



COUNCIL REPORT

Report Date: June 23, 2026
Contact: Austin Norrie
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VanRIMS No.: 08-2000-20
Meeting Date: July 14, 2026

TO: Vancouver City Council
FROM: General Manager of Planning, Urban Design and Sustainability
SUBJECT: CD-1 Rezoning: 6212-6218 Ash Street

Recommendations

- A. THAT the application by Matthew Cheng Architect Inc., on behalf of 1279398 B.C. Ltd¹, the registered owner of the lands located at 6212-6218 Ash Street [*PID 009-301-291; Lot 28 of Lot B Block 1008 District Lot 526 Plan 10803*], to rezone the lands from RM-8A (Residential) District to CD-1 (Comprehensive Development) District, to increase the maximum floor space ratio (FSR) from 1.2 to 3.4 and increase the maximum building height from 11.5 m (38 ft.) to 23 m (75 ft.) to permit the development of a six-storey mixed-use building containing 30 rental units with 20% of the floor area as below-market rental dwelling units, along with a private 37-space childcare, 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 Matthew Cheng Architect Inc., received June 11, 2025, and supplemental drawings received March 25, 2026;
- AND FURTHER THAT the above approvals be subject to the Conditions of Approval contained in Appendix B.
- B. THAT subject to approval in principle of the rezoning and the Housing Agreement described in Part 2 of Appendix B, the Director of Legal Services be instructed to prepare the necessary Housing Agreement By-law for enactment prior to enactment of the CD-1 By-law, subject to such terms and conditions as may be required at the discretion of the Director of Legal Services and the General Manager of Planning, Urban Design and Sustainability.

¹ Represented by Sam Hayer or Inderjit Aujla.

- 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 Recommendations A to D 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 6212-6218 Ash Street from RM-8A (Residential) District to CD-1 (Comprehensive Development) District. The proposal is for a six-storey mixed-use building with 30 rental units (with 20% of the residential floor area for below-market units) and a 37-space private childcare facility on the ground floor.

In accordance with section 559.02(4) of the Vancouver Charter, Council is prohibited from holding a Public Hearing for a development that 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 *Transit-Oriented Areas Rezoning Policy*.

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

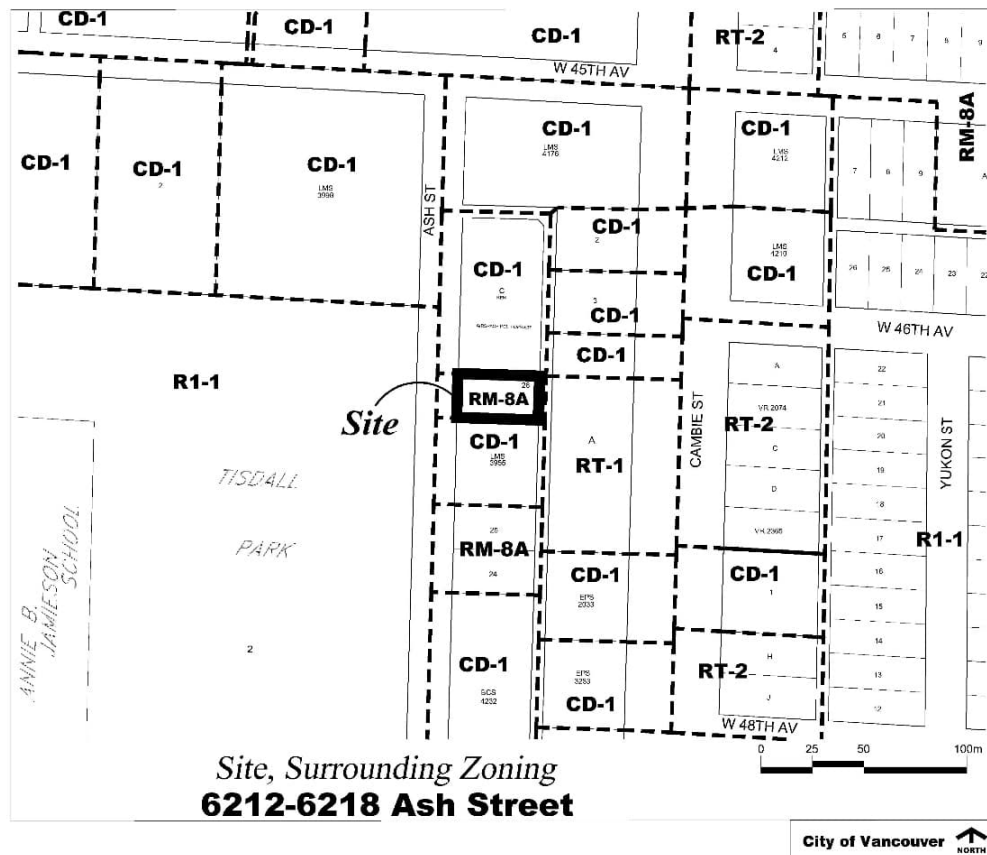
Context and Background

1. Site and Context

The subject site is comprised of one parcel located mid-block on Ash Street, between West 45th and 49th Avenues (see Figure 1). The property currently contains a duplex. The site was part of the city-initiated rezoning to the RM-8A District to allow for townhouses, which took place in

