



COUNCIL REPORT

Report Date: June 23, 2026
Contact: Sarah Cranston
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RTS No.: 19719
VanRIMS No.: 08-2000-20
Meeting Date: July 14, 2026
[Submit comments to Council](#)

TO: Vancouver City Council
FROM: General Manager of Planning, Urban Design and Sustainability
SUBJECT: CD-1 Rezoning: 1088 West 12th Avenue

Recommendations

- A. THAT the application by PC Urban Properties Corporation, on behalf of Keefer Holdings Ltd., the registered owners of the lands located at 1088 West 12th Avenue [*Lots 1 to 5 Block 415 District Lot 526 Plan 1276; PIDs 011-659-335, 011-659-378, 011-659-416, 011-659-467 and 011-659-491, respectively*] to rezone the lands from R3-3 (Residential) District to CD-1 (Comprehensive Development) District, to increase the maximum floor space ratio (FSR) from 3.0 to 6.9 and increase the maximum building height from 27.5 m (90 ft.) to 81 m (265 ft.) to permit the development of a 26-storey mixed-use rental building with 20% of the residential floor area for below-market rental units, be approved in principle;
- FURTHER THAT the draft CD-1 By-law, prepared in accordance with Appendix A, be approved in principle;
- FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by Francl Architecture, received August 7, 2024, and resubmission drawings received November 20, 2025;
- AND FURTHER THAT the above approvals be subject to the Conditions of Approval contained in Appendix B.
- B. THAT subject to approval in principle of the rezoning and the Housing Agreement described in Part 2 of Appendix B, the Director of Legal Services be instructed to prepare the necessary Housing Agreement By-law for enactment prior to enactment of the CD-1 By-law, subject to such terms and conditions as may be required at the discretion of the Director of Legal Services and the General Manager of Planning, Urban Design and Sustainability.

- C. THAT subject to approval of the CD-1 By-law, the application to amend the Sign By-law to establish regulations for the CD-1, generally as set out in Appendix C, be approved.
- D. THAT subject to approval of the CD-1 By-law, the Noise Control By-law be amended to include this CD-1, generally set out in Appendix C;

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

- E. THAT 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 1088 West 12th Avenue from R3-3 (Residential) District to CD-1 (Comprehensive Development) District. The proposal is for a 26-storey mixed-use building with 304 rental units, with 20% of the floor area for below-market rental units, and commercial uses 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 the *Broadway Plan*. The General Manager of Planning, Urban Design and Sustainability recommends approval in principle subject to conditions contained in Appendix B.

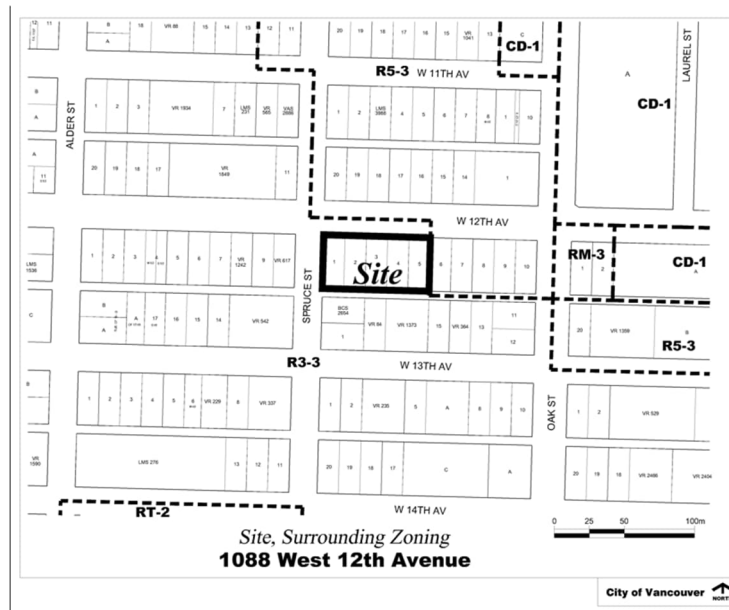
Context and Background

1. Site and Context

The subject site is comprised of five parcels, located on the southeast corner of West 12th Avenue and Spruce Street (see Figure 1) in the Fairview neighbourhood. The properties contain a three-storey residential building with 65 existing rental units.

