



## COUNCIL REPORT

Report Date: May 12, 2026  
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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: 360 East 14th Avenue

### Recommendations

- A. THAT the application by Stuart Howard Architects Inc, on behalf of CZB Apartments Ltd., the registered owner of the lands located at 360 East 14th Avenue [*PID 009-014-799; Lot H Block 109 District Lot 301 Plan 11770*] to rezone the lands from R3-3 (Residential) District to CD-1 (Comprehensive Development) District, to increase the maximum floor space ratio (FSR) from 2.70 to 6.5 FSR and increase the maximum building height from 23 m (75 ft) to 56.9 m (187 ft.), to permit the development of an 18-storey residential building containing rental residential units, of which 20% of the residential floor area will be secured as below-market rental units, be approved in principle;
- FURTHER THAT the draft CD-1 By-law, prepared in accordance with Appendix A, be approved in principle;
- FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by Stuart Howard Architects Inc., received June 10, 2024;
- 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 to 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 under the *Broadway Plan* to rezone the site at 360 East 14th Avenue from R3-3 (Residential) District to CD-1 (Comprehensive Development) District. The proposal is to permit an 18-storey rental residential building containing 137 units, with 20% of the residential floor area for below-market rental (BMR) units.

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

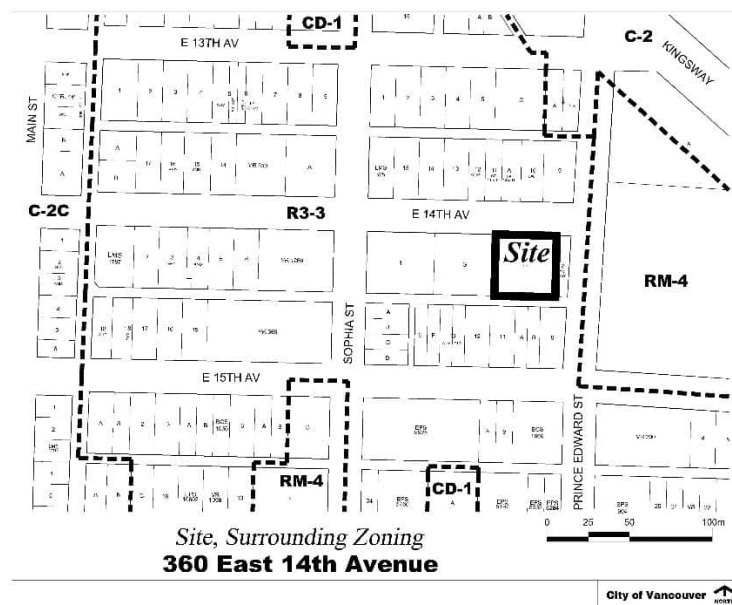
This application is consistent with the *Vancouver Official Development Plan* and the *Broadway Plan*. The General Manager of Planning, Urban Design and Sustainability recommends approval in principle subject to conditions contained in Appendix B.

### **Context and Background**

#### 1. Site and Context

The site is comprised of one lot located on the south side of East 14th Avenue between Sophia and Prince Edward Streets in the Mount Pleasant neighbourhood (see Figure 1). The site is currently zoned R3-3 (Residential) District and is developed with a three-storey rental apartment building with a lane to the south. The site is surrounded by a mix of uses, including residential, commercial, and service uses. Heights of surrounding buildings range from one to three storeys. Mount Saint Joseph Hospital is located one block to the east. There are currently residential tenants on site who are covered by the City's *Tenant Relocation and Protection Policy (TRPP)*.

Figure 1: Site and Surrounding Zoning



## 2. Policy Context

- Vancouver Official Development Plan (ODP):** The land use and height is consistent with Residential – High-Rise 1 Generalized Land Use (GLU) designation.
- Broadway Plan (Plan):** This site is located in the Mount Pleasant South Apartment Area – Area ‘B’ (MSAB) sub area 8.2 and the residential uses proposed are consistent with the *Plan*. Development proposals with a minimum frontage of 30.2 metres (99 ft.) may be considered at the discretion of the Director of Planning, where the proposal satisfies the *Plan’s* built form and site design policies and mitigates development limitations on adjacent properties.
- Transit-Oriented Areas (TOA) Designation By-law and Transit-Oriented Areas (TOA) Rezoning Policy:** This site is within Tier 3 of the TOA and is consistent with the height designation. As the *Plan* allows more density, the application is being assessed under the *Broadway Plan* policies.
- 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 rezoning application proposes an 18-storey residential rental building with 137 rental units, of which 20% of the net residential floor area will be secured as below-market rental units (Figure 2). The applicant explored opportunities to assemble the site with the adjacent property to the east at 378 East 14th Avenue; however, an agreement was not reached. As a result, the

application is proceeding on the subject site as configured. The proposal includes a total of 29 vehicle parking spaces and 331 bicycles spaces, which are located underground parking and accessed from the rear lane.