2023, as part of implementing the *Cambie Corridor Plan*. The surrounding area consists of a mix of four- to six-storey apartments, townhouses, and duplexes. The site is located within 250 m of the Langara-49th Avenue Station. To the west of the site is Tisdall Park and to the north is Oakridge Centre. The neighbourhood is undergoing change with the redevelopment of Oakridge Centre, which consists of towers ranging from 18-45 storeys, and rezonings for midrise developments along Cambie Street under the *Cambie Corridor Plan*.

Figure 1: Site and Surrounding Zoning



2. Policy Context

- Vancouver Official Development Plan:** The Generalized Land Use (GLU) designation is Residential – Mid-Rise and consists of a range of residential tenures in mid-rise apartment forms up to 12 storeys. Lower density forms and complementary non-residential use are permitted.
- Cambie Corridor Plan:** This site is located in Oakridge Municipal Town Centre, Townhouses Section (Policy 4.3.12) of the *Cambie Corridor Plan*, which allows for townhouses up to three storeys and up to 1.20 FSR.
- Transit-Oriented Areas (TOA) Designation By-law and Transit-Oriented Areas Rezoning Policy (TOA Policy):** This site is within Tier 2 of the TOA. The application is being assessed under the *TOA Policy* as it allows more height and density than the *Cambie Corridor Plan*.

- **Housing Needs Report (2025):** 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 six-storey mixed-use building containing 30 rental units, of which a minimum of 20% of the residential floor area is for below-market units (Figure 2). A 37-space private childcare is proposed on the ground floor with an outdoor play space proposed on the roof.

Figure 2: Project Perspective Looking Northeast



2. Form of Development

This application is consistent with the *TOA Policy* for a residential apartment building off an arterial street. The proposal falls within Tier 2 of the *TOA Policy* which allows mid-rise buildings up to 12 storeys and an FSR of 4.0. The small site does not have sufficient frontage to qualify for a 12-storey building. A proposal for eight storeys and 3.98 FSR was initially submitted, however this was revised due to massing concerns, neighbourhood fit, and shadow impacts on Tisdall Park.

The proposal now consists of a six-storey low-rise building and an FSR of 3.4. The proposal generally meets the expectations of the *TOA Policy* for height, density, setbacks, overall massing, and contextual fit. In addition, the proposal falls within the *Cambie Corridor Plan*, which seeks to create denser, livable neighbourhoods close to amenities and services which

support development of complete communities. Refer to the Urban Design Analysis Summary table for further details.

Urban Design Analysis Summary

Criteria	Policy	Proposal	Evaluation	Response
Floor Area and Density	4.0 FSR	3.4 FSR	N/A	Density is within the expectations of the <i>TOA Policy</i>
Height	<i>TOA Policy - Tier 2:</i> 12 storeys	6 storeys 22.8 m (74 ft. and 10 inches) to top of parapet)	Shadowing	The ground floor mezzanine level adds height and creates a shadow impact on Tisdall Park
Shadowing/ Solar Access	Protect solar access to parks, school yards, public plazas	Shadow impact on Tisdall Park	Upper massing can be modified to reduce shadow impact on Tisdall Park.	Condition 1.1 seeks to modify upper massing to improve sunlight access to Tisdall Park
Site Configuration - Lot frontage	45.7 m (150 ft.) for mid-rise tower in <i>TOA Policy - Tier 2</i>	21.3 m (70 ft.)	N/A	Small lot frontage does not qualify site for a 12-storey tower; six-storey low-rise is generally compliant

- **Natural Assets:** The *Urban Forest Strategy* and the Protection of Trees By-law were used to evaluate the proposal. Two on-site trees are proposed for removal. A total of six on-site trees is proposed and three off-site street trees are to be retained. The final numbers of trees are confirmed at the development permit stage. See Appendix B for landscape and tree conditions.
- **Urban Design Panel (UDP):** A review by the Urban Design Panel was not required due to the modest scale of the application.

Staff reviewed the site-specific conditions and concluded that the proposal is appropriate for the context and generally meets the urban design guidelines subject to conditions. Improvements are sought by Urban Design Condition 1.1 to reduce shadow impact on Tisdall Park.

