



COUNCIL REPORT

Report Date: June 23, 2026
Contact: Dr. Susanne Rühle
Contact No.: 604.326.4844
RTS No.: 18693
VanRIMS No.: 08-2000-20
Meeting Date: July 14, 2026
[Submit comments to Council](#)

TO: Vancouver City Council

FROM: General Manager of Planning, Urban Design and Sustainability

SUBJECT: CD-1 Rezoning: 2806-2890 East Broadway, 2813-2881 East 10th Avenue and 2528-2580 Kaslo Street

Recommendations

- A. THAT the application by Sightline Properties Ltd., on behalf of:
- Broadway Kaslo NW Holdings Ltd., the registered owner of the lands located at:
 - 2806-2848 East Broadway [*Lots 2 to 7 Block 2 South 1/2 of Section 35 Town of Hastings Suburban Lands Plan 2059; PIDs: 014-065-568, 011-767-448, 012-831-565, 014-065-576, 002-705-788, and 002-679-540 respectively*], and
 - 2528 Kaslo Street [*PID: 002-586-568; Lot 1 Block 2 South 1/2 of Section 35 Town of Hastings Suburban Lands Plan 2059*];
 - Broadway Kaslo NE Holdings Ltd., the registered owner of the lands located at:
 - 2856-2890 East Broadway [*Lots 8 to 13 Block 2 South 1/2 of Section 35 Town of Hastings Suburban Lands Plan 2059; PIDs: 005-216-745, 008-358-826, 005-422-205, 014-065-584, 014-065-592 and 014-065-606 respectively*];
 - Broadway Kaslo SW Holdings Ltd., the registered owner of the lands located at:
 - 2813-2843 East 10th Avenue [*Lots 34, 33, 32, 31, 30, and 29 Block 2 South 1/2 of Section 35 Town of Hastings Suburban Lands Plan 2059; PIDs: 014-065-711, 011-073-853, 014-065-703, 007-044-968, 003-173-623, and 014-065-690, respectively*], and

- 2580 Kaslo Street [*PID: 014-065-720; Lot 35 Block 2 South 1/2 of Section 35 Town of Hastings Suburban Lands Plan 2059*]; and
- Broadway Kaslo SE Holdings Ltd., the registered owner of the lands located at:
 - 2851-2863 East 10th Avenue [*Lots 28, 27, and 26 Block 2 South 1/2 of Section 35 Town of Hastings Suburban Lands Plan 2059; PIDs: 014-065-681, 014-065-673 and 014-065-657 respectively*], and
 - 2869-2881 East 10th Avenue [*Lots B to D Block 2 South 1/2 of Section 35 Town of Hastings Suburban Lands Plan 17651; PIDs: 007-265-107, 007-265-115 and 007-265-123, respectively*],

to rezone the aforementioned lands and an approximate 799.1 sq. m (8,601 sq. ft.) of lane, to be stopped up, closed and conveyed to the registered owner of the aforementioned lands, all from R1-1 (Residential Inclusive) District to CD-1 (Comprehensive Development) District, to permit four mixed-use towers, with 39 to 45 storeys, containing a private child day care facility, commercial and residential space with strata and rental units, of which 20% of the rental residential floor area will be secured as below-market rental units, a maximum building height of 134 m (440 ft.) and a total floor area of 132,462 sq. m (1,425,809 sq. ft.) with an increase in the maximum floor space ratio (FSR) from 1.0 to 10.7, 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 Arcadis Architects (Canada) Inc., received July 29, 2025;

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

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

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

- E. THAT subject to approval of the CD-1 By-law, the Subdivision By-law be amended, generally as set out in Appendix A;
- FURTHER THAT the Director of Legal Services be instructed to bring forward the amendment to the Subdivision By-law at the time of enactment of the CD-1 By-law.
- F. THAT Recommendations A to E 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 2806-2890 East Broadway, 2813-2881 East 10th Avenue and 2528-2580 Kaslo Street from R1-1 (Residential Inclusive) District to CD-1 (Comprehensive Development) District. The proposal is for four towers, ranging from 39 to 45-storeys. The development contains a private childcare and commercial and residential space with strata and rental units, of which 20% of the rental residential floor area will be secured at below-market rates. The building height ranges from 117 m (384 ft.) to 134 m (440 ft.), with an FSR of 10.7 and a floor area of 132,462 sq. m (1,425,809 sq. ft.).

In accordance with section 559.02(4) of the Vancouver Charter, Council is prohibited from holding a Public Hearing for a development that 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 generally meets the intent of the *Rupert and Renfrew Station Area Plan* and associated policies.

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

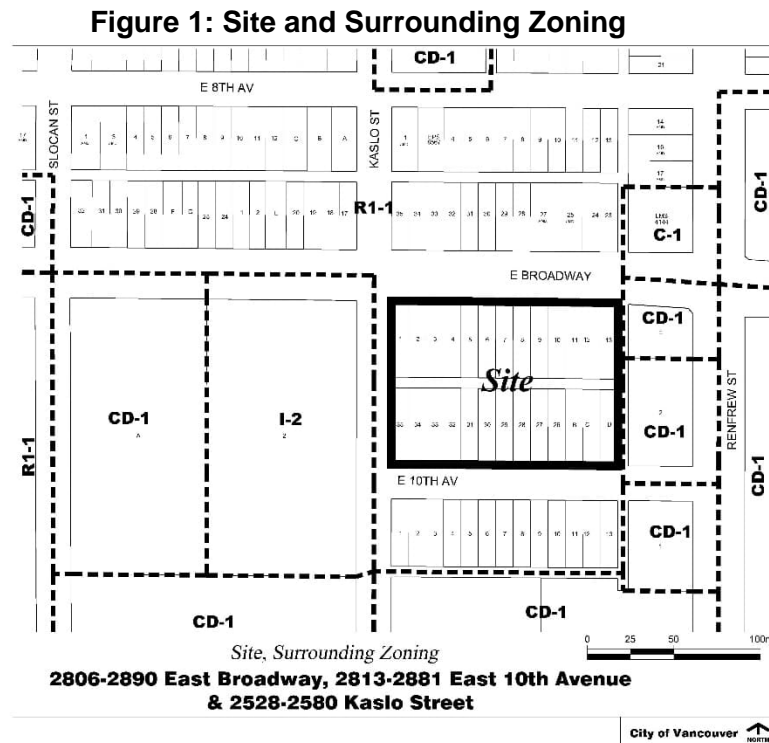
Context and Background

1. Site and Context

The subject site is comprised of 26 parcels as well as an east/west lane bisecting the parcels, located in the block between East Broadway, Kaslo Street and East 10th Avenue. All parcels are all currently zoned R1-1 (see Figure 1). To the east, south and west the site is surrounded by institutional uses, big box retail and industrial uses. The neighbourhood to the north consists of

ground-oriented housing, zoned R1-1, with a few mixed-use mid-rise residential buildings along East Broadway and Renfrew Street. Renfrew SkyTrain Station is located 250 m to the south.

The proposed development replaces the existing owner-occupied ground-oriented houses.



2. Policy Context

- **Vancouver Official Development Plan:** The Generalized Land Use (GLU) designation is Mixed-Use High-Rise 2, which consists of high-rise residential apartments above 26 storeys. Lower density forms and compatible non-residential uses are permitted.
- **Rupert and Renfrew Station Area Plan (Plan):** This site is located in Rapid Transit Area A (RTA-A) section 2.2.2, Table 2.4. The project is considered a new Unique Site, so section 2.3.1 also applies as the site area is greater than 8,000 sq. m (86,111 sq. ft).

RTA-A allows for consideration of mixed-use development up to 29 storeys, with a maximum of 7 FSR for strata and up to 45 storeys with a maximum of 10.5 FSR for rental buildings with 20% of the rental dwelling unit area secured at below-market rental rents. Continuous non-residential uses are required on the ground-level floor.

For new Unique Sites, building heights should be generally consistent with land use policies for the underlying parcels and surrounding context; while recognizing they have the opportunity to provide distinct city-building opportunities as well as public benefits and therefore have grounds for consideration of additional flexibility in form of development.

20% of the site area has to be provided as open space, with a mid-block connection and a POPS or park. 30% of the residential floor area has to be provided as rental housing.

Consideration of potential public benefits should be informed by the overall objectives identified in the *Plan* but particularly consider the feasibility of non-profit childcare.

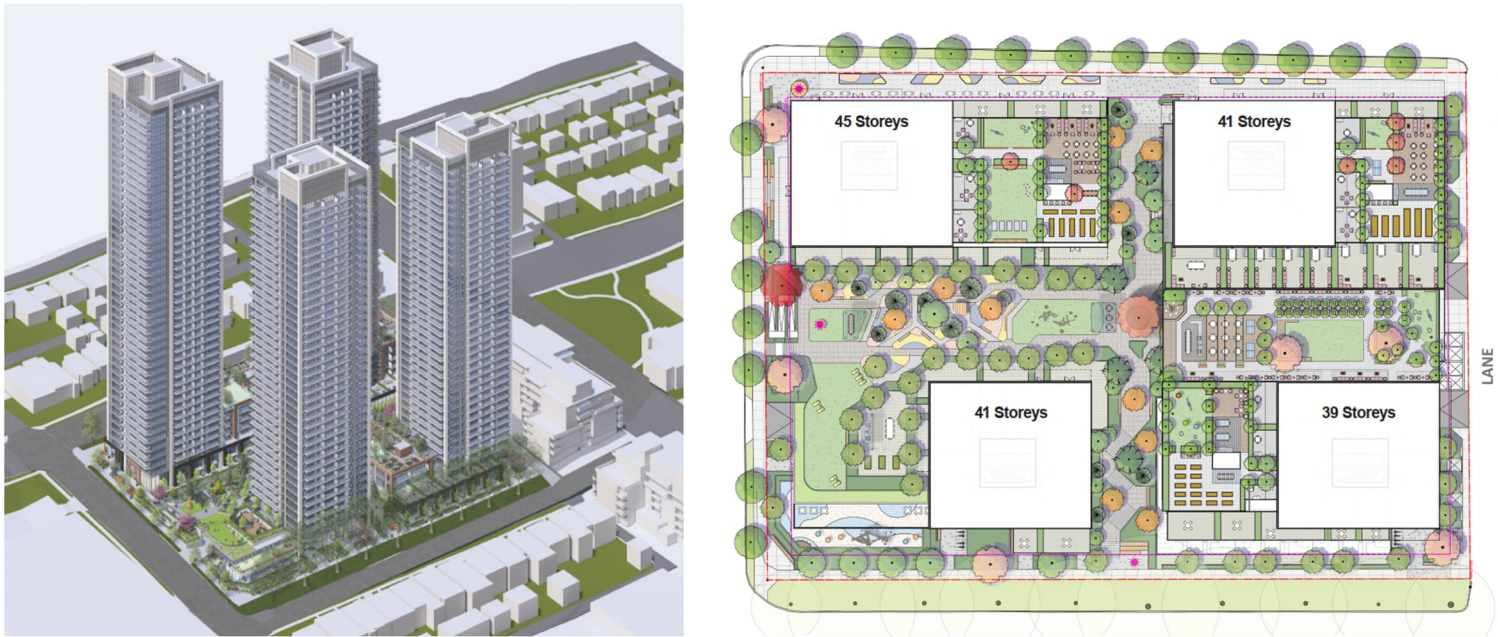
- **Rezoning Policy for Sustainable Large Developments:** Typically, large site rezonings are expected to follow the *Rezoning Policy for Sustainable Large Developments* and *Sustainable Large Developments Bulletin*. For the *Rupert and Renfrew Station Area Plan*, most policy requirements are contained within the *Plan*, however, for some detailed aspects (e.g., potable water and zero waste) the *Rezoning Policy for Sustainable Large Developments* and *Sustainable Large Developments Bulletin* still apply.
- **Transit-Oriented Areas (TOA) Designation By-law and Transit-Oriented Areas (TOA) Rezoning Policy:** This site is within Tier 2 of the Renfrew Station TOA. As the *Plan* allows more density, the application is being assessed under the *Rupert and Renfrew Station Area 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 proposal is for a phased four-tower mixed-use development, with 45-storey (Northwest Tower), 41-storey (Northeast Tower), 39-storey (Southeast Tower) and 41-storey (Southwest Tower) buildings, with additional height for the portion of the rooftop amenity, containing a private 73-space child day care facility and commercial and residential space with 573 rental units, of which 20% of the rental residential floor area will be secured as below-market rental units and 1,386 strata-titled residential units (Figure 2). Indoor/outdoor rooftop amenity space, of which some is proposed to be shared project-wide, and ground floor commercial uses are proposed along East Broadway. Building heights ranging from 116.5 m (382 ft.) to 134 m (440 ft.) and a total floor area of 132,462 sq. m (1,425,809 sq. ft.), with a floor space ratio (FSR) 10.7, is proposed.

Figure 2: Proposed Buildings Looking Northeast (left) and Site Plan right)



Five to seven levels of underground parking with 1,424 underground parking spaces and 3,132 bicycle parking spaces are to be accessed via two ramps, one from the lane and one from Kaslo Street, with the parkade covering the entire site. The rezoning site also includes the east/west lane. Conditions for the sale of the lane to the applicant are contained in Appendix B.

2. Form of Development

This application is considered a “Unique Site” applicable to Rapid Transit Area – A under the *Plan* and is consistent with the *Plan* for a mixed-use development. Unique Sites have larger sizes and configurations to accommodate significant city-building opportunities through flexible consideration of form of development policies and guidelines. The proposal generally meets the expectations of the *Plan* for overall urban design performance in terms of tower form, setbacks, overall massing, contextual fit, amenities and public realm elements.

