



## COUNCIL REPORT

Report Date: June 23, 2026  
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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: 2406-2490 Renfrew Street and 2905-2911 East Broadway

### Recommendations

- A. THAT the application by Easthill Development Limited Partnership, on behalf of 2406 Renfrew Development (BT) Ltd., the registered owners of the lands located at 2406-2490 Renfrew Street and 2905-2911 East Broadway [*PID 031-886-019; Lot A Block 26 North 1/2 of Section 36 Town of Hastings Suburban Lands Group 1 New Westminster District Plan EPP124751*], to rezone the lands from CD-1 (Comprehensive Development) (846) District By-law No. 13625 to a new CD-1 (Comprehensive Development) District, to increase the maximum floor space ratio (FSR) from 4.10 to 7.50, and increase the maximum building height from 48.6 m (159 ft.) to 97 m (318 ft.), to permit the development of a 31-storey mixed-use building and six-storey mixed-use building, containing 339 secured market rentals units, and with commercial space at-grade, 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 Studio One Architecture, received August 25, 2025, and supplemental drawings received January 12, 2026;

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

- B. THAT subject to approval in principle of the rezoning and the Housing Agreement described in Part 2 of Appendix B, the Director of Legal Services be instructed to prepare the necessary Housing Agreement By-law for enactment prior to enactment of the CD-1 By-law, subject to such terms and conditions as may be required at the discretion of the Director of Legal Services and the General Manager of Planning, Urban Design and Sustainability.

- C. THAT subject to the approval of the new CD-1 By-law, CD-1 (846) 2406-2484 Renfrew Street By-law No. 13625 be repealed, generally as set out in Appendix C;

FURTHER THAT the Director of Legal Services be instructed to bring forward the by-law to repeal CD-1 (846) 2406-2484 Renfrew Street By-law No. 13625 District at the time of enactment of the new CD-1 By-law.

- D. 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.

- E. 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.

- 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 2406-2490 Renfrew Street and 2905-2911 East Broadway from CD-1 (846) (Comprehensive Development) District to a new CD-1 (Comprehensive Development) District. The proposal is for a 31-storey mixed-use building and six-storey mixed-use building with 339 market rental units and commercial space 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 consistent with all relevant official development plans including the *Vancouver Official Development Plan* and contains majority residential use.

This application is consistent with the *Vancouver Official Development Plan* and the *Rupert and Renfrew Station Area Plan*.

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

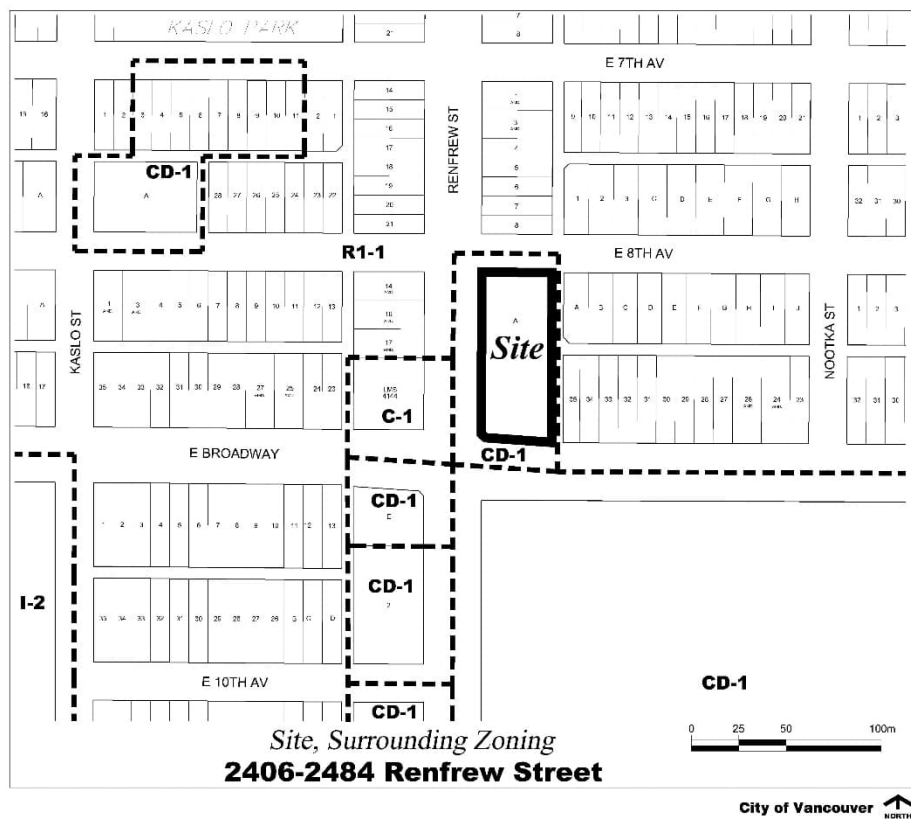
### Context and Background

#### 1. Site and Context

The subject site is comprised of one parcel, located at the northeast corner of East Broadway and Renfrew Street (see Figure 1). The surrounding neighbourhood to the north, east, and west consists primarily of single-detached homes and duplexes. To the south of the site are apartments ranging from four to six storeys in height. La Salle Community College and the Broadway Tech Centre are to the south of the property within 300 m. In addition, the site is within 400 m of the Renfrew Skytrain Station and the Central Valley Greenway.

