



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: 1188 Cardero Street

Recommendations

- A. THAT the application by Cardero Street Limited Partnership, on behalf of Cardero Street Holdings Ltd., the registered owner of the lands located at 1188 Cardero Street [*PID 030-597-579; Lot A District Lot 185 Group 1 Plan New Westminster District Plan EPP86650*] to rezone the lands from RM-5D (Residential) District to CD-1 (Comprehensive Development) District, to increase the maximum floor space ratio (FSR) from 7.0 to 8.83 and increase the maximum building height from 58 m (190 ft.) to 75 m (246 ft.) to permit the development of a 24-storey rental residential building, 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 *Boniface, Oleksiuk, Politano Architects*, received December 20, 2023 as amended by revised drawings prepared November 7, 2025;
- AND FURTHER THAT the above approvals be subject to the Conditions of Approval contained in Appendix B.
- B. THAT subject to approval in principle of the rezoning and the Housing Agreement described in Part 2 of Appendix B, the Director of Legal Services be instructed to prepare the necessary Housing Agreement By-law for enactment prior to enactment of the CD-1 By-law, subject to such terms and conditions as may be required at the discretion of the Director of Legal Services and the General Manager of Planning, Urban Design and Sustainability.

- C. THAT 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 1188 Cardero Street from RM-5D District to CD-1 (Comprehensive Development) District. The proposal is for a 24-storey residential building with 221 rental units (20% of residential floor area for below-market rents).

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

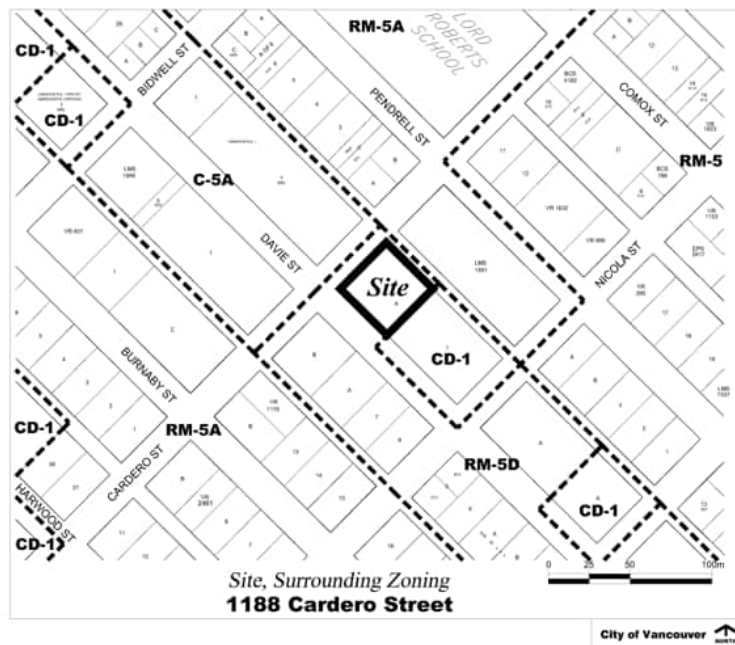
This application is consistent with all applicable Official Development Plans. It is consistent with the *Vancouver Official Development Plan* and generally supportable with the intent of the *West End Community Plan*. The proposed amendments are for the sole purpose of permitting development that is, in whole or in part, residential, and more than half of the gross floor area of all buildings resulting from the changes are anticipated to be residential. Section 559.02(4) of the *Vancouver Charter* prohibits Council from referring these amendments to a public hearing. 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 one parcel, located on the northeast corner of Cardero Street and Davie Street. (see Figure 1). The surrounding neighbourhood consists of a mix of purpose-built rental and strata buildings as well as ground-floor retail. Across Cardero Street, the north side is characterized by mixed-use high-rise with active commercial retail and restaurant uses at grade, whereas the south side retains a more residential character.

The neighbourhood is undergoing significant change with a number of recently completed redevelopments under the *West End Community Plan* (Plan) including three recently constructed residential towers over commercial podiums ranging from 20-23 storeys within two blocks of the subject site.

Figure 1: Site and Surrounding Zoning

2. Policy Context

Vancouver Official Development Plan: The Generalized Land Use (GLU) designation is High Rise Residential 1: consists of high-rise residential apartments up to 26 storeys. Lower density forms and compatible non-residential uses are permitted.

West End Community Plan: The Plan provides policy direction to guide change, development, and public benefits in the West End through 2043. This 30-year plan provides clarity and certainty about where new growth will occur, what the growth looks like, and how it contributes back to the community.

This site is located in Area B of the *West End Rezoning Policy* where rezoning applications will be considered for increases in density in cases where 100% of the residential is social housing. The land use, density, and height proposed does not align with the Plan, however does fit within the general area context.

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

Discussion

1. Proposal

The proposal is for a 24-storey residential building with 221 rental units of which a minimum of 20% of the residential floor area is for below-market units (Figure 3). A building height of 75 m

(246 ft.) and a floor space ratio (FSR) of 8.83 is proposed. Three levels of underground parking are to be accessed from the lane.