Urban Design Analysis Summary

Criteria	Policy	Proposal	Evaluation	Response
Floor Area and Density	FSR 10.5	FSR 10.7	N/A	Density is consistent with the expectations of the <i>Plan</i> .
Height	45 storeys	116.5 m - 134 m Four towers ranging from 39 to 45 storeys. Podium ranges from two to six storeys	Bulk	Higher podium is located along East Broadway with step back expression to minimize the scale impact. The proposal generally meets the <i>Plan</i> 's urban design expectations.
Building Form and Massing - Tower Floor Plates	8,000 sq. ft. (743 sq. m)	8,900 sq. ft. (826 sq. m)	Bulk and massing. Impact of 11.3 % floorplate increase does not reduce expectations for tower separation or	Condition for design development added to improve building massing and expression.

			shadowing on public open spaces.	
Public Realm and Interface	20% site area for open space, with a mid-block connection and a POPS or park with a minimum size of 300 sq. m	30.5% site area for open space and a POPS, with a mid-block connection	Ground plane is opened up for additional open space by locating more floor area in podiums and towers. Accessibility challenges by significant site slope. Parkade is preventing placement of mature trees.	Conditions added to improve site circulation, accessibility and landscaping.
Setbacks - Podium	<ul style="list-style-type: none"> East Broadway: • 4.0 m (13 ft), Kaslo Street: • 3.7 m (12 ft.), West 10th Avenue: • 3.7 m (12 ft.), Lane: • 1.5 m (5 ft.) 	<ul style="list-style-type: none"> East Broadway: 4.6 m (15 ft.) • Kaslo Street: 4.6 m (15 ft.) • West 10th Avenue: 4.6 m (15 ft.) • Lane: 3.7 m (12 ft.) 	Above-grade setbacks are consistent with the expectations of the <i>Plan</i> .	Staff support above-grade setbacks as proposed.
Setbacks - Underground	Below-grade setback fronting streets: <ul style="list-style-type: none"> East Broadway: 4 m (13 ft.) Fronting streets: 3.7 m (12 ft.) 	<ul style="list-style-type: none"> East Broadway: 0.0 m • Kaslo Street: 0.0 m • West 10th Avenue: 4.6 m (15 ft.) 	Reduced below-grade setbacks impact rainwater infiltration for high-value trees retention. 15 ft. setback provided along West 10th Avenue to retain existing significant trees.	Conditions added to require increases and design enhancements to above and below-grade setbacks to better meet <i>Plan</i> objectives, particularly to provide new high-value mature trees.
Livability - Private amenity space	1.2 sq. m for common indoor space, 2.0 sq. m common outdoor space	Exceeds policy overall, but deficiencies in rental building.	Indoor amenity space unequally distributed among four towers.	Total indoor amenity exceeds overall requirement; however unequal distribution may result in deficiencies in early phases. Condition added to provide sufficient indoor amenity space at each phase of the project.
Livability – Housing unit mix	10% of strata units to be three-bedrooms (139 units)	0 %	Deficiency of three-bed units	Three-bed units only provided in rental tower, not indicated in strata towers. Condition added to meet unit mix requirement.

- **Urban Design Panel (UDP):** UDP reviewed the project on November 26, 2025, and supported this application with recommendations to enhance the public realm, improve accessibility, and study architectural expression of towers (see Appendix F).

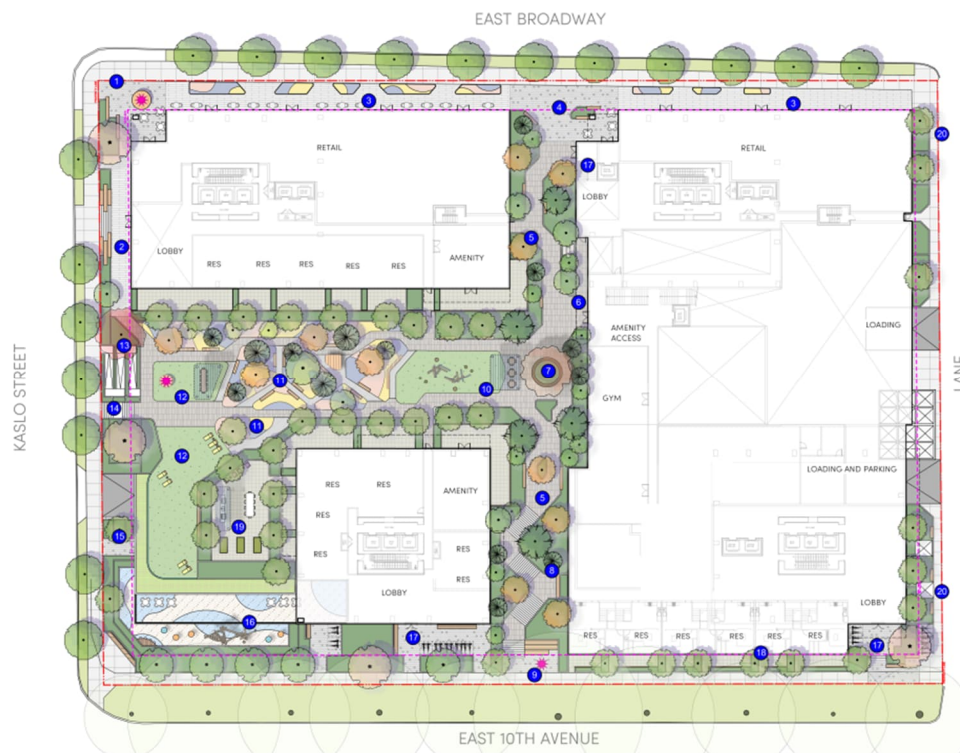
- **Natural Assets and Public Realm:** Unique Sites are required to provide 20% of total site area for public open space including space for mature trees in terra firma. A condition has been added to provide setbacks for mature trees as currently the parkade covers the entire site. The project is required to provide a Privately-owned Public Space (POPS) or park of a minimum of 300 sq. m., which the proposal provides.

The *Urban Forest Strategy* and the Protection of Trees By-law were also used to evaluate the proposal. Twenty-five on-site trees are proposed for removal, and 20 City-owned trees are proposed for retention. Approximately 200 new on-site trees and 19 City-owned trees are proposed. The final numbers of trees are confirmed at the development permit stage. See Appendix B for landscape and tree conditions.

- **Summary:** Staff reviewed the site-specific conditions and concluded that the proposal reflects the built form, height and density anticipated by the *Plan*, is appropriate for the context, and generally meets the urban design guidelines. Staff support the application subject to the Urban Design conditions detailed in Appendix B.

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.

Figure 3: Ground level landscape plan



3. Economic Lands, Childcare and Food Assets

Food Assets

This site is considered a New Unique Site in the *Plan* and is therefore expected to provide up to three food assets. Policy 2.3.1.22 expects exploration of the opportunity to deliver up to three

food assets. Of the three expected food assets, the proposal is providing two (edible landscaping and a community garden). A condition to explore providing a third food asset has been added, which could be achieved by adding a grocery store.

Retail

The proposed rezoning is currently providing 15,000 sq. ft. of commercial space along East Broadway, separated into two demisable clusters of Commercial Retail Units (CRUs) sized 8,700 sq. ft. and 6,300 sq. ft. respectively.

The *Plan* intends to create a new commercial street along Renfrew Street and East Broadway (policy 2.2.2.1). In addition, policy 2.3.1.6 (a) states that site location and context (i.e., proximity to job spaces) may necessitate the inclusion of ground floor retail or service spaces. Continuous non-residential uses on the ground level along East Broadway and Renfrew Street are therefore required.

Given the surrounding context and the intent of the *Plan's* New Unique Sites policies for retail as well as food assets, additional retail floor area has been conditioned to provide opportunity for a grocer or food-oriented pharmacy. Having a grocery store on the site will help to anchor and increase the commercial viability of the envisioned shopping streets along Renfrew Street and East Broadway that the *Plan* is hoping to achieve and would in this case also count towards providing a third food asset.

The surrounding context of the site informs the amount of retail space expected for this project:

- While there are several large grocers within a close driving distance of the site (e.g., T&T at 1st Avenue Marketplace, Superstore, Save-On-Foods, Walmart and Safeway), none are within a close walking distance (i.e., under 15 minutes).
- Through previous work prepared for the City and Vancouver Coastal Health, this site along with other areas within the *Plan* was identified as a Food Retail Priority Zone, defined as areas with poor access to food retail.
- There is noticeable scarcity of other food-oriented businesses in the area, including pharmacies with a food component and restaurants.

Childcare

New Unique Sites have the potential to provide public benefits and particularly consider the feasibility of non-profit childcare. The application proposes a private 73-space child day care facility on the southwestern portion of the site along Kaslo Street and East 10th Avenue.

A condition has been added to incorporate design features to improve the public realm interface to support opportunities for play and improve the functionality of the outdoor childcare space as it feels currently quite sunken, particularly along Kaslo Street. This could mitigate grade changes and allow for additional tree planting.

4. Transportation and Parking

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

An east-west lane currently divides the site. The applicant is proposing to purchase the east-west lane South of Broadway, close it, and consolidate it with the adjacent parcel to deliver a

POPS. Conditions on the sale of the lane have been added to Appendix B. An application to the City Surveyor has been received and a letter outlining preliminary approval has been provided. This will be brought to Council as a future decision at a later time.

The development will be required to install new traffic lights at the intersection of Kaslo Street and East Broadway. It will also provide improvements for the intersection at Renfrew Street and East 10th Avenue to accommodate a northbound left turn.

5. Housing

In accordance with the *Plan* requirements for New Unique Site Policies, this project must deliver a minimum of 30% of the total residential floor area as rental housing, of which 20% must be below-market rental housing. This application proposed to add approximately 573 units to the City's inventory of rental housing (28.42% of the residential floor area), including 459 market rental units and 114 below-market rental units (20% of the rental floor area), and 1,386 strata units, which, if approved, would contribute to the targets set out in the *Housing Vancouver Strategy* (see Figure 1, Appendix E). The CD-1 By-law requires that 30% of the residential floor area be provided as rental housing, in accordance with the *Plan* requirement, and therefore adjustments to the unit counts are anticipated at the development permit stage.

Housing Mix:

Rental

The project proposes 36% two- and three-bedroom units in the rental building, the Northwest Tower (Sub-area A), thereby meeting the *Family Room: Housing Mix Policy for Rezoning Projects* policy, which requires a minimum of 35% two- or more bedroom units for rental buildings.

Strata

The project proposes 35% two- or three-bedroom units in the three proposed strata buildings but does not indicate the proportion of two- and three-bedroom units. Therefore, staff are unable to confirm if the project meets the *Family Room: Housing Mix Policy for Rezoning Projects* policy requirement of 25% two-bedroom and 10% three-bedroom units in the strata buildings.

Conditions of approval and provisions in the CD-1 By-Law have been included to ensure the project meets the minimum unit mix requirements in the strata, 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 E. If approved, starting rents for the below-market units will be 20% less the city-wide average market rents at the time of initial tenancy, and upon unit turnover.

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 573 rental 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 rental residential floor area for below-market units.

Tenants: The rezoning site contains ten units of secondary rental housing. Three of these tenancies are eligible under the City's *Tenant Relocation and Protection Policy (TRPP)* for the *Plan* area.

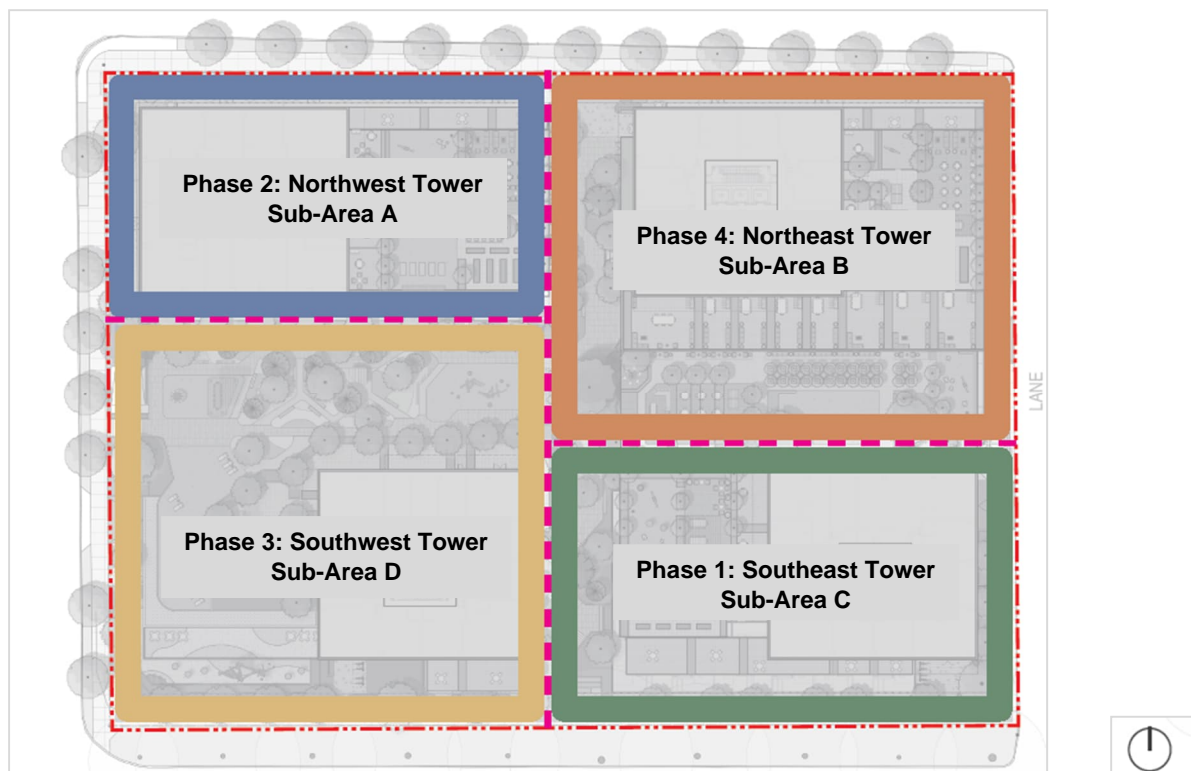
The applicant has provided a Tenant Relocation Plan (TRP) for eligible tenants that meets the enhanced tenant protection requirements of the City's *TRPP* for the *Plan* area (summarized in Appendix E).

