



## COUNCIL REPORT

Report Date: May 12, 2026  
Contact: Luke Reynolds  
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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: 1030 and 1056 Burnaby Street

### Recommendations

- A. THAT the application by GWA Architecture, on behalf of:
- The Society for the Christian Care of the Elderly, Inc., the registered owner of the lands located at 1030 Burnaby Street [*PID 008-477-426; Lot 2 Block 12 District Lot 185 Plan 14172*], and
  - 1056 Burnaby Holdings Ltd., Inc., the registered owner of the lands located at 1056 Burnaby Street [*PID 015-749-100; Lot 7 Block 12 District Lot 185 Plan 92*],

to rezone the lands from RM-5A (Residential) District to CD-1 (Comprehensive Development) District to establish two sub-areas within the site with a combined total floor area of 15,075.9 sq. m (162,276 sq. ft.) and increase the maximum building height from 18.3 m (60 ft.) to 22.0 m (72 ft.) and 40.9 m (134 ft.) to permit the development of an additional six-storey residential building containing 90 rental units of which 20% of the residential floor area will be secured as below-market rental units, and retain an existing development containing 215 rental units, all of which will thereafter be secured as market rental housing 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 GWA Architecture, received August 12, 2025, and later revised on April 9, 2026;

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 Recommendations A and B be adopted on the following conditions:
- (i) THAT the passage of the above resolutions creates no legal rights for the applicant or any other person, or obligation on the part of the City and any expenditure of funds or incurring of costs is at the risk of the person making the expenditure or incurring the cost;
  - (ii) THAT any approval that may be granted 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 1030 and 1056 Burnaby Street from RM-5A (Residential) District to CD-1 (Comprehensive Development) District. The proposal is for a six-storey residential building with 90 rental units, of which 20% of the residential floor area will be secured for below-market rental units, and the retention of the existing 14-storey seniors housing residential building with 215 rental units. The application includes consolidation and subdivision of the two properties to adjust lot boundaries to better accommodate a larger development at 1056 Burnaby Street.

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

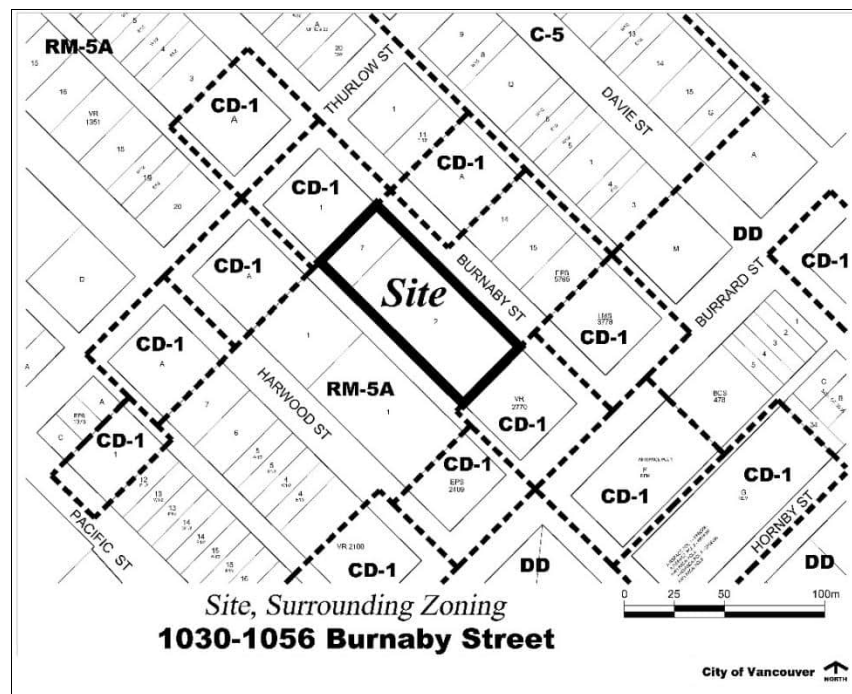
## **Context and Background**

### 1. Site and Context

The subject site is comprised of two parcels, located mid-block on the south side of Burnaby Street (see Figure 1). The site contains an existing three-storey apartment building constructed in 1956 which is proposed to be demolished, as well as a 14-storey non-profit apartment for seniors living constructed in 1972 to be retained. The surrounding neighbourhood consists of a

mix of purpose-built rental and strata buildings, with mixed-use developments along Burrard Street and commercial uses along Davie Street.