Figure 2: Proposed Building Looking northwest from Davie Street



2. Form of Development

The *West End Community Plan* rezoning policies anticipates a slender 18-storey tower with a 3-storey podium and 7.0 FSR to enable social housing. This application proposes a 24-storey tower with a 4-storey podium at the rear lane and an FSR of 8.83 to provide secured rental housing. Staff have assessed the proposed built form against the *Plan*, RM-5 guidelines, the *West End Tower Bulletin* and current urban design practice and recommend support subject to conditions to more closely align with the West End neighbourhood character and provision of a corner plaza (POPS) to enhance the public realm at Davie Street. Refer to the Urban Design Summary below.

Urban Design Analysis Summary

| Issue | Policy | Proposal | Impacts | Outcomes |
|---------------|--|---|--|---|
| Height | Lower Davie Corridor Area B: <ul style="list-style-type: none"> • 58 m (190 ft.), ~18 storeys for social housing • Other tenures: 18.3 m (60 ft.), ~6 storeys Lower Davie Corridor Area A (across Cardero) | 75.1 m (246 ft.) 24 storeys for rental housing. No View Cone incursion. | <ul style="list-style-type: none"> • Shadowing of school yard | Staff recommend support of the proposed height beyond the policy subject to condition 1.1. Refer to shadow assessment below and Condition 1.1 in Appendix B. |

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|--------------------------------|--|---|---|--|
| | <ul style="list-style-type: none"> 64 m (210 ft.) ~ 20 storeys. <p>View Cone 20 (Granville Street) restricts height to 98.4 m</p> | | | |
| Floor Area and Density | <p>Lower Davie Corridor Area B:</p> <ul style="list-style-type: none"> Social housing: 7.0 FSR Other tenures: 2.2 FSR <p>The <i>Plan</i> anticipates a modest amount of commercial floor area at grade to encourage active uses and pedestrian interest.</p> | <p>Residential Rental Housing: 8.8 FSR</p> <p>No commercial floor area is proposed.</p> | <ul style="list-style-type: none"> Bulk/Massing | <p>Staff recommend support of the proposed density pending improvements to neighbourhood fit. Refer to Conditions 1.2 and 1.3.</p> |
| Shadowing /Solar Access | <p>No new shadows of public schools per the Solar Access Guidelines for Downtown.</p> | <p>Minor new shadowing of Lord Roberts School yard southeast corner.</p> | <ul style="list-style-type: none"> Less than 1% cumulative new shadowing on the fall equinox | <p>The application proposes modest new shadowing of Lord Roberts School yard southeast corner between 2 pm and 3pm on the fall equinox with approximately 30 sq.m (320 sf) of area in shadow at 2:15 pm and a cumulative total of less than 1% new shadowing of the school yard anticipated.</p> <p>Staff recommend support of the proposal given the overall impact to the school property is very limited, pending provision of an updated shadow study to reflect any changes to the shape of the crown (upper storeys) at the Development Permit phase. Refer to Condition 1.1 in Appendix B</p> |
| Built Form and Massing | <p>The Plan anticipates either tower on podium or tower in open space.</p> <p>Podium height up to 3 storeys</p> | <p>A residential tower with a 4-storey podium at the rear lane is proposed.</p> | <ul style="list-style-type: none"> Contextual fit Scale | <p>Staff recommend support for the proposed massing arrangement subject to conditions to ensure livability and neighborliness, consistent with the West End neighbourhood character.</p> <p>Refer conditions 1.2 in Appendix B.</p> |

| | | | | |
|----------------------------|--|----------------------------|---|---|
| <p>Public Realm</p> | <p>The <i>Plan</i> anticipates an active public realm interface at Davie Street, including provision of retail space where possible. At Cardero Street and See-em-ia lane adjacent Nelson slopes residential neighbourhood a landscaped West End character is anticipated.</p> | <p>No retail proposed.</p> | <ul style="list-style-type: none"> • Contextual fit • Transitions | <p>The proposed massing arrangement is most impactful to the public realm along Cardero Street. Mitigation measures to improve the public realm interface and contextual fit include generous landscaping and provision of a privately owned public plaza for pedestrian use at the corner of Cardero and Davie Street consistent with the West End neighbourhood character.</p> <p>Refer to conditions 1.3 i) and 1.4 in Appendix B.</p> |
|----------------------------|--|----------------------------|---|---|

Natural Assets: *The Urban Forest Strategy* and the Protection of Trees By-law were used to evaluate the proposal. Six of nine on-site trees are proposed for removal, and five 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.

Urban Design Panel (UDP): The UDP reviewed this application on June 12, 2024 and supported the proposal with recommendations to refine the architectural expression (see Appendix C).

Refer to the rezoning [application booklet](#) for drawings and the Council agenda for application renderings. Note that these drawings and statistics are posted as-submitted by the applicant to the City. Following staff review, the final approved zoning statistics are documented within this report and final drawings are prepared for the development permit application to follow.

3. Housing

This application, if approved, would add 221 units to the City’s inventory of rental housing, including 180 market rental units and 41 below-market rental units (20% of the residential floor area), which would contribute to the targets set out in the *Housing Vancouver Strategy* (see Appendix D).