In 2022, [Council approved in principle](#) a rezoning application for the site. The approved proposal consisted of a 14-storey mixed-use development containing 180 market rental units, of which 20% of the residential floor area was secured as Moderate Income Rental Housing units. This site has been enacted to the [CD-1 \(846\)](#) District Schedule, and a Development Permit Application is currently in process for the property. The base zoning was originally C-1 (Commercial) and RS-1 (Residential) and consisted of a one-storey office building along Broadway, and six single-detached houses along Renfrew Street.

**Figure 1: Site and Surrounding Zoning**



## 2. Policy Context

- **Vancouver Official Development Plan:** The Generalized Land Use (GLU) designation is Mixed-Use – High-Rise 2 and permits commercial buildings or mixed-use apartments in combination with non-residential uses in high-rise buildings above 26 storeys. Lower density forms and complementary non-residential use are permitted.
- **Rupert and Renfrew Station Area Plan (Plan):** The site is located in the area known as Rapid Transit Area A – Mixed-use Residential. This category within the *Plan* allows for mixed-use high-rise buildings ranging from 29 to 45 storeys in height. The maximum height and floor area (FSR) depends on the housing tenure being proposed. Proposals consisting of 100% market rental housing are supportable up to 31 storeys and up to 7.5 FSR under the *Plan*.
- **Housing Needs Report:** The Vancouver Charter requires that when Council amends or adopts an affordable and special needs housing zoning by-law, also known as inclusionary zoning, Council must consider the most recent housing needs report, and the housing information on which it is based. The most recent housing needs report amendment was received on January 1, 2025.

## **Discussion**

### 1. Proposal

The proposal is for a 31-storey mixed-use building and six-storey mixed-use building with 339 rental units (Figure 2). The two buildings are separated by a mid-block connection at-grade that would allow pedestrian access through the site. An indoor and outdoor rooftop amenity space and ground floor commercial uses are proposed. A building height of 97 m (318 ft.) and a floor space ratio (FSR) of 7.5 is proposed.

**Figure 2: Proposed Building Looking Northeast**



**2. Form of Development**

The primary policy for built form guidance on this proposal is the *Design and Development Guidelines* (2025). High-level urban design objectives are to create well-balanced and appropriately scaled projects for a comfortable urban environment. Further, for the mixed-use tower typology, the provision of appropriately scaled places for pedestrian interest and comfort is a driver for the public realm. This application is consistent with the guidelines for a mixed-use building typology for a tower and an apartment building. The proposal generally meets the guidelines for tower separations, site frontage, floor plate size, setbacks, overall massing, contextual fit, amenities and public realm elements. The proposal seeks variation to underground setbacks.

Staff reviewed the site-specific conditions and the Urban Design Panel's comments and concluded that the proposal is appropriate for the context and generally meets the urban design guidelines. Refer to the Urban Design Analysis Summary below (Figure 3) and the rezoning application statistics in Appendix G.

**Figure 3: Urban Design Analysis Summary**

Parameter	Policy	Proposal	Impacts	Outcomes
<b>Height</b>	Up to 31-storeys	31-storeys	Scale and character of existing community.	The height and density are a significant departure from the existing context; however, the application meets the intent of the Rupert Renfrew Station Area Plan.
<b>Density</b>	Up to 7.5 FSR	7.5 FSR		
<b>Privately Owned Public Space (POPS)</b>	20% of site	~14% of site	Site porosity and pedestrian activation.	Condition of Approval 1.1 seeks to expand the use and functionality of the mid-block connection.
<b>Underground Setbacks</b>	Front: 2.5 m (8 ft.)  Side: 3.7 m (12 ft.)	Front: 1.0 m (3.25 ft.)  Side: 2.7 m (8.8 ft.)	Soil infiltration and tree health.	See Condition of Approval 1.4 for improvements to underground setbacks. Reductions can be considered for mixed-use developments where the parkade is reduced to 110 ft. in depth and absence of high value street trees. This site qualifies for this variation.

- **Urban Design Panel (UDP):** The UDP reviewed and supported the project on February 25, 2026, with recommendations to consider the alignment of the mid-block connection

with potential neighbouring ones, and simplification of the architectural expression and materials. Conditions of Approval 1.1 and 1.2 address these recommendations. Refer to the full Panel's [meeting minutes](#). Staff have included rezoning conditions summarized above in Appendix B to respond to the panel's recommendations.