6. Development Phasing and Implementation

The proposed project is anticipated to develop in four phases over 10 to 15 years (see Figure 3). While it is proposed to start development with the Southeast Tower (Sub-area C), conditions of enactment do not require the first building to be completed before development can occur in other sub-areas, enabling development to occur concurrently if desired. Phasing is proposed as follows and as indicated in Figure 4:

- Phase 1: Southeast Tower (Sub-Area C) – Strata tower
- Phase 2: Northwest Tower (Sub-Area A) – Mixed-use rental tower, including retail and restaurant space
- Phase 3: Southwest Tower (Sub-Area D) – Mixed-use strata tower with a private child day care facility
- Phase 4: Northeast Tower (Sub-Area B) – Mixed-use strata tower, including retail and restaurant space

Figure 4: Proposed Phasing of the Development



Appendix B includes conditions to secure permit holds, which will require that the Northwest rental tower (Sub-Area A) be built directly after or concurrently to the first strata tower

(Southeast Tower or Sub-Area C) is built. The conditions also secure permit holds to require that the Southwest Tower (Sub-Area D) to be the second strata tower to be built as includes the private child day care facility, which is considered being able to cover the childcare needs for the residents on this site.

The applicant is required to provide infrastructure to service the development, including water and sewer, green infrastructure, and other street improvements. Servicing requirements are included in Appendix B.

7. Public Input

Public input primarily included mailed postcards, a site sign, a webpage with a digital model, an online comment form, a virtual question and answer (Q&A) period, and an in-person open house hosted on November 18, 2025 at the Sunrise Community Association Hall. Refer to the application webpage: <https://www.shapeyourcity.ca/2808-2888-e-broadway>.

In total, approximately 29 submissions were received. Supportive comments supported the need for additional housing near rapid transit and the proposed height and density, and mix of uses as appropriate for the site, with appreciation for the proposed amenities and public realm improvements. Concerns included the building height and scale, pressures on infrastructure and parking, impacts on neighbourhood character, and clarity on tenant relocation. Refer to Appendix D for a full summary of the public input collected and responses to public comments.

8. Public Benefits

Refer to Appendix F for full summary of public benefits.

- **Development Cost Levies (DCLs):** The applicant has requested a Class A waiver of the City-wide DCLs for the rental housing portion of the project. It is expected that the project will pay DCLs of \$44,302,370 based on December 10, 2025 rates. The value of the DCL waiver for the residential floor area is estimated to be \$7,817,757.
- **Community Amenity Contributions (CAC):** Unique Sites are expected to deliver in-kind public benefits or cash CACs, subject to negotiation based on design performance, economic viability and City policies related to community amenity contributions. Consideration of potential public benefits should be informed by the overall goals and objectives of the *Plan*, with priority given to those identified in Section 4.2: Public Amenity Priorities but particularly for feasibility for public or non-profit childcare.

The City and applicant undertook negotiations and a detailed proforma review, considering various inputs including the current market conditions and *Plan* objectives. Based on the proforma review, staff have determined that at this time no in-kind or cash CAC can be supported beyond the proposed below-market rental housing.

- **Public Art:** The public art contribution is estimated to be \$3,273,564 based on the current (2016) rate. The Public Art cost is determined at the development permit stage and that the Public Art rate is subject to Council approval of periodic adjustments to address inflation.

This project is located within the *Rupert and Renfrew Station Area Plan*, which includes direction that new public art be focused on key areas of the public realm, including Rapid Transit Areas. The visibility of the local Nations, as well as the cultural communities of the neighbourhood, should be centred in planning for public art.

Financial Implications

This project is expected to provide 573 rental units, with a minimum of 20% of the rental residential floor area secured at below-market rates, DCLs as well as a public art contribution. See Appendix G for additional details.

Conclusion

The proposed land use, form of development and public benefits are generally consistent with the *Vancouver Official Development Plan* and the *Rupert and Renfrew Station Area 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
2806-2890 East Broadway, 2813-2881 East 10th Avenue, 2528-2580 Kaslo Street
PROPOSED CD-1 BY-LAW PROVISIONS

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

Zoning District Plan Amendment

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

Designation of CD-1 District

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

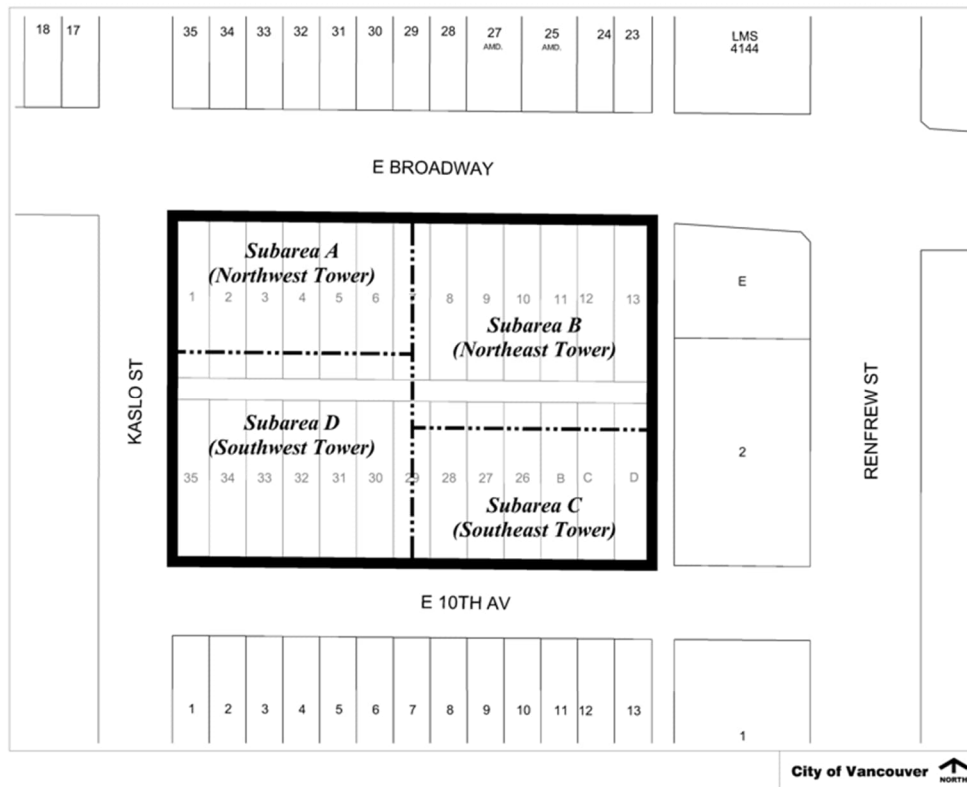
Definitions

3. Words in this by-law have the meaning given to them in the Zoning and Development By-law, except that:
 - (a) for the purposes of calculating the total dwelling unit area for section 6.2 of this by-law, "Dwelling Unit Area" is the floor area of each dwelling unit, measured to the inside of all perimeter walls, excluding any floor area as required by section 7.6 of this by-law; and
 - (b) "Below-Market Rental Dwelling Units" means dwelling units that meet the requirements of approved Council policies and guidelines for below-market rental housing, as secured by a housing agreement and registered on title to the property.

Sub-areas

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

Figure 1: Sub-areas



Uses

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

Conditions of Use

- 6.1 In sub-area A, all dwelling units must be secured as rental housing.

- 6.2 A minimum of 20% of the total dwelling unit area of the secured rental housing required under section 7.2 must be below-market rental dwelling units.
- 6.3 The design and layout of at least 35% of the total number of secured market rental housing dwelling units, and at least 35% of the total number of below-market rental dwelling units must:
- (a) be suitable for family housing; and
 - (b) have 2 or more bedrooms.
- 6.4 The design and layout of at least 35% of the total number of strata dwelling units must:
- (a) be suitable for family housing; and
 - (b) have 2 or more bedrooms, of which:
 - (i) at least 25% of the total dwelling units must be 2-bedroom units, and
 - (ii) at least 10% of the total dwelling units must be 3-bedroom units.
- 6.5 In sub-areas A and B, no portion of the first storey of the buildings, to a depth of 10.7 m from the front wall of the building and extending across its full width, may be used for residential purposes except for entrances to the residential portion.
- 6.6 All commercial uses and accessory uses must be carried on wholly within a completely enclosed building, other than the following:
- (a) display of flowers, plants, fruits and vegetables in combination with a permitted use;
 - (b) farmers' market;
 - (c) neighbourhood public house;
 - (d) public bike share; and
 - (e) restaurant,

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

Floor Area and Density

- 7.1 The total floor area for all uses combined must not exceed 132,462 m², and the total floor area for all uses combined in each sub-area must not exceed the maximum floor area set out for that sub-area in Table 1.

Table 1: Maximum Permitted Floor Area

Sub-area	Maximum permitted floor area
A (Northwest Tower)	39,116 m ²
B (Northeast Tower)	33,063 m ²
C (Southeast Tower)	30,098 m ²
D (Southwest Tower)	30,185 m ²

- 7.2 A minimum 30% of the total residential floor area, or a minimum floor area of 38,307 m², whichever is greater, must be secured as rental housing.
- 7.3 In sub-areas A and B combined, the total floor area for retail or restaurant uses must be a minimum of 1,393 m²,
- 7.4 In sub-area D, the total floor area for child day care facility use must be a minimum of 771 m².
- 7.5 Computation of floor area must include all floors having a minimum ceiling height of 1.2 m, both above and below base surface, measured to the extreme outer limits of the building.
- 7.6 Computation of floor area and dwelling unit area must exclude:
- (a) balconies and decks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, provided that:
 - (i) the total area of these exclusions must not exceed 12% of the permitted floor area, and
 - (ii) the balconies must not be enclosed for the life of the building;
 - (b) patios and roof decks, if the Director of Planning considers the impact on privacy and outlook;
 - (c) floors or portions thereof that are used for:
 - (i) off-street parking and loading located at or below base surface, provided that the maximum exclusion for a parking space does not exceed 7.3 m in length,
 - (ii) bicycle storage, and
 - (iii) heating and mechanical equipment, or uses that the Director of Planning considers similar to the foregoing;

- (d) entries, porches and verandahs if the Director of Planning first approves the design;
- (e) all residential storage area above or below base surface, except that if residential storage area above base surface exceeds 3.7 m² per dwelling unit, there will be no exclusion for any of the residential storage area above base surface for that unit; and
- (f) all storage area below base surface for non-dwelling uses.

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

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

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

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

Building Height

- 8.1 Building heights in each sub-area must not exceed the permitted height for that sub-area, as set out in Table 2.
- 8.2 Despite section 8.1 of this by-law and the building height regulations in section 10 of the Zoning and Development By-law, the Director of Planning, after considering the impact on building placement, massing, views, overlook, shadowing and noise, may permit architectural features, common rooftop amenity space or mechanical appurtenances including elevator overrun and rooftop access structures, or any other appurtenances that the Director of Planning considers similar to the foregoing, to exceed the maximum building height.