- **Housing Mix:** The project proposes 35% two and three-bedroom units, thereby meeting the Family Room: Housing Mix Policy for Rezoning Projects which requires a minimum of 35% family units. A condition of approval and a provision in the CD-1 By-law has been included to ensure the project meets the minimum unit mix requirements 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, starting rents for the below-market units will be at city-wide average market rents at the time of initial tenancy, and upon unit turnover, if the applicant meets the timeline requirements under the Rental Development Relief Program (RDRP). The RDRP was

launched on February 2, 2026, and permits in-stream rezoning and development permit applications to apply to adjust the below-market rental rates, providing specific eligibility criteria are met. Under the RDRP, for which this project is eligible, 20% of the residential floor area would be provided at rates that do not exceed the Canada Mortgage and Housing Corporation (CMHC) city-wide average rents, contingent upon the applicant obtaining a stage 1 building permit within 24 months of Council approval of this rezoning. Should the applicant not meet this timeline, the housing agreement will require the below-market *Broadway Plan* requirement of 20% of residential floor area at 20% below the CMHC city-wide average rents.

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

- **Security of Tenure:** All 221 units in the proposal would be secured through a Housing Agreement and Section 219 Covenant for the longer of 60 years or the life of the building. The Housing Agreement will secure not less than 20% of the residential floor area for below-market units.
- **Tenants:** The rezoning site contains 32 units of secondary rental units. Of the 28 rental tenancies, 16 are eligible under the City's *Tenant Relocation and Protection Policy (TRPP)*. The applicant has provided a Tenant Relocation Plan (TRP) for eligible tenants that meets the requirements of the City's *TRPP* (summarised in Appendix D).

4. Transportation and Parking

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

5. Public Input

Public input primarily included mailed postcards, a site sign, a webpage with a digital model, an online comment form, and question and answer (Q&A) period. Refer to the application webpage: <https://www.shapeyourcity.ca/1188-cardero-st-1>

In total, approximately 75 submissions were received. Comments supported the new rental housing and for the below-market rental housing component. Concerns included impacts of the height and density as well as of shadowing of the neighbourhood including Lord Roberts Elementary School. 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 a full summary of public benefits.

- **Development Cost Levies (DCLs):** The applicant has requested a Class A waiver of the City-wide DCLs. It is expected that the project will pay DCLs of \$1,910,549 based on rates as of December 10, 2025. The value of the DCL waiver for the residential floor area is estimated to be \$3,049,074.
- **Community Amenity Contributions (CAC):** This application is subject to a negotiated CAC. Real Estate Services staff have determined that based on the cost of securing the market rental and below market rental housing, no CAC is anticipated.

- **Public Art:** The public art contribution is estimated to be \$302,405 based on the current (2026) rate.

Financial Implications

This project is expected to provide 221 rental units, with a minimum of 20% of the residential floor area secured at below-market rates, DCLs as well as a public art contribution. See Appendix E for additional details.

Conclusion

The proposed land use, form of development and public benefits is generally consistent with Vancouver Official Development Plan the intent of *West End Community Plan* and the Rezoning Policy for the West End. 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
1188 Cardero 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.

[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 bylaw 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 ().

Definitions

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

Uses

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

Conditions of Use

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

Floor Area and Density

- 6.1 Computation of floor area must assume that the site area is 1,606.9 m², being the site area at the time of the application for the rezoning evidenced by this by-law, prior to any dedications.
- 6.2 The maximum floor space ratio for all uses combined is 8.83.
- 6.3 Computation of floor area must include all floors having a minimum ceiling height of 1.2 m, both above and below base surface, measured to the extreme outer limits of the building.
- 6.4 Computation of floor area and dwelling unit area must exclude:
 - (a) balconies and decks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, provided that:
 - (i) the total area of these exclusions must not exceed 12% of the permitted floor area, and
 - (ii) the balconies must not be enclosed for the life of the building;
 - (b) patios and roof decks, if the Director of Planning considers the impact on privacy and outlook;
 - (c) floors or portions thereof that are used for:
 - (i) off-street parking and loading located at or below base surface, provided that the maximum exclusion for a parking space does not exceed 7.3 m in length,
 - (ii) bicycle storage, and
 - (iii) heating and mechanical equipment, or uses that the Director of Planning considers similar to the foregoing;
 - (d) entries, porches, verandahs and covered circulation if the Director of Planning first approves the design;
 - (e) all residential storage area above or below base surface, except that if residential storage area above base surface exceeds 3.7 m² per dwelling unit, there will be no exclusion for any of the residential storage area above base surface for that unit; and

- (f) all storage area below base surface for non-dwelling uses.
- 6.5 The Director of Planning or Development Permit Board may exclude common amenity areas from the computation of floor area, to a maximum of 10% of the total permitted floor area, if the Director of Planning or Development Permit Board considers the intent of this by-law and all applicable Council policies and guidelines.
- 6.6 Where floor area associated with residential storage area is excluded, a minimum of 20% of excluded floor area above base surface must be located within the below-market rental dwelling units as storage area.