**Figure 2: Proposed building looking southwest**



**2. Form of Development**

This proposal is located in the Mount Pleasant South Apartment area ‘B’ (MSAB) with development expectations as listed in Table 10.23.1 and summarized below. The intent for this neighbourhood is to support the long-term renewal of older residential buildings by enabling mid to high rise development while preserving existing rental housing stock. Overall, the form of development should strengthen the walkable residential community with diverse housing options and encourage integration of local-serving shops and services throughout the area.

The *Plan* envisions buildings up to 20 storeys and 6.5 FSR. This application proposes a mid-block 18-storey tower in open space with a density of 6.5. The *Plan* permits a maximum of two towers for this block which allows for design flexibility and neighbourliness. The table below summarizes the analysis for the key urban design aspects. The proposed built form meets the *Plan’s* expectations.

**Urban Design Analysis Summary**

Issue	Policy	Proposal	Impacts	Outcomes
<b>Floor Area and Density</b>	6.5 FSR	6.5 FSR	Floor Area generally meets the Plan expectations.	--
<b>Height</b>	Up to 20 Storeys	18 Storeys	Building height generally meets Plan expectations.	--

<b>Setbacks and Stepbacks - Tower Separations</b>	<b>12.2m</b> (40 ft) - Provide equal tower separation to shared lot lines and centre of lane.	<b>9.1m</b> (30 ft.) to west and south <b>2.4 m</b> (8 ft.) setback to east lot line.	Transition to neighbouring lots, future viability and orphaned lots, and privacy and overlook.	Condition 1.1 seeks to improve separation to enhance privacy and overlook at neighbouring sites.
<b>Public Realm and Interface</b>	<b>Front yard setback: 12 ft.</b> above and below grade (refer to <b>Figure 11.18</b> of the Plan) <b>Front and Rear yard:</b> active, engaging edges and delineated transitions from public to private (refer to <b>11.1.51-6</b> )	<b>12 ft.</b> above and below grade setback provided with active edges provided. Rear lane has exposed surface loading and parking.	Section 11.1.11 encourages pedestrian friendly rear setbacks.	Condition 1.2 seeks improvements to the public realm at the lane.
<b>Livability – Privacy and overlook</b>	In all instances, the form of development should be sensitive to the surrounding context including privacy (and overlook).	Primary habitable spaces (living rooms) oriented to side yards with Juliet balconies	Privacy Overlook Private outdoor space for each unit.	Condition 1.3 seeks improvements to minimize privacy and overlook to adjacent developments.
<b>Livability – Residential Amenity</b>	Appropriate in size and scale for the project. Generally, 1.2 sq m. (12.9 sq. ft) of indoor and 2.0 sq m. (21.5 sq. ft) of outdoor amenity per unit.	2 storey indoor amenity: 1.3 sq m. (14.4 sq. ft) per unit proposed  Outdoor amenity: 1.8 sq m. (19 sq. ft) per unit proposed	Functionality	Condition 1.4 seeks commensurate sized outdoor amenity for the proposed residential occupancy

- **Natural Assets:** *The Urban Forest Strategy* and the Protection of Trees By-law were used to evaluate the proposal. Seven on-site trees are proposed for removal, as well as three trees on neighbouring properties, and three City trees.

Approximately thirty-five new on-site trees are proposed. However, the final number of trees will be determined at the development permit stage. See Appendix B for landscape and tree conditions.

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

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**

The *Housing Vancouver Strategy* seeks to deliver a range of housing tenures across the housing continuum. This application, if approved, would add 137 units, including 109 market rental units and 28 below-market rental units, to the City’s inventory of rental housing, which would contribute to the targets set out in the *Housing Vancouver Strategy* (see Figure 3).

**Figure 3: Progress Towards 10 Year Housing Vancouver Targets (2024-2033) for Secured Market Rental Housing as of March 31, 2026**

Housing Type	CATEGORY	10-YEAR TARGETS <sup>1</sup>	Units Approved Towards Targets <sup>2</sup>
Purpose-Built Market Rental Units <sup>3</sup>	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.

