/property owner/developer as applicable.

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:

“1827 West 5th Avenue [CD-1 #] [By-law #] C-2”

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

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

“[CD-1#] [By-law #] 1827 West 5th Avenue”

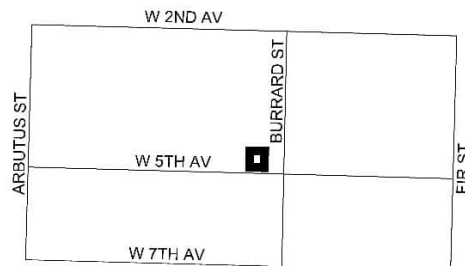
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APPENDIX D ADDITIONAL INFORMATION

Public Consultation Summary

Event	Date(s)	Details
Webpage published	November 17, 2025	https://www.shapeyourcity.ca/1827-w-5-ave
Postcard mailed	November 28, 2025	3,047 notices mailed (approximate)
Site sign installed	November 20, 2025	n/a
Online comment form	November 2025 to March 2026	30 submissions <ul style="list-style-type: none"> • 9 responses support • 20 responses opposed • 1 response mixed
Question and Answer (Q&A) period (2 weeks)	December 3 to December 16, 2026	1 submission
Other input (phone calls, direct emails, etc.)	November 2025 to March 2026	1 submission
Total webpage views	November 28, 2025 to March 27, 2026	1,681 page views
Total Submissions (Comments submitted + questions asked + other input methods)		32 submissions

Map of Notification Area



NOTIFICATION AREA

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

Areas of support:

- **Housing:** Respondents supported the project for adding more homes in a high demand area and viewed additional housing supply as necessary and appropriate.
- **Location:** Respondents supported concentrating growth in this area due to its proximity to transit, jobs, shops, and amenities, and felt the project aligns with the broader vision for change under the *Broadway Plan*.
- **Built Form:** The proposed height, massing, and podium design were generally seen as fitting with expectations for this area and respectful of the surrounding streetscape.

Areas of concern:

- **Building height:** Respondents felt the proposed height is out of scale with the surrounding low-rise context and inconsistent with the established character of the street and nearby blocks.
- **Neighbourhood Impact:** Respondents were concerned that the proposed increase in density could impact neighbourhood character, reduce privacy for adjacent properties, and place additional strain on local amenities.
- **Parking:** Respondents expressed concern about insufficient on-site parking, noting existing spillover parking pressures from nearby residential buildings and local businesses. They also raised concerns that additional units could complicate building access and emergency vehicle movement.

Response to Public Comments

The proposed building height of 12 storeys is permitted by both sub-areas of the *Broadway Plan*, and as well the *Vancouver Official Development Plan*. The proposed density of 4.5 FSR does exceed the density permitted for strata ownership housing under the Kitsilano North – Area B subarea of 4.3 FSR, however, it does comply with the density permitted under the Granville/Burrard Slopes – Area F subarea of 6.5 FSR for this housing type. Staff have reviewed the application and consider the proposed form of development to be in alignment with policy, and appropriate for the existing and future neighbourhood context as it will not be out of scale with future developments in the area. Privacy and character concerns are reviewed at the Development Permit stage of the application if approved.

Rezoning conditions are included to address safety for all road users and include sidewalk and lighting improvements along West 5th Avenue and the lane to the north. The Parking By-law does not require minimum parking requirements, city-wide, except for accessible parking, visitor spaces, and bike parking.

* * * * *

**APPENDIX E
PUBLIC BENEFITS**

City-wide DCL ¹	\$1,015,097
Utilities DCL ¹	\$626,184
CAC: Cash ²	\$841,448
TOTAL	\$2,482,729

¹ Based on rates in effect as of December 10, 2025, and the proposed 4,577.1 sq. m (49,268 sq. ft.) of residential floor area and 146.7 sq. m (1,579 sq. ft.) of commercial floor area.

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

² While there continues to be a gap between the City’s supported CAC position of a \$890,000 and Applicant’s offering of \$241,448, the City is prepared to accept the following voluntary cash offering as an incentive to induce the Applicant to advance this project in a timely manner:

- Cash CAC of \$841,448 payable as a prior to condition of rezoning enactment for the Rezoning Lands subject to the following:
- If the Applicant satisfies all rezoning conditions for enactment as may be approved in principle by Council and Council, in their unfettered discretion, enacts the CD-1 By-law for the Rezoning Lands within 24 months following the approval in principle of the Rezoning Application, the CAC contribution will be reduced, as an incentive, to \$241,448 which shall be payable prior to rezoning enactment and escalate thereafter as set out in this proposal.
- If enactment does not occur within 24 months after Council’s approval in principle of the Rezoning Application, the CAC amount will increase by \$50,000 every three months, to a maximum of \$841,448 approximately 60 months after the date of the approval in principle of the Rezoning Application.

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**APPENDIX F
REZONING APPLICATION SUMMARY**

Property

Address	Parcel Identifier (PID)	Legal Description
1827 West 5th Avenue	015-245-047	Lots 25 Block 247 District Lot 526 Plan 590
	015-245-055	Lots 26 Block 247 District Lot 526 Plan 590
	015-245-063	Lot 27 Block 247 District Lot 526 Plan 590
	015-245-071	Lot 28 Block 247 District Lot 526 Plan 590

Applicant Team

Applicant	NSDA Architects
Developer	Lyndan Properties Ltd.
Property Owner	1827 West 5th Avenue Ltd

Statistics

	Permitted Under Existing Zoning	Proposed
Zoning	R3-3 and C3-A	CD-1
Site Area	1,040 sq. m (11,196 sq. ft.)	1,040 sq. m (11,196 sq. ft.)
Land Use	Residential, Commercial	Residential, Commercial
Maximum FSR	R3-3: 2.70 C3-A: 1.0	4.5
Maximum Height	R3-3: 23.0 m (75 ft.) C3-A: 9.2 m (30 ft.)	40.7 m (134 ft.)
Floor Area	R3-3: 2,808.4 sq. m (30,229 sq. ft.) C3-A: 1,040 sq. m (11,196 sq. ft.)	4,723.8 sq. m (50,847 sq. ft.)
Unit Mix	N/A	5 1-bedroom 18 2-bedroom 14 3-bedoom 37 Total
Natural Assets	1 on-site tree 2 street trees	1 tree proposed for removal. 2 street trees proposed for retention. Replacement trees to be confirmed at development permit stage