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

3. Housing

This application, if approved, would add 30 units to the City's inventory of rental housing, including 24 market rental units and six below-market rental dwelling units (20% of the

residential floor area), which would contribute to the targets set out in the *Housing Vancouver Strategy* (see Figure 1, Appendix E).

- **Housing Mix:** The project proposes 66% two-bedroom units, thereby meeting the *Family Room: Housing Mix Policy for Rezoning Projects* which requires a minimum of 35% family units. A condition of approval and a provision in the CD-1 By-law has been included to ensure the project meets the minimum unit mix requirements in both the market rental and below-market rental portions.
- **Average Rents and Income Thresholds:** The proposed market rental and below-market rental dwelling 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 10% less the city-wide average market rents at the time of initial tenancy, and upon unit turnover. The eligibility and monitoring requirements for the below-market units are described in the Rental Incentive Programs Bulletin.
- **Security of Tenure:** All 30 units in the proposal would be secured through a Housing Agreement and Section 219 Covenant for the longer of 60 years or the life of the building. The Housing Agreement will secure not less than 20% of the residential floor area for below-market units.
- **Tenants:** The rezoning site does not currently have any eligible tenants as defined under the *City's Tenant Relocation and Protection Policy (TRPP)*. If any eligible tenants are identified through the City's regulatory approvals process, the applicant will be required to meet the City's *TRPP*.

4. Transportation and Parking

Parking, loading, bicycle and passenger loading spaces are finalized at the time of development permit per the Parking By-law. One level of underground parking is proposed.

5. Public Input

Public notification methods included mailed postcards, site signage, and a webpage. Public input was collected primarily using an online comment form, a question and answer (Q&A) period, and email. Refer to the application webpage: <https://www.shapeyourcity.ca/6212-6218-ash-st-2>.

In total, approximately 15 submissions were received. Respondents supported the need to increase housing density in proximity to skytrain stations. The concerns were that the height and scale of the proposal would be out of character with the surrounding low-rise neighbourhood and traffic and parking conditions would worsen in an area already impacted by the redevelopment of Oakridge Centre. In addition, respondents were concerned with shadowing and loss of privacy.

Refer to Appendix D for a full summary of the public input collected and responses to public comments.

6. 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. It is expected that the project will pay DCLs of \$442,211 based on December 2025 rates. The value of the DCL waiver for the residential floor area is estimated to be \$537,207.
- **Community Amenity Contributions (CAC):** Rezoning applications that comply with the *Transit-Oriented Areas Rezoning Policy* and provide affordable housing, limited to 100% market rental with a 20% minimum of its residential floor area as below-market rental are exempt from playing a CAC.
- **Public Art:** The application is not subject to the *Public Art Policy and Procedures for Rezoned Developments* as the proposed floor area does not meet the minimum 9,290 sq. m (100,000 sq. ft.).

Financial Implications

This project is expected to provide 30 rental units, with a minimum of 20% of the residential floor area secured at below-market rates, as well as DCLs. See Appendix F for additional details.

Conclusion

The proposed land use, form of development and public benefits are consistent with the *Vancouver Official Development Plan* and the *Transit-Oriented Area Rezoning Policy*. 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

6212-6218 Ash 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 5.1 of this by-law, "Dwelling Unit Area" is the floor area of each dwelling unit, measured to the inside of all perimeter walls, excluding any floor area as required by section 6.4 of this by-law; and
 - (b) "Below-Market Rental Dwelling Units" means dwelling units that meet the requirements of approved Council policies and guidelines for below-market rental housing, as secured by a housing agreement and registered on title to the property.

Uses

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

- (d) Office Uses;
- (e) Retail Uses;
- (f) Service Uses;
- (g) Utility and Communication Uses; and
- (h) Accessory Uses customarily ancillary to the uses permitted in this section.

Conditions of Use

- 5.1 A minimum of 20% of the total dwelling unit area must be below-market rental dwelling units.
- 5.2 The design and layout of at least 35% of the total number of below-market rental dwelling units and at least 35% of the total number of other dwelling units must:
 - (a) be suitable for family housing; and
 - (b) have 2 or more bedrooms.
- 5.3 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

- 6.1 Computation of floor area must assume that the site area is 845.7 m², being the site area at the time of the application for the rezoning evidenced by this by-law, prior to any dedications.
- 6.2 The maximum floor space ratio for all uses combined is 3.4.
- 6.3 Computation of floor area must include all floors having a minimum ceiling height of 1.2 m, both above and below base surface, measured to the extreme outer limits of the building.