Table 2: Permitted Building Height

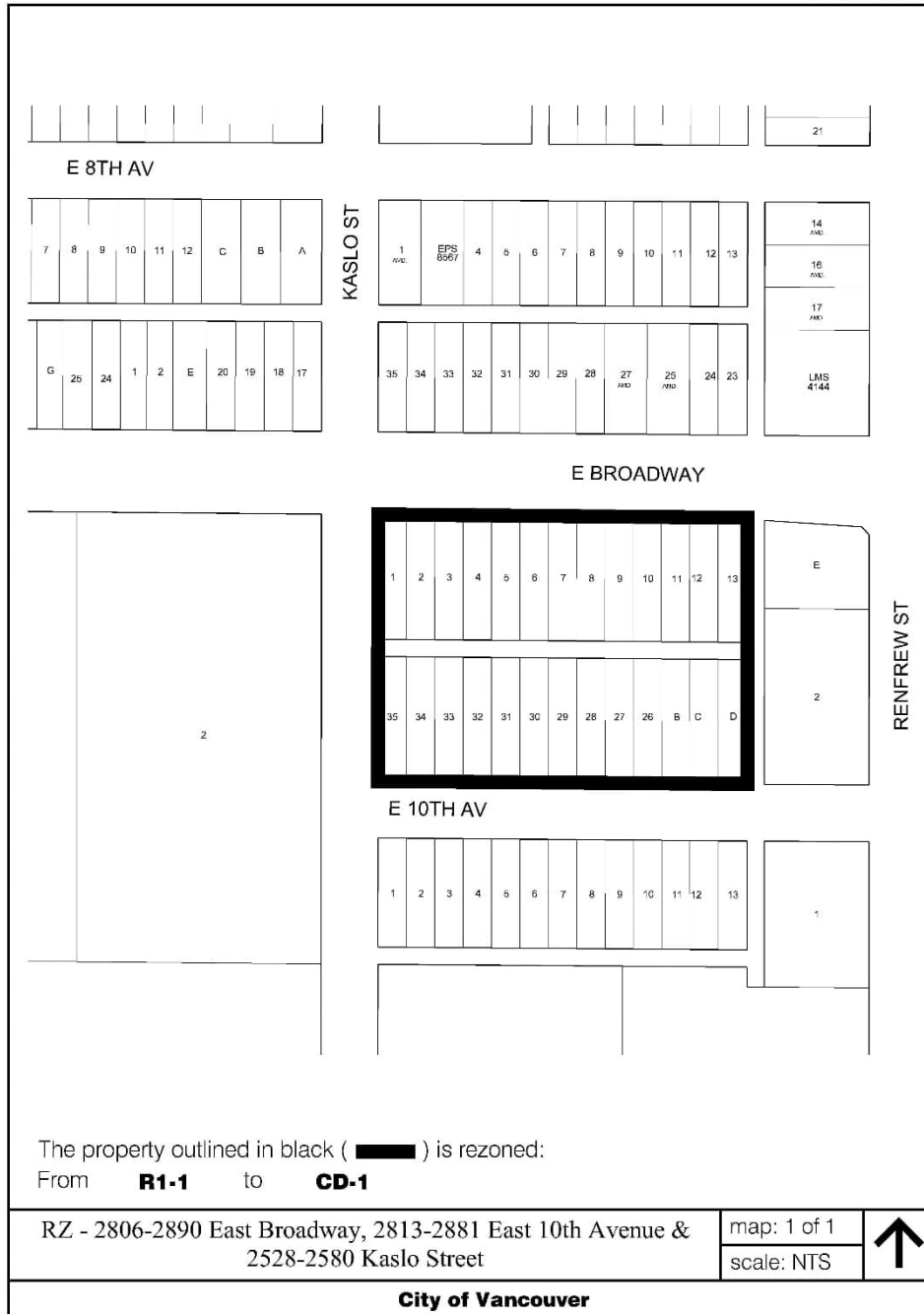
Sub-area	Building height
A (Northwest Tower)	134 m
B (Northeast Tower)	124 m
C (Southeast Tower)	121 m
D (Southwest Tower)	117 m

Access to Natural Light

- 9.1 Each habitable room must have at least 1 window on an exterior wall of a building.

9.2 For the purposes of section 9.1 above, habitable room means any room except a bathroom or a kitchen.

Schedule A



* * * * *

APPENDIX B CONDITIONS OF APPROVAL

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

PART 1: CONDITIONS OF APPROVAL OF THE FORM OF DEVELOPMENT

Note: Consideration by Council of the proposed form of development is in reference to plans prepared by Arcadis Architects (Canada) Inc., received July 29, 2025.

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

Urban Design

1.1 Design development to ground-level building edges to improve public realm interface.

Note to Applicant: Refer to *Design and Development Guidelines (DDG)*, Sections 3, 4 and 5. The intent of this condition is to create active, people-friendly streets that encourage socializing and support local businesses. This may be achieved by:

- (a) Increasing transparency between indoor and outdoor commercial or retail activities to promote a welcoming and engaging street life and pedestrian interest;

Note to Applicant: Refer to *DDG* 3.3 and Landscape Condition 1.8.

- (b) Incorporating effective and attractive weather protection;

Note to Applicant: Refer to *DDG* 3.1.

- (c) Enlarging and enhancing pedestrian plaza at northwest corner of site to support retail activities, provide place of pause for pedestrians, and to mark the significant intersection of Kaslo Street and East Broadway;

- (d) Providing a more visible enhanced open space at intersection of mid-block connection and north sidewalk to more effectively welcome and signal to pedestrians the public nature of the central mews;

Note to Applicant: Refer to *DDG* 4.2.

- (e) Increasing accessibility and visibility of Privately-Owned Public Space (POPS) at southwest corner of public mews to encourage use by residents and passersby;

Note to Applicant: Refer to *Rupert and Renfrew Station Area Plan*, Section 2.3.1.14 and *DDG* 5.4.6.

- (f) Incorporating urban elements such as bike lanes, benches and lighting in subsequent phases of design; and

- (g) Providing opportunities to increase below-grade setbacks along Kaslo Street and East Broadway to support a variety of landscape treatments including mature trees.

Note to Applicant: Refer also to Landscape Conditions 1.5, 1.7 and 1.8.

1.2 Design development to improve site circulation and accessibility.

Note to Applicant: Refer to *DDG* 2.6. and 4.2. Intent of this condition is to provide access routes through and around the development that are attractive, safe and convenient for all users. This may be achieved by:

- (a) Providing a lift integrated into stairs along Kaslo Street to improve accessibility to public mews;
- (b) Improving amenities for cyclists which could include an elevator dedicated to bike use, indoor space for bike maintenance and repair, and bike access separate from vehicle ramp; and

Note to Applicant: This would encourage use of the Central Valley Greenway and existing transportation network.

- (c) Considering shade and wind impacts on circulation routes.

1.3 Design development to building massing and design to address external expression of buildings.

Note to Applicant: Refer to *DDG*, Section 2.1, 2.2 and 5.4. Intent of this condition is to create well-balanced and appropriately scaled urban environments that enhance pedestrian experience and support health and well-being of building occupants. This may be achieved by exploring design strategies and articulations to individual building façades to minimize the perceived massing, create more variations, and respond to solar orientation.

1.4 Design development to residential lobbies to increase their visibility at street level.

Note to Applicant: Refer to *DDG* 2.6. Intent of this condition is to express individual identity of residential lobbies, support safety, and facilitate wayfinding. This may be achieved by:

- (a) Locating lobby entrances in areas that increase visibility; and
- (b) Using unique architectural elements, such as canopies, materials and lighting that distinguish lobbies from retail units.

Landscape

- 1.5 Design development to provide a 4 m landscape setback along East Broadway extending above and below grade as per Zoning and Development By-Law Section 10.7 and Schedule C. It should be designed to provide a high-quality public realm experience, including on-site trees and increased planted areas.

Note to Applicant: The intent of this space is to primarily support a planted buffer from the busy arterial street, including in-ground tree planting. A continuous row of trees should be planted along the entire interface, located fully onsite within the landscape setback.

- 1.6 Hardscaped areas for retail patios are supported but continuous retail patios seem unlikely for the big-box retail expected on this frontage. Where Commercial Retail Unit (CRU) patios are not feasible or appropriate, expanded planting beds are preferred to support improved growing conditions for trees.
- 1.7 Design development to enhance overall landscaping, and urban tree canopy, both onsite and at public realm interfaces. At time of development permit application, demonstrate the following:
- (a) Improving growing conditions for tree planting by providing below-grade setbacks and slab chamfers (if necessary) at the site perimeters, to allow in-ground (off-slab) planting, and slab drops in the courtyard. Locate trees within planted areas and maximize the amount of contiguous soil volume available to them. Refer also to Landscape condition 1.6;
 - (b) Providing additional trees along East Broadway. This can help to soften the built environment and provide more shade and canopy cover for the public realm. Refer also to Landscape condition 1.6;
 - (c) Mitigating or screening any exposed retaining walls along the public realm frontages through the use of terracing, or screening with plant material or architectural features;
 - (d) Consider location of proposed trees within central courtyard and the available solar access these locations currently have. Trees should be proposed where they will have adequate solar access for growth and support throughout their lifespans; and
 - (e) Ensuring this proposal addresses the relevant sections within the *Sustainable Large Developments Bulletin*, especially sections 1.2.1, and 1.2.2. Relating to trees, vegetative cover, and soil volumes.
- 1.8 Design development to enhance active building edges, to better animate public open space and public realm. This includes:
- (a) Further design refinement of the overall retail plaza designs and locations is required to ensure they are seamlessly integrated into the overall landscape, and public open space design (specifically the retail plaza near the midblock connection along East Broadway, and the retail plaza at the corner of East Broadway and Kaslo Street). Consider how different hardscape materials and softscape materials can work to achieve a seamless integration. Retail patios on

East Broadway should be designed for enhanced comfort along this busy arterial. Refer also to Urban Design Condition 1.1 (a);

- (b) Programming and design of at grade outdoor amenity spaces for social gathering;
- (c) Providing access pathways from the private patios for the residential units facing the courtyard to encourage use of these spaces by residents;
- (d) Improve accessibility, provide public seating along Kaslo Street frontage at regular intervals; and
- (e) Incorporating design features to improve the public realm interface along the childcare frontage. Focus on mitigating grade changes in ways that allow for additional tree planting, support opportunities for play and improve the functionality of the outdoor childcare space.

Note to Applicant: The proposed child daycare space feels quite sunken, particularly along Kaslo Street, and should be improved. Accessible grading of small plaza in the southwest corner and integration of a usable bench height may be challenging, consider reducing this space to improve accessibility and the outdoor childcare space.

1.9 Design development to create more welcoming and engaging entries into the main courtyard to encourage public use. At time of development application, demonstrate the following;

- (a) Incorporating design features that offer open, wide and welcoming views from the sidewalk, encouraging the public to explore the large central courtyard. Consider how design elements including softscape, hardscape as well as public art or play features can convey this message. Refer also to Urban Design Condition 1.1 (d);
- (b) Providing access points that are wide and expansive, in order to convey a visually open aesthetic. Avoid having confined entry points, or entry points walled in between stairs. Specifically, along Kaslo Street and East 10th Avenue; and
- (c) Providing signage along the street frontages indicating that the courtyard is available for public use and indicate signage locations on landscape drawings.

Note to Applicant: The current entry design and grade changes in particular makes the courtyard feel private and may discourage public use. These entries should clearly visually indicate that the central courtyard is open to the public. The interaction between the retail plazas and the public realm, and the entries to the courtyards can be a powerful visual indicator to the public accessibility of the central courtyard. This may require looking at opportunities to integrate small retail spaces along the mid-block connection.

1.10 Design development of the courtyard and midblock connections to improve the programming of outdoor spaces and to deliver a high-quality Privately-owned Public Space (POPS) that supports a wide range of activities and users. This includes:

- (a) Improving the usability of at-grade play area by relocating it to a place with better solar access;

- (b) Providing more active building edges. Refer to Landscape Condition 1.6 and Urban Design Condition 1.1 (a); and
- (c) Consider designing for activities such as dog off-leash areas.

Note to Applicant: Current location would result in a play area that is shaded for large periods of time. Consider engaging equity-denied communities within the area to understand what types of outdoor activities would best support their needs.

- 1.11 Provision of a surface Statutory Right-of-way (SRW) to the satisfaction of the Director of Planning and Director of Legal Services over any privately-owned public spaces, midblock connections or enhanced building setbacks intended for public access and use.

Urban Forestry

- 1.12 Urban Forestry supports the removal of City trees on East Broadway contingent on a 1.5 m or larger boulevard for new trees.
- 1.13 Arborist report shows all City trees retained on Kaslo Street and East 10th Avenue. The provided drawing shows no sidewalk on East 10th Avenue. Engineering will condition a new sidewalk on the frontage, which will conflict with existing trees.

Note to Applicant: Confirm with Engineering on the status of a new sidewalks on East 10th Avenue and if conditioned the site plan must be updated to show sidewalk locations and the arborist report will need to be updated to address any tree conflicts with the sidewalk.

Employment Lands

- 1.14 Provide continuous non-residential uses along East Broadway.

Note to Applicant: The site is generally expected to provide at least the equivalent of the amount of retail space that would be required along East Broadway if it redeveloped with separate tower applications, which would be a minimum of approx. 0.35 FSR for commercial space or about 20,000 sq. ft.

- 1.15 Provide between 3,300 and 6,300 sq. ft. of additional retail space along East Broadway.

Note to Applicant: The proposal currently provides 15,000 sq. ft. The additional space is to bring up to par if the sites would have been developed individually along East Broadway to achieve commercial viability. This can be achieved by:

- (a) A larger retail footprint in the Northeast Tower in Sub-area A. Explore redesigning the ground floor, amenity space and circulation space. A mezzanine option at ground level may be considered, given the 20 ft. ceiling clearance.
 - (b) Explore opportunities to wrap retail along central North/South pedestrian path to animate public open space. Having the retail space further deep in the site can also provide an attractive space for retail patios.
- 1.16 Explore opportunities for a grocery store or food-oriented pharmacy, which could also be considered as a third food asset.

Note to Applicant: Please also refer to Food Asset Condition 1.44.

Housing

- 1.17 The development should be designed in accordance with the *Design and Development Guidelines Applicable to Downtown Eastside / Oppenheimer ODP and FC-1 District Schedule, Granville Street Plan, Rupert and Renfrew Station Area Plan, and R3, R4, and R5 Districts (DDG)*, including the Standards and Guidelines for internal layout and design (Sections 2.3, 2.4, and 2.5).

Note to Applicant: Sections 2.3, 2.4, and 2.5 of the *DDG* replace the *High-Density Housing for Families with Children Guidelines*.

- 1.18 The development should be designed in accordance with the *Bulk Storage and In-suite Storage – Multiple Dwelling Residential Developments Bulletin*. A minimum of 2.3 sq. m (24.7 sq. ft.) of storage space per dwelling unit is required.

Note to Applicant: Per Section 2.1 of Schedule J: Affordable Housing Schedule, in-suite storage is included in establishing the portion of the residential floor area required to be secured as below-market rental units.