**Vacancy Rates** – Vancouver has exhibited historically low vacancy rates in the last 30 years. In 2025, the purpose-built apartment vacancy rate was 2.7% in Vancouver. The vacancy rate (based on the Canada Mortgage and Housing Corporation (CMHC) Market Rental Survey) for the Mount Pleasant/Renfrew Heights area, where this site is located, is 2.5%. A vacancy rate of between 3% and 5% is considered to represent a balanced market.

**Housing Mix** – The Plan requires a minimum of 35% family units, including a minimum of 10% of units with three or more bedrooms and 25% of units with two bedrooms both overall and within each tenure. This application proposes 35% family units in a mix of 25% two-bedroom and 10% three-bedroom units, thereby meeting the Plan. A provision is included in the CD-1 By-law to meet the minimum unit mix requirements. All family units must be designed in accordance with the High Density Housing for Families with Children Guidelines.

**Average Rents and Income Thresholds** – Figure 4 below shows 2026 starting rents for below-market rental units. Average market rents and incomes served for newer rental buildings on the eastside are shown in the middle two columns, and costs for home ownership are shown in the far-right columns. Figure 4 demonstrates that below-market rental housing and market rental housing provide options that are more affordable than home ownership.

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

**Figure 4 – Below-Market Unit Average Rents, Market Rents in Newer Buildings, Cost of Ownership and Household Incomes Served**

	Below-Market Rental Units		Newer Rental Buildings Eastside		Monthly Costs of Ownership for Median-Priced Apartment –Eastside (with 20% down payment)		
Unit Type	Average Starting Rents (2026) <sup>1</sup>	Average Household Income Served	Average Market Rent <sup>2</sup>	Average Household Income Served <sup>4</sup>	Monthly Cost of Ownership <sup>3</sup>	Average Household Income Served <sup>4</sup>	Down-payment at 20%
Studio	\$1,364	\$54,560	\$1,879	\$75,160	\$2,623	\$104,920	\$88,000
1-bed	\$1,488	\$59,520	\$2,194	\$87,760	\$3,295	\$131,800	\$115,000
2-bed	\$2,118	\$84,704	\$2,880	\$115,200	\$4,748	\$189,920	\$164,888
3-bed	\$2,891	\$115,648	\$3,815	\$152,600	\$6,822	\$272,880	\$248,000

1. Starting rents shown are calculated based on a 20 per cent discount to city-wide average market rents as published by CMHC in the October 2025 Rental Market Report and set in the Rental Incentive Programs Bulletin for the year 2026.
2. Data from October 2024 CMHC Rental Market Survey for buildings completed in 2015 or later on the Eastside of Vancouver.
3. Based on the assumptions: Median of all BC Assessment strata apartment sales prices in Vancouver Eastside in 2025 by unit type, 20% down-payment, 5% mortgage rate (in-line with Bank of Canada conventional 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)
4. Incomes are estimated based on rents or monthly ownership costs at 30% of income.

To qualify for a below-market rental unit, a household’s gross annual income cannot exceed the maximum income requirements for the unit type, (see Figure 4) with at least one household member per bedroom. Policy 12.2.17 of the *Plan* specifies that below-market rental units will be subject to tenant income testing and monitoring requirements, as described in the *Rental Incentive Programs Bulletin*. All residents will have equal access to common indoor and outdoor amenities and facilities shown in Appendix F.

**Security of Tenure** – Purpose-built rental housing offers permanent rental housing and security of tenure, unlike rented condominiums or basement suites in the secondary rental market. All 137 units in the proposal would be secured through a Housing Agreement and Section 219 Covenant for the longer of 60 years or the life of the building. Covenants will be registered on title to prohibit the stratification and/or separate sale of individual units.

The Housing Agreement will secure not less than 20% of the residential floor area that is counted in the calculation of the floor space ratio for below-market units to be rented at rates targeted to meet the affordability needs of moderate-income households. Between tenancies, the rent for a below-market rental unit will be re-indexed to the current CMHC average rent by unit type, applying the same discount rate as was secured at the time of occupancy permit issuance. Rent increases during each tenancy are capped at the Residential Tenancy Act annual allowable rental increase. Conditions related to securing the units are contained in Appendix B.

**Tenants** – The rezoning site contains existing rental residential uses, including 28 units of primary rental housing. 20 out of the 28 existing residential tenancies are eligible under the *City’s Tenant Relocation and Protection Policy (TRPP)* for the *Broadway Plan* area.