**Figure 1: Site and Surrounding Zoning**



## 2. Policy Context

- Vancouver Official Development Plan:** The site has a Generalized Land Use (GLU) designation of Residential High-Rise 2, which permits developments above 26 storeys, lower density forms and compatible non-residential uses.
- West End Community Plan (Plan):** This site is located in the Burrard Corridor of the *Plan*, which is identified as suitable for increases in height.
- West End Rezoning Policy (Policy):** The site is located in Area 'E' of the *Policy*, which allows rezonings to include 100% secured-rental housing with 20% of the residential floor area at below-market rates (BMR) rates in addition to strata and social housing.
- Transit-Oriented Areas (TOA) Designation By-law and Transit-Oriented Areas (TOA) Rezoning Policy:** This site is within Tier 3 of the TOA. Proposed Sub-Area A is consistent with the height designation, however the existing development to be retained on Sub-Area B is not. As the *Plan* allows more density, the application is being assessed under the *West End Community 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 to demolish the existing three-storey apartment building located at 1056 Burnaby Street, and replace it with a new six-storey residential building with 90 rental units, of which a minimum of 20% of the residential floor area is for below-market units (Figure 2). A building height of 22.0 m (72 ft.) and a floor area of 5,498.7 sq. m (59,188 sq. ft.) along with two levels of underground parking which are to be accessed from the lane are proposed. The existing 14-storey seniors housing residential building with 215 rental units located at 1030 Burnaby Street would be retained in situ.

To better accommodate a larger development at 1056 Burnaby Street, consolidation and subdivision of the two properties is proposed. The lot area of 1056 Burnaby Street will increase from 803.6 sq. m (8,645 sq. ft.) to 1,697.7 sq. m (18,274 sq. ft.), while the lot area of 1030 Burnaby Street will decrease from 3,212.1 sq. m (34,575 sq. ft.) to 2,371.7 sq. m. (24,947 sq. ft.).

**Figure 2: Proposed Building Looking Southwest**



### 2. Form of Development

**Height and Density:** The proposed height and density are consistent with the intent of the *West End Community Plan*.

**Private Open Spaces:** The application provides an appropriate amount of indoor and outdoor common amenity space. Private balconies should be provided for all family units while most studios and one bed-room units are limited to Juliet balconies, with some ground-level units providing no balconies. Therefore, staff have added a condition to requiring the provision of private outdoor space as a balcony, or a commensurate amount of outdoor amenity space, to meet the intent of the *High-Density Housing for Families with Children Guidelines*.

Staff reviewed the site-specific conditions and concluded that the proposal is appropriate for the surrounding context and generally meets applicable urban design guidelines. The key urban design considerations for this application are summarized below (Figure 3).

**Figure 3: Urban Design Analysis Summary**

Issue	Policy	Proposal	Impacts	Outcomes
<b>Livability Private outdoor space (Balcony)</b>	Open balcony space for all units including studio and one-bedroom units.	No private balconies are proposed for ground level units, and studio units are limited to Juliet balconies .	A high level of livability for dwelling units, Access to natural ventilation and sunlight.	A condition has been included to provide balconies for all units.

**Urban Design Panel (UDP):** A review by the Urban Design Panel was not required due to the project’s modest scale and general consistency with the built form of the *Plan’s* expectations.

**Natural Assets:** The Urban Forest Strategy and the Protection of Trees By-law were used to evaluate the proposal. Twenty-six on-site trees are proposed for removal, and 35 on-site trees and 10 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. Housing**

This application, if approved, would add 90 units to the City’s inventory of rental housing, including 67 market rental units with 23 below-market rental units (a minimum of 20% of the residential floor area), which would contribute to the targets set out in the *Housing Vancouver Strategy* (see Figure 1, Appendix D).

- Sub-Area A:
  - **Housing Mix:** The project proposes 35% two and three-bedroom units overall. However, the BMR portion of the project only has 34% two and three-bedroom units, thereby not meeting the *Family Room: Housing Mix Policy for Rezoning Projects* which requires a minimum of 35% two and three-bedroom units in both the market rental and below-market rental portions, without rounding up. 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 portions.
  - **Average Rents and Income Thresholds:** The proposed market rental and below-market rental units will provide housing options that are significantly more affordable than average home ownership costs, as shown in Figure 2, Appendix D. If approved, as per the *West End Rental Policy*, a minimum of 70% of the BMR units will be rented at a minimum of 20% below the CMHC Average Market Rent, and a minimum of 30% of the BMR units will be rented at a minimum of 50% below the CMHC Average Market Rent for the area at the time of initial tenancy, and upon unit turnover.

- **Security of Tenure:** All 90 units in Sub-Area A would be secured through a Housing Agreement and Section 219 Covenant for the longer of 60 years or the life of the building. The Housing Agreement will secure not less than 20% of the residential floor area for below-market units.
- **Tenants:** The rezoning site contains existing rental residential uses, including 23 units of primary rental housing.
  - Twenty-one out of the 23 existing residential tenancies are eligible under the City's *Tenant Relocation and Protection Policy (TRPP)*. The applicant has provided a Tenant Relocation Plan (TRP) for eligible tenants which meets the requirements of the City's TRPP, which is summarized in Appendix D of this report.
  - The existing residential tenancies are governed by the Residential Tenancy Act (British Columbia).
- Sub-Area B:
  - **Security of Tenure:** All 215 units in Sub-Area B would be retained and secured as residential rental housing through a Housing Agreement and Section 219 Covenant for the longer of 60 years or the life of the building.