Building Height

- 7.1 Building height must not exceed 75 m.
- 7.2 Despite section 7.1 of this by-law and the building height regulations in section 10 of the Zoning and Development By-law, the Director of Planning, after considering the impact on building placement, massing, views, overlook, shadowing and noise, may permit architectural features, common rooftop amenity space or mechanical appurtenances including elevator overrun and rooftop access structures, or any other appurtenances that the Director of planning considers similar to the foregoing, to exceed the maximum building height.

Access to Natural Light

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

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APPENDIX B CONDITIONS OF APPROVAL

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

PART 1: CONDITIONS OF APPROVAL OF THE FORM OF DEVELOPMENT

Note: Consideration by Council of the proposed form of development is in reference to plans prepared by Boniface, Oleksiuk, Politano Architects, received on December 20, 2023 and supplemented by revised drawings received November 7, 2025.

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

Urban Design

- 1.1 As part of the Development Permit, demonstrate shadowing of Lord Roberts Elementary School yard is generally consistent with the rezoning application;

Note to Applicant: The detailed shadow study submitted for this proposal as part of the rezoning process demonstrates 0.02% cumulative new shadowing of the Lord Roberts School property. At Development Permit stage, update the shadow study to reflect any proposed changes and submit a digital model for staff review.

- 1.2 Demonstrate tower separation, ensure a sensitive interface to adjacent developments and reduce potential overlook;

Note to Applicant: Per the *Plan*, openings, including balconies and windows, should be responsive to private views and shaped to optimize performance. Provide a block study demonstrating tower separation at Development Permit application.

- 1.3 Design development to strengthen the public realm interface as follows:

- (a) Provide a welcoming privately owned public space (POPS) at the corner of Davie and Cardero Streets; and

Note to Applicant: The West End Plan is seeking retail continuity at Davie Street. If retail use is not delivered, the site should deliver a corner amenity to serve the neighbourhood. An open space could facilitate the transition from the commercial character of the lower Davie Village to the residential character of the historic mansion. Refer to West End RM-5, RM-5A, RM-5B, RM-5C and RM-5D Guidelines 6. Open Space. <https://guidelines.vancouver.ca/guidelines-rm-5-all-districts-west-end.pdf> and <https://vancouver.ca/files/cov/downtown-public-space-strategy.pdf>. Refer to Engineering condition 2.1.

- (b) Improve visual porosity and connection at street frontages;

Note to Applicant: Rich and layered landscaping compatible with the mansion property is anticipated along Davie Street punctuated with peek a boo views to the east yard private outdoor amenity space. Ensure landscaped setbacks beautify the public realm and assist in managing rainwater. Along Cardero Street generous landscaping is anticipated to maintain the character of the residential street as possible. Provide weather protected individual entries and private outdoor space for at grade dwelling units. Consideration to complement the tower entry lobby with local serving retail use such as a café or restaurant with outdoor seating nestled into landscaping to activate and improve the quality of the public realm experience.

- 1.4 Minimize the parkade footprint and enhance the neighbourhood character as possible at Cardero Street;

Note to Applicant: Acknowledging tree retention is proposed at the southeast corner of the site adjacent Gabriola Mansion, provide a below grade setback at the northwest corner to retain Tree 1 and maintain the park-like West End neighbourhood character by augmenting the existing Cardero streetscape as possible.

Landscape

- 1.5 Design development to ensure safe retention of city tree #1, and coordination with the Park Board Urban Forest department with regard to any necessary mitigation measures or pruning required;

(Note to applicant: The critical root zone of tree#1 appears to be encroaching or very close to the property line and parkade excavation work. Contact the Park Board 604-257-8587 or pbdevelopment.trees@vancouver.ca for coordination, further comments and approval. Tree protection barriers will be required on both sides of the sidewalk. Street tree pruning and alterations triggered by the proposed building setback are subject to inter-departmental review. In the event that any necessary street tree pruning exceeds acceptable impact thresholds, further comments may be outstanding at the development permit stage.)

- 1.6 Provision of a detailed Landscape Plan illustrating soft and hard landscaping;

(Note to applicant: The plans should be at 1/8": 1 ft. scale minimum. The Plant list should include the common and botanical name, size and quantity of all existing/ proposed plant material. Plant material should be clearly illustrated on the Plan and keyed to the Plant List. The landscape plan should include the public realm treatment (to the curb) and all existing or proposed street trees, adjoining walkways, surface materials, PMT/Vista transformers and public utilities such as lamp posts, hydro poles, fire hydrants.)

- 1.7 Provision of detailed architectural and landscape cross sections (minimum 1/4" inch scale) through common open spaces, semi-private patio areas and the public realm;

(Note to applicant: the sections should illustrate, the slab design and location, the soil profile, tree root ball, tree canopy and any associated landscaping. For private patios

and amenity areas, illustrate and dimension planters on slab, planter sizes (inside dimension), soil, root ball, retaining walls, steps, patios and portions of the adjacent building, such as residential units or amenity rooms.)

1.8 Provision of a soil depth overlay sheet, included with the landscape plans;

1.9 Provision of a vegetative cover calculation sheet, included with the landscape plans;

(Note to applicant: include a comparison of the percentage vegetative cover as a ratio of the overall site and a separate calculation of the ratio of vegetative coverage to total building roof area.)