Should this project be approved by Council, the applicant will be required to submit a Tenant Relocation Plan (TRP) for all eligible tenants that meets the requirements of the City’s TRPP for

*the Plan* area prior to Development Permit issuance. Staff have prepared a draft TRP which reflects the *Broadway Plan* tenant protections, summarized in Appendix E of this report.

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

#### 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/360-e-14-ave>.

In total, approximately 40 submissions were received. Comments in support generally supported the development. Concerns raised included the proposed height, increased traffic, and changes to the neighbourhood character. 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 will be seeking the City-wide DCL waiver for this project. It is expected that the project will pay DCLs of \$1,195,423 based on rates in effect as of December 10, 2025. The value of the City-wide DCL waiver for the residential floor area is estimated to be \$1,907,793.
- **Community Amenity Contributions (CAC):** The 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 Program** – As the application is below the minimum threshold of 9,290 sq. m (100,000 sq. ft.), no public art is required.

### **Financial Implications**

This project is expected to provide 137 rental units 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 *Broadway Plan*. The General Manager of Planning, Urban Design and Sustainability recommends approval in principle of the CD-1 by-law in Appendix A subject to conditions contained in Appendix B.

**APPENDIX A**  
**360 East 14th Avenue**  
**PROPOSED CD-1 BY-LAW PROVISIONS**

**Zoning District Plan Amendment**

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

**Designation of CD-1 District**

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

**Definitions**

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

**Uses**

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

**Conditions of Use**

- 5.1 A minimum of 20% of the total dwelling unit area must be below-market rental dwelling units.
- 5.2 The design and layout of at least 35% of the total number of below-market rental dwelling units and at least 35% of the total number of other dwelling units must:

- (a) be suitable for family housing; and
- (b) have 2 or more bedrooms, of which:
  - (i) at least 25% of the total dwelling units must be 2-bedroom units, and
  - (ii) at least 10% of the total dwelling units must be 3-bedroom units.

### **Floor Area and Density**

- 6.1 Computation of floor area must assume that the site area is 1,365 m<sup>2</sup>, being the site area at the time of the application for the rezoning evidenced by this by-law, prior to any dedications.
- 6.2 The maximum floor space ratio for all uses combined is 6.50.
- 6.3 Computation of floor area must include all floors having a minimum ceiling height of 1.2 m, both above and below base surface, measured to the extreme outer limits of the building.
- 6.4 Computation of floor area and dwelling unit area must exclude:
  - (a) balconies and decks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, provided that:
    - (i) the total area of these exclusions must not exceed 12% of the permitted floor area, and
    - (ii) the balconies must not be enclosed for the life of the building;
  - (b) patios and roof decks, if the Director of Planning considers the impact on privacy and outlook;
  - (c) floors or portions thereof that are used for:
    - (i) off-street parking and loading located at or below base surface, provided that the maximum exclusion for a parking space does not exceed 7.3 m in length,
    - (ii) bicycle storage, and
    - (iii) heating and mechanical equipment, or uses that the Director of Planning considers similar to the foregoing;
  - (d) entries, porches and verandahs if the Director of Planning first approves the design;
  - (e) all residential storage area above or below base surface, except that if residential storage area above base surface exceeds 3.7 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.

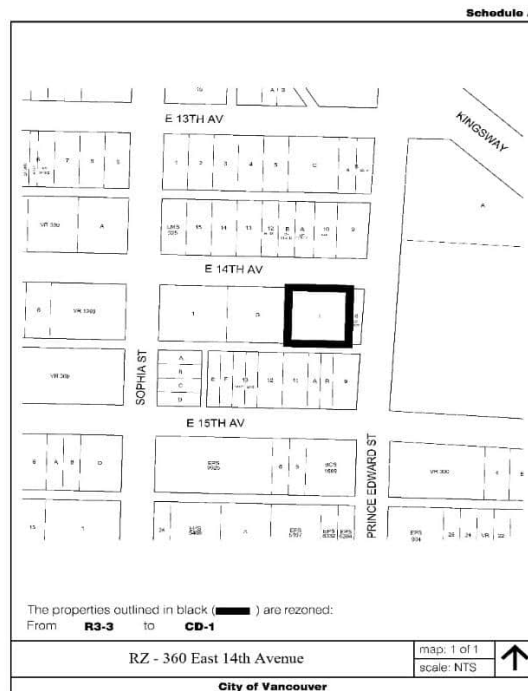
- 6.5 The Director of Planning or Development Permit Board may exclude common amenity areas from the computation of floor area, to a maximum of 10% of the total permitted floor area, if the Director of Planning or Development Permit Board considers the intent of this by-law and all applicable Council 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 56.9 m.
- 7.2 Despite section 7.1 of this by-law and the building height regulations in section 10 of the Zoning and Development By-law, the Director of Planning, after considering the impact on building placement, massing, views, overlook, shadowing and noise, may permit architectural features, common rooftop amenity space or mechanical appurtenances including elevator overrun and rooftop access structures, or any other appurtenances that the Director of planning considers similar to the foregoing, to exceed the maximum building height.