- **Natural Assets:** The *Urban Forest Strategy* and the Protection of Trees By-law were used to evaluate the proposal. Fifteen on-site trees are proposed for removal and three City-owned off-site trees are to be retained. Approximately 19 new on-site trees and four City-owned off-site trees are proposed. The final numbers of trees are confirmed at the development permit stage. See Appendix B for landscape and tree conditions.

Refer to the rezoning [application booklet](#) for drawings and the Council agenda for 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 339 market rental units to the City's inventory of rental housing, which would contribute to the targets set out in the *Housing Vancouver Strategy* (see Figure 1, Appendix E).

- **Housing Mix:** The project proposes 40% two- and three-bedroom units, thereby meeting the *Family Room: Housing Mix Policy for Rezoning Projects* which requires a minimum of 35% family units. A condition of approval and a provision in the CD-1 By-law has been included to ensure the project meets the unit mix requirements.
- **Average Rents and Income Thresholds:** The proposed market rental units will provide housing options that are significantly more affordable than average home ownership costs, as shown in Figure 1 of Appendix E.
- **Security of Tenure:** All 339 units in the proposal would be secured as rental housing through a Housing Agreement and a Section 219 Covenant for the longer of 60 years and the life of the building.
- **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.

### 5. Public Input

Public input primarily included mailed postcards, a site sign, an online comment form, and question and answer (Q&A) period. Refer to the application webpage:

<https://www.shapeyourcity.ca/2406-2484-renfrew-st-1>.

In total, approximately 35 submissions were received. Comments expressed support for increased housing and density. Concerns included the proposed building height and scale, strain on infrastructure and service capacity, and increased traffic congestion.

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

#### 6. Public Benefits

- **Development Cost Levies (DCLs):** The applicant has not requested a waiver of the City-wide DCLs. It is expected that the project will pay DCLs of \$8,535,209 based on the December 2025 rates.
- **Community Amenity Contributions (CAC):** Within the *Rupert and Renfrew Station Plan* area, rezoning applications for 100% market rental housing that have a site area of 8,000 sq. m or less are not subject to a CAC.
- **Public Art:** The public art contribution is estimated to be \$523,968 based on the current (2016) rate.

#### **Financial Implications**

This project is expected to provide 339 market rental units, DCLs, and a public art contribution. 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 *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

### 2406-2490 Renfrew Street and 2905-2911 East Broadway 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 (\_\_\_).

#### Uses

3. 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;
  - (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

- 4.1 The design and layout of at least 35% of the total number of dwelling units must:

- (a) be suitable for family housing; and
  - (b) have 2 or more bedrooms.
- 4.2 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**

- 5.1 Computation of floor area must assume that the site area is 3,276.23 m<sup>2</sup>, being the site area at the time of the application for the rezoning evidenced by this by-law, prior to any dedications.
- 5.2 The maximum floor space ratio for all uses combined is 7.5.
- 5.3 The total floor area for commercial uses must be a minimum of 865 m<sup>2</sup>.
- 5.4 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.
- 5.5 Computation of floor area must exclude:
- (a) balconies and decks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, provided that:
    - (i) the total area of these exclusions must not exceed 12% of the permitted floor area, and
    - (ii) the balconies must not be enclosed for the life of the building;
  - (b) patios and roof decks, if the Director of Planning considers the impact on privacy and outlook;
  - (c) floors or portions thereof that are used for:

- (i) off-street parking and loading located at or below base surface, provided that the maximum exclusion for a parking space does not exceed 7.3 m in length,
  - (ii) bicycle storage, and
  - (iii) heating and mechanical equipment, or uses that the Director of Planning considers similar to the foregoing;
- (d) entries, porches and verandahs if the Director of Planning first approves the design;
- (e) all residential storage area above or below base surface, except that if residential storage area above base surface exceeds 3.7 m<sup>2</sup> per dwelling unit, there will be no exclusion for any of the residential storage area above base surface for that unit; and
- (f) all storage area below base surface for non-dwelling uses.
- 5.6 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.