#### 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 notification methods included mailed postcards, site signage, and a webpage with a digital model. Public input was collected primarily using an online comment form, a question and answer (Q&A) period, and email. Refer to the application webpage:

<https://www.shapeyourcity.ca/1030-1056-burnaby-st>

In total, approximately 20 submissions were received. Comments supported the increase in housing units, density and use. Concerns included the livability of units and neighbourhood impact. Refer to Appendix C for a full summary of the public input collected and responses to public comments.

#### 6. Public Benefits

Refer to Appendix E 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 \$740,400 based on December 2025 rates. The value of the DCL waiver for the residential floor area is estimated to be \$1,181,616.
- **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 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**

This project is expected to provide 90 rental units, with a minimum of 20% of the residential floor area secured at below-market rates and DCLs. See Appendix E for additional details.

### **Conclusion**

The proposed land use, form of development and public benefits are consistent with the *Vancouver Official Development Plan* and the *West End Community 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**  
**1030 and 1056 Burnaby Street**  
**PROPOSED CD-1 BY-LAW PROVISIONS**

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

**Zoning District Plan Amendment**

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

**Designation of CD-1 District**

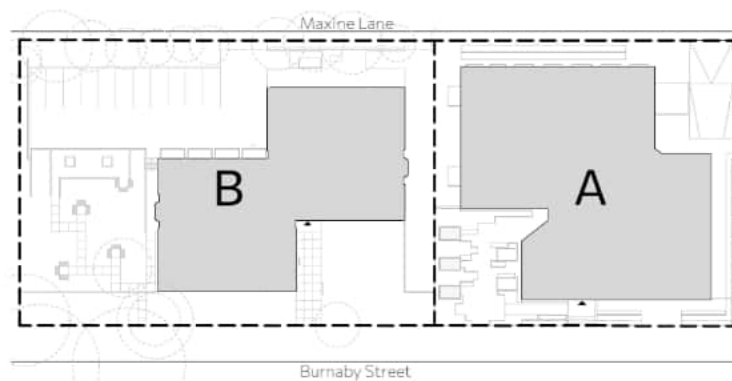
2. The area shown within the heavy black outline on Schedule A is hereby designated CD-1 (\_\_\_).

**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 6.2 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 7.3 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 the conditions of use, total floor area, and maximum permitted building height for each sub-area.

**Figure 1 Sub-Areas****Uses**

- 5.1 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 Multiple Dwelling and Mixed-Use Residential;
  - (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 In sub-area A, only multiple dwelling and accessory uses customarily ancillary to multiple dwelling are permitted.
- 6.2 In sub-area A, a minimum of 20% of the total dwelling unit area must be below-market rental dwelling units.
- 6.3 In sub-area A, 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.

### Floor Area and Density

- 7.1 The total floor area for all uses combined must not exceed 15,075.9 m<sup>2</sup>, and the total floor area for all permitted uses in each of the sub-areas must not exceed the maximum permitted floor area for that sub-area, as set out in the following table:

**Table 1: Maximum Permitted Floor Area**

<b>Sub-Area</b>	<b>Maximum Permitted Floor Area (m<sup>2</sup>)</b>
<b>A</b>	<b>5,498.7</b>
<b>B</b>	<b>9,577.2</b>

- 7.2 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.
- 7.3 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 m<sup>2</sup> per dwelling unit, there will be no exclusion for any of the residential storage area above base surface for that unit; and
  - (f) all storage area below base surface for non-dwelling uses.
- 7.4 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.
- 7.5 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 height in each sub-area must not exceed the permitted height for that sub-area, as set out in Table 2.
- 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 2: Permitted Building Height**

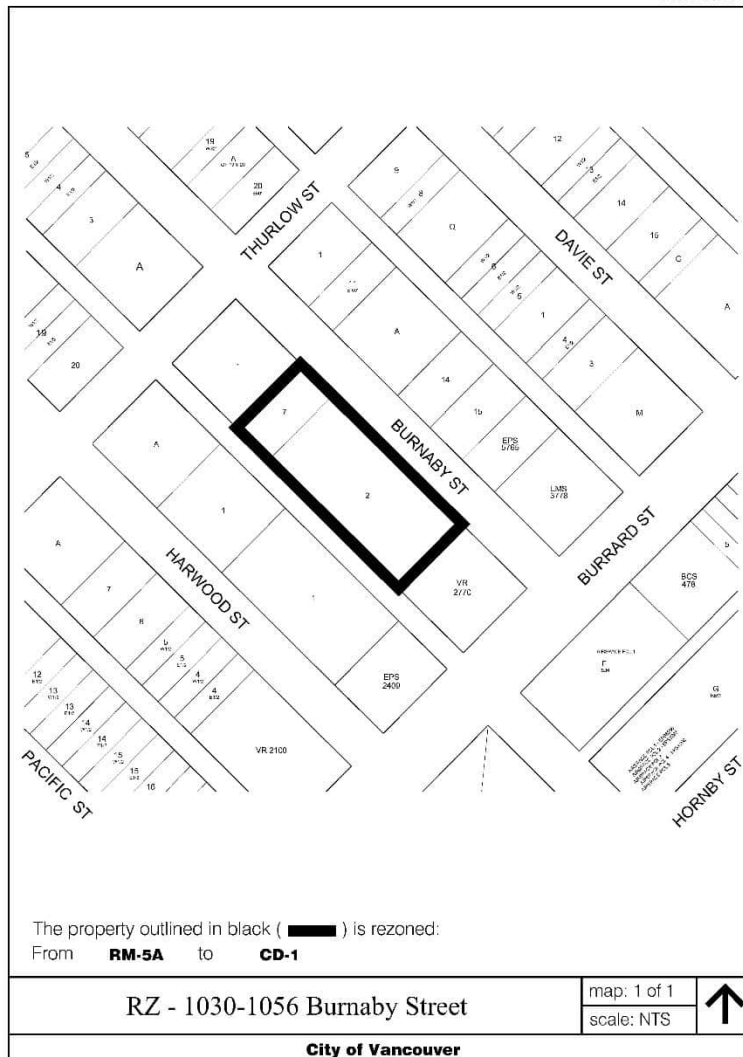
<b>Sub-Area</b>	<b>Building Height</b>
<b>A</b>	<b>22.0 m</b>
<b>B</b>	<b>40.9 m</b>