- 1.19 Indoor and outdoor amenity space requirements per Section 2.4 of the *DDG* are expected to be achieved independently within each sub-area.

Notes to Applicant:

(a) Tower developments should provide:

- (i) A minimum ratio of 1.2 sq. m of common indoor amenity space per dwelling unit; and
- (ii) A minimum ratio of 2.0 sq. m of common outdoor amenity space per dwelling unit.

- 1.20 Shared amenity space is acceptable provided that the amenity space requirements are achieved in each sub-area. Any proposed shared amenity space would be secured as a shared amenity with secured access for all occupants and/or tenants in all sub-areas.

Note to Applicant: See also Condition 2.11.

- 1.21 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.

Rental Unit Mix:

- 1.22 The proposed rental unit mix of the Northwest Tower (Sub-area A), including 167 studio units (29%), 200 one-bedroom units (35%), 146 two-bedroom units (25.5%), 60 three-bedroom units (10.5%) is to be included in the development permit drawings.

Note to Applicant:

- (a) Any changes in the unit mix from the rezoning application may be varied under the discretion of the Director of Planning or Development Permit Board provided that it does not go lower than 35% of the market rental units and 35% of the below-market rental units, designed to be suitable for families with children. A mix of both two and three-bedroom family units is encouraged; and
- (b) The proposed market rental and below-market rental unit mix should be designed to accommodate returning tenants exercising the Right-of-First Refusal to return to the new building. Returning tenants must be offered a unit appropriate to their household as defined by the CMHC National Occupancy Standard, as outlined in the *Tenant Relocation and Protection Policy (TRPP)* and *TRPP Bulletin*, at below-market rents or at existing rents, as applicable. See condition 2.14.

Strata Unit Mix:

- 1.23 The proposed strata unit mix is to be revised in the development permit drawings for each sub-area to achieve at least 10% three-bedroom units and 25% two-bedroom units.

Note to Applicant:

- (a) Any changes in the unit mix from the rezoning application may be varied under the discretion of the Director of Planning or Development Permit Board provided that it does not go lower than 35% of the dwelling 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; and
- (b) Unit mix requirements should be met within each development phase.

Engineering

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

Note to Applicant: The City and TransLink have authority over construction works carried out on a City street that is designated as part of the Major Road Network (MRN). This development site has been identified as being adjacent the MRN, as defined under the [South Coast British Columbia Transportation Authority Act](#) on one or more frontages.

Potential impacts to the road network due to site specific construction activity must be reviewed and approved for all sites proposing street use outside of currently regulated zone limitations.

- 1.25 Provision of construction details to determine ability to meet municipal design standards for shotcrete removal (City 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>

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

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

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

- 1.27 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.
- 1.28 Provision of a lighting simulation to support all offsite lighting upgrades to City standards and IESNA recommendations.
- 1.29 Provision of a crossing design application to the satisfaction of the General Manager of Engineering Services, prior to development permit issuance.

Note to Applicant: Submission of a crossing application is required.

- 1.30 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](#), particularly the following:

- (a) Clearly depict garbage and recycling container outlines in the Garbage and Recycling storage area in accordance with the *Garbage and Recycling Facility Storage Amenity Design Supplement*,
- (b) An increase in size to the waste room; and

Note to Applicant: Per staff calculation, depending on collection frequency, the weekly residential waste generation volume may exceed the capacity of the residential waste room. Please note that the City recommends that waste rooms equate to 2 to 2.5 times the physical footprint of the waste and recycling containers to allow for maneuverability. Pending information on the planned collection frequency of each waste stream, staff may recommend to consider either:

- (i) An increase to the size of the residential waste room and number or capacity of containers; or
- (ii) An increase in collection frequency.

- (c) Separate waste rooms between residential and commercial unit; and
 - (d) A vertical clearance of 4.5 m through the entire access route for a waste collection vehicle.
- 1.31 Provision of adequate space for collection bins and zero waste initiatives in buildings (*Rezoning Policy for Sustainable Large Developments*, F.3.1) by demonstrating the following on the site plan:
- (a) Solid waste storage amenity should be located at grade (ground level) and adjacent to the area where collection vehicles are allowed access to the amenity.

If at grade amenity is not permissible, the amenity should be placed no more than one level down from grade. They must be designed to ensure all waste collection day activities occur on-site, as opposed to placing bins onto City property for collection;
 - (b) The size of storage rooms must be in compliance with the guidelines set out in the *Garbage and Recycling Storage Amenity Design Supplement* allowing a sufficient number of carts and/or containers to meet the needs of every unit in all buildings within the land parcel; and
 - (c) The space allotted must exceed the minimum requirement set out in the *Design Supplement* to allow implementation of waste diversion programs and to ensure banned items are not disposed of in garbage (e.g. electronics, foam packaging).
- 1.32 Confirmation of compliance to the *Rezoning Policy for Sustainable Large Developments* by providing the following:
- (a) Mandatory requirements for Zero Waste Initiatives (F.3.1);

Note to Applicant: There must be an infrastructure and maintenance plan to maintain a litter-free environment in exterior areas (e.g., public sidewalks and paths). This includes installing and maintaining litter receptacles on the property;
 - (b) Occupant/Public communication and education program required (F.3.2), including minimum of three items from Occupant/Public Education and Outreach Actions list under the *Sustainable Large Developments Admin Bulletin*;
 - (c) Additional Zero Waste Actions: Recycling, Organics and Waste Collection Systems (F.3.3). Buildings must incorporate zero waste efforts beyond the provision of standard recycling bins. It must be shown how it is planned to meet this objective by choosing and implementing at least seven initiatives from a list of 18 items under the *Bulletin*; and
 - (d) Post-Occupancy Plan Implementation Report Plan (F.3.4). The intent to provide a Plan Implementation Report post-occupancy must be acknowledged, with details regarding who will be responsible for submitting. Prior to development permit issuance the terms and conditions set out in the Solid Waste Reporting Covenant must be agreed to. The report is to be provided within 18 months of occupancy. Send this report to the City Solid Waste Services Branch at reduce.waste@vancouver.ca.

1.33 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 eight 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 six cm caliper, and installed with approved root barriers, tree guards and appropriate soil volumes. Installation of Engineered Soil may be required to obtain appropriate soil volumes based on site conditions. Root barriers shall be of rigid construction, eight ft. long and 18 in. deep, centre on each street tree adjacent to the sidewalk and any off-street bike facility. Planting depth of root ball must be below sidewalk grade. Contact Park Board at pbdevelopment.trees@vancouver.ca for inspection after tree planting completion".
- (iii) "Off-site assets are to be constructed to the satisfaction of the General Manager of Engineering Services and as per the approved City geometric design, with the final design and location to be determined once the City geometric is received."

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

- (iv) "The required Green Instructure improvements for 2806-2890 East Broadway, 2813-2881 East 10th Avenue, 2528-2580 Kaslo Street will be as per City approved applicant-issued design".

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

(b) Existing locations of:

- (i) Street furniture; and

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

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

- (ii) Poles and guy wires.

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

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

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

- (d) Streetscape designed in compliance with all other city areas *Streetscape Design Guidelines*.

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

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

Note to Applicant: Estimated Parking By-law deficiencies include one Class B loading for retail use and 98 visitor parking spaces shortfall for residential use.

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

- (a) Provision of Class B loading spaces free and clear of column encroachments; and
- (b) Provision of updated swept path analysis showing Class B loading space ingress and egress without conflicts.

Note to Applicant: Design development may be required to accommodate these changes.

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

- (a) All types of parking, loading, bicycle, end-of-trip facilities and passenger loading spaces individually numbered, and labelled on the drawings;
- (b) Dimensions of columns and column encroachments into parking spaces;
- (c) Section drawings showing elevations and minimum vertical clearances for parking levels, loading bays, ramps, and to the underside of raised security gates considering mechanical projections and built obstructions; and

- (d) Design elevations at all breakpoints on both sides of ramps, drive aisles, loading and passenger loading spaces, accessible spaces, and entrances.
- 1.37 Provision of a Final Hydrogeological Study, as required by the Zoning and Development By-law (Section 4.3.4), which addresses the requirements outlined in the *Groundwater Management Bulletin*, including but not limited to:
- (a) A revised groundwater management plan and impact assessment to confirm that there are no significant risks from groundwater extraction and/or diversion;
 - (b) Characterization and/or monitoring of soil and groundwater conditions above the proposed slab depth; and
 - (c) Construction-related and permanent groundwater management, including quantitative estimates (in litres per minute) of anticipated construction and permanent (post-construction) groundwater discharge rates for City approval.

- 1.38 Compliance with the Zoning and Development By-law (Section 4.3.5), to the satisfaction of the City, by limiting groundwater discharge into the City collection system and limiting environmental impacts by incorporating:

- (a) Measures to limit groundwater discharge into the City collection system; and

Note to Applicant: Every effort shall be made to prevent or limit the long-term discharge of groundwater to the sewer system. The City shall be notified immediately of any changes that may be material to the City's review of the submitted final hydrogeological study (e.g. if the proposed excavation depth increases). Email the City at groundwater@vancouver.ca.

- (b) Measures to limit or reduce environmental impacts from groundwater diversion.
- 1.39 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; and
- (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.

- 1.40 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.

- 1.41 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 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 development 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>

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

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

Building Grade design is in the preliminary state. Finalized building grades are required prior to development permit application.

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

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

Social Policy

Community Benefits Agreement (optional)

The proposed development is over 45,000 sq. m (484,376 sq. ft.) of new development floor area, making this project subject to an optional *Community Benefit Agreement Policy*. The applicant can decide to opt into a Community Benefits Agreement (CBA) that commits that the development and on-going operations of the project contain local, inclusive hiring practices, along with social and local procurement targets. These requirements are geared towards

generating local economic benefits through conditions and processes outlined in the rezoning conditions.

- 1.43 As per the *Community Benefits Agreement Policy*, the applicant can decide to opt into a CBA, which will commit the applicant and its development partners to:
- (a) Strive for an overall target of 10% of all labour (including that for contractors, subcontractors and other possible vendors) are local and from equity seeking groups; including women and gender-diverse individuals, Indigenous peoples, racialized communities, and others facing barriers to opportunity due to discrimination, exclusion and stigmatization. They must provide best efforts to achieve this target by prioritizing new and entry-level hires through a First Source Hiring Program, in consultation with community stakeholders and a third-party monitor;
 - (b) Demonstrate best efforts to procure a minimum of 10% of material goods and services from third party certified social impact and/or equity seeking businesses and social enterprises, across the entire lifecycle of the development site, prioritizing Vancouver-based ventures but extending through supply chains regionally and outside the Province and the Country where and when required. This Includes, where applicable, post-occupancy and ongoing service needs; and
 - (c) Demonstrate best efforts to procure a minimum of 10% of materials, goods and services from Vancouver companies or companies located in Metro Vancouver or British Columbia. These may or may not also be equity seeking third-party certified businesses as defined in the policy.

Note to Applicant: If you have any questions about the optional *CBA Policy*, please connect with the Social Planner(s) overseeing this project – Alisha Masongsong (alisha.masongsong@vancouver.ca or ced@vancouver.ca).

Food Assets

- 1.44 Explore provision of a third food asset.

Note to Applicant: The development proposed to provide edible landscaping, urban agriculture space, and covered picnic benches. The scale and impact of covered picnic benches is not sufficient to achieve the food asset requirement. Demonstrate that efforts have been made to explore a third food asset. Staff are open to collaborating with the applicant on a suitable on-site or off-site food asset prior to development permit submission. See also Employment Lands Conditions 1.16. Please contact: foodpolicy@vancouver.ca. The applicant can consider:

- (a) Providing alternative options that align with the intent of the *Plan* and the on-site uses. For example, given this area has been identified as underserved in terms of food retail, staff are open to discussing the placement of a food retailer as a food asset, especially if it aligns with Community Benefit Agreement goals. The *Plan* also encourages food assets that promote Indigenous food sovereignty, food recovery, and community food distribution activities.
- (b) Providing an off-site food asset. The applicant can explore supporting a local non-profit that does food-focused programming. Staff are available to make connections as needed.

- 1.45 Design development to include sufficient allocation of edible landscaping throughout the site consistent with the City's *Sustainable Large Developments Administrative Bulletin* and *Urban Agriculture Guidelines for the Private Realm*.

Note to Applicant: At the development permit stage, the following should be provided:

- (a) Drawings indicating comprehensive edible landscape design efforts in alignment with the *Sustainable Large Developments Administrative Bulletin*;
 - (b) A table outlining the total edible landscape area as subtotal of total landscape area; and
 - (c) A plant list of the specific plants proper for edible landscaping.
- 1.46 Design development to include urban agriculture space and support facilities consistent with the *Sustainable Large Developments Administrative Bulletin* and *Urban Agriculture Guidelines for the Private Realm*, or any other applicable policy at the time of development permit, including criteria related to siting and access, and the number, size and design of the plots.

Note to Applicant: At the development permit stage, the following should be provided:

- (a) A table outlining the minimum requirement of plots based on 30% of residential units with less than 100 sq. ft. of private outdoor space compared to the number of plots being proposed;
- (b) Drawings indicating each urban agricultural site will accommodate the agricultural plots and support facilities in alignment with the bulletin and guidelines noted in condition 1.42; and
- (c) A solar study demonstrating that agricultural areas receive adequate solar exposure for growing vegetables (e.g., approximately six hours of sunlight in the summer).

Note to Applicant: Staff are amenable to a plot allocation model or a shared garden model which could enable greater participation (like the "James" development at 288 West 1st Avenue). A shared garden model could involve larger beds and utilize pavers or stepping stones to navigate, provided 10 to 20% of agriculture space still be provided in the form of accessible planters (see [Accessible Community Garden Guidelines](#)).