The surrounding neighbourhood consists of a mix of purpose-built rental and strata buildings, up to four storeys in height. The neighbourhood also includes institutional uses, including the Vancouver General Hospital which is one block east of the subject site. The neighbourhood is undergoing change with future redevelopment per the *Broadway Plan (Plan)* and Skytrain extension. The future Oak-VGH SkyTrain Station will be located 600 m to the northeast.

Figure 1: Site and Surrounding Zoning



2. Policy Context

- Vancouver Official Development Plan:** The land use and height is consistent with the Generalized Land Use (GLU) designation of Residential High-Rise 1, which permits residential uses and compatible non-residential uses up to 26 storeys.
- Broadway Plan:** This site is located in Fairview South – Area A (FSOA) sub-area 9.9 of the *Plan*. The policy permits consideration of redevelopment for a range of housing tenures up to 20 storeys and 6.5 FSR.

The *Plan* allows consideration of minor increases in height and density (approximately 0.3 FSR for tower forms) for delivery of ground floor local-serving retail/service uses or childcare. The *Plan* also permits additional building height of up to six storeys for sites with a frontage greater than 45.7 m (150 ft.). As the subject site has 76.2 m (250 ft.) of frontage along West 12th Avenue, the new development is eligible for additional building height for a maximum of 26 storeys.

- 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

Original Proposal

On August 7, 2024, the applicant submitted a rezoning application for a 24-storey mixed-use rental building with a six-storey podium, including 295 rental units (20% below-market) and ground floor commercial uses. A building height of 74 m (243 ft.) and a floor space ratio (FSR) of 6.8 were proposed (Figure 2). Public engagement was undertaken on this iteration of the proposal.

Current Proposal

On December 13, 2024, Council approved updates to the *Plan*, including increased building heights of up to 26 storeys on large sites.

On November 20, 2025, the applicant submitted resubmission drawings in keeping with the updates to the *Plan*, and in response to staff review. The revised proposal seeks an increase in building height from 24 to 26 storeys, and a slight increase in density from 6.8 to 6.9 FSR, and a decrease in podium height from six to five storeys.

The revised proposal is for a 26-storey mixed-use rental building with a five-storey podium, including 304 rental units (20% below-market) and ground floor commercial uses. A building height of 81 m (265 ft.) and a FSR of 6.9 is proposed. Two levels of underground parking will be accessed from the lane.

Figure 2: Original Proposal of 24 storeys (Perspectives of the revised proposal were not received)



2. Form of Development

This application proposes a 26-storey tower with a five-storey podium with ground-level commercial use. The proposed built form generally meets the *Plan's* form of development expectations, with deviations summarized in the table below. Staff have included conditions in Appendix B to further refine and improve the form of development at the development permit stage.

Table 1: Urban Design Analysis Summary

Issue	Policy	Proposal	Impacts	Outcomes
Density	6.8 FSR	6.9 FSR	N/A	The proposal complies with the permitted maximum building height of 26 storeys. The minor increase in density facilitates larger commercial retail units and more efficient floor plates. This increase is modest in scale and does not unduly impact building massing, urban design outcomes, or create development limitations to neighbouring properties.
Building Form / Massing	Tower form on a four-storey podium. 603 sq. m (6,500 sq. ft.) tower floor plate	Tower form on a five-storey podium. 687 sq. m (7,400 sq. ft.) tower floorplate.	Quality of public realm interface. Building bulk.	Due to the large site frontage, a taller podium and larger floor plate are necessary to accommodate the density. The podium provides extra setbacks on the fifth storey to minimize the perceived massing and maintain four storey street wall. The proposed floor plate is within the ranges that does not unduly constrain neighbouring tower development sites.
Setbacks	3.6 m (12 ft.) underground setback from all property lines.	1.2 m (4 ft.) underground setback along west property line.	Insufficient space for urban tree canopy. Impacts to natural water and soil systems.	Refer to condition 1.1 in Appendix B to improve the underground setback along the west property line.

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

Natural Assets: The *Urban Forest Strategy* and the Protection of Trees By-law were used to evaluate the proposal. A total of 18 on-site trees, including one tree shared with the City, are proposed for removal. Approximately 44 new on-site trees and six City-owned trees are proposed. The final numbers of trees are confirmed at the development permit stage. See Appendix B for landscape and tree conditions.

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 304 units to the City's inventory of rental housing, including 246 market rental units and 58 below-market rental 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 34% two and three-bedroom units thereby not meeting the Broadway Plan which requires a minimum of 35% family units, including a minimum of 25% two-bedroom and 10% three-bedroom units. A condition of approval and a provision in the CD-1 By-law has been included to ensure the project meets the minimum unit mix requirements in both the market rental and below-market rental portions.