- 6.4 Computation of floor area and dwelling unit area must exclude:
- (a) balconies and decks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, provided that:
 - (i) the total area of these exclusions must not exceed 12% of the permitted floor area, and
 - (ii) the balconies must not be enclosed for the life of the building;
 - (b) patios and roof decks, if the Director of Planning considers the impact on privacy and outlook;
 - (c) floors or portions thereof that are used for:
 - (i) off-street parking and loading located at or below base surface, provided that the maximum exclusion for a parking space does not exceed 7.3 m in length,
 - (ii) bicycle storage, and
 - (iii) heating and mechanical equipment, or uses that the Director of Planning considers similar to the foregoing;
 - (d) entries, porches and verandahs if the Director of Planning first approves the design;
 - (e) all residential storage area above or below base surface, except that if residential storage area above base surface exceeds 3.7 m² per dwelling unit, there will be no exclusion for any of the residential storage area above base surface for that unit; and
 - (f) all storage area below base surface for non-dwelling uses.
- 6.5 The Director of Planning or Development Permit Board may exclude common amenity areas from the computation of floor area, to a maximum of 10% of the total permitted floor area, if the Director of Planning or Development Permit Board considers the intent of this by-law and all applicable Council policies and guidelines.
- 6.6 Where floor area associated with residential storage area is excluded, a minimum of 20% of excluded floor area above base surface must be located within the below-market rental dwelling units as storage area.

Building Height

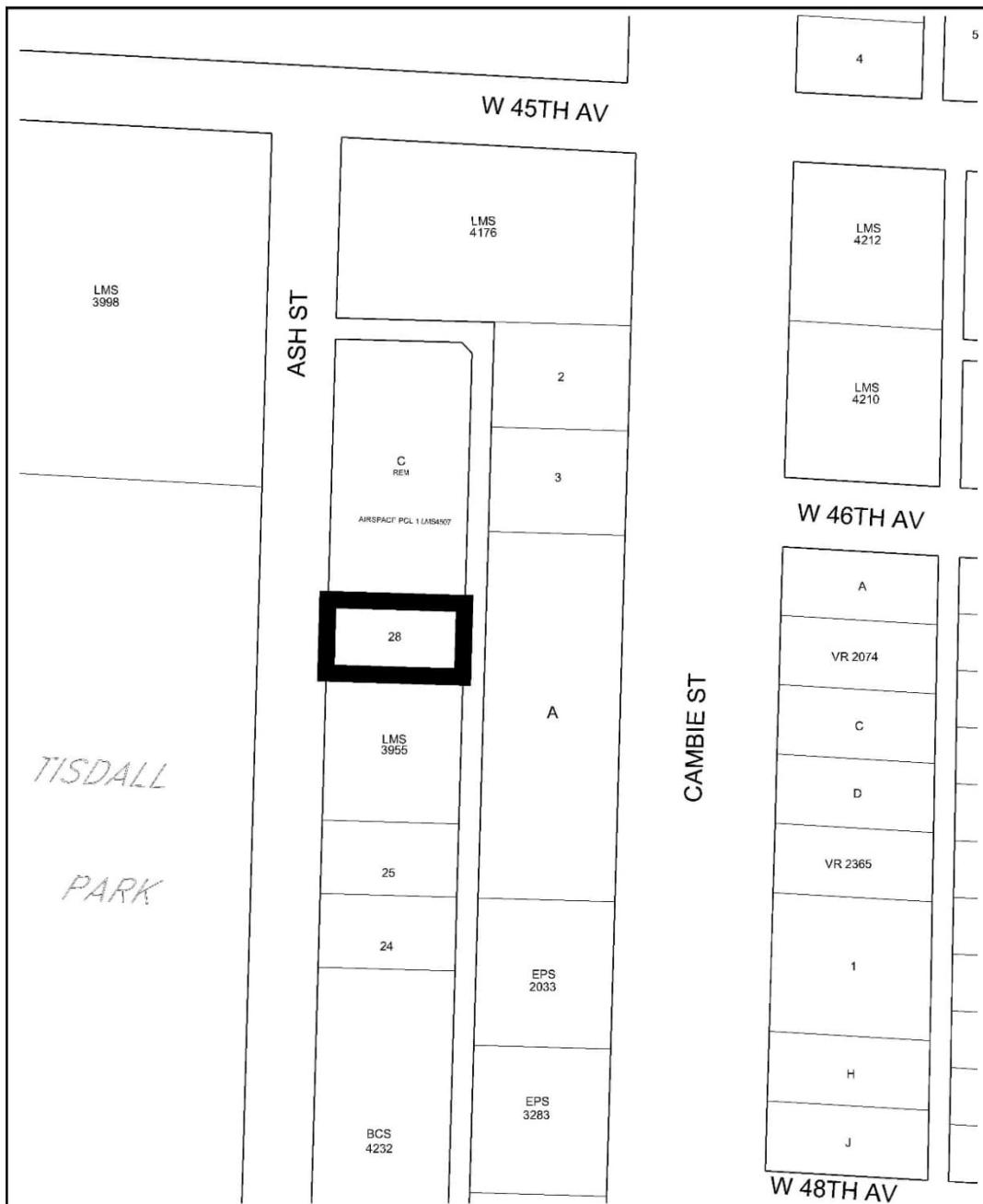
- 7.1 Building height must not exceed 23 m.
- 7.2 Despite section 7.1 of this by-law and the building height regulations in section 10 of the Zoning and Development By-law, the Director of Planning, after considering the impact on building placement, massing, views, overlook, shadowing and noise, may permit architectural features, common rooftop amenity space or mechanical appurtenances including elevator overrun and rooftop access structures, or any other appurtenances