1.10 Provision of a Tree Management Plan as part of the Landscape Plans, in coordination with arborist report tree management plan;

(Note to applicant: It is preferred that the arborist tree management plan become the primary document for tree removal/ protection related matters.)

1.11 Provision of an arborist "letter of undertaking" to include signatures by the owner and arborist;

(Note to applicant: the signatures confirm that all parties are aware of the roles and responsibilities and that the project is on track to satisfy the steps and recommendations outlined by the arborist. For example, advanced planning will be needed to ensure that certain works, such as site supervision checkpoints, are coordinated.)

1.12 Coordination for the provision of new street trees or any proposed City owned tree removals adjacent to the development site, where applicable;

(Note to applicant: New street trees to be shown and confirmed on the development permit plans. Contact Engineering (604.871.6131) to confirm tree planting locations and Park Board (604.257.8587) for tree species selection and planting requirements. Provide a notation on the plan as follows, "Final spacing, quantity and tree species to the satisfaction of the General Manager of Engineering Services. New trees must be of good standard, minimum 6cm caliper, and installed with approved root barriers, tree guards and appropriate soil. Root barriers shall be 8 feet long and 18 inches deep. Planting depth of root ball must be below sidewalk grade. Call Park Board for inspection after tree planting completion".)

1.13 Provision of an outdoor lighting plan;

Note to applicant: refer to Dark Night Design Principles.
<https://vancouver.ca/files/cov/outdoor-lighting-design-tips.pdf>. Provide dimmers and timers for lights where feasible.

1.14 Provision of a high-efficiency automatic irrigation system for all planted areas;

(Note to applicant: Provide a partial irrigation plan demonstrating intent, including notations, legend and symbols to confirm stub out and hose bib locations. Hose bibs to be provided for large private patios (sized 100 sq. ft. or larger) to encourage balcony gardening. Any constraints to the installation of hose bibs on private decks to be brought to the attention of staff in the written response.)

Sustainability

- 1.15 All new buildings in the development will meet the requirements of the Green Buildings Policy for Rezoning (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

- 1.16 The proposed unit mix, including 49 studio units (22%), 95 one-bedroom units (43%), 72 two-bedroom units (33%), and 5 three-bedroom units (2%) is to be included in the Development Permit drawings.

Note to Applicant: Any changes in the unit mix from the rezoning application may be varied under the discretion of the Director of Planning or Development Permit Board provided that 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.

Note to Applicant: The proposed market rental and below-market rental unit mix should be designed to accommodate returning tenants exercising the Right of First Refusal to return to the new building, as outlined in the Tenant Relocation and Protection Policy and TRPP Bulletin. See rezoning condition 2.6.

- 1.17 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.

- 1.18 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

- 1.19 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>

- 1.20 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 & 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>

- 1.21 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.
- 1.22 Provision of a lighting simulation to support all offsite lighting upgrades to City standards and IESNA recommendations.
- 1.23 Provision of garbage and recycling storage amenity design to the satisfaction of the General Manager of Engineering Services as presented in the [Garbage and Recycling Storage Amenity Design Supplement](#).

Note to Applicant: Draw and label container outlines and if the site is mixed use, demonstrate separated solid waste amenities for use types, and label each amenity.

Amenities designed below grade should enable access and pick up from a location without reliance of the lane for extended bin storage. If this cannot be confirmed, then an on-site garbage bin staging area is to be provided adjacent the lane. Pick up operations should not require the use of public property for storage, pick up or return of bins to the storage location.

1.24 Submission to Engineering 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 6cm 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 DP application. Encroachment agreements may be required for non-standard streetscape materials on City property.

- (d) Streetscape designed in compliance with the "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.

- 1.25 Provision of loading spaces, per the [Parking By-law Section 5](#) and the [Design Supplement](#)

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

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

- (a) Identification of columns in the parking layouts;
- (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.

- 1.27 Provision of a sewer abandonment plan by the Developer's Engineer that details the following:

- (a) Abandonment or removal of all existing storm, sanitary, and combined connections to the development site.

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

- 1.28 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.

- 1.29 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>

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

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

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

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

PART 2: CONDITIONS OF BY-LAW ENACTMENT

THAT, prior to enactment of the CD-1 By-law, the registered owner shall on terms and conditions satisfactory to the Director of Legal Services, the General Manager of Planning,

Urban Design and Sustainability, and the General Manager of Engineering Services, as necessary, and at the sole cost and expense of the owner/developer, make arrangements for the following:

Engineering

- 2.1 Make arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for release of an Easement & Indemnity Agreement 99335H (2 commercial crossings).
- 2.2 Provision of a statutory right-of-way (SRW) for public pedestrian use over a portion of the site, adjacent to Davie Street and Cardero Street at the southwest corner to achieve a Privately Owned Public Space that remains open for public use for the life of the building as a small plaza space adjacent and connected to the future pedestrian realm at Davie Street. The SRW will allow for seating or landscape elements but otherwise be free of any encumbrance at grade.