- 8.3 Despite sections 8.1 and 8.2 of this by-law, no part of the development shall protrude into an approved view corridor, as set out in the City of Vancouver's View Protection Guidelines.

### **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.

**Schedule A**



\* \* \* \* \*

## **APPENDIX B CONDITIONS OF APPROVAL**

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

### **PART 1: CONDITIONS OF APPROVAL OF THE FORM OF DEVELOPMENT**

*Note: Consideration by Council of the proposed form of development is in reference to plans prepared by GWA Architecture, received on August 12, 2025, with supplementary drawings received April 9, 2026.*

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

#### **Urban Design**

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

Note to Applicant: All family units must have a balcony and unit 106 does not have a balcony. There appears to be no private balcony space on ground floor units, where the provision of private outdoor space for every unit is not possible, alternatives must provide a minimum total floor area equal to the aggregate area required for the impacted units (4.5 sq. m [48.4 sq. ft.] per unit) as outlined in the *High-Density Housing for Families with Children Guidelines*. Acceptable alternatives may include private Juliet balconies, communal balconies, shared rooftop outdoor amenity areas, or a combination of these strategies to ensure livability standards. If private outdoor space is not provided, unit layout should maximize solar and ventilation access by maximizing operable glazing units.

- 1.2 Design development to the overall architectural expression and articulation of the proposal.

Note to Applicant: Refine the proposed building design façade articulation and materiality, texture including the colour scheme to enhance the visual interest of street façades.

#### **Landscape**

- 1.3 Design development to improve overall onsite landscaping, and public realm frontages.

Note to Applicant: This could be achieved by, but not limited to:

- (a) Increasing the amount of proposed replacement trees. Additional trees should be proposed onsite, especially along Maxine Lane, to the greatest extent practical, and;
- (b) Mitigating retaining walls and planter walls along public realm frontages. Ensure these walls are either screened with planting/architectural features, or mitigated through terracing and landscaping.

## Sustainability

- 1.4 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 – Process and Requirements

## Housing

- 1.5 The proposed unit mix of Sub-Area A, including 45 studio units (50%), 13 one-bedroom units (14%), 13 two-bedroom units (14%) and 19 three-bedroom units (21%) is to be included in the Development Permit drawings.

Note to Applicant:

- (a) 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.
- (b) 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, as outlined in the *Tenant Relocation and Protection Policy* and TRPP Bulletin. See rezoning condition 2.4.
- 1.6 The development should be designed in accordance with the *High-Density Housing for Families with Children Guidelines*, including the provision of:
- (a) An outdoor amenity area to include areas suitable for a range of children's play activities and urban agriculture appropriate in size for the scale of the project and situated to maximize sunlight access (S. 3.3.2, 3.4.3);
- (b) A minimum of 2.3 sq. m (24.7 sq. ft.) of bulk storage for each dwelling unit (S. 4.4.2);
- (c) A multi-purpose indoor amenity space appropriate in size for the scale of the project, with a wheelchair accessible washroom and kitchenette. Consider positioning this adjacent to the children's play area to enable parental supervision from the amenity room (S. 3.7.3); and
- (d) A balcony for each unit with 1.8 by 2.7 m minimum dimensions (S. 4.3.2).

Note to Applicant:

- (i) The guidelines prescribe a set of performance criteria for common indoor and outdoor amenity spaces to sufficiently contribute towards livability. If a ratio of minimum 2.0 sq.m (21.5 sq. ft) per dwelling unit for outdoor amenity space, and at least 1.4 sq. m. (15 sq. ft.) per unit for indoor amenity space, is provided, staff will consider those performance criteria to have been met.

- (ii) Bulk storage should be designed in accordance with the Bulk Storage and In-suite Storage – Multiple Dwelling Residential Developments Bulletin.