that the Director of planning considers similar to the foregoing, to exceed the maximum building height.

Access to Natural Light

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

Schedule A



The properties outlined in black () are rezoned:
 From **RM-8A** to **CD-1**

RZ- 6212-6218 Ash Street	map: 1 of 1 scale: NTS	↑
City of Vancouver		

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APPENDIX B

CONDITIONS OF APPROVAL

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

PART 1: CONDITIONS OF APPROVAL OF THE FORM OF DEVELOPMENT

Note: Consideration by Council of the proposed form of development is in reference to plans prepared by Matthew Cheng Architect Inc., received on June 11, 2025 and supplemental drawings received on March 25, 2026.

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

Urban Design

- 1.1 Design development to minimize shadow impacts on Tisdall Park.

Note to Applicant: Intent of this condition is to maximize sunlight access to Tisdall Park. This may be achieved by reducing or reconfiguring building mass on upper levels such that shadows cast on the park at Fall Equinox are minimized. Refer to Condition 1.5.

Landscape

- 1.2 Design development to increase the amount of on-site tree planting off slab at the ground level, in large contiguous planted areas.

Note to Applicant: May require reducing the amount or revising the locations of proposed landscape walls.

- 1.3 Provision of a revised arborist report.

Note to Applicant: Update with the current architectural drawings and recommendations. Proposed side yard setback may impact recommendations for Trees 4 and 7 if the existing retaining wall does not need to be demolished.

- 1.4 Provision of updated landscape plans illustrating soft and hard landscaping.

Note to Applicant: Plan, plant list and legend should differentiate existing / proposed trees and plant material including retention on neighbouring sites. Include public realm treatment to the curb with street trees, refer to engineering conditions. Indicate if the existing retaining wall at the north property line is being retained as it relates to the neighbour tree retention. Site plan, landscape plans and arborist report the drawings should be coordinated and consistent with one another, as there are some discrepancies in the current set. Clarification of landscape wall locations and grades on drawings should be coordinated and consistent with each other. Plan drawings should be annotated with elevations and grades.

Parks

- 1.5 Design development to ensure no new shadow on Tisdall Park between the Spring and Fall equinoxes from 10:00 am to 4:00 pm.

Note to Applicant: Refer to *Solar Access Guidelines for Areas Outside of Downtown*. Refer also to Urban Design Condition 1.1.

Sustainability

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

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

Housing

- 1.7 The proposed unit mix, including 10 studio units (33.3%) and 20 two-bedroom units (66.7%) is to be included in the Development Permit drawings.

Note to Applicant: Any changes in the unit mix from the rezoning application may be varied under the discretion of the Director of Planning or Development Permit Board provided that the percentages of each of the market rental units and below-market rental dwelling units designed to be suitable for families with children do not go lower than 35%.

- 1.8 The development should be designed in accordance with the *High-Density Housing for Families with Children Guidelines*, including the provision of:

- (a) An outdoor amenity area to include areas suitable for a range of children's play activities and urban agriculture appropriate in size for the scale of the project and situated to maximize sunlight access (S. 3.3.2, 3.4.3);
- (b) A minimum of 2.3 sq. m (24.7 sq. ft.) of bulk storage for each dwelling unit (S. 4.4.2);
- (c) A multi-purpose indoor amenity space appropriate in size for the scale of the project, with a wheelchair accessible washroom and kitchenette. Consider positioning this adjacent to the children's play area to enable parental supervision from the amenity room (S. 3.7.3); and
- (d) A balcony for each unit with 1.8 by 2.7 m minimum dimensions (S. 4.3.2).

Note to Applicant:

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

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

- 1.9 The below-market units should be designed to the same standards of livability as the market rental units.

Note to Applicant: Clearly label the proposed below-market units and market rental units on the architectural drawings.