**Access to Natural Light**

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



## 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 Stuart Howard Architects Inc., received on June 10, 2024.

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 minimum 6.1 m (20 ft.) setback to west interior lot line and 5.5 m (18 ft.) to east interior lot line.

Note to Applicant: Refer to *Broadway Plan* Section 11.4.15. The intent is to improve tower placement and the spatial relationship for a more comfortable transition to the property at 378 East 14th Avenue.

- 1.2 Design development to improve the lane interface.

Note to Applicant: Refer to *Broadway Plan* 11.1.11. As feasible, rear setbacks should provide for a pedestrian-friendly lane interface and/ or usable outdoor space.

- 1.3 Ensure a sensitive and neighbourly interface to adjacent existing and future development.

Note to Applicant: The intent is to mitigate privacy and overlooking concerns. This may be achieved by reorienting primary living spaces of east and west facing units at levels 2 to 6 toward the street or lane and provision of generous landscape buffers to ensure adequate privacy and separation. See Landscape Condition 1.6.

- 1.4 Indoor and outdoor amenity spaces to be commensurate in size with the number of proposed units.

Note to Applicant: Refer to 2.4 of the [Design and Development Guidelines](#). The recommended target floor area is a minimum of 1.2 sq. m. (12.9 sq. ft) of indoor amenity per unit and a minimum of 2.0 sq. m. (21.5 sq. ft) of outdoor amenity space per unit.

- 1.5 Provision of drawings and documentation demonstrating that the east neighboring lot, 378 East 14th Avenue can be reasonably developed.

Note to Applicant: Illustrate a triplex/4-unit townhouse on 378 E 14<sup>th</sup> Ave based on RR-1 bylaw and guidelines. These drawings should be accompanied by a rationale for frontage relaxation

## Landscape

- 1.6 Design development to mitigate overlook, and privacy concerns to adjacent residential properties.

Note to Applicant: This could be achieved by providing larger scale and dense vegetation or, architectural screening features along edges of amenity areas immediately adjacent to residential properties. See Urban Design Condition 1.3

- 1.7 Provision of a letter of consent for the removal of shared/neighbour owned trees 77, Tree A and Tree B.

Note to Applicant: Letter of consent to be provided prior to Development Permit stage, as failure to obtain this letter may have significant impacts to overall Form of Development. In the event this letter cannot be obtained, further analysis and coordination with the project arborist and the design team will be required to quantify scope of work, its impact on adjacent retained trees, and to confirm and finalize a design that facilitates safe retention of these trees.

- 1.8 Provision of revised and coordinated survey, and arborist documents.

Note to Applicant:

- (i) Survey notes two trees in the northeast corner of the site and two trees near the south west corner as existing on site. However, Arborist documents show two of these are stumps, and the other two have been completely removed. Coordinate with Project Arborist to ensure survey accurately reflects existing tree conditions.
- (ii) Arborist Tree Management Plan is based on an underlay that is not coordinated with the landscape, or architectural submissions. Ensure all arborist documents are based on most recent proposed site plans.

- 1.9 Provision of detailed architectural and landscape cross sections (minimum 1/4" inch scale) through common open spaces, rooftop areas, semi-private patio areas and planters.

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.

## Housing

- 1.10 The proposed unit mix, including 71 studio units (52%), 18 one-bedroom units (13%), 34 two-bedroom units (25%), 14 three-bedroom units (10%), is to be included in the Development Permit drawings.

Notes to Applicant:

- (i) Any changes in the unit mix from the rezoning application may be varied under the discretion of the Director of Planning or Development Permit Board provided that it does not go lower than 35% of the market rental units and 35% of the below-market rental units, designed to be suitable for families with children, of

which at least 25% must be two-bedroom units and at least 10% must be three-bedroom units.