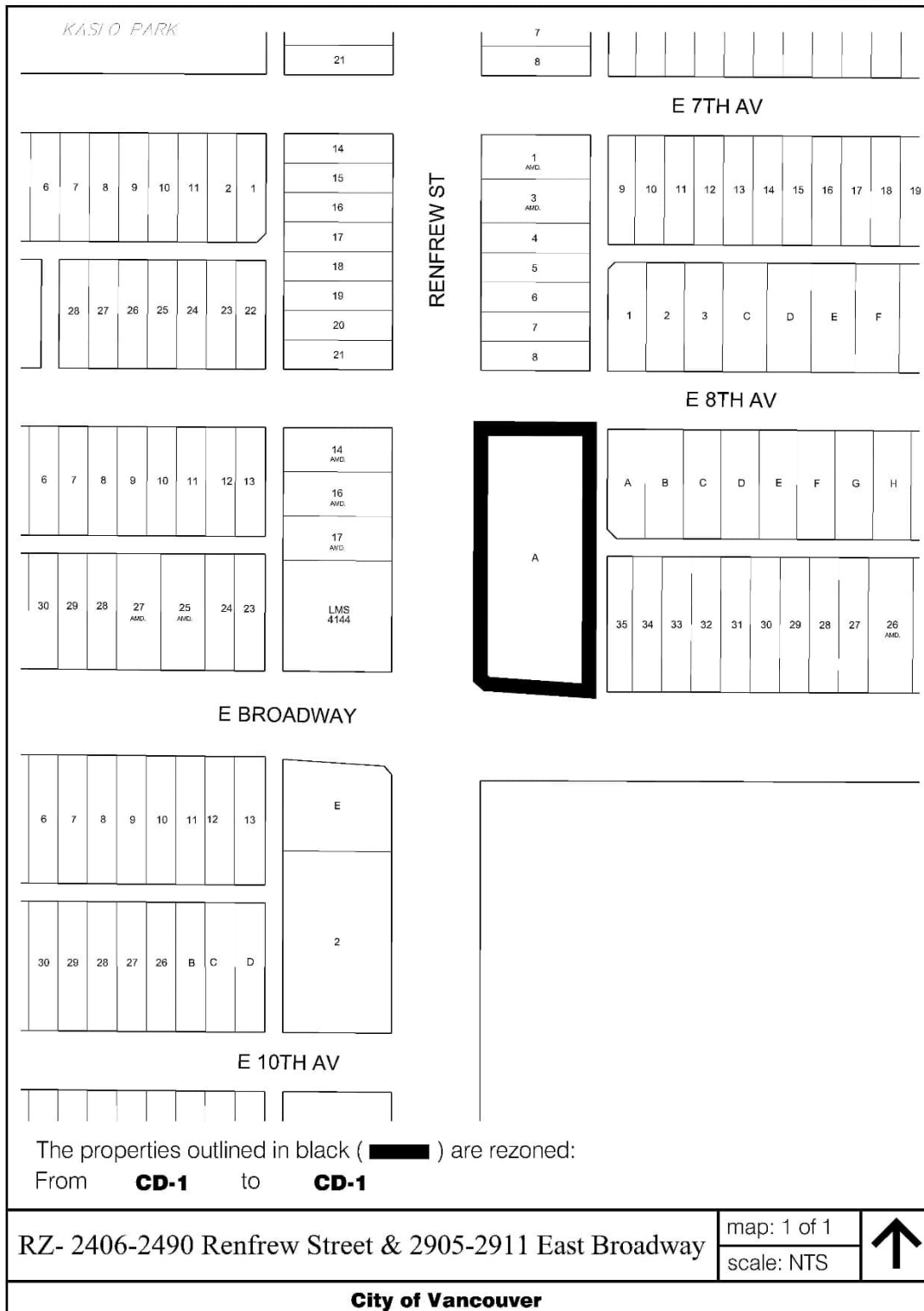
### **Building Height**

- 6.1 Building height must not exceed 97 m.
- 6.2 Despite section 6.1 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**

- 7.1 Each habitable room must have at least 1 window on an exterior wall of a building.
- 7.2 For the purposes of section 7.1 above, habitable room means any room except a bathroom or a kitchen.

**Schedule A**



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

RZ- 2406-2490 Renfrew Street & 2905-2911 East Broadway

map: 1 of 1  
scale: NTS



**City of Vancouver**

\* \* \* \* \*

## 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 Studio One Architecture, received August 25, 2025, and supplemental drawings received January 12, 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 build upon the quality and functionality of the mid-block connection.

Note to Applicant: Expand the side of the connection as much as possible (20% of the site. *Design Development Guidelines* 5.4.6.1) Ensure the pedestrian pathway is unobstructed (e.g. passenger loading at the rear). Increase the amount of planting and other animating elements. Explore ways to better integrate steps and ramps and minimize encroachments into the useable space (e.g. ground vents). See Landscape Condition 2.4.

- 1.2 Design development to expand the retail frontage along East 8th Avenue, as much as possible.

Note to Applicant: Active retail uses should be prioritized for a high-density transit-oriented area, relocate the residential amenity spaces to the rooftops.

- 1.3 Design development to provide comfortable balconies, patios and roof decks.

Note to Applicant: Refer to the *Design and Development Guidelines*, Section 2.5. All units should have access to private outdoor space with a minimum depth of 1.8 m (6 ft.) and a minimum area of 4.5 sq. m (48 sq. ft.).

- 1.4 Design development to minimize the impact of building services on the public realm.

Note to Applicant: Refer to the *Design and Development Guidelines*, Section 2.7. Surface parking/loading should be screened (DDG 2.7.3). Explore relocating the passenger parking into the footprint of the building. See Landscape Condition 2.4.

- 1.5 Design development to incorporate effective and attractive weather protection.

Note to Applicant: Refer to the *Design and Development Guidelines*, Section 3.1. Canopies should be installed 3.0 - 5.0 m (10 - 16 ft.) above grade, with a depth-to-height

ratio of approximately 7:10 to provide effective weather protection. Flexibility will be considered for sloped sites, civic buildings, heritage conservation, and awnings (DDG 3.1.1).