Engineering

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

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

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

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

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

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

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

- 1.12 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.
- 1.13 Provision of a lighting simulation to support all offsite lighting upgrades to City standards and IESNA recommendations.
- 1.14 Provision of garbage and recycling storage amenity design to the satisfaction of the General Manager of Engineering Services as presented in the [Garbage and Recycling Storage Amenity Design Supplement](#).

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

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

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

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

"All removals, relocations, reinstallations and replacements of street furniture must be carried out by the City Street Furniture Contractor in coordination with the City Street Furniture Coordinator."
 - (ii) Poles and guy wires.

Note to Applicant: Poles and guywires that are to be removed or relocated must be called out and the existing and proposed locations shown. Letters must be provided from the appropriate public utility companies that confirm that pole relocation proposed is possible.
 - (c) All proposed streetscape materials on City property to be City standard materials.

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

- (d) Streetscape designed in compliance with “Cambie Corridor” 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.

- 1.16 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 a Van accessible space, Class B bicycle spaces and Class A passenger loading.

- 1.17 Provision of bicycle spaces, per [Parking By-law Section 6](#), including:

- (a) A separate bicycle call button on all floors requiring elevator use for bicycle access to allow users to call the elevator directly. Note the call buttons on the drawings.

- 1.18 Provision of passenger space(s), per [Parking By-law Section 7](#) and the [Design Supplement](#), including:

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

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

- (a) Additional section drawings showing elevations and minimum vertical clearances for parking levels, ramps, and to the underside of raised security gates considering mechanical projections and built obstructions.
- (b) Additional design elevations at all breakpoints on both sides of ramps, drive aisles, loading and passenger loading spaces, accessible spaces, and entrances.

- 1.20 Provision of a Final Hydrogeological Study, as required by the Zoning and Development By-law (Section 4.3), which addresses the requirements outlined in the Groundwater Management Bulletin, including but not limited to:

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

Note to Applicant: The water level in the area is being artificially lowered by the long-term groundwater extraction at Oakridge by up to 6 metres. Provide a revised hydrogeological study or addendum which includes:

- (i) Details of the recommended groundwater management strategy (of the four options presented in the Preliminary Hydrogeological Study dated August 24, 2023);
 - (ii) Discussion/analysis on this potential risk that could impact the development and/or site drainage system should pumping ever cease, either temporarily or permanently; and
 - (iii) A contingency plan should significant shallow groundwater flows be encountered due to the historic stream.
- (b) Construction-related and permanent groundwater management, including quantitative estimates (in litres per minute) of anticipated construction and permanent (post-construction) groundwater discharge rates for City approval.

Note to Applicant: Provide a revised hydrogeological study or addendum with an updated seepage analysis which includes:

- (i) Consideration of the latest architectural design and lowest slab elevations; and
- (ii) Findings from long-term and/or seasonal monitoring of groundwater conditions in any hydro-stratigraphic unit that would contribute to groundwater discharge from the site.

1.21 Compliance with the Zoning & Development By-law (Section 4.3), 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.

Note to Applicant: Subject to the findings of the final hydrogeological study, the City may require that the parkade be tanked below the water table.

Note to Applicant:

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

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

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

Note to Applicant: As per Section 2.12 of the Sewer and Watercourse Bylaw #8093, the existing combined, storm and sanitary connections to the site are to be abandoned.

Abandonment of the existing services must be specified on the engineering drawings and completed prior to occupancy of the proposed development.

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

- 1.23 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.

- 1.24 A Key Plan shall be submitted by the applicant and approved by the City prior to any third-party utility drawing submissions, and third-party utility service drawings will not be reviewed by the City until the Key Plan is defined and achieves the following objectives:

- (a) The Key Plan shall meet the specifications in the City of Vancouver Engineering Design Manual Section 2.4.4 Key Plan <https://vancouver.ca/files/cov/engineering-design-manual.PDF>; and
- (b) All third-party service lines to the development are to be shown on the plan (e.g., BC Hydro, TELUS, and Shaw, etc.) and the applicant is to provide documented acceptance from the third-party utilities prior to submitting to the City.

Note to Applicant: It is highly recommended that the applicant submits a Key Plan to the City for review as part of the Building Permit application.

Use of street for temporary power (e.g., temporary pole, pole mounted transformer or ducting) is to be coordinated with the city well in advanced of construction. Requests will be reviewed on a case- by-case basis with justification provided substantiating need of street space against other alternatives. If street use for temporary power is not approved, alternate means of providing power will need to be proposed. An electrical permit will be required.

<https://vancouver.ca/files/cov/Key%20Plan%20Process%20and%20Requirements.pdf>

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

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

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

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

PART 2: CONDITIONS OF BY-LAW ENACTMENT

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

Engineering

2.1 Provision of a natural watercourse agreement.

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

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

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

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

Note to Applicant: Based on the confirmed Fire Underwriter's Survey Required Fire Flow and domestic flows submitted by Creus Engineering Ltd. dated March 31, 2025, no water main upgrades are required to service the development.