- 1.7 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

- 1.8 Provision of construction details to determine ability to meet municipal design standards for shotcrete removal (City of Vancouver Design Guidelines, Construction Standards and Encroachment By-law (#4243) section 3A) and access around existing and future utilities adjacent your site prior to Building Permit issuance.

Note to Applicant: Current construction practices regarding shotcrete shoring removals have put City utilities at risk during removal of encroaching portions of the shoring systems. Detailed confirmations of these commitments will be sought at the Building Permit stage with final design achievements certified and confirmed with survey and photographic evidence of removals and protection of adjacent utilities prior to Occupancy Permit issuance. Please contact Engineering Services at [shoringreview@vancouver.ca](mailto:shoringreview@vancouver.ca) for details.

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

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

- 1.9 The owner or representative is to contact Engineering Services at [StreetUseReview@vancouver.ca](mailto:StreetUseReview@vancouver.ca) to acquire the project's permissible street use after Building Permit issuance.

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

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

- 1.10 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.
- 1.11 Provision of a lighting simulation to support all offsite lighting upgrades to City standards and IESNA recommendations.
- 1.12 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.

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

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

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

(b) Existing locations of:

- (i) Street furniture; 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' 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.

- 1.14 Parking, loading, bicycle, and passenger loading space quantities must be provided and maintained in accordance with the requirements of the Vancouver Parking By-Law.
- 1.15 Provision of the following general revisions to architectural plans, including:
- (a) All types of parking, loading, bicycle, end-of-trip facilities and passenger loading spaces individually numbered, and labelled on the drawings;
  - (b) Dimensions of columns and column encroachments into parking spaces;
  - (c) Section drawings showing elevations and minimum vertical clearances for parking levels, loading bays, ramps, and to the underside of raised security gates considering mechanical projections and built obstructions; and
  - (d) Design elevations at all breakpoints on both sides of ramps, drive aisles, loading and passenger loading spaces, accessible spaces, and entrances.
- 1.16 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.

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

Note to Applicant: BC Hydro System Vista, Vista switchgear, pad mounted transformers, low profile transformers and kiosks as well as telecommunications kiosks are to be

located on private property with no reliance on public property for placement of these features.

For questions on this requirement, please contact Utilities Management Branch at 604-829-9447 or at [umb@vancouver.ca](mailto:umb@vancouver.ca).

- 1.18 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>

- 1.19 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](mailto: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 the subdivision of Lot 2, Plan 14172; and Lot 7, Plan 92; all of Block 12 District Lot 185 to create 2 separate parcels with adjusted lot boundaries.

Note to Applicant: 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 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 Creus Engineering Ltd. dated July 18, 2025, no water main upgrades are required to service the development.

The main servicing the proposed development is 150 mm on Burnaby Street. Should the development require water service connections larger than servicing main, the developer shall upsize the existing main to the satisfaction of the General Manager of Engineering Services. The developer is responsible for 100% of the cost of the upgrading. The maximum water service connection size is 300 mm.

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

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

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

Note to Applicant: Implementation of development(s) at 1056 Burnaby Street does not require any sewer upgrades.

Development to be serviced to the existing 200 mm SAN and 250 mm STM sewers in Maxine Lane.

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.

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

- (c) Provision of street improvements with appropriate transitions, along Burnaby Street adjacent to the site, including:
  - (i) 2.4 m wide broom finish saw-cut concrete sidewalk.
- (d) Provision of street improvements with appropriate transitions, along Maxine Lane adjacent to the site, including:
  - (i) Full depth pavement reconstruction.

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

Refer to the City design guidelines and construction standards.

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

- (e) Provision of speed humps in the lane Maxine Lane between Burrard Street and Thurlow Street.

- (f) Provision of upgraded street lighting (roadway and sidewalk) to current City standards and IESNA recommendations.
- (g) Provision of new or replacement duct banks that meets current City standard.

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

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.

- (h) 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.

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

Note to Applicant: The 'site' referenced above refers to Sub-Area A.

## Housing

- 2.3 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 Section 219 Covenant to secure all residential units as secured rental housing units for Sub-Area A, 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 secured as below-market rental units ("below-market rental units") subject to the conditions set out below for such units and in accordance with the requirements set out in the *West End Community Plan*, for the longer of 60 years and the life of the building, and the Housing Agreement and Section 219 Covenant will include, but not be limited to the following terms:

- (a) A no separate sale covenant;
- (b) A no stratification covenant;
- (c) A provision that none of such units will be rented for less than 90 consecutive days at a time;
- (d) The initial starting monthly rents for the below-market rental units will be comprised of the following:

- (i) a minimum of 30% of the below-market rental units will, subject to condition (j), be rented at rates at or below an amount that is 50% below the CMHC average market rent for zone 2 according to the 'CMHC Rental Market Survey' publication that are current at the time of Occupancy Permit issuance; and
  - (ii) the balance of the below-market rental units will, subject to Conditions (j), be rented at rates at or below an amount that is 20% below the CMHC average market rent for zone 2 according to the 'CMHC Rental Market Survey' publication that are current at the time of Occupancy Permit issuance; except that in the event that average market rent data for zone 2 is unavailable in the 'CMHC Rental Market Survey' publication current at the time of unit initial occupancy or change of tenancy (as described in (b) below), below-market unit rents will be based on other appropriate data available in the Canada Mortgage and Housing Corporation's Rental Market Report or Information Portal, as approved by the Director of Planning, Urban Design and Sustainability:
- (e) Following initial occupancy, on a change in tenancy for a below-market rental unit, the starting rent for such new tenancy will be reset to rent, as determined by the formula in Condition 2.3(d)(i) or (ii), that initially applied to such below-market rental unit, that is current at the time of the change in tenancy;
- (f) The applicant will verify eligibility of tenants for the below-market rental units, based on the following:
- (i) For new tenants:
    - (1) annual household income cannot exceed four times the annual rent for the unit (i.e. at least 25% of household income is spent on rent); and
    - (2) there must be at least one occupant per bedroom in the unit;
- (g) The applicant will verify the ongoing eligibility of existing tenants in the units secured at below-market rates every five (5) years after the initial occupancy:
- (i) for such tenants, annual household income cannot exceed five times the annual rent for the unit (i.e. at least 20% of income is spent on rent); and
  - (ii) there must be at least one occupant per bedroom in the unit.
- (h) 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 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 units, and a summary of the results of eligibility testing for these units;
- (i) Such other terms and conditions as the General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services may require in their sole discretion; and

- (j) As the applicant has requested to seek a waiver of the Development Cost Levies (“DCL”) pursuant to Section 3.1A of the Vancouver Development Cost Levy By-law No.9755 (the “DCL By-law”), the Housing Agreement and Section 219 Covenant, will also include the following terms and conditions:
- (i) A rent roll will be provided for review and confirmation by the General Manager of Planning, Urban Design and Sustainability, indicating the agreed initial monthly rents for below-market rental housing at occupancy permit issuance;
  - (ii) The average starting monthly rents for each unit type will for initial occupancy not exceed the rents outlined by Section 3.1A(d) of the DCL By-Law.

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

- 2.4 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 for Sub-Area A 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 *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 whether each tenant has indicated interest in the Right of First Refusal to return to the new building (if applicable); 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 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.

Note to Applicant: If a long period of time elapses between Public Hearing 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 taken up the Right of First Refusal in the new building (if applicable) and their starting rent; and for those not returning to the new building, the outcome of their search for alternate accommodations; summarize the total monetary value given to each tenant (moving costs, rents, any other compensation); and include a summary of all communication provided to the tenants.
- 2.5 Make arrangements to the satisfaction of the General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services to enter into a Housing Agreement and a Section 219 Covenant to secure all 215 residential units as secured market rental housing units for Sub-Area B, excluding Seniors Supportive or Independent Living Housing, for a term equal to the longer of 60 years and the life of the building, subject to a no-separate-sales covenant and a no-stratification covenant, a provision that none of such units will be rented for less than 90 consecutive days at a time, and such other terms and conditions as the General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services may require.

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

### **Environmental Contamination**

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

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

**Agreements**

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

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

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

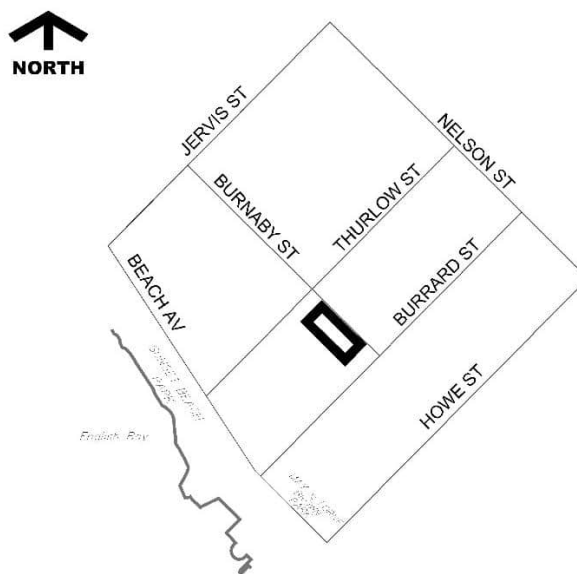
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### APPENDIX C ADDITIONAL INFORMATION

#### Public Consultation Summary

Event	Date(s)	Details
<b>Webpage published</b>	November 17, 2025	<a href="https://www.shapeyourcity.ca/1030-1056-burnaby-st">https://www.shapeyourcity.ca/1030-1056-burnaby-st</a>
<b>Postcard mailed</b>	November 21, 2025	13,702 notices mailed (approximate)
<b>Site sign installed</b>	November 11, 2025	n/a
<b>Online comment form</b>	November 2025 to March 2026	16 submissions <ul style="list-style-type: none"> <li>• 9 responses support</li> <li>• 4 responses opposed</li> <li>• 3 responses mixed</li> </ul>
<b>Question and Answer (Q&amp;A) period (2 weeks)</b>	November 26, 2025 to December 9, 2025	3 submissions
<b>Other input (phone calls, direct emails, etc.)</b>	November 2025 to March 2026	1 submission
<b>Total webpage views</b>	November 2025 to March 2026	475 page views
<b>Total Submissions</b> (Comments submitted + questions asked + other input methods)		20 submissions