Sustainability

- 1.47 All new buildings in the development will meet the requirements of the *Green Buildings Policy for Rezoning*s (amended November 27, 2024) located here:

<https://guidelines.vancouver.ca/policy-green-buildings-for-rezonings.pdf>

Note to Applicant: Refer to the most recent *Green Buildings Policy for Rezoning*s – *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:

Urban Design

- 2.1 Arrangements are to be made to the satisfaction of the Director of Planning and the Director of Legal Services for a Statutory Right-of-way (SRW) for public life use over the proposed Privately-Owned Public Space (POPS), mid-block connections and/or enhanced building setbacks.

Note to Applicant: The dimensions are to be determined through the development permit process, but it is expected that the POPS will be located in the Sub-area D (Southwest Tower), over the proposed childcare and that the mid block connections would fall roughly along the dividing line between the four sub-areas.

Engineering

- 2.2 Provision of \$1.95M cash contribution to deliver the off-site servicing upgrade on Grandview Highway to Grandview and Nootka Pump Station, as per Condition 2.9(b)(ii).
- 2.3 Make arrangements for the closing of, stopping up, and conveying to the owner, the required portion of the lane (lane South of East Broadway) subsequent to Council approval; the consolidation of the closed lane with Lots 1-13 and Lots 26-35 (Plan 2059), Lots B, C, D (Plan 17651), all of Block 2 South 1/2 of Section 35, THSL to create a single parcel, and the relocation or decommissioning of any utilities within this area.

Note to Applicant: An application to City Surveyor has been received and a letter outlining preliminary approval has been provided to the owner. Please contact the Land Survey Branch to initiate the next steps in the lane closure process.

- (a) Provision of written confirmation and agreement from all affected utility companies if any utilities are found to be in the closed lane; and
- (b) Registration of a temporary SRW agreement in favour of the City over the portion of lane to be closed for public utility purposes, to be discharged once all utilities impacted by the lane closure have been abandoned, relocated or otherwise protected, as necessary, and any associated lane and street reconstruction works have been completed to the satisfaction of the GMES.
- 2.4 Make arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for release of the following charges from the title of the property prior to building occupancy.
- Covenants BB1680061, BB1986156, CA4142548, and CA5249206, (Secondary- Dwelling Agreements)

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

- 2.5 Provision of a Statutory Right-of-way (SRW) for public pedestrian use over a portion of the site, adjacent to East Broadway, to achieve a 1.9 m offset distance from the property line. The SRW will be free of any encumbrance such as structure, stairs, planter walls, and mechanical vents at grade.

- 2.6 Provision of a SRW for public pedestrian use over a portion of the site, adjacent to Kaslo Street, to achieve a 4.5 m offset distance from the back of existing curb to the building face, adjacent to the stairs and accessible ramp required for access to the central court yard only, and a 5.5 m offset distance from the existing curb to building face for the remainder of the site frontage to the north. The SRW will be free of any encumbrance such as structure, stairs, planter walls, and mechanical vents at grade.

Note to Applicant: A survey plan prepared by a British Columbia Land Surveyor showing the existing dimension from the back of the City curb to the existing property line to determine the final SRW width required.

- 2.7 Provision of a SRW for public pedestrian use over a portion of the site, adjacent to East 10th Avenue, to achieve a 2.1 m offset distance from the property line. The SRW will be free of any encumbrance such as structure, stairs, planter walls, and mechanical vents at grade.

Note to Applicant: The preparation of this legal agreement includes Statutory Rights-of-way and the requirement for collection of a fee for service and will be due prior to issuance of the development permit.

- 2.8 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.

- 2.9 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. Except as explicitly provided for in Condition 2.10, 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 Aplin & Martin Consultants Ltd. dated September 4, 2025, no water main upgrades are required to service the development.

The main servicing the proposed development is 150 mm on East 10th Avenue or 200 mm on Kaslo Street. Should the development require water service connections larger than servicing main, the developer shall upsize the existing main to the satisfaction of the General Manager of Engineering Services. The developer is responsible for 100% of the cost of the upgrading. The maximum water service connection size is 300 mm.

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

As per the 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.

Vancouver Coastal Health and the City of Vancouver limit the building area served by one set of interconnected services to approximately 90,000 sq. m. Understanding that the site is not planning to subdivide, the City can serve the site with multiple sets of interconnected water services.

The plumbing design would have to ensure that the site is separated into discrete "water parcels", i.e., portions of the site that have isolated and completely independent plumbing and fire protection systems, with each water parcel independently metered and served by separate sets of water services. A "Water Parcel Strategy" is to be submitted to detail the planned water servicing, plumbing and fire protection configurations, to the satisfaction of the General Manager of Engineering Services. The accepted Water Parcel Strategy must be implemented in the build-out of the development.

This condition is to meet the intents of the BC Drinking Water Protection Act (the "Act") and the BC Drinking Water Protection Regulation (the "Regulation"). If appropriate water parcelling strategies are not implemented, Vancouver Coastal Health would not consider the water infrastructure on site a "system within a system" as defined in the Act and Guidelines. This would mean that the development site would be its own "Water Supply System" under the Act and Regulations, triggering the requirement for the developer to receive an operating permit from Vancouver Coastal Health to operate the internal water network.

- (b) Provision of adequate sewer (storm and sanitary) service to meet the demands of the project and to maintain acceptable sewer flow conditions, implementation of development(s) at 2806-2890 East Broadway, 2813-2881 East 10th Avenue and 2528-2580 Kaslo Street require:
 - (i) Off-site Servicing Upgrade on Renfrew Street:
 - (1) Upgrade 107 m of 200 mm SAN main to 300 mm on Renfrew Street from MH403594 fronting 2799 Renfrew Street to

MH419048 at intersection of Renfrew Street and Grandview Highway.

Note to Applicant: This sewer upgrade on Renfrew Street would include scope of work within the TransLink Guideway and CP Rail's (CPR) property. It is the applicant's responsibility to coordinate with TransLink and CPR to complete the sewer upgrade.

These works constitute excess and/or extended services and will be subject to a Latecomer Agreement, to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services.

- (ii) Off-site Servicing Upgrade on Grandview Highway to Grandview and Nootka Pump Station:
 - (1) Upgrade 195 m of 250 mm SAN main to 375 mm on Grandview Highway from MH419048 at intersection of Renfrew Street and Grandview Highway to MH402258 at intersection of Grandview Highway and Nootka Street; and
 - (2) Upgrade 23 m of 300 mm SAN main to 450 mm on Nootka Street from MH402258 at intersection of Grandview Highway and Nootka Street to the Grandview and Nootka Pump Station.

Note to Applicant: The City will deliver the sewer upgrade on Grandview Highway and Nootka Street and request cash contribution from the applicant. The applicant is to regularly inform the Sewer and Drainage Planning (SDP) Branch at utilities.servicing@vancouver.ca of their updated construction and occupancy schedule as the development progresses. This will assist the SDP Branch in scheduling the sewer delivery.

Development to be serviced to the existing location of the 200 mm SAN and 550 mm STM sewer in East 10th Avenue.

The lengths and diameters of these improvements are approximate and subject to detailed design by Developer's Engineer.

- (c) This development will be required to provide on-site rainwater management in accordance with Vancouver Building By-law requirements (Book II, Division B, Article 2.4.2.5).

Note to Applicant: The applicant will be required to demonstrate compliance with these requirements at the plumbing permit application stage. Note that the City's rainwater management requirements are currently undergoing a proposed update that is anticipated to apply to this development. See vancouver.ca/rainwater for more information.

- (d) Provision of street improvements with appropriate transitions, along East Broadway adjacent to the site, including:
 - (i) Minimum 1.5 m wide front boulevard;

- (ii) Minimum 3.0 m wide broom finish saw-cut concrete sidewalk;
 - (iii) Curb and gutter, including road reconstruction as required to accommodate the new curb and gutter;
 - (iv) Full-depth road reconstruction up to the centerline;
- Note to Applicant: Road reconstruction on East Broadway to meet City higher zoned, arterial, bus lane standards.
- (v) Integral concrete curb and slab at the bus stop on East Broadway per City standards;
 - (vi) Corner curb ramp; and
 - (vii) Standard concrete lane crossing, new curb returns and curb ramps.
- (e) Provision of street improvements with appropriate transitions, along Kaslo Street adjacent to the site, including:
- (i) Minimum 3.0 m wide broom finish saw-cut concrete sidewalk;
 - (ii) Corner curb ramps;
 - (iii) Curb and gutter and curb bulge, including relocation of the existing catch basin, and road reconstruction as required to accommodate the curb bulge; and
 - (iv) Removal of the existing driveway crossings and lane entry, and reconstruction of the curb and gutter.
- (f) Provision of street improvements with appropriate transitions, along East 10th Avenue adjacent to the site, including:
- (i) Minimum 2.1 m wide broom finish saw-cut concrete sidewalk;
 - (ii) Corner curb ramp;
 - (iii) Curb and gutter and curb bulge, and road reconstruction as required to accommodate the curb bulge; and
 - (iv) Standard concrete lane crossing, new curb returns and curb ramps.
- Note to Applicant: 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. Confirm if your site is within a *Streetscape Design Guideline* area and follow the applicable guidelines.
- (g) Provision of street improvements with appropriate transitions, along the lane west of Renfrew Street, adjacent to the site, including:

- (i) 50 mm mill and overlay; and
- (ii) New standard concrete lane crossing, with new lane returns and ramps on both sides, at the lane entrance on East Broadway and East 10th Avenue.

Note to Applicant: City to provide approved Geometric design. All elements of the Geometric design must be constructed to meet City Standards including, but not limited to, relocation of existing catch basins or installation of new catch basins where required to accommodate the geometric design.

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

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

- (h) Provision of improvements at the intersection of Kaslo Street and East Broadway including:

- (i) Design and installation of a new traffic signal.

Note to Applicant: These works constitute excess and/or extended services and will be subject to a latecomer agreement, to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services.

- (i) Provision of improvements at the intersection of Renfrew Street and East 10th Avenue including geometric modifications, signage, and paint markings at the median on Renfrew Street to accommodate northbound left turns at this intersection, and all associated enabling works to modify or relocate existing infrastructure.
- (j) Provision of rainwater tree trench feature or bioswale to treat and retain 90% of average annual rainfall from the Right-of-way (RoW) along the full length of East Broadway frontage, to the greatest extent practical.

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

- (k) Provision of green infrastructure (GI) improvement along Kaslo Street adjacent to the site, to install a bioretention system in curb bulge to treat and retain 90% of average annual rainfall from the RoW to the greatest extent practical.

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

- (l) Provision of GI improvement along the lane adjacent to the site, to install porous asphalt or infiltration trench to treat and retain 90% of average annual rainfall from the laneway, to the greatest extent practical.

Note to Applicant:

Porous asphalt includes:

- (i) Permeable pavement structure will be applied from edge to edge for the entire width of the laneway fronting the property. A pair of catch basins will be installed or relocated at the downstream end of the laneway to remove access runoff to the drainage system;
- (ii) Permeable pavement structure may include permeable pavement material, rock reservoir/subbase, storage and underdrain, etc.; and
- (iii) The proposed permeable laneway pavement structure should provide equal performance and design life as the City "Higher-Zoned Laneway" pavement structure.
- (iv) City can provide a draft Permeable Lane Design Memo and Construction Spec with the consultant to assist them with the design.

Infiltration trench includes:

- (i) These improvements generally include a subsurface storage area filled with drain rock.

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

<https://vancouver.ca/home-property-development/green-rainwater-infrastructure-design-resources.aspx>

- (m) Provision of upgraded street lighting (roadway and sidewalk) to current City standards and Illuminating Engineering Society of North America (IESNA) recommendations.
- (n) Provision of Kaslo Street/East Broadway and Kaslo Street/East 10th Avenue entire intersection street lighting upgrade to current City standards and IESNA recommendations.
- (o) 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.

Existing electrical conduits in this area may contain asbestos, ensure appropriate identification and remediation methods are accounted for.

- (p) Provision of new electrical service cabinet/kiosk on Kaslo Street.

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

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.

- (q) 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.

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

- 2.10 Provision of one or more Latecomer Agreements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for the following works, which constitute excess and/or extended services:

- (a) Renfrew Street offsite sewer upgrades as per condition 2.9 (b) (i) (1).

Note to Applicant: The benefiting area for these works is under review.

- (b) Improvements at the intersection of Kaslo Street and East Broadway as per condition 2.9 (h) (i).

Note to Applicant: The benefiting area for these works is under review.

Note to Applicant: An administrative recovery charge will be required from the applicant to settle the latecomer agreement. The amount, which will be commensurate with the costs incurred by the City to administer the latecomer scheme, will be provided by the City and specified in the latecomer agreement.

For general *Latecomer Policy* information refer to the website at:

<https://vancouver.ca/home-property-development/latecomer-policy.aspx#redirect>

Housing

- 2.11 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 in the Northwest Tower (Sub-area A) as Class A for-profit affordable rental housing, excluding Seniors Supportive or Independent Living Housing, and including at least 20% of the rental residential floor area that is counted in the calculation of the dwelling unit area per the

CD-1 By-Law to be secured as below-market rental dwelling housing units, and the remaining units to be secured as market rental units, subject to the conditions set out below for such units, and in accordance with the requirements set out in the *Rupert and Renfrew Station Area Plan*, for a term equal to the longer of 60 years and the life of the building and such other terms and conditions as the General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services may require. The agreement or agreements will include but not be limited to the following terms and conditions:

- (a) A no separate-sales covenant;
- (b) A no stratification covenant;
- (c) A provision that none of the units will be rented for less than 90 consecutive days at a time;
- (d) 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 average market 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) five 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 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.