## Sustainability

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

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

## Housing

- 1.7 The proposed unit mix, including 69 studio units (20%), 135 one-bedroom units (40%), 128 two-bedroom units (38%), and 7 three-bedroom units (2%) is to be included in the Development Permit drawings.

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

- 1.8 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*.

- 1.9 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.

- 1.10 Indoor and outdoor amenity space requirements per Section 2.4 of the *DDG*.

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.

## Engineering

- 1.11 Provision of a Construction Management Plan directly to TransLink ([MRN@translink.ca](mailto:MRN@translink.ca)) with a copy of the correspondence provided to the City of Vancouver a minimum 8 weeks prior to the start of any construction activity.

Note to Applicant: The City of Vancouver 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 (<https://www.translink.ca/plans-and-projects/projects/roads-bridges-and-goods-movement>) 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.

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

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

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

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

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

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

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

- 1.14 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.

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

- 1.16 Arrangements to the satisfaction of the General Manager of Engineering Services and the appropriate public utility companies for pole relocation if vehicle access to the site cannot be relocated.

Note to Applicant: Vehicle access to the site must be unobstructed. Pole relocation proposals must include submitted letters from the appropriate public utility companies confirming that relocation is possible.

- 1.17 Provision of garbage and recycling storage amenity design to the satisfaction of the General Manager of Engineering Services as presented in the [Garbage and Recycling Storage Amenity Design Supplement](#).

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

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

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

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

- (i) "This plan is "**NOT FOR CONSTRUCTION**" and is to be submitted for review to Engineering Services a minimum of 8 weeks prior to the start of any construction proposed for public property. No work on public property may begin until such plans receive "For Construction" approval and related permits are issued. Please contact Engineering, Development and Major Projects and/or your Engineering, Building Site Inspector for details."
- (ii) "Tree species, final spacing, quantity and location to the satisfaction of the General Manager of Engineering Services. New trees must be of good standard, minimum 6 cm caliper, and installed with approved root barriers, tree guards and appropriate soil volumes. Installation of Engineered Soil may be required to obtain appropriate soil volumes based on site conditions. Root barriers shall be of rigid construction, 8 feet long and 18 inches deep, centre on each street tree adjacent to the sidewalk and any off-street bike facility. Planting depth of root ball must be below sidewalk grade. Contact Park Board at [pbdevelopment.trees@vancouver.ca](mailto:pbdevelopment.trees@vancouver.ca) for inspection after tree planting completion".
- (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 of Vancouver. 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 2406-2490 Renfrew Street and 2905-2911 East Broadway will be as per City-approved design”.

Note to Applicant: Callouts must be included along with the note. The required Green Infrastructure improvements for 2406-2490 Renfrew Street and 2905-2911 East Broadway are to be designed and submitted by the applicant in accordance with the City’s [Standard Green Infrastructure design details](#) for City approval.

- (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.

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

- (a) 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 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.

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

Note to Applicant: BC Hydro System Vista, Vista switchgear, pad mounted transformers, low profile transformers and kiosks as well as telecommunications kiosks are to be located on private property with no reliance on public property for placement of these features.

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

1.22 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>

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

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

For more information, please contact Engineering, Streets Design Branch at [building.grades@vancouver.ca](mailto:building.grades@vancouver.ca) or call 604-871-6373.

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

## **PART 2: CONDITIONS OF BY-LAW ENACTMENT**

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

### **Engineering**

- 2.1 Make arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for release of an Easement & Indemnity Agreement 310049M (commercial crossing) and Amendment 18262M-See 52041L (support agreement) prior to building occupancy.

Note to Applicant: This was a condition of the prior Rezoning. A letter of commitment has already been provided. Prior to building occupancy the applicant is to supply a written request to the City, a fresh title search and a copy of the documents along with executable discharge documents to affect the releases.

- 2.2 Provision of a revised statutory right-of-way (SRW) for public pedestrian use over a portion of the site, adjacent to Renfrew Street, to achieve a 5.5 m offset distance from the back of the existing curb to the building face. The SRW will be free of any encumbrance such as structure, stairs, planter walls, and mechanical vents at grade and is to accommodate the underground parking structure within the SRW agreement.

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.

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.

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

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

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

Note to Applicant: Based on the confirmed Fire Underwriter’s Survey Required Fire Flows and domestic flows submitted by Crues Engineering Ltd. dated July 9th, 2025 no water main upgrades are required to service the development.

The main servicing the proposed development is 200 mm along East 8th Avenue, 200 mm along Renfrew Street or 300 mm along East Broadway. 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 upgrading. The maximum water service connection size is 300 mm.

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

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

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

Local Servicing Upgrade:

- (i) Extend 40 m of 200 mm sanitary on East Broadway from MH411430 at intersection of the lane east of Renfrew Street and East Broadway to site frontage to provide service connection for site sanitary services.
- (ii) Extend 40 m of 200 mm Storm on East Broadway from MH411431 at intersection of the lane east of Renfrew Street and East Broadway to site frontage to provide service connection for site storm services.