Average Rents and Income Thresholds: The proposed market rental and below-market rental units will provide housing options that are significantly more affordable than average home ownership costs, as shown in Figure 2, Appendix E. If approved, starting rents for the below-market units will be 20% less the city-wide average market rents at the time of initial tenancy, and upon unit turnover.

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

Security of Tenure: All 304 units 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 no less than 20% of the residential floor area for below-market units.

Tenants: The rezoning site contains 65 units of primary rental housing. Of the 65 existing residential tenancies, 58 are eligible under the City's *Tenant Relocation and Protection Policy (TRPP)*.

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

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

4. Transportation and Parking

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

5. Public Input

Public input primarily included mailed postcards, a site sign, a webpage with a digital model, an online comment form, and question and answer (Q&A) period. Refer to the application webpage at <https://www.shapeyourcity.ca/1088-w-12-ave>.

In total, approximately 91 submissions were received. Comments supported the new rental housing, the proposed density given proximity to transit and VGH, and new commercial retail space. Concerns included impacts on neighbourhood character, height, density and massing, affordability and tenant displacement, and that the project would cause overburdened infrastructure. 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 \$2,802,348 based on rates in effect as of December 10, 2025. The value of the DCL waiver for the residential floor area is estimated to be \$4,148,022.
- **Community Amenity Contributions (CAC):** Real Estate Services staff have determined that based on the cost of securing the market rental and below-market rental housing, no CAC is anticipated.
- **Public Art:** The public art contribution is estimated to be \$426,740 based on the current (2016) rate.

Financial Implications

This project is expected to provide 304 rental units, with a minimum of 20% of the residential floor area secured at below-market rates, DCLs as well as a public art contribution. See Appendix 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 *Broadway Plan*. The General Manager of Planning, Urban Design and Sustainability recommends approval in principle of the CD-1 By-law in Appendix A, subject to conditions contained in Appendix B.

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APPENDIX A
1088 West 12th Avenue
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.

Definitions

2. 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 6.5 of this by-law; and
 - (b) "Below-market Rental Dwelling Units" means dwelling units that meet the requirements of approved Council policies and guidelines for below-market rental housing, as secured by a housing agreement and registered on title to the property.

Uses

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

Conditions of Use

- 5.1 A minimum of 20% of the total dwelling unit area must be below-market rental dwelling units.
- 5.2 The design and layout of at least 35% of the total number of below-market rental dwelling units and at least 35% of the total number of other dwelling units must:
- (a) be suitable for family housing; and
 - (b) have 2 or more bedrooms, of which:
 - (i) at least 25% of the total dwelling units must be 2-bedroom units; and
 - (ii) at least 10% of the total dwelling units must be 3-bedroom units.
- 5.3 No portion of the first storey of a building, to a depth of 10.7 m from the front wall of the building and extending across its full width, may be used for residential purposes except for entrances to the residential portion.
- 5.4 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;
 - (e) restaurant; and
 - (f) retail – limited food service,

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 2,902 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 6.9.
- 6.3 The total floor area for commercial uses must be a minimum of 270 m².

- 6.4 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.
- 6.5 Computation of floor area and dwelling unit area must exclude:
- (a) balconies and decks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, provided that:
 - (i) the total area of these exclusions must not exceed 12% of the permitted floor area; and
 - (ii) the balconies must not be enclosed for the life of the building;
 - (b) patios and roof decks, if the Director of Planning considers the impact on privacy and outlook;
 - (c) floors or portions thereof that are used for:
 - (i) off-street parking and loading located at or below base surface, provided that the maximum exclusion for a parking space does not exceed 7.3 m in length;
 - (ii) bicycle storage; and
 - (iii) heating and mechanical equipment, or uses that the Director of Planning considers similar to the foregoing.
 - (d) entries, porches, verandahs and covered circulation if the Director of Planning first approves the design;
 - (e) all residential storage area above or below base surface, except that if residential storage area above base surface exceeds 3.7 m² per dwelling unit, there will be no exclusion for any of the residential storage area above base surface for that unit; and
 - (f) all storage area below base surface for non-dwelling uses.
- 6.6 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.
- 6.7 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