- (ii) The proposed market rental and below-market rental unit mix should be designed to accommodate returning tenants exercising the Right of First Refusal to return to the new building. Returning tenants must be offered a unit appropriate to their household as defined by the CMHC National Occupancy Standard, as outlined in the Tenant Relocation and Protection Policy and TRPP Bulletin, at below-market rents or existing rents, as applicable. See rezoning condition 2.4.
- 1.11 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).
- 1.12 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

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

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

- 1.14 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>

- 1.15 Provision of any gas service to connect directly to the building without any portion of the service connection above grade within the road right of way.
- 1.16 Provision of a lighting simulation to support all offsite lighting upgrades to City standards and IESNA recommendations.
- 1.17 Provision of garbage and recycling storage amenity design to the satisfaction of the General Manager of Engineering Services as presented in the [Garbage and Recycling Storage Amenity Design Supplement](#).

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

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

- 1.18 Submission to Engineering of an updated landscape plan reflecting all of 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](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) Deletion of:

(i) Portions of proposed footings that are shown encroaching onto City property at the south property line;

(ii) Proposed special surface treatments from City boulevard along East 14th Avenue;

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

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

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

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.

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

(a) Convenient, internal, stair-free loading access to/from site uses

Note to applicant: Explore locating the required Class A loading at grade.

- (b) Minimum 1.3 m (4.3 ft) side clearance for Class B spaces.
- 1.20 Provision of passenger space(s), per [Parking By-law Section 7](#) and the [Design Supplement](#), including:
- (a) Convenient, internal, stair-free access to/from site uses.
- Note to applicant: Explore locating Passenger Loading at grade
- 1.21 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) Identification of columns in the parking layouts;
- (c) Dimensions of columns and column encroachments into parking spaces;
- (d) 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
- (e) Design elevations at all breakpoints on both sides of ramps, drive aisles, loading and passenger loading spaces, accessible spaces, and entrances.
- 1.22 Provision of a Final Hydrogeological Study, to the satisfaction of the General Manager of Engineering Services and the Director of Planning, which addresses the requirements outlined in the Groundwater Management Bulletin.
- Note to Applicant: A revised version of the Groundwater Management Bulletin was released on November 1, 2024. All Rezoning and Development Permit applications for developments with one or more levels of below-ground structure (but excluding lower density residential buildings with eight or fewer units) located in an area of concern for groundwater will have to meet the requirements of the revised Bulletin. Further information on requirements can be found here:  
<https://guidelines.vancouver.ca/bulletins/bulletin-groundwater-management.pdf>
- 1.23 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.

- 1.24 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).

- 1.25 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>

- 1.26 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>.

## Sustainability

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

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

## 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 Provision of a natural watercourse agreement.

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

- 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 April 15. 2025, no water main upgrades are required to service the development.

The main servicing the proposed development is 150 mm on East 14th Avenue. Should the development require water service connections larger than servicing main, the developer shall upsize the existing main to the satisfaction of the General Manager of Engineering Services. The developer is responsible for

100% of the cost of the upgrading. The maximum water service connection size is 300 mm.

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

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

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

Note to Applicant: Implementation of development(s) at 360 East 14th Avenue does not require any sewer upgrades.

Development to be serviced to the existing 200 mm SAN and 300 mm STM sewers in the along the lane north of E 15<sup>th</sup> Avenue.

Note to Applicant: 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](http://vancouver.ca/rainwater).

- (c) Provision of street improvements with appropriate transitions, along East 14th Avenue adjacent to the site, including:

- (i) Minimum 2.0 m wide front boulevard;
- (ii) Minimum 2.1 m wide broom finish saw-cut concrete sidewalk.

- (d) Provision of street improvements with appropriate transitions, along the lane south of 14th Avenue adjacent to the site, including:

- (i) Full depth pavement reconstruction;

Note to Applicant: Lane reconstruction to meet City "Higher-Zoned Lane" standards with a center valley cross section.

- (ii) Installation of one new catch basin at the western extent of the site.

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

Note to Applicant: 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 north of East 15th Avenue between Sophia Street and Prince Edward 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.

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.