Provision of a statutory right-of-way (SRW) for public pedestrian use over a portion of the site, adjacent to Davie Street. The extents of the SRW shall be at a line drawn from a point that is 2.1m along the property line along Cardero Street, from the intersection of the property lines along Cardero Street and Davie Street and extending to the intersection of the property lines along Davie Street and the adjacent property. The SRW will be free of any encumbrance such as structure, stairs, planter walls, and mechanical vents at grade and is to accommodate the underground parking structure within the SRW agreement.

- 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. dated March 7, 2025, no water main upgrades are required to service the development.

The main servicing the proposed development can be either the 150 mm watermain on Davie Street or 300 mm on Cardero Street. The maximum water

service connection size is 300 mm. 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 1188 Cardero Street does not require any sewer upgrades.

Development to be serviced to the existing 200 mm SAN and 250 mm STM in See-em-ia-lane.

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

- (c) Provision of street improvements with appropriate transitions, along Cardero Street adjacent to the site, including:
- (i) 2.4 m wide broom finish saw-cut concrete sidewalk;
 - (ii) Minimum 2.0 m wide front boulevard;
 - (iii) 50 mm depth mill and inlay from curb to curb along the site's frontage; and

- (iv) Pedestrian curb ramps at the intersection of Davie Street and Cardero Street adjacent to the site.
- (d) Provision of street improvements with appropriate transitions, along Davie Street adjacent to the site, including:
 - (i) New broom finished sidewalk from the edge of the existing sidewalk to the northern extent of the pedestrian SRW.

Note to Applicant: At time of writing, the existing Davie Street sidewalk and street trees are determined to be in acceptable condition and do not require replacement. Should the existing sidewalk require replacement due to building design then the cost of the replacement will be at the applicant's expense.

- (e) Provision of street improvements with appropriate transitions, along See-em-ia Lane adjacent to the site, including:
 - (i) New standard concrete lane crossing, with new lane returns and ramps on both sides, at the lane entrance on Cardero Street.

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

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

- (f) Provision of speed humps in See-em-ia lane between Cardero Street and Nicola Street.
- (g) Provision of upgraded street lighting (roadway and sidewalk) and existing lane lighting to current City standards and IESNA recommendations.
- (h) Provision of Cardero Street and Davie Street entire intersection street lighting upgrade to current City standards and IESNA recommendations.
- (i) 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.

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

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

Note to Applicant: A Development and Major Projects construction coordinator will contact the Applicant in the Development Permit stage and coordinate the submission of the detailed Electrical design. 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.

- (k) 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' long and 18" 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.

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

Housing

- 2.4 Make arrangements to the satisfaction of the General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services to enter into a Housing Agreement and a Section 219 Covenant to secure all residential units as class A for profit affordable rental housing, excluding Seniors Supportive or Independent Living Housing, and including at least 20% of the residential floor area that is counted in the calculation of the dwelling unit area per the CD-1 By-law to be secured as below-market rental dwelling housing units, and the remaining units to be secured as market rental units, subject to the conditions set out below for such units, for a term equal to the longer of 60 years and the life of the building and such other terms and conditions as the General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services may require. The agreement or agreements will include but not be limited to the following terms and conditions:

- (a) A no separate sales covenant;
- (b) A no stratification covenant;
- (c) A provision that none of the units will be rented for less than 90 consecutive days at a time;
- (d) Pursuant to the "Rental Development Relief Program", if a stage one building permit for the development is issued within two years of the date upon which the CD-1 bylaw is approved by Council in principle, the below-market rental housing dwelling units will be rented at the following rates:
 - (i) The average initial starting monthly rents by unit type for the below-market rental housing dwelling units in the development will not exceed the city-wide average monthly market rent for all private rental apartments as published by the Canada Mortgage and Housing Corporation in the most recent Rental Market Survey Data Tables for Vancouver at the time of occupancy; and

- (ii) Following initial occupancy, on a change in tenancy for a below-market rental housing dwelling unit, the starting monthly rent for such new tenancy will not exceed the city-wide average monthly market rent for private rental apartment units as published by the Canada Mortgage and Housing Corporation in the most recent Rental Market Survey Data Tables for Vancouver for that unit type at the time of the change in tenancy;
- (e) If a stage one building permit for the development **is not** issued in accordance with the time period outlined in section d), above, the below-market rental housing dwelling units will be rented at the following rates:
 - (i) The average initial starting monthly rents by unit type for the below-market rental housing dwelling units in the development will be at least 20% below the city-wide average monthly market rent for private rental apartment units as published by the Canada Mortgage and Housing Corporation in the most recent Rental Market Survey Data Tables for Vancouver at the time when the occupancy permit is issued; and
 - (ii) Following initial occupancy, on change in tenancy for a below-market rental housing dwelling unit, the average initial starting monthly rents by unit type for the below-market rental housing dwelling units in the development will be at least 20% below the city-wide average monthly market rent for private rental apartment units as published by the Canada Mortgage and Housing Corporation in the most recent Rental Market Survey Data Tables for Vancouver at the time of the change in tenancy;
- (f) That a rent roll indicating the agreed maximum average initial monthly rents for the below-market rental housing dwelling units will be required prior issuance of an occupancy permit, to the satisfaction of the General Manager of Planning, Urban Design or Sustainability (or successor in function) and the Director of Legal Services;
- (g) That the applicant will verify eligibility of new tenants for the below-market rental housing dwelling units, based on the following:
 - (i) For new tenants, annual household income cannot exceed (4) four times the annual rent for the unit (i.e. at least 25% of household income is spent on rent); and
 - (ii) There should be at least one occupant per bedroom in the unit.
- (h) That the applicant will verify the ongoing eligibility of existing tenants in below-market rental housing dwelling units every five (5) years after initial occupancy:
 - (i) For such tenants, annual household income cannot exceed 5 times the annual rent for the unit (i.e. at least 20% of income is spent on rent); and
 - (ii) There should be at least one occupant per bedroom in the unit.
- (i) On an annual basis, or at the request of the City, the applicant will report to the City of Vancouver on the operation of the below-market rental housing dwelling units which will ensure that the City can confirm that the units are being operated as