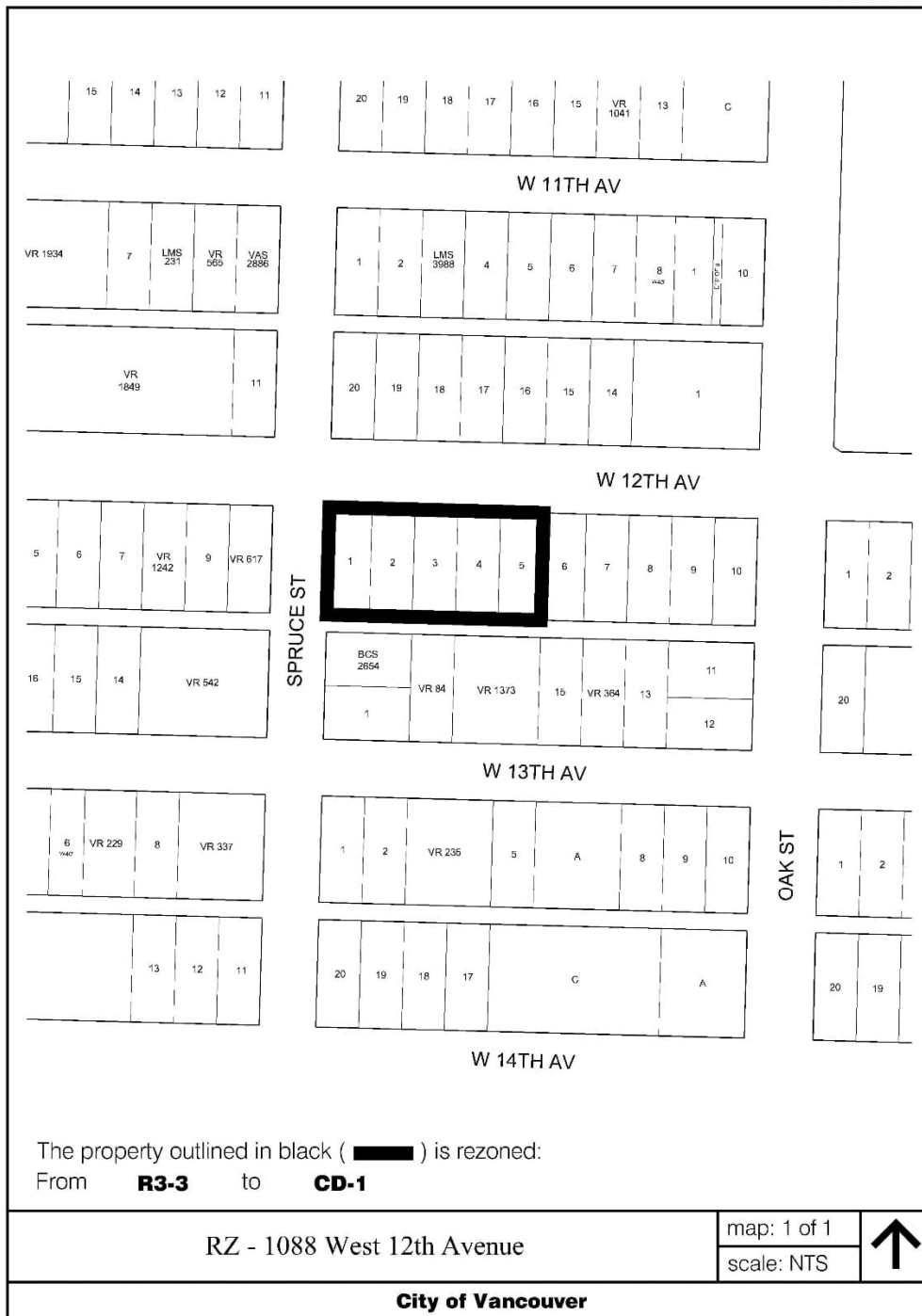
- 7.1 Building height must not exceed 81 m.

- 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.
- 7.3 Despite sections 7.1 and 7.2, no part of the development is permitted to protrude into the emergency helicopter flight path requirements for the Vancouver General Hospital.

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



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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 Francl Architecture, received August 7, 2024, and resubmission drawings received November 20, 2025.

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

Urban Design

- 1.1 Design development to improve the quality of the public realm interface along Spruce Street.

Note to Applicant: Underground parking structures should be setback from the exterior side property line by approximately 3.6 m (12 ft.) to 2.4 m (8 ft.) to ensure adequate soil depth for healthy trees.