- 2.12 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 Section 219 Covenant and/or such other agreements as determined necessary to ensure the use and access of any amenity spaces as may be shown on the development plans approved in connection with the development permit, which are intended to be shared between buildings, shall be shared and made available to all residential occupants and/or tenants in all sub-areas as a common space in perpetuity.
- 2.13 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 Section 219 Covenant and/or such other agreements as determined necessary to withhold development permit issuance on the second and any subsequent strata/non-rental housing tenure sub-area to proceed to the permitting stage (either the Northeast, Southeast or Southwest Towers, sub-areas B, C or D, whichever is not the first sub-area to be developed) until the stage one (1) building permit is issued for the rental Northwest Tower (Sub-area A).
- 2.14 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 Section 219 Covenant and/or such other agreements as determined necessary to withhold development permit issuance on the third strata/non rental housing tenure sub-area to proceed to the permitting stage (either the Southeast or Northeast Towers, sub-areas B or C) until the stage (1) one occupancy permit and childcare licence is issued for the Southwest Tower (Sub-area D).
- 2.15 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 *Rupert and Renfrew Station Area Plan* and the *Tenant Relocation and Protection Policy* that is effective at the time of submission of the development permit application.
 - (b) Provide a notarized declaration prior to issuance of the development permit that demonstrates that each tenant has been given written notice of the intent to redevelop the property; that indicates the number of units occupied on the date of the notice; and includes copies of a letter addressed to each eligible tenant summarizing the Tenant Relocation Plan offer and signed as received by each eligible tenant.

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

Note to Applicant: If a long period of time elapses between Public Hearing and before issuance of demolition permit, the City may request an additional Interim Tenant Relocation Report be submitted.

- (d) Provide a Final Tenant Relocation Report to the satisfaction of the General Manager of Planning, Urban Design and Sustainability (or successor in that function) prior to issuance of the occupancy permit. The Report must include, but may not be limited to, the names of tenants; whether each tenant has indicated interest in the Right-of-First-Refusal to return to the new building, and their starting rent, and for those not returning to the new building, the outcome of their search for alternate accommodations and the total monetary value given to each tenant (moving costs, financial compensation, total rent top-up amount, any other compensation).

Community Benefits Agreement (CBA) (optional)

2.16 In order to monitor and evaluate the CBA compliance targets, the applicant has the option to complete the following as part of the prior-to conditions before development permit issuance.

- (a) Connect with the Social Planners responsible for the CBA conditions to review the *CBA Policy* and process;
- (b) Send a high-level construction schedule, including estimates on number of workers on site, and amount of procurement activity;
- (c) Applicants can consider retaining the services of an independent third-party to the satisfaction of the City in order to assist in monitoring and reporting on the progress towards reaching these goals on an agreed upon timeline with the City of Vancouver during and upon completion of the project and its various development phases. This may include, where applicable and where possible, post-occupancy and ongoing service needs; and
- (d) Consider participating in a Project Specific Implementation and Monitoring Working Group with City staff, industry and training and skill development bodies,

employment services organizations, and community representatives with knowledge of social procurement, social hiring, and community economic development.

Note to Applicant: Agreeing to these conditions as per the *CBA Policy* does not preclude the applicant from entering into any additional agreements with communities including ones geographically located nearby the development site, or sites, or with First Nations. Please ask to be connected with the Planner on the *CBA Policy* implementation for more information, questions, and support, as this condition may impact any early procurement processes for this development.

If you have any questions about the optional *CBA Policy*, please connect with the Social Planner(s) overseeing this project – Shabna Ali (Shabna.ali@vancouver.ca) and Alisha Masongsong (alisha.masongsong@vancouver.ca).

Food Assets

2.17 Fulfill, to the satisfaction of the Director of Social Policy, the Sustainable Food Systems requirements of the *Rezoning Policy for Sustainable Large Developments* by delivering a minimum of three food assets. To secure this condition, the applicant may be required to enter into one or more agreements with the City, all to be satisfied at no cost to the City and to the City's satisfaction, which agreement(s) may include, but not limited to, the following provisions and requirements:

- (a) Certain permit holds subject to completion of the design, construction, and satisfactory acceptance of the food assets;
- (b) Agreements, covenants, and statutory rights of way regarding the installation, maintenance of, and access to food assets as appropriate; and
- (c) Such other terms and conditions as the Director of Legal Services, in consultation with the General Manager of Arts, Culture and Community Services, may in their sole discretion require.

Public Art

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

Note to Applicant: 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.

Please contact staff at publicart@vancouver.ca to discuss your application or to set up a meeting to discuss the options further.

Environmental Contamination

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

- (a) Submit a site disclosure statement to Environmental Services;

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

Agreements

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

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

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

* * * * *

APPENDIX C
PROPOSED CONSEQUENTIAL BY-LAW AMENDMENTS

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

DRAFT AMENDMENT TO THE SUBDIVISION BY-LAW NO. 5208

Council amends Schedule A of the Subdivision By-law in accordance with the plan labelled Schedule A and attached to and forming part of this By-law, by deleting

- *Lots 1-13 Block 2 South 1/2 of Section 35 Town of Hastings Suburban Lands Plan 2059; PIDs: 002-586-568, 014-065-568, 011-767-448, 012-831-565, 014-065-576, 002-705-788, 002-679-540, 005-216-745, 008-358-826, 005-422-205, 014-065-584, 014-065-592 and 014-065-606 respectively,*
- *Lots 26-35 Block 2 South 1/2 of Section 35 Town of Hastings Suburban Lands Plan 2059; PIDs: 014-065-657, 014-065-673, 014-065-681, 014-065-690, 003-173-623, 007-044-968, 014-065-703, 011-073-853, 014-065-711 and 014-065-720 respectively, and*
- *Lots B-D Block 2 South 1/2 of Section 35 Town of Hastings Suburban Lands Plan 17651; PIDs: 007-265-107, 007-265-115 and 007-265-123, respectively*

from the R1-1 map forming part of Schedule A of the Subdivision By-law.

DRAFT AMENDMENT TO THE SIGN BY-LAW NO. 11879

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

“2806-2890 East Broadway, 2813-2881 East 10th Avenue, 2528-2580 Kaslo Street
[CD-1 #] [By-law #] C-2”

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

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

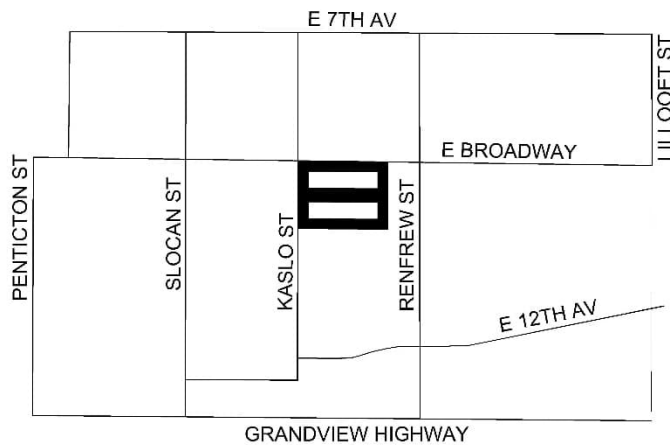
“[CD-1#] [By-law #] 2806-2890 East Broadway, 2813-2881 East 10th Avenue,
2528-2580 Kaslo Street”

* * * * *

APPENDIX D
Public Consultation Summary

Event	Date(s)	Details
Webpage published	September 8, 2025	https://www.shapeyourcity.ca/2808-2888-e-broadway
Postcards mailed (incl. Open House notification)	October 29, 2025	618 notices mailed
Site sign installed	October 1, 2025	n/a
Online comment form	September 2025 to January 2026	18 submissions <ul style="list-style-type: none"> • 8 responses support • 6 responses opposed • 4 responses mixed
Question and Answer (Q&A) period (2 weeks)	November 12 to 25, 2025	3 submissions
Open House Comment Forms	November 18, 2025	3 submissions <ul style="list-style-type: none"> • 2 responses support • 1 responses opposed • 0 responses mixed <p>Approximately 40 people in attendance</p>
Other input (phone calls, direct emails, etc.)	September 8, 2025, to January 8, 2026	5 submissions
Total webpage views	September 8, 2025, to January 8, 2026	826 page views
Total Submissions (Comments submitted + questions asked + other input methods)		29 submissions

Map of Notification Area



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

Areas of support:

- **Housing:** Adding significant amount of new housing to the area, particularly higher density housing located near rapid transit such as Rupert and Renfrew SkyTrain Stations.
- **Height:** The proposed height, density, and tower placement align with the *Rupert and Renfrew Station Area Plan* and broader City objectives to concentrate growth near transit corridors.
- **Amenities and public realm improvements:** The inclusion of ground floor retail, a private daycare, and publicly accessible open spaces was welcomed to support daily needs, improve the public realm, and contribute to a more complete community.

Areas of concern:

- **Building height, scale, and neighbourhood fit:** The proposed building height was considered excessive by some respondents and out of scale with nearby low-rise residential uses, places of worship, and the existing neighbourhood character.
- **Infrastructure capacity:** Respondents expressed concern that existing infrastructure and community services, including schools, healthcare facilities, utilities, and recreation centres, may not be able to accommodate additional population without upgrades.
- **Tenant Protection and Affordability:** Concerns were raised regarding construction impacts, tenant relocation and compensation, and the need for clarity on commitments to below-market rental units and long-term delivery of the project.

Response to Public Comments

Building height, scale, and neighbourhood fit

The *Plan* anticipates increased height and density in proximity to SkyTrain stations, while requiring appropriate transitions. Urban design considerations, including massing, setbacks, and shadow impacts, are further evaluated at the development permit stage to improve fit with adjacent areas.

Infrastructure capacity

As part of the rezoning review, staff consult with engineering to assess servicing capacity. The project is required to meet City servicing standards, and growth-related contributions are secured through applicable levies to support infrastructure and services over time.

Tenant Protection and Affordability

City policies addressing tenant relocation and protection apply where existing rental units are affected. Construction impacts are managed through conditions of approval and construction management requirements. Commitments related to housing tenure, including below-market rental units, are secured through legal agreements to ensure delivery and long-term compliance.

* * * * *

APPENDIX E HOUSING / DRAFT TENANT RELOCATION PLAN

Housing Data

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 Units³	Market Rental	30,000	19,996 (67%)
	Developer-Owned Below Market Rental	5,500	2,892 (53%)
	Total	35,500	22,888 (64%)

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

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

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

		Below-Market Rental Units		Newer Rental Buildings Eastside		Monthly Costs of Ownership for Median-Priced Apartment – Eastside (with 20% down payment)		
	Proposed Average Unit Size	2026 Starting Rents ¹	Average Household Income Served ⁴	Average Market Rent ²	Average Household Income Served ⁴	Monthly Costs of Ownership ³	Average Household Income Served ⁴	Down-payment at 20% ³
Studio	407 sq. ft.	\$1,364	\$54,560	\$1,965	\$78,600	\$2,623	\$104,920	\$88,000
1-bed	482 sq. ft.	\$1,488	\$59,520	\$2,224	\$88,960	\$3,295	\$131,800	\$115,000
2-bed	772 sq. ft.	\$2,118	\$84,704	\$2,979	\$119,160	\$4,748	\$189,920	\$164,888
3-bed	869 sq. ft.	\$2,891	\$115,648	\$3,420	\$136,800	\$6,822	\$272,880	\$248,000

1. Starting rents shown are calculated based on a 20 per cent discount to city-wide average market rents as published by CMHC in the October 2025 Rental Market Report and set in the Rental Incentive Programs Bulletin for the year 2026.
2. Data from October 2025 CMHC Rental Market Survey for buildings completed in 2016 or later on the Eastside of Vancouver.
3. Based on the assumptions: Median of all BC Assessment strata apartment sales prices in Vancouver Eastside in 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.

Summary of DRAFT Tenant Relocation Plan Terms

Tenant Relocation and Protection Requirements	Tenant Relocation Plan Offer
Financial Compensation	<p>The choice of either:</p> <ul style="list-style-type: none"> • Compensation in the form of free rent, a lump sum payment, or a combination of both, will be available for each unit eligible for Tenant Relocation Plan according to the following schedule: <ul style="list-style-type: none"> ○ 4 months' rent for tenancies up to 5 years; ○ 5 months' rent for tenancies over 5 years and up to 10 years; ○ 6 months' rent for tenancies over 10 years and up to 20 years; ○ 12 months' rent for tenancies over 20 years and up to 30 years; ○ 18 months' rent for tenancies over 30 years and up to 40 years; and ○ 24 months' rent for tenancies over 40 years. <p>Or:</p> <ul style="list-style-type: none"> • For tenants that wish exercise their Right of First Refusal to return to the new building, a temporary rent top-up to mitigate rent increases while waiting to return to the new building. <p>Or:</p> <ul style="list-style-type: none"> • A lump sum rent top-up payment, equivalent to the estimated value of a rent top-up for 33 months.
Notice to End Tenancies	<p>Landlord to provide regular project updates to tenants throughout the development approvals process.</p> <p>A minimum of four months' notice to end tenancy after all permits are issued is required (e.g. all development, building, and demolition permits in place).</p>
Moving Expenses (flat rate or arrangement of an insured moving company)	<p>A flat rate of \$750 or \$1000 will be provided to all eligible tenants depending on the type of unit.</p>

Assistance in Finding Alternate Accommodation (3 options)	Staff have distributed tenant needs assessment surveys. These surveys will be used in relocation efforts and to identify tenants' needs and preferences. 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.
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 will be required to commit to assisting in securing a permanent, suitable affordable housing option.
Right of First Refusal	The applicant will be required to commit to offering all eligible tenants the Right of First Refusal to return to the new building at either a 20% discount to city-wide average market rents by unit type for the City of Vancouver, as published annually, or at the tenant's current rent, whichever is less.