#### Map of Notification Area



NOTIFICATION AREA

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

Areas of support:

- **Housing:** Support was expressed for the addition of new housing and below-market units, which respondents felt added diversity to the housing mix.
- **Density:** Respondents felt the proposed building height, density, and overall design are appropriate for the site, fit well with existing development on the block, and would integrate with the surrounding neighbourhood.
- **Use:** Respondents supported the proposal, welcoming the more efficient use of the site and the expected increase in residential density for the West End.

Areas of concern:

- **Unit size:** Respondents raised concerns that the proposed units may be too small to be livable for long-term residents.
- **Neighbourhood impact:** Respondents expressed concerns that the cumulative scale and pace of development in the area could contribute to displacement, loss of neighbourhood character, prolonged construction impacts, and increased strain on local infrastructure and services.

### Response to Public Comments

The proposed unit sizes for studios are generally less than minimum size of 37 sq. m (400 sq. ft.) as outlined in the *Housing Design and Technical Guidelines*. However, the units exceed the minimum floor area of 29.7 sq. m (320 sq. ft.) as noted in the *Zoning and Development By-Law*, which can be permitted by the Director of Planning subject to satisfactory design and livability considerations. For this proposal, no liveability or design concerns have been raised by staff, excluding amenity space requirements which have been conditioned.

The proposed development is modest in scale compared to other developments in the area, replacing an existing three-storey development constructed in 1956 with a six-storey development. The existing policy supports increased density and height at this location, and the new development would not result in significant infrastructure change as no water main or sewage upgrades are expected.

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### APPENDIX D HOUSING

Housing Data

**Figure 1: Progress Towards 10 Year Housing Vancouver Targets (2024-2033) as of March 31, 2026**

Housing Type	Category	10-year Targets <sup>1, 2</sup>	Units Approved Towards Targets <sup>3</sup>
<b>Purpose-Built Rental Housing Units<sup>3</sup></b>	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.

As per the *West End Rental Policy*, a minimum of 70% of the BMR units will be rented at 20% below the CMHC Average Market Rent, and 30% of the BMR units will be rented at 50% below the CMHC Average Market Rent for the area.

Starting rents for the initial occupants will be calculated using the Average Market Rents at the time of occupancy permit issuance. On unit turnover, rents in the BMR units will be reset to the same CMHC discount as applied at initial occupancy, calculated using the CMHC Average Market Rent at the time of unit turnover.

**Figure 2 – Market Rental Unit Rents, Below-Market Rental Unit Rents and Household Incomes Served (English Bay)**

Unit Type	English Bay Average Market Rents	English Bay Below-Market Units (50% below average rents)		English Bay Below-Market Units (20% below average rents)	
	2024 Average Rents <sup>1</sup>	2025 Starting Rents <sup>2</sup>	Average Household Income Served <sup>3</sup>	2025 Starting Rents <sup>2</sup>	Average Household Income Served <sup>3</sup>
<b>Studio</b>	\$1,746	\$873	\$34,920	\$1,397	\$55,872
<b>1-bed</b>	\$1,950	\$975	\$39,000	\$1,560	\$62,400
<b>2-bed</b>	\$2,929	\$1,465	\$58,580	\$2,343	\$93,728

<b>3-bed</b>	\$3,888	\$1,944	\$77,760	\$3,110	\$124,416
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1. Data from the October 2024 CMHC Rental Market Survey for apartments in purpose-built rental buildings in the English Bay/Downtown rental zone of Vancouver
2. Starting rents shown are calculated based on a 20 or 50% discount to the average market rents of the English Bay/Downtown rental zone as published by CMHC in the October 2024 Rental Market Report and set in the Rental Incentive Programs Bulletin for the year 2025
3. Incomes are estimated based on rents at 30% of income.

**Figure 3 – Market Rents in Newer Buildings, Cost of Ownership and Household Incomes Served**

	Newer Rental Buildings Downtown		Monthly Costs of Ownership for Median-Priced Apartment –Downtown (with 20% down payment)		
	Average Market Rent <sup>1</sup>	Average Household Income Served <sup>3</sup>	Monthly Cost of Ownership <sup>2</sup>	Average Household Income Served <sup>3</sup>	Down-payment at 20%
<b>Studio</b>	\$2,326	\$93,040	\$2,284	\$91,344	\$3,024
<b>1-bed</b>	\$2,652	\$106,080	\$2,668	\$106,700	\$3,795
<b>2-bed</b>	\$3,807	\$152,280	\$3,620	\$144,804	\$5,974
<b>3-bed</b>	\$4,833	\$193,320	\$4,475	\$178,992	\$11,486

1. Data from October 2024 CMHC Rental Market Survey for buildings completed in 2015 or later on the Downtown of Vancouver
2. Based on the assumptions: Median of all BC Assessment strata apartment sales prices in Vancouver Downtown 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)
3. Incomes are estimated based on rents at 30% of income.