## 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 a Section 219 Covenant to secure all residential units as class A for profit affordable rental housing, excluding Seniors Supportive or Assisted 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, subject to the conditions set out below for such units and in accordance with the requirements set out in the *Broadway Plan* Policy, for a term equal to the longer of 60 years and the life of the building and such other terms and conditions as the General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services may require. The agreement or agreements will include but not be limited to the following terms and conditions:

- (a) A no separate sales covenant;
- (b) A no stratification covenant;

- (c) A provision that none of the units will be rented for less than 90 consecutive days at a time;
- (d) That the average initial starting monthly rents by unit type for the below-market rental housing dwelling units in the project will be at least 20% below the average market rent for private rental apartment units city-wide as published by the most recent Canada Mortgage and Housing Corporation in the Rental Market Survey Data Tables for Vancouver at the time when the Occupancy Permit is issued;
- (e) That a rent roll indicating the agreed maximum average initial monthly rents for the below-market rental housing 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;
- (f) Following initial occupancy, on a change in tenancy for a below-market rental housing dwelling unit, the starting rent for such new tenancy will be at least 20% below the rent for private rental apartment units city-wide as published by the Canada Mortgage and Housing Corporation in the most recent Rental Market Survey Data Tables for Vancouver for that unit type at the time of the change in tenancy;
- (g) That the applicant will verify eligibility of new tenants for the below-market rental housing dwelling units, based on the following:
  - (i) For new tenants, annual household income cannot exceed (4) four times the annual rent for the unit (i.e. at least 25% of household income is spent on rent); and
  - (ii) There should be at least one occupant per bedroom in the unit.
- (h) That the applicant will verify the ongoing eligibility of existing tenants in below-market rental 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.

- 2.4 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 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 approval in principle of the rezoning by Council 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.

### **Environmental Contamination**

- 2.5 The following conditions must be met prior to enactment of the rezoning:
- (a) Submit a site disclosure statement to Environmental Services (Environmental Protection);

- (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.

\* \* \* \* \*

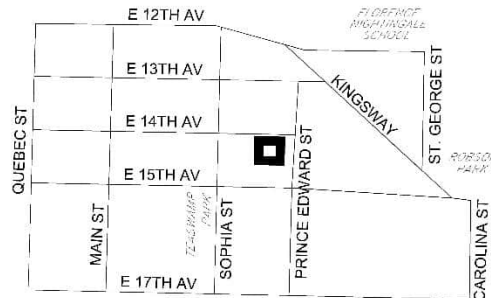
## APPENDIX C ADDITIONAL INFORMATION

### Public Consultation Summary

Approximately 285 views were recorded. A total of 32 comments were received with 5 comments in support for new development, and 23 comments expressed concerns about impacts on views, neighbourhood character, affordability, traffic and parking.

<b>Event</b>	<b>Date(s)</b>	<b>Details</b>
<b>Webpage published</b>	April 17, 2025	<a href="https://www.shapeyourcity.ca/360-e-14-ave">https://www.shapeyourcity.ca/360-e-14-ave</a>
<b>Postcard mailed</b>	May 16, 2025	2,615 notices mailed (approximate)
<b>Site sign installed</b>	May 5, 2025	n/a
<b>Online comment form</b>	April – August 2025	32 submissions <ul style="list-style-type: none"> <li>• 5 responses support</li> <li>• 23 responses opposed</li> <li>• 4 responses mixed</li> </ul>
<b>Question and Answer (Q&amp;A) period (2 weeks)</b>	May 28 to June 10, 2025	5 submissions
<b>Other input (phone calls, direct emails, etc.)</b>	April – August 2025	3 submissions
<b>Total webpage views</b>	April – August 2025	285 page views
<b>Total Submissions</b> (Comments submitted + questions asked + other input methods)		40 submissions

## Map of Notification Area



## NOTIFICATION AREA

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

Areas of support:

- **General Support:** Respondents expressed support for the proposed development.

Areas of concern:

- **Height and View Obstruction:** Residents oppose the building's height, describing it as excessive and incompatible with the surrounding neighbourhood. Concerns were raised about blocked views.
- **Traffic and Parking:** Respondents noted that the proposed number of parking spaces may be insufficient to accommodate future residents, potentially increasing demand for street parking and contributing to traffic congestion.
- **Neighbourhood Character:** Concerns were expressed about the potential loss of neighbourhood charm, sense of community, and overall identity.
- **Affordability:** Some respondents were skeptical on whether the new units would truly be affordable and raised concerns about the displacement of current residents.

## Response to Public Comments

- **Height and View Obstruction:** The proposed height reflects the *Broadway Plan's* goal of concentrating growth near transit to support housing and amenities. While views are not protected under City policy, the design will be evaluated for its relationship to surrounding buildings and its contribution to the skyline. Urban design principles will guide how the tower integrates with the neighbourhood context.