(b) The main servicing the proposed development is 200 mm on Ash 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.

- (c) Should the development's Fire Underwriter's Survey Required Fire Flow calculation change as the building design progresses, a resubmission to the City of Vancouver Waterworks Engineer is required for re-evaluation of the Water System.
- (d) As per the City of Vancouver Building By-law, the principal entrance must be within 90 m of a fire hydrant. Should the final design of the building change such that this requirement is no longer satisfied, provision of a new hydrant to be installed in accordance with the aforementioned by-law will be required. The developer is responsible for 100% of the cost of this upgrade.
- (e) Provision of adequate sewer (storm and sanitary) service to meet the demands of the project.

Note to Applicant: Implementation of development(s) at 6212 Ash Street does not require any sewer upgrades.

Development to be serviced to the existing 750 mm sanitary and 1800 mm storm sewer on Ash Street.

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

- (f) Provision of street improvements with appropriate transitions, along Ash Street adjacent to the site, including:
 - (i) Minimum 1.8 m wide broom finish saw-cut concrete sidewalk.
- (g) Provision of street improvements with appropriate transitions, along the lane west of Cambie Street adjacent to the site, including:
 - (i) Full depth pavement reconstruction.

Note to Applicant: Lane reconstruction to meet City "Higher-Zoned Lane" standards. If porous asphalt is used in this laneway, the proposed porous asphalt pavement structure shall be designed to meet the same loading performance as the City standard higher-zoned lane pavement structure.

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

Note to Applicant: Duct banks are to consist of electrical communication

ducts and cables and connect to existing electrical and communication infrastructure.

Note to Applicant: The detailed electrical design is required prior to the start of any associated electrical work and is to conform with the current City Engineering Design Manual, Construction Specifications, Standard Detail Drawing, Canadian Electrical Code, and the Master Municipal Construction Documents.

- (j) 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.

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

Housing

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

- (a) A no separate sales covenant;
- (b) A no stratification covenant;
- (c) A provision that none of the units will be rented for less than 90 consecutive days at a time;
- (d) That the average initial starting monthly rents by unit type for the below-market rental dwelling units in the project will be at least 10% 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 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 dwelling unit, the starting rent for such new tenancy will be at least 10% below the rent for private rental apartment units city-wide as published by the Canada Mortgage and Housing Corporation in the most recent Rental Market Survey Data Tables for Vancouver for that unit type at the time of the change in tenancy;
 - (g) That the applicant will verify eligibility of new tenants for the below-market rental 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 dwelling units every five (5) years after initial occupancy:
 - (i) For such tenants, annual household income cannot exceed 5 times the annual rent for the unit (i.e. at least 20% of income is spent on rent); and
 - (ii) There should be at least one occupant per bedroom in the unit.
 - (i) On an annual basis, or at the request of the City, the applicant will report to the City of Vancouver on the operation of the below-market rental 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 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.

Environmental Contamination

2.4 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 SIGN BY-LAW NO. 11879

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

“6212-6218 Ash 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 #] 6212-6218 Ash Street”

* * * * *

APPENDIX D**ADDITIONAL INFORMATION****Public Consultation Summary**

Approximately 341 webpage views were recorded. A total of 16 comments were received, with three comments in support of the location and use, and 12 expressing concerns about height, traffic, shadowing, and neighbourhood impact.

Event	Date(s)	Details
Webpage published	September 12, 2025	https://www.shapeyourcity.ca/6212-6218-ash-st-2
Postcard mailed	October 6, 2025	3,531 notices mailed
Site sign installed	Month Day, 202X	n/a
Online comment form	September 2025 to December 2025	15 submissions <ul style="list-style-type: none"> • 3 responses support • 12 responses opposed • 0 responses mixed
Question and Answer (Q&A) period (2 weeks)	October 15, 2025, to October 28, 2025	0 submission
Other input (phone calls, direct emails, etc.)	September 12, 2025, to December 22, 2025	0 submission
Total webpage views	September 12, 2025, to December 22, 2025	341 page views
Total Submissions (Comments submitted + questions asked + other input methods)		15 submissions

Map of Notification Area



A summary of public input by topic.

NOTIFICATION AREA

is provided below, organized

Areas of support:

- **Location:** The proposed density is well-suited for the neighbourhood, especially given its proximity to transit.

Areas of concern:

- **Neighbourhood Context:** The proposed density was viewed as out of character with the surrounding low-rise apartments and townhouses. In addition, the proposal would block views, create environmental impacts onto Tisdall Park, and overwhelm the streetscape.
- **Traffic and Parking:** Respondents mentioned the limitations of on-street parking and the pressure created from the nearby Oakridge Park development.
- **Shadowing:** The height and narrow site could cause significant shadowing, loss of sunlight, privacy concerns and increased noise pollution. Respondents view the proposal as impacting their quality of life as adjacent homeowners and park users.