### Summary of Tenant Relocation Plan Terms

TRPP Requirements	Tenant Relocation Plan Offer
<b>Financial Compensation</b>	<p>Compensation in the form of free rent, a lump sum payment, or a combination of both, will be available for each unit eligible for Tenant Relocation Plan according to the following schedule:</p> <ul style="list-style-type: none"> <li>○ 4 months' rent for tenancies up to 5 years;</li> <li>○ 5 months' rent for tenancies over 5 years and up to 10 years;</li> <li>○ 6 months' rent for tenancies over 10 years and up to 20 years;</li> <li>○ 12 months' rent for tenancies over 20 years and up to 30 years;</li> <li>○ 18 months' rent for tenancies over 30 years and up to 40 years; and</li> <li>○ 24 months' rent for tenancies over 40 years.</li> </ul>
<b>Notice to End Tenancies</b>	<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>
<b>Moving Expenses (flat rate or arrangement of an insured moving company)</b>	<p>A flat rate of \$750 or \$1000 will be provided to all eligible tenants depending on the type of unit.</p>
<b>Assistance in Finding Alternate Accommodation (3 options)</b>	<p>Staff have distributed tenant needs assessment surveys. These surveys will be used in relocation efforts and to identify tenants' needs and preferences.</p> <p>The applicant has committed to monitor the rental market and provide tenants requesting assistance with three options in Vancouver that best meet the tenants' identified priorities.</p>
<b>Additional Support for Low Income Tenants or Tenants Facing Other Barriers to Appropriate Housing</b>	<p>For low income tenants and tenants facing other barriers to housing, as defined in the TRP Policy, the applicant has committed to assisting in securing a permanent, suitable affordable housing option.</p>

<p><b>First Right of Refusal</b></p> <p>(Where starting rents are anticipated to be higher than what the tenant currently pays, provide a 20% discount off starting rents for any returning tenants)</p>	<p>The applicant has committed to offering all eligible tenants the right of first refusal at a 20% discount off starting rents in similar units in the new development once completed OR one of the below-market rental units, subject to eligibility. Any subsequent rent increases for returning tenants will be in line with the Residential Tenancy Act.</p>
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**APPENDIX E  
PUBLIC BENEFITS**

City-wide DCL <sup>1,2</sup>	\$0
Utilities DCL <sup>1</sup>	\$740,400
<b>TOTAL</b>	<b>\$740,400</b>

**Other Benefits** (non-quantifiable components): 90 rental units, of which a minimum of 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.

<sup>1</sup> Based on rates in effect as of December 10, 2025 and the proposed 5,498.7 sq. m (59,188 sq. ft.) of residential 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.

<sup>2</sup> 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 \$1,181,616.

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## APPENDIX F REZONING APPLICATION SUMMARY

### Property

Address	Parcel Identifier (PID)	Legal Description
1030 Burnaby Street	008-477-426	Lot 2 Block 12 District Lot 185 Plan 14172
1056 Burnaby Street	015-749-100	Lot 7 Block 12 District Lot 185 Plan 92

### Applicant Team

<b>Applicant</b>	GWA Architecture
<b>Developer</b>	Sovereign Property Group Ltd.
<b>Architect</b>	GWA Architecture
<b>Property Owners</b>	1030 Burnaby Street: The Society for the Christian Care of the Elderly, and 1056 Burnaby Street: 1056 Burnaby Holdings Ltd., Inc.

### Statistics

	Permitted Under Existing Zoning	Proposed
<b>Zoning</b>	RM-5A	CD-1
<b>Site Area</b>	<b>Sub-Area A:</b> 803.6 sq. m (8,645 sq. ft.) <b>Sub-Area B:</b> 3,212.1 sq. m (34,575 sq. ft.)	<b>Sub-Area A:</b> 1,697.7 sq. m (18,274 sq. ft.) <b>Sub-Area B:</b> 2,317.7 (24,947 sq. ft.)
<b>Land Use</b>	Residential	Residential
<b>Maximum FSR</b>	2.20	3.57
<b>Maximum Height</b>	18.3 m (60 ft.)	<b>Sub-Area A:</b> 22.0 m (72 ft.) <b>Sub-Area B:</b> 40.9 m (134 ft.)
<b>Maximum Floor Area</b>	8,833.6 sq. m (95,084 sq. ft.)	<b>Sub-Area A:</b> 5,498.7 sq. m (59,188 sq. ft.) <b>Sub-Area B:</b> 9,577.2 sq. m (103,088 sq. ft.)
<b>Unit Mix</b>	N/A	45 studio units 13 1-bedroom 22 2-bedroom 10 3-bedroom <b>90 units</b>
<b>Natural Assets</b>	51 on-site trees 10 street trees	26 trees proposed for removal. 35 trees proposed for retention. Replacement trees to be confirmed at development permit stage.