* * * * *

**APPENDIX F
URBAN DESIGN PANEL MINUTES**

DATE: November 26, 2025

TIME: 3:00 pm

PLACE: Teams (Online Meeting)

PRESENT: MEMBERS OF THE URBAN DESIGN PANEL:

Catherine Lemieux (Chair) Michele Cloghesy
Helen Besharat
Aya Abdelfatah
Maryam Tashakor
Tony Osborn
Allyse Li
Khushali Kagrana

RECORDING SECRETARY: K. Cermeno

ITEMS REVIEWED AT THIS MEETING

1. 4911-5255 Heather St, 637-657 W 37th Ave, & 620-689 W 35th Ave
2. 8530-8550 Cambie St
3. **2808-2888 E Broadway, 2813-2881 E 10th Ave, 2528-2580 Kaslo St**

3.Address: **2808-2888 E Broadway, 2813-2881 E 10th Ave,
2528-2580 Kaslo St**

Permit No.: RZ-2025-00072

Description: To rezone the subject site from R1-1 (Residential Inclusive) District to CD-1 (Comprehensive Development) District. The proposal is to allow for the development of four 39-45-storey mixed-use buildings, and includes: 1,959 residential units; with 1,386 strata units; 573 rental units with 20% of the floor area for below-market units; Commercial space, a 73-space private child care, and amenities on the ground floor; a floor space ratio (FSR) of 10.5; and building heights ranging from 163.8 m (537 ft.) to 187.4 m (618 ft.). This application is being considered under the Rupert Renfrew Station Area Plan as a new Unique Site. Proposals for Unique Sites are expected to undertake a more comprehensive development review and consultation process, given their larger scale and complexity.

Application Status: Rezoning Application

Architect: Arcadis Architects

Delegation: Martin Bruckner, Architect, Arcadis
Haena Choi, Architect, Arcadis
Mike Enns, Landscape Architect, LOCI-landscape

Anu John (Edge Consultants – sustainability)

Staff: Karen Kallweit-Graham & Dr. Susanne Rühle

EVALUATION: Support with Recommendations (5/0)

Planner’s Introduction:

Dr. Susanne Rühle, Rezoning Planner, introduced the project with a brief description of the existing site context, followed by an overview of the anticipated context as per the *Rupert Renfrew Station Area Plan*. Susanne concluded the presentation with a description of the site and a summary of the rezoning proposal.

Karen Kallweit-Graham, Development Planner gave an overview of the neighborhood context in relation to the proposal, followed by the expectations of the built-form guidelines for this project. Karen then gave a brief description of the proposed project before concluding with Staff questions for the Panel.

Advice from the Panel on this application is sought on the following:

- i. Height, density and overall form for this Unique Site within the *Rupert and Renfrew Station Area Plan*.
- ii. Quality of public realm interface at site edges.
- iii. Quality of internal mews and pathways as it relates to pedestrian interest, ground floor uses, accessibility and site porosity.

Applicant’s Introductory Comments:

Applicant Martin Bruckner, Architect for Arcadis noted the objectives and gave a general overview of the project followed by Mike Enns, Landscape Architect presenting on the landscape design and Anu John, sustainability consultant presenting on the project’s sustainability strategies.

Applicant and staff took questions from Panel.

Panel’s Consensus on Key Aspects Needing Improvement:

Having reviewed the project, it was moved by **MS. HELEN BESHARAT** and seconded by **MS. ALLYSE LI** and was the decision of the Urban Design Panel:

THAT the Panel Recommend **Support with recommendations** to the project with the following recommendations to be reviewed by City Staff:

1. Consider enhancing the experience especially the ground floor with indoor and outdoor spaces, overhead protection and more inviting public access;
2. Consider residential lobbies access, visibility and articulation;
3. Tower studies moving forward solar orientation and its impacts on articulation and overall expression.

Summary of Panel Commentary:

- There was general support from the panel.
- The panel recommended flexibility in the height of the tower.
- The site offers a lot in terms of residential which is a positive.
- Suggest improvement with the Northeast tower to improve the lobby experience.
- The lobby entry along east Broadway has very few steps making it less visible.
- The residential entries are on the side with no protection and appear more as retail entries.
- A panelist noted currently the towers feel it is only for residents, could be so much more.
- Panelists noted extra large floor plates would mean more amenity right now amenity is minimal.
- A panelist noted the consider converting (without losing FSR) units 01 and 02 to amenity or bike storage, something that will contribute to the north south public side.
- Recommend further development to the public realm at all street fronts especially at the corner at the transition between indoor and outdoor.
- Create with design to blur the boundaries between indoor and outdoor.
- A panelist noted not ideal to have the project like other projects streetscape.
- Overall, the street treatment could be more welcoming and engaging.
- Consider accessibility on the Kaslo side. The ramp on Kaslo down to the amenities needs a lot more work.
- Consider further study of solar orientation and shading, presently the faces, tower connectors and landscape are getting a lot of shade.
- Panel noted moving forward tower studies of solar orientation and its impacts on articulation and expression overall are needed.
- Many members echoed comments regarding cycling amenities and access. This area is well connected to the central valley greenway, work on making the transition to this active transportation corridor as easy as possible.
- A panelist noted further details of the sustainability strategies are needed.

Applicant's Response: The applicant team thanked the Panel for their comments.

**APPENDIX G
PUBLIC BENEFITS**

City-wide DCL ^{1,2}	\$25,188,982
Utilities DCL ¹	\$19,113,388
CAC	\$0
Public Art ³	\$3,273,564
TOTAL	\$47,595,934

Other Benefits (non-quantifiable components): 573 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 130,297.3 sq. m (1,402,509 sq. ft.) of residential floor area and 2,164.7 sq. m (23,301 sq. ft.) of commercial floor area.

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

² This application has requested and is expected to be eligible for a Class A (100%) waiver of the City-wide DCL applicable to the rental portion of the project. 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 \$7,817,757.

³ The *Public Art Policy and Procedures for Rezoned Developments* requires rezoning proposals having a floor area of 9,290 sq. m (100,000 sq. ft.). Based on rates in effect as of 2016. Rates are subject to adjustments, see [Public Art Policy and Procedures for Rezoned Developments](#) for details. The Public Art cost is determined at the development permit stage and that the Public Art rate is subject to Council approval of periodic adjustments to address inflation.

This project is located within the *Rupert Renfrew Station Area Plan*, which includes direction that new public art be focused on key areas of the public realm, including Rapid Transit. The visibility of the local Nations, as well as the cultural communities of the neighbourhood, should be centered in planning for public art.

* * * * *

APPENDIX H REZONING APPLICATION SUMMARY

Property

Address	Parcel Identifier (PID)	Legal Description
2806-2808 East Broadway	014-065-568	Lot 2 Block 2 South 1/2 of Section 35 Town of Hastings Suburban Lands Plan 2059
2820 East Broadway	011-767-448	Lot 3 Block 2 South 1/2 of Section 35 Town of Hastings Suburban Lands Plan 2059
2826 East Broadway	012-831-565	Lot 4 Block 2 South 1/2 of Section 35 Town of Hastings Suburban Lands Plan 2059
2832 East Broadway	014-065-576	Lot 5 Block 2 South 1/2 of Section 35 Town of Hastings Suburban Lands Plan 2059
2838 East Broadway	002-705-788	Lot 6 Block 2 South 1/2 of Section 35 Town of Hastings Suburban Lands Plan 2059
2848 East Broadway	002-679-540	Lot 7 Block 2 South 1/2 of Section 35 Town of Hastings Suburban Lands Plan 2059
2856 East Broadway	005-216-745	Lot 8 Block 2 South 1/2 of Section 35 Town of Hastings Suburban Lands Plan 2059
2862 East Broadway	008-358-826	Lot 9 Block 2 South 1/2 of Section 35 Town of Hastings Suburban Lands Plan 2059
2870 East Broadway	005-422-205	Lot 10 Block 2 South 1/2 of Section 35 Town of Hastings Suburban Lands Plan 2059
2876 East Broadway	014-065-584	Lot 11 Block 2 South 1/2 of Section 35 Town of Hastings Suburban Lands Plan 2059
2882 East Broadway	014-065-592	Lot 12 Block 2 South 1/2 of Section 35 Town of Hastings Suburban Lands Plan 2059
2888-2890 East Broadway	014-065-606	Lot 13 Block 2 South 1/2 of Section 35 Town of Hastings Suburban Lands Plan 2059
2528 Kaslo Street	002-586-568	Lot 1 Block 2 South 1/2 of Section 35 Town of Hastings Suburban Lands Plan 2059
2580 Kaslo Street	014-065-720	Lot 35 Block 2 South 1/2 of Section 35 Town of Hastings Suburban Lands Plan 2059
2813 East 10th Avenue	014-065-711	Lot 34 Block 2 South 1/2 of Section 35 Town of Hastings Suburban Lands Plan 2059
2819 East 10th Avenue	011-073-853	Lot 33 Block 2 South 1/2 of Section 35 Town of Hastings Suburban Lands Plan 2059
2823 East 10th Avenue	014-065-703	Lot 32 Block 2 South 1/2 of Section 35 Town of Hastings Suburban Lands Plan 2059
2833 East 10th Avenue	007-044-968	Lot 31 Block 2 South 1/2 of Section 35 Town of Hastings Suburban Lands Plan 2059
2839 East 10th Avenue	003-173-623	Lot 30 Block 2 South 1/2 of Section 35 Town of Hastings Suburban Lands Plan 2059
2843 East 10th Avenue	014-065-690	Lot 29 Block 2 South 1/2 of Section 35 Town of Hastings Suburban Lands Plan 2059

2851 East 10th Avenue	014-065-681	Lot 28 Block 2 South 1/2 of Section 35 Town of Hastings Suburban Lands Plan 2059
2857 East 10th	014-065-673	Lot 27 Block 2 South 1/2 of Section 35 Town of Hastings Suburban Lands Plan 2059
2863 East 10th Avenue	014-065-657	Lot 26 Block 2 South 1/2 of Section 35 Town of Hastings Suburban Lands Plan 2059
2869 East 10th Avenue	007-265-107	Lot B Block 2 South 1/2 of Section 35 Town of Hastings Suburban Lands Plan 17651
2875 East 10th Avenue	007-265-115	Lot C Block 2 South 1/2 of Section 35 Town of Hastings Suburban Lands Plan 17651
2881 East 10th Avenue	007-265-123	Lot DB Block 2 South 1/2 of Section 35 Town of Hastings Suburban Lands Plan 17651

Applicant Team

Applicant/ Developer	Sightline Properties Ltd.
Architect	Arcadis Architects (Canada) Inc.
Property Owner	<ul style="list-style-type: none"> • Sub-area A (Northwest Tower): Broadway Kaslo NW Holdings Ltd. • Sub-area B (Northeast Tower): Broadway Kaslo NE Holdings Ltd. • Sub-area C (Southeast Tower): Broadway Kaslo SE Holdings Ltd. • Sub-area D (Southwest Tower): Broadway Kaslo SW Holdings Ltd.

Statistics

	Permitted Under Existing Zoning	Proposed
Zoning	R1-1	CD-1
Site Area	12,384 sq. m (133,300 sq. ft.)	
Land Use	Residential	Mixed-use: Residential, Retail, Child Care Day Facility
Maximum FSR	1	10.7
Maximum Height	11.5 m (38 ft.)	<ul style="list-style-type: none"> • Sub-area A (Northwest Tower): 134 m (440 ft.) • Sub-area B (Northeast Tower): 124 m (407 ft.) • Sub-area C (Southeast Tower): 121 m (397 ft.) • Sub-area D (Southwest Tower): 117 m (384 ft.)
Floor Area	12,384 sq. m (133,300 sq. ft.)	<ul style="list-style-type: none"> • Sub-area A (Northwest Tower): 39,116 sq. m (421,041 sq. ft.) • Sub-area B (Northeast Tower): 33,063 sq. m (355,887 sq. ft.) • Sub-area C (Southeast Tower): 30,098 sq. m

		<p>(323,972 sq. ft.)</p> <ul style="list-style-type: none"> Sub-area D (Southwest Tower): 30,185 sq. m (324,908 sq. ft.) <p>Total Child Day Care Facility: 771.1 sq. m (8,300 sq. ft.) Total Retail: 1,393.6 sq. m (15,000 sq. ft.) Total: 132,462.00 sq. m (1,425,809.10 sq. ft.)</p>
Unit Mix	N/A	<p>Market Rental 133 studio units 161 1-bedroom 459 total 117 2-bedroom 48 3-bedroom</p> <p>Below-market Rental 34 studio units 39 1-bedroom 114 total 29 2-bedroom 12 3-bedroom</p> <p>Strata 212 studio units 686 1-bedroom 1,386 total 488 2-bedroom 0 3-bedroom</p>
Natural Assets	25 on-site trees 20 City street trees	<p>25 onsite trees proposed for removal. 20 City trees proposed for retention. 19 new street trees proposed. About 200 new on-site trees proposed. Final numbers to be confirmed at development permit stage.</p>

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