agreed, and will include a rent roll for the below-market rental housing dwelling units, and a summary of the results of eligibility testing for these units; and

- (j) Such other terms and conditions as the General Manager of Planning, Urban Design or Sustainability (or successor in function) and the Director of Legal Services may require in their sole discretion.

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

- 2.5 Arrangements to be made to the satisfaction of the Director of Planning, Urban Design and Sustainability and Director of Legal Services for a covenant, pursuant to section 219 of the Land Title Act, ensuring the use and access of the amenity space currently designated as a “guest suite” unit on Level 1 shall be shared and made available to all residential occupants and/or tenants of the building as a common amenity space in perpetuity.
- 2.6 Enter into a Section 219 Covenant and/or such other agreements as the General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services determine are necessary to require the applicant to:
 - (a) Provide a Tenant Relocation Plan to the satisfaction of the General Manager of Planning, Urban Design and Sustainability as per the 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 Council decision 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.

Public Art

- 2.7 Execute an agreement satisfactory to the Director of Legal Services and the Managing Director of Cultural Services for the provision of public art in accordance with the City's Public Art Policy, such agreement to provide for security in a form and amount satisfactory to the aforesaid officials; and provide development details to the satisfaction of the Head of Public Art.

Provide development details to the satisfaction of the Head of Public Art (a checklist will be provided) confirming the selection of Option A, Art on Site, or Option B, 60% cash in lieu of art.

Note to Applicant: Please contact Public Art staff at publicart@vancouver.ca to discuss your application.

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

Agreements

Note: Where the Director of Legal Services deems appropriate, the preceding agreements are to be drawn, not only as personal covenants of the property owners, but also as 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 ADDITIONAL INFORMATION

Public Consultation Summary

| Event | Date(s) | Details |
|---|------------------------------|---|
| Webpage published | April 29, 2024 | http://www.shapeyourcity.ca/1188-cardero-st-1 |
| Postcard mailed | May 14, 2024 | 5,953 notices mailed (approximate) |
| Site sign installed | April 30, 2024 | n/a |
| Online comment form | April 2024 to December 2025 | 71 submissions <ul style="list-style-type: none"> • 12 responses support • 49 responses opposed • 10 responses mixed |
| Question and Answer (Q&A) period (2 weeks) | May 15, 2024 to May 28, 2024 | 4 submissions |
| Other input (phone calls, direct emails, etc.) | April 2024 to December 2025 | 3 submissions |
| Total webpage views | April 2024 to August 2025 | 285 page views |
| Total Submissions (Comments submitted + questions asked + other input methods) | | 78 submissions |

Map of Notification Area

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

Areas of support:

- **General support:** strong overall support for the project and emphasized the need for more housing in Vancouver.
- **Affordability:** Several comments highlighted the importance of below-market and rental housing, with some asking about affordability details.
- **Density, Height, Massing:** Multiple respondents supported increased density and building height, though some noted concerns about height limits reducing potential homes.

Areas of concern:

- **Height, density, and massing:** The 22-storey tower is too tall and is not align with the West End's character

- **Sunlight and views:** Sunlight would be blocked from homes and Lord Roberts Elementary playground
- **Construction:** Construction will worsen air quality, and work from home life and severely impact mental health

Response to Public Comments

- The proposed height and density are consistent with neighbouring developments. With respect to concerns regarding shadowing, staff have confirmed and conditioned minimal shadowing to the nearby school yard. City regulation regarding construction noise and traffic apply to this site, including limiting hours of construction and related noise generation.

* * * * *

APPENDIX D HOUSING DATA / DRAFT TENANT RELOCATION PLAN

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

| Housing Type | Category | 10-year Targets ^{1, 2} | Units Approved Towards Targets ³ |
|---|-------------------------------------|---------------------------------|---|
| Purpose-Built Rental Housing Units ³ | Market Rental | 30,000 | 13,488 (45%) |
| | Developer-Owned Below Market Rental | 5,500 | 2,174 (40%) |
| | Total | 35,500 | 15,662 (44%) |

1. New 10-year targets were adopted in 2024, with tracking starting from January 1st, 2024.
2. Previous targets established in 2017 included 20,000 purpose-built rental, market and below-market combined, with tracking starting in 2017. As of December 31st, 2023, 87% of the previous targets had been reached.
3. Unit numbers exclude the units in this proposal, pending council's approval of this application.