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

Developer's Engineer to submit design brief, calculations and/or model, and design drawings to the City. All submittals including Issued for Construction (IFC) drawings are required to be reviewed and accepted by the City Engineer prior to building permit issuance.

Development to be serviced to the existing 200 mm Sanitary and 200 mm Storm sewers in East Broadway.

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.

Note to Applicant: The City of Vancouver Council has approved a Vancouver Building Bylaw change that has taken effect on January 1st, 2026. This site will be required to comply with these requirements. More information is available at [vancouver.ca/rainwater](http://vancouver.ca/rainwater).

- (c) Provision of street improvements with appropriate transitions, along East Broadway adjacent to the site, including:
- (i) Minimum 1.2 m wide front boulevard;
  - (ii) Minimum 3.0 m wide broom finish saw-cut concrete sidewalk;
  - (iii) Relocation of the hydro pole guy wire (near the lane) to outside of the new sidewalk;
  - (iv) Curb and gutter, including road reconstruction as required to accommodate the new curb and gutter;
  - (v) Corner curb ramp.

Note to Applicant: The City will provide a geometric design for all of these street improvements.

- (d) Provision of street improvements with appropriate transitions, along Renfrew Street adjacent to the site, including:
- (i) Minimum 3.0 m wide broom finish saw-cut concrete bus passenger boarding island;
  - (ii) Type E curb between the bus passenger boarding island and bike lane;
  - (iii) Minimum 2.0 m wide raised asphalt protected bike lane;
  - (iv) Minimum 1.2 m wide front boulevard;

- (v) Minimum 3.0 m wide broom finish saw-cut concrete sidewalk adjacent to ground floor commercial uses;
- (vi) Corner curb ramps;
- (vii) Curb and gutter, including relocation of the existing catch basin, and road reconstruction as required to accommodate the curb and gutter;
- (viii) Removal of the existing center median for approximately half of the block;
- (ix) Removal existing painted lane lines for southbound and northbound vehicle traffic along the 2400 block of Renfrew Street and installation of new painted lane lines, including through the intersection.
- (x) Full-depth road reconstruction from curb to median;

Note to Applicant: Road reconstruction on Renfrew Street to meet City higher zoned, arterial, and bus lane standards.

- (e) Provision of street improvements, and appropriate transitions, along East 8th 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, including road reconstruction as required to accommodate the new curb and gutter;
  - (iv) Full-depth road reconstruction from curb to curb;

Note to Applicant: Road reconstruction on East 8th Avenue to meet City higher zoned standards.
- (f) Provision of street improvements with appropriate transitions, along the lane east of Renfrew Street adjacent to the site, including:
  - (i) Full depth pavement reconstruction;  

Note to Applicant: Lane reconstruction to meet City “Higher-Zoned Lane” standards with a center valley cross section. 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.
  - (ii) Relocation of the two existing catch basins to the centerline of the laneway;
  - (iii) New standard concrete lane crossing, with new lane returns and ramps on both sides, at the lane entrance on East 8th Avenue and East Broadway.

- (g) Provision Green Infrastructure improvements to the satisfaction of the General Manager of Engineering Services, including:
- (i) Installation of a rainwater tree trench (RTT) along Renfrew Street adjacent to the site, to treat and retain 90% of average annual rainfall from the right-of-way (RoW) 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 or bike lane 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.
- Building foundation design should take green infrastructure into consideration to protect the foundation from potential impacts caused by infiltration.

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

- (h) Provision of upgraded street lighting (roadway and sidewalk) to current City standards and IESNA recommendations.
- (i) Provision of Renfrew Street and East 8th Avenue entire intersection street lighting upgrade to current City standards and IESNA recommendations.
- (j) Provision of new or replacement duct banks that meets current City standard.

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

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

- (k) Provision of street trees where space permits.

Note to Applicant: Final spacing, quantity and location to the satisfaction of the General Manager of Engineering Services. Tree species to the approval of the City Arborist. Street tree planting to include appropriate soil volumes and approved root barriers of rigid construction, 8 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.

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

### **Landscape**

- 2.4 Provision of a surface Statutory Right of Way (SRW) to the satisfaction of the Director of Planning and Director of Legal Services over the proposed mews between the two buildings connecting Renfrew Street to the lane intended for public access and use.

Note to Applicant: Provide drawings indicating the extents of the SRW. The dimensions are to be determined through the Development Permit process but should be consistent with this Rezoning Application.

### **Housing**

- 2.5 Make arrangements to the satisfaction of the General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services to enter into a Housing Agreement and a Section 219 Covenant to secure all residential units as secured market rental housing units, excluding Seniors Supportive or Independent Living Housing, pursuant to the City's Rupert and Renfrew Station Area Plan, for a term equal to the longer of 60 years and the life of the building, subject to a no-separate-sales covenant and a no-stratification covenant, a provision that none of such units will be rented for less than 90 consecutive days at a time, and such other terms and conditions as the General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services may require.