Response to Public Comments

- **Neighbourhood Context:** The proposal is supported by the *TOA Policy - Tier 2* which allows up to 12 storeys. The applicant is proposing a six-storey building due to several site and area constraints. Staff have reviewed the proposal's height and scale within the neighbourhood and consider the proposal appropriate given the site's location to a rapid transit SkyTrain station.
- **Traffic and Parking:** The proposal's parking and loading will be required to meet the Parking By-law. Notably, the proposal will deliver street improvements such as new sidewalks, a paved alleyway, as well as street lighting in order to support pedestrian access and safety. Any traffic related plans are to be reviewed by Engineering Services staff at later stages of the project to ensure there is safe vehicular, cycling, and pedestrian access to the site.

- **Shadowing:** To reduce shadowing onto Tisdall Park, staff have conditioned the proposal to meet the the *Solar Access Guidelines for Areas Outside of Downtown*, which requires no new shadowing onto public parks during the fall equinox (September 22) from 10 a.m. to 4 p.m. PDT. In addition, an 80-foot separation would be applied for any portion of the building above six storeys in order to ensure adjacent sites can reasonably develop.

* * * * *

APPENDIX E

HOUSING

Housing Data

Figure 1: Progress Towards 10 Year Housing Vancouver Targets 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 10% 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 10% 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 Dwelling Units		Newer Rental Buildings Westside		Monthly Costs of Ownership for Median-Priced Apartment – Westside (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	38.5 sq. m	\$1,535	\$61,380	\$2,003	\$80,120	\$3,118	\$124,720	\$108,000
1-bed	N/A	\$1,674	\$66,960	\$2,601	\$104,040	\$3,829	\$153,160	\$136,000
2-bed	69 sq. m	\$2,382	\$95,292	\$3,706	\$148,240	\$5,892	\$235,680	\$210,000
3-bed	N/A	\$3,253	\$130,104	\$4,875	\$195,000	\$9,050	\$362,000	\$336,000

1. *Starting rents shown are calculated based on a 10 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 Westside of Vancouver*
3. *Based on the assumptions: Median of all BC Assessment strata apartment sales prices in Vancouver Westside in 2025 by unit type, 20% down-payment, 5% mortgage rate (in-line with qualifying rate), 25-year amortization, \$400-\$600 monthly strata fees and monthly property taxes at \$2.78 per \$1,000 of assessed value (2025 assessments and property tax rate)*
4. *Incomes are estimated based on rents or monthly ownership costs at 30% of income*

* * * * *

APPENDIX F
PUBLIC BENEFITS

City-wide DCL ^{1,2}	\$80,559
Utilities DCL ¹	\$361,653
TOTAL	\$442,211

Other Benefits (non-quantifiable components): 30 rental 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 2,500 sq. m (26,914 sq. ft.) of residential floor area and 375 sq. m (4,036 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 residential portion of the building. The application is therefore subject to the maximum average starting rents and unit sizes by unit type applicable to class A for-profit affordable rental housing as per the By-law. These requirements will be secured by a Housing Agreement, and compliance will be assessed through the development permit stage to occupancy permit issuance. The value of the City-wide DCL waiver on the residential floor area is estimated to be \$537,207.

* * * * *

APPENDIX G

REZONING APPLICATION SUMMARY

Property

Address	Parcel Identifier (PID)	Legal Description
6212-6218 Ash Street	009-301-291	Lot 28 of Lot B Block 1008 District Lot 526 Plan 10803

Applicant Team

Applicant	Matthew Cheng Architect Inc.
Developer	1279398 B.C. LTD
Architect	Matthew Cheng Architect Inc.
Property Owner	1279398 B.C. LTD

Statistics

	Permitted Under Existing Zoning	Proposed
Zoning	RM-8A	CD-1
Site Area	845.7 sq. m (9,103 sq. ft.)	845.7 sq. m (9,103 sq. ft.)
Land Use	Residential	Mixed-use
Maximum FSR	1.20	3.4
Maximum Height	11.5 m (37.5 ft.)	23 m (75 ft.)
Floor Area	1,014.5 sq. m (10,924 sq. ft.)	2,875 sq. m (30,950 sq. ft.)
Unit Mix	N/A	10 studio units 20 2-bedroom 30 Total
Natural Assets	4 on-site trees 3 off-site street trees	Remove 2 on-site trees Retain 3 off-site street trees Proposing 6 on-site trees (Final numbers to be confirmed at development permit stage)

* * * * *