- 1.2 Design development to improve the livability of the dwelling units.

Note to Applicant: Refer to the High-Density Housing for Families with Children Guidelines (Section 4.3.2). Ensure all units have access to private outdoor space.

- 1.3 Design consideration to improve the corner expression.

Note to Applicant: Refer to the Broadway Plan Section 11.4.8. Building form, massing and design should reduce the apparent scale of the building. This can be achieved by converting the solid wall on the west elevation to a transparent element.

- 1.4 Demonstrate that no portion of the building encroaches into the required flight path for helicopters accessing the Vancouver General Hospital (VGH) emergency heliport.

Note to Applicant: This may include written confirmation from VGH.

Landscape

- 1.5 Design development to provide additional replacement specimen trees within the “urban plaza” and along West 12th Avenue within the underground setback area to compensate for the loss of significant trees at this site.

Note to Applicant: Provide further consideration of programming and a more refined landscape design in the plaza. The plaza should have a greater proportion of planting areas, including feature landscaping while maintain a functional balance of hard and softscape areas. This will create a more inviting seating area, improve the public realm interface, and achieve the intent of the setback areas. Refer to sections 11.4.8 and

19.3.1 of the Broadway Plan.

1.6 At time of development permit:

- (a) Provision of a detailed landscape plan illustrating soft and hard landscape designs for the complete site, including rooftops (where applicable);

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

- (b) Provision of detailed architectural and landscape cross sections (minimum 1/4 inch scale) through common open spaces, rooftop areas, semi-private patio areas and planers, and all tree protection zones,

Note to Applicant: The sections should illustrate the slab design and location, the soil profile, tree root ball, tree canopy and any associated landscaping. For private patios and amenity areas, illustrate and dimension planters on slab, planter sizes (inside dimension), soil, root ball, retaining walls, steps, patios and portions of the adjacent building, such as residential units or amenity rooms.

- (c) Coordination for the provision of new street trees or any proposed City owned tree removals adjacent to the development site, where applicable.

Note to Applicant: New street trees to be shown and confirmed on the development permit plans. Contact Engineering (604-871-6131) to confirm tree planting locations and Park Board (pbdevelopment.trees@vancouver.ca) for tree species selection and planting requirements.

Provide a notation on the plan as follows, "Final spacing, quantity and tree species to the satisfaction of the General Manager of Engineering Services. New trees must be of good standard, minim 6 cm caliper, and installed with approved root barriers, tree guards and appropriate soil. Rot barriers shall be 8 feet long and 18 inches deep. Planting depth of root ball must be below sidewalk grade. Call Park Board for inspection after tree planting completion".

- (d) Provision of confirmed trenching locations for utility connections, avoiding conflict with tree root zones and addition of the following note:

"Trenching for utility connections to be coordinated with Engineering Department to ensure safe root zones of retained trees. Methods of tree protection for street trees to be approved by Park Board Urban Forestry".

Note to Applicant: Methods of tree protection for street trees (as approved by Park Board Urban Forestry) to be shown on plan. Relocation of trenching locations are required if in conflict with tree protection. Two separate applications must be applied for: A commercial water permit and another commercial sewer permit. Please contact

Engineering services as soon as possible to begin the process for confirming the trenching locations for Sewer and for Water.

Sustainability

- 1.7 All new buildings in the development will meet the requirements of the *Green Buildings Policy for Rezoning*s (amended July 25, 2023) 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

- 1.8 The proposed unit mix, including 79 studio units (25.99%) 116 one-bedroom units (38.16%), 79 two-bedroom units (25.99%) and 30 three-bedroom units (9.87%) is to be revised in the Development Permit drawings to achieve at least 10% three-bedroom units and 25% two-bedroom units, separately in both the market rental and below-market portions.

Note to Applicant: Any changes in the unit mix from the rezoning application may be varied under the discretion of the Director of Planning or Development Permit Board provided that it does not go lower than 35% of the market rental units and 35% of the below-market rental units, designed to be suitable for families with children, of which at least 25% must be two-bedroom units and at least 10% must be three-bedroom units.

Note to Applicant: The proposed market rental and below-market rental unit mix should be designed to accommodate returning tenants exercising the Right of First Refusal to return to the new building. Returning tenants must be offered a unit appropriate to their household as defined by the CMHC National Occupancy Standard, as outlined in the Tenant Relocation and Protection Policy and TRPP Bulletin, at below-market rents or existing rents, as applicable. See Condition 2.12.