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

### **Public Art**

- 2.6 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 B1 (time-limited): 60% cash-in-lieu of Art.

Applications eligible for Option B1 are limited to all current and in-stream rezoning applications referred by Council as of December 10, 2025 and prior to July 31, 2026.

Please contact Public Art staff at [publicart@vancouver.ca](mailto:publicart@vancouver.ca) to discuss your application or to set up a meeting to discuss the options further.

## Environmental Contamination

2.7 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 REPEAL CD-1 (846) 2406-2484 RENFREW STREET  
BY-LAW NO. 13625**

Council repeals CD-1 (846) By-law No. 13625.

**DRAFT AMENDMENT TO THE SIGN BY-LAW NO. 11879**

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

“2406-2490 Renfrew Street and 2905-2911 East Broadway [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 #] 2406-2490 Renfrew Street and 2905-2911 East Broadway”

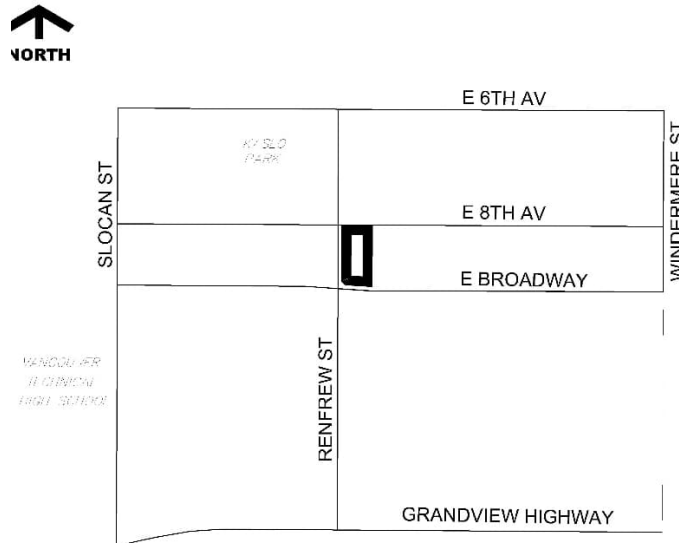
\* \* \* \* \*

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

Approximately 684 page views were recorded. A total of 31 comments were received with six comments in support for housing and density, and 23 expressing concerns about building height, strain on infrastructure, and increased traffic congestion.

<b>Event</b>	<b>Date(s)</b>	<b>Details</b>
<b>Webpage published</b>	December 2, 2025	<a href="https://www.shapeyourcity.ca/2406-2484-renfrew-st-1">https://www.shapeyourcity.ca/2406-2484-renfrew-st-1</a>
<b>Postcard mailed</b>	January 29, 2026	770 notices mailed (approximate)
<b>Site sign installed</b>	January 9, 2026	n/a
<b>Online comment form</b>	December 2025 to April 2026	31 submissions <ul style="list-style-type: none"> <li>• 6 responses support</li> <li>• 23 responses opposed</li> <li>• 2 responses mixed</li> </ul>
<b>Question and Answer (Q&amp;A) period (2 weeks)</b>	January 28, 2026 to February 10, 2026	4 submissions
<b>Other input (phone calls, direct emails, etc.)</b>	December 2, 2025 to April 16, 2026	0 submissions
<b>Total webpage views</b>	December 2, 2025 to April 16, 2026	684 page views
<b>Total Submissions (Comments submitted + questions asked + other input methods)</b>		35 submissions

Map of Notification Area



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

Areas of support:

- **Housing:** Support was expressed for the increased housing stock in the area.
- **Density:** Respondents expressed support for the increased building height, noting that it is appropriate for the area and aligns with policies encouraging growth near transit.

Areas of concern:

- **Building Height:** Respondents raised strong concerns that the proposed height is out of scale with the surrounding low-rise neighbourhood, and could negatively affect sunlight, views, and neighbourhood character.
- **Infrastructure and Services:** Respondents expressed concern that existing schools, community centres, parks, childcare, recreation facilities, and health services are at capacity and would not be able to support additional population without significant upgrades.
- **Traffic and Congestion:** Respondents noted that increased density could worsen existing traffic congestion, parking shortages, and circulation challenges, particularly given limited road capacity in the area.

### Response to Public Comments

- **Building Height:** This proposal meets the intent of the *Rupert and Renfrew Station Area Plan*. At this location, the *Plan* allows up to 31-storey mixed-use buildings consisting of market rental housing. In addition, the proposal does not shadow any public parks, public schools, village high streets, or impede any public views. Staff have reviewed the proposal's height and scale within the neighbourhood and consider the proposal appropriate given the site is located at a prominent intersection.