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

| | Below-Market Rental Units | | | Newer Rental Buildings Downtown | | Monthly Costs of Ownership for Median-Priced Apartment – Downtown (with 20% down payment) | | |
|---------------|----------------------------|----------------------------------|--|----------------------------------|--|---|--|----------------------------------|
| | Proposed Average Unit Size | 2026 Starting Rents ¹ | Average Household Income Served ⁴ | Average Market Rent ² | Average Household Income Served ⁴ | Monthly Costs of Ownership ³ | Average Household Income Served ⁴ | Down-payment at 20% ³ |
| Studio | 374 SF | \$1,705 | \$68,200 | \$2,591 | \$103,640 | \$3,024 | \$120,948 | \$105,000 |
| 1-bed | 464 SF | \$1,860 | \$74,400 | \$2,732 | \$109,280 | \$3,795 | \$151,788 | \$135,755 |
| 2-bed | 657 SF | \$2,647 | \$105,880 | \$3,864 | \$154,560 | \$5,974 | \$238,960 | \$215,000 |
| 3-bed | 875 SF | \$3,614 | \$144,560 | \$5,157 | \$206,280 | \$11,486 | \$459,439 | \$438,000 |

2. Starting rents shown are at city-wide average market rents as published by CMHC in the October 2025 Rental Market Report.
3. Data from October 2025 CMHC Rental Market Survey for buildings completed in 2016 or later on the Downtown of Vancouver.
4. Based on the assumptions: Median of all BC Assessment strata apartment sales prices in Vancouver Downtown in 2023 by unit type, 20% down-payment, 5% mortgage rate (in-line with qualifying rate), 25-year amortization, \$400-\$600 monthly strata fees and monthly property taxes at \$2.78 per \$1,000 of assessed value (2023 assessments and property tax rate).
5. Incomes are estimated based on rents or monthly ownership costs at 30% of income.

Summary of Tenant Relocation Plan terms

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

* * * * *

**APPENDIX E
PUBLIC BENEFITS**

| | |
|------------------------------|--------------------|
| City-wide DCL ^{1,2} | \$0 |
| Utilities DCL ¹ | \$1,910,549 |
| Public Art ³ | \$302,405 |
| TOTAL | \$2,212,954 |

Other Benefits (non-quantifiable components): 221 rental housing units, of which 20% of the residential floor area would be rented at below-market rates, secured for the greater of 60 years and the life of the building.

¹ Based on rates in effect as of December 10, 2025 and the proposed 14,189 sq. m (152,730 sq. ft.) of residential floor area. A development may qualify for 12 months of instream rate protection, see the City’s DCL Bulletin for more details.

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

² This application has requested and is expected to be eligible for a Class A (100%) waiver of the City-wide DCL applicable to the residential portion of the building. The application is therefore subject to the maximum average starting rents and unit sizes by unit type applicable to class A for-profit affordable rental housing as per the By-law. These requirements will be secured by a Housing Agreement, and compliance will be assessed through the development permit stage to occupancy permit issuance. The value of the City-wide DCL waiver on the residential floor area is estimated to be \$3,049,074.

³ The Public Art Policy and Procedures for Rezoned Developments requires rezoning proposals having a floor area of 9,290 sq. m (100,000 sq. ft.). Based on rates in effect as of 2025. Rates are subject to adjustments, see [Public Art Policy and Procedures for Rezoned Developments](#) for details.

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**APPENDIX F
REZONING APPLICATION SUMMARY**

Property

| Address | Parcel Identifier (PID) | Legal Description |
|------------------|-------------------------|--|
| 1188 Cardero St. | PID 030-597-579 | Lot A District Lot 185 Group 1 Plan EPP86650 |

Applicant Team

| | |
|-----------------------|---|
| Applicant | Cardero Street Limited Partnership |
| Developer | Townline |
| Architect | Boniface, Oleksiuk, Politano Architects |
| Property Owner | Cardero Street Holdings Ltd. |

Statistics

| | Permitted Under Existing Zoning | Proposed |
|-----------------------|-----------------------------------|--|
| Zoning | RM-5D | CD-1 |
| Site Area | 1,606.9 sq. m (17,296 sq. ft.) | 1,606.9 sq. m (17,296 sq. ft.) |
| Land Use | Residential | Residential |
| Maximum FSR | 7.0 | 8.83 |
| Maximum Height | 58 m (190 ft.) | 75 m (246 ft.) |
| Floor Area | 11,248 sq. m (121,072 sq. ft.) | 14,189 sq. m (152,730 sq. ft.) |
| Unit Mix | N/A | 49 studio units 95 1-bedroom 72 2-bedroom 5 3-bedroom 221 Total |
| Natural Assets | 9 on-site trees 5 street trees | 6 on-site trees to be removed 5 street trees to be retained Final numbers to be confirmed at development permit stage. |

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