- 1.9 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 appropriate in size for the scale of the project and situated to maximize sunlight access (Sections 3.3.2, 3.4.3);
- (b) A minimum of 2.3 sq. m (25 sq. ft.) of bulk storage for each dwelling unit (Section 4.4.2);

Note to Applicant: Provide confirmation that all units have bulk storage, with preference for in suite storage for all family units.

- (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 (Section 4.3.2).

- 1.10 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

- 1.11 Submission of letter prior to Development Permit Issuance confirming acknowledgement that this application falls within the area with potential impacts due to the Broadway Subway Project construction and that you have contacted the Rapid Transit Office for more detailed information.

Note to Applicant: Please contact the City of Vancouver Rapid Transit Office (RapidTransitOffice@vancouver.ca) for more information on impacts to access and street use for your project.

- 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 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 to acquire the project's permissible street use after Building Permit issuance.

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

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

- 1.14 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 Provision of garbage and recycling storage amenity design to the satisfaction of the General Manager of Engineering Services.

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

Amenities designed below grade require written confirmation from a waste hauler that access and pick up from the location can be made 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 to 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.

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

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

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

- (b) Existing locations of:

- (i) Street furniture; and

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

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

- (ii) Poles and guy wires.

Note to Applicant: Poles and guywires that are to be removed or relocated must be called out and the existing and proposed locations shown.

- (c) Deletion of:
 - (i) Proposed rock garden that is shown encroaching onto City property;
Note to Applicant: See drawings A1-103 and L1-104.
 - (ii) Proposed pavers and non-standard sidewalk treatments on City property;
- (d) All proposed streetscape materials on City property to be City standard materials.
Note to Applicant: deviations from the standard streetscape materials must be justified in a report and approved by the City prior to DP application. Encroachment agreements may be required for non-standard streetscape materials on City property.

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

- 1.18 Provision of loading spaces, per the [Parking By-law Section 5](#) and the [Design Supplement](#), including convenient, internal, stair-free loading access to/from all site uses.

Note to Applicant: Council approved amendments to the Parking By-law for loading rates and design requirements. These requirements will apply to site development permits following this rezoning.

- 1.19 Update the architectural plans to provide:

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

Note to Applicant: Refer to: <https://bylaws.vancouver.ca/Bulletin/parking-loading-design-supplement-bulletin.pdf>.

- 1.20 Provision of a Final Hydrogeological Study which meets the requirements of the Groundwater Management Bulletin <https://guidelines.vancouver.ca/bulletins/bulletin-groundwater-management.pdf>.

Note to Applicant: A revised version of the Groundwater Management Bulletin was

released on November 1, 2024 and includes the Broadway Plan area.

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

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

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

- 1.22 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.

- 1.23 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>

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

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

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

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

PART 2: CONDITIONS OF BY-LAW ENACTMENT

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

Engineering

- 2.1 Provision of a natural watercourse agreement.

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

- 2.2 Make arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for consolidation of Lots 1 to 5, all of Block 415, District Lot 526, Plan 1276 to create a single parcel.

- 2.3 Make arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for the release of Easement & Indemnity Agreement 64802H (commercial crossing).

- 2.4 Provision of a statutory right-of-way (SRW) for public pedestrian use over a portion of the site, adjacent to West 12th Avenue, 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 with final SRW width is required.

- 2.5 Provision of a Services Agreement to detail the on- 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 for the services is provided. The timing for the delivery of the Services shall be determined by the General Manager of Engineering Services in his sole discretion and holds shall be placed on such permits as deemed necessary in his sole discretion. Except as explicitly provided for in Condition 2.6 (a) and (b), the Services are not excess and/or extended services, and the applicant is not entitled to a Latecomer Agreement.

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

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

Note to Applicant: Based on the confirmed Fire Underwriter's Survey Required Fire Flows and domestic flows submitted by Aplin & Martin Consultants Ltd. dated November 20, 2025, no water main upgrades are required to service the development.

The main servicing the proposed development can either be the 150 mm watermain on West 12th Avenue, or the 300 mm watermain on Spruce Street. Should the development require water service connections larger than 150 mm on West 12th Avenue, 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 upgrade. 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 to the aforementioned bylaw will be required. The developer is responsible for 100% of the cost of this upgrade.