- **Traffic and Parking:** Transportation impacts are addressed through measures that prioritize sustainable travel, including walking, cycling, and transit connections. On-site parking will meet City requirements, and traffic safety considerations are reviewed to maintain accessibility and minimize congestion. The project supports the Plan's vision for a more connected and multimodal neighbourhood.
- **Neighbourhood Character:** The *Broadway Plan* seeks to enhance neighbourhood identity by introducing housing, public spaces, and amenities that foster a vibrant and inclusive community. Design review will focus on streetscape quality, pedestrian experience, and public realm improvements that strengthen the sense of place. These elements aim to complement the area's evolving character while supporting livability.
- **Affordability:** The *Broadway Plan* requires secured rental housing to ensure long-term tenure and housing diversity. While market rents are set by the private sector, the Plan includes tenant relocation and assistance policies to reduce displacement impacts. This project also incorporates below-market units to improve affordability outcomes.

\* \* \* \* \*

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

<b>Tenant Relocation and Protection Requirements</b>	<b>Tenant Relocation Plan Offer</b>
Financial Compensation	<p>The choice of either:</p> <ul style="list-style-type: none"> <li>• 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"> <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> </li> </ul> <p>Or:</p> <ul style="list-style-type: none"> <li>• For tenants that wish exercise their Right of First Refusal to return to the new building, a temporary rent top-up to mitigate rent increases while waiting to return to the new building.</li> </ul> <p>Or:</p> <ul style="list-style-type: none"> <li>• A lump sum rent top-up payment, equivalent to the estimated value of a rent top-up for 33 months.</li> </ul>
Notice to End Tenancies	<p>Landlord to provide regular project updates to tenants throughout the development approvals process.</p> <p>A minimum of four months' notice to end tenancy after all permits are issued is required (e.g. all development, building, and demolition permits in place).</p>
Moving Expenses (flat rate or arrangement of an insured moving company)	<p>A flat rate of \$750 or \$1000 will be provided to all eligible tenants depending on the type of unit.</p>
Assistance in Finding Alternate Accommodation	<p>Staff will distribute tenant needs assessment surveys. These surveys will be used in relocation efforts and to identify tenants' needs and preferences.</p> <p>The applicant will be required to commit to monitor rental market and provide tenants requesting assistance with three options in Vancouver that best meet the tenants' identified priorities.</p>

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

\* \* \* \* \*

**APPENDIX E  
PUBLIC BENEFITS**

City-wide DCL <sup>1,2</sup>	\$0
Utilities DCL <sup>1</sup>	\$1,195,423
<b>TOTAL</b>	<b>\$1,195,423</b>

**Other Benefits** (non-quantifiable components): 137 secured 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.

<sup>1</sup> Based on rates in effect as of December 10, 2025 and the proposed 8,878 sq. m (95,562 sq. ft.) of residential floor area area.

<sup>2</sup> The applicant has requested a DCL waiver for the residential floor area of the proposal and will be subject to the maximum average rents by unit type for the below-market units, in accordance with the DCL By-law, as secured by an amendment to the Housing Agreement. The value of the City-wide DCL waiver on the residential floor area is approximately \$1,907,793.

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.

\* \* \* \* \*

**APPENDIX F  
REZONING APPLICATION SUMMARY**

**Property**

<b>Address</b>	<b>Parcel Identifier (PID)</b>	<b>Legal Description</b>
360 East 14th Avenue	009-014-799	Lot H Block 109 District Lot 301 Plan 11770

**Applicant Team**

<b>Applicant</b>	Stuart Howard Architects Inc.
<b>Developer</b>	CZB Apartments Ltd.
<b>Architect</b>	Stuart Howard Architects Inc.
<b>Property Owner</b>	CZB Apartments Ltd.

**Statistics**

	<b>Permitted Under Existing Zoning</b>	<b>Proposed</b>
<b>Zoning</b>	R3-3	CD-1
<b>Site Area</b>	1,365 sq. m (14,693 sq. ft)	1,365 sq. m (14,693 sq. ft)
<b>Land Use</b>	Residential	Residential
<b>Maximum FSR</b>	2.70	6.50
<b>Maximum Height</b>	23 m (70 ft)	56.9 m (187 ft)
<b>Floor Area</b>	2,765 sq. m (29,760 sq. ft)	8,878 sq. m (95,562 sq. ft.)
<b>Unit Mix</b>	N/A	53 studio units 18 1-bedroom 27 2-bedroom 11 3-bedoom <b>137 Total</b>
<b>Natural Assets</b>	Seven on-site trees are proposed for removal, as well as three trees on neighbouring properties, and three City trees	35 new on-site trees are proposed  Final numbers determined at the development permit stage

\* \* \* \* \*