- **Infrastructure and Services:** The *Rupert and Renfrew Station Area Plan* contains a number of policies that support the upgrading of schools, community centres, parks, recreation facilities, as well as securing new childcare facilities and public spaces. These policies are in place to ensure that existing infrastructure, services, and amenities are able to support the future population of the neighbourhood.
- **Traffic and Congestion:** The proposal's parking will be required to meet the Parking By-law and will be reviewed at Development Permit stage. The site is located along Renfrew Street, which is supported by TransLink's Frequent Transit Network. In addition, the site is located within 400 m of the Renfrew Skytrain Station, as well as the Central Valley Greenway, which acts as a prominent pedestrian and cycle route. The proposal will deliver street improvements such as new sidewalks, a paved alleyway, raised asphalt for a protected bike lane, as well as street lighting in order to support pedestrian access and safety.

\* \* \* \* \*

## APPENDIX E

### HOUSING

#### Housing Data

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

Housing Type	Category	10-year Targets <sup>1, 2</sup>	Units Approved Towards Targets <sup>3</sup>
<b>Purpose-Built Rental Housing Units<sup>3</sup></b>	Market Rental	30,000	19,996 (67 %)
	Developer-Owned Below Market Rental	5,500	2,892 (53 %)
	Total	35,500	22,888 (64 %)

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

**Figure 2: Market Rents in Newer Eastside Buildings, Costs of Ownership and Household Income Served**

		Newer Rental Buildings Eastside		Monthly Costs of Ownership for Median-Priced Apartment – Eastside (with 20% down payment)		
Unit	Proposed Average Unit Size	Average Market Rent <sup>1</sup>	Average Household Income Served <sup>3</sup>	Monthly Costs of Ownership <sup>2</sup>	Average Household Income Served <sup>3</sup>	Down-Payment at 20%
<b>Studio</b>	43.7 sq. m	\$1,965	\$78,600	\$2,623	\$104,920	\$88,000
<b>1-bed</b>	51.7 sq. m	\$2,224	\$88,960	\$3,295	\$131,800	\$115,000
<b>2-bed</b>	79.0 sq. m	\$2,979	\$119,160	\$4,748	\$189,920	\$164,888
<b>3-bed</b>	101.1 sq. m	\$3,420	\$136,800	\$6,822	\$272,880	\$248,000

1. Data from the October 2025 CMHC Rental Market Survey for apartments in purpose-built rental buildings completed in the year 2016 or later on the Eastside of Vancouver
2. Based on the following assumptions: median of all BC Assessment 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) Incomes are estimated based on rents or monthly ownership costs at 30% of income.
3. Incomes are estimated based on rents or monthly ownership costs at 30% of income.

\* \* \* \* \*

**APPENDIX F**  
**PUBLIC BENEFITS**

City-wide DCL <sup>1,2</sup>	\$5,283,071
Utilities DCL <sup>1</sup>	\$3,252,138
Public Art <sup>3</sup>	\$523,968
<b>TOTAL</b>	<b>\$9,059,176</b>

**Other Benefits** (non-quantifiable components): 339 market rental housing units, secured for the greater of 60 years and the life of the building.

<sup>1</sup> Based on rates in effect as of December 10, 2025 and the proposed 23,720 sq. m (255,320 sq. ft.) of residential floor area and 865 sq. m (9,310 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.

<sup>3</sup> 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.

\* \* \* \* \*

**APPENDIX G**

**REZONING APPLICATION SUMMARY**

**Property**

Address	Parcel Identifier (PID)	Legal Description
2406-2490 Renfrew Street and 2905-2911 East Broadway	031-886-019	Lot A Block 26 North 1/2 of Section 36 Town of Hastings Suburban Lands Group 1 New Westminster District Plan EPP124751

**Applicant Team**

<b>Applicant</b>	Easthill Development Limited Partnership
<b>Developer</b>	Easthill Development Limited Partnership
<b>Architect</b>	Studio One Architecture
<b>Property Owner</b>	2406 Renfrew Development (BT) Ltd.

**Statistics**

	Permitted Under Existing Zoning	Proposed
<b>Zoning</b>	CD-1 (846)	A new CD-1
<b>Site Area</b>	3,276.2 sq. m (35,265 sq. ft.)	3,276.2 sq. m (35,265 sq. ft.)
<b>Land Use</b>	Mixed-use	Mixed-use
<b>Maximum FSR</b>	4.10	7.50
<b>Maximum Height</b>	48.6 m (159 ft.)	97 m (318 ft.)
<b>Floor Area</b>	13,433 sq. m (144,588 sq. ft.)	24,585 sq. m (264,630 sq. ft.)
<b>Unit Mix</b>	47 studio units 71 1-bedroom 57 2-bedroom 5 3-bedoom <b>180 Total</b>	69 studio units 135 1-bedroom 128 2-bedroom 7 3-bedoom <b>339 Total</b>
<b>Natural Assets</b>	15 on-site trees 3 off-site street trees	Remove 15 on-site trees Retain 3 off-site street trees Proposing 19 on-site trees Proposing 4 off-site street trees (Final numbers to be confirmed at development permit stage)