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

Note to Applicant: Implementation of development(s) at 1088 West 12th Avenue does not require any sewer upgrades.

Development to be serviced to the existing 375 mm combined sewer in West 12th Avenue.

Note to Applicant: The City of Vancouver Council has approved a Vancouver Building Bylaw change that will go into effect on January 1st, 2026. The onsite rainwater release rate requirement is anticipated to be 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.

- (c) Provision of street improvements with appropriate transitions, along West 12th Avenue adjacent to the site, including:
- (i) Minimum 2.0 m wide front boulevard;
 - (ii) Minimum 3.0 m wide broom finish saw-cut concrete sidewalk;
 - (iii) Corner curb ramp; and
 - (iv) Curb and gutter, including road reconstruction as required to accommodate the new curb and gutter.

Note to Applicant: Road reconstruction on West 12th Avenue to meet City "Higher Zoned Street" standards.

- (d) Provision of street improvements with appropriate transitions, along Spruce Street adjacent to the site, including:
- (i) Minimum 3.0 m wide broom finish saw-cut concrete sidewalk;
 - (ii) Corner curb ramp;
 - (iii) 50 mm depth mill and inlay from curb to curb on Spruce Street along the site's frontage; and
 - (iv) Relocate existing catch basin on Spruce Street near the intersection of West 12th Avenue to align with the new curb return;

Note to Applicant: Final design of these street improvements to follow the Broadway Public Realm Plan.

- (e) Provision of street improvements with appropriate transitions, along the lane south of 12th Avenue, adjacent to the site, including:
- (i) New standard concrete lane crossing, new curb returns and curb ramps at the existing lane entry at Spruce Street; and
 - (ii) 125 mm mill and overlay asphalt pavement along the site's frontage;

Note to Applicant: Lane reconstruction to meet City "Higher-Zoned Lane" standards.

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

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

- (f) Provision of improvements at the intersection of Spruce Street and West 12th Avenue including:
 - (i) Design and installation of a new pedestrian/cyclist actuated signal; and
 - (ii) Entire intersection street upgrade to current City standards and IESNA recommendations.
- (g) Provision of speed humps in the lane south of West 12th Avenue between Spruce Street and Oak Street.
- (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.

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

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

- (k) Provision of a new electrical service cabinet/kiosk on Spruce Street for the new traffic signal at Spruce Street and West 12th Avenue.

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

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.

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

Note to Applicant: Final spacing, quantity and location to the satisfaction of the General Manager of Engineering Services. Tree species to the approval of the City Arborist. Street tree planting to include appropriate soil volumes and approved root barriers of rigid construction, 8' long and 18" deep, centre on each street tree adjacent to the sidewalk and any off-street bike facility. Installation of Engineered Soil under new sidewalks may be required to obtain appropriate soil volumes based on site conditions.

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

2.6 Provision of one or more Latecomer Agreements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for the following

works, which constitute excess and/or extended services:

- (a) Intersection upgrades per condition 2.5 (f).

Note to Applicant: the benefitting area for these works is under review.

And for and only if the following works constitute excess and/or extended services:

- (b) New electrical service cabinet/kiosk on Spruce Street as per condition 2.5 (k).

Note to Applicant: the benefitting area for these works is under review.

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

For general Latecomer Policy information refer to the website at:

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

Housing

- 2.7 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” (as defined in the Vancouver Development Cost Levy By-law), excluding Seniors Supportive or Assisted Housing, and including at least 20% of the residential floor area that is counted in the calculation of the dwelling unit area per the CD-1 By-law to be secured as below-market rental housing units, and the remaining units to be secured as market rental units, subject to the conditions set out below for such units, and in accordance with the requirements set out in the Broadway Plan, for a term equal to the longer of 60 years and the life of the building and such other terms and conditions as the General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services may require. The agreement or agreements will include but not be limited to the following terms and conditions:
- (a) A no separate sales covenant;
 - (b) A no stratification covenant;
 - (c) A provision that none of the units will be rented for less than one month at a time;
 - (d) That the average initial starting monthly rents by unit type for the below-market rental housing units in the project will be at least 20% below the average market rent for private rental apartment units city-wide as published by the most recent Canada Mortgage and Housing Corporation in the Rental Market Survey Data Tables for Vancouver at the time when the Occupancy Permit is issued;
 - (e) That a rent roll indicating the agreed maximum average initial monthly rents for the below-market rental housing units will be required prior issuance of an Occupancy Permit, to the satisfaction of the General Manager of Planning, Urban Design or Sustainability (or successor in function) and the Director of Legal Services;

- (f) Following initial occupancy, on a change in tenancy for a below-market rental housing unit, the starting rent for such new tenancy will be at least 20% below the rent for private rental apartment units city-wide as published by the Canada Mortgage and Housing Corporation in the most recent Rental Market Survey Data Tables for Vancouver for that unit type at the time of the change in tenancy;
- (g) That the applicant will verify eligibility of new tenants for the below-market rental housing 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 five times the annual rent for the unit (i.e., at least 20% of income is spent on rent); and
 - (ii) There should be at least one occupant per bedroom in the unit.
- (i) On an annual basis, or at the request of the City, the applicant will report to the City of Vancouver on the operation of the below-market rental housing units which will ensure that the City can confirm that the units are being operated as agreed, and will include a rent roll for the below-market rental housing units, and a summary of the results of eligibility testing for these units; and
- (j) Such other terms and conditions as the General Manager of Planning, Urban Design or Sustainability (or successor in function) and the Director of Legal Services may require in their sole discretion.

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

- 2.8 Enter into a Section 219 Covenant and/or such other agreements as the General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services determine are necessary to require the applicant to:
- (a) Provide a Tenant Relocation Plan to the satisfaction of the General Manager of Planning, Urban Design and Sustainability as per the Broadway Plan and the Tenant Relocation and Protection Policy that is effective at the time of submission of the Development Permit Application.
 - (b) Provide a notarized declaration prior to issuance of the Development Permit that demonstrates that each tenant has been given written notice of the intent to redevelop the property; that indicates the number of units occupied on the date of the notice; and includes copies of a letter addressed to each eligible tenant summarizing the Tenant Relocation Plan offer and signed as received by each

eligible tenant.

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

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

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

- 2.9 Arrangements be made to the satisfaction of the Director of Planning, Urban Design and Sustainability and Director of Legal Services for a covenant, pursuant to section 219 of the Land Title Act, ensuring the use and access of the amenity space currently designated as two "guest suite" units on Level One shall be shared and made available to all residential occupants and/or tenants of the building as a common amenity space in perpetuity.

Public Art

- 2.10 Execute an agreement satisfactory to the Director of Legal Services and the ACCS Deputy General Manager, Arts, Culture & Tourism (ACT) for the provision of public art in accordance with the City's *Public Art Policy and Procedures for Rezoned Developments*, such agreement to provide for security in a form and amount satisfactory to the aforesaid officials; and provide development details to the satisfaction of the Head of Public Art.

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

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

Environmental Contamination

2.11 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 Climate Change Strategy, have been provided to the City.

Agreements

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

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

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

* * * * *

**APPENDIX C
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:

“1088 West 12th Avenue [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 #] 1088 West 12th Avenue”

* * * * *

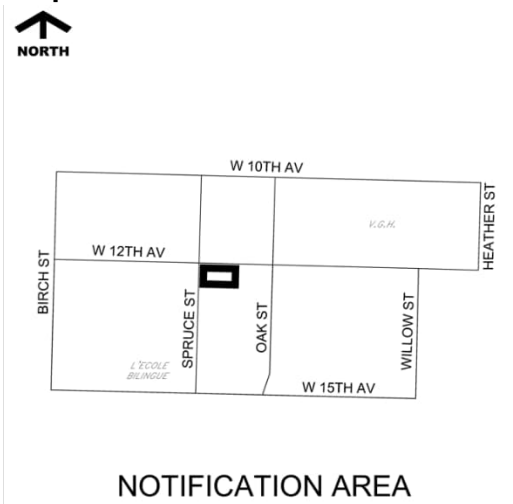
APPENDIX D ADDITIONAL INFORMATION

Public Consultation Summary

Approximately 1,346 page views were recorded. A total of 77 comments were received with 42 comments in support of the project and 26 expressing concerns about height and density, massing and design, housing affordability and tenant displacement, neighbourhood character and parking and traffic congestion.

Event	Date(s)	Details
Webpage published	November 22, 2024	https://www.shapeyourcity.ca/1088-w-12-ave
Postcard mailed	January 27, 2025	3,743 notices mailed (approximate)
Site sign installed	December 4, 2024	n/a
Online comment form	November 2024 to November 2025	77 submissions <ul style="list-style-type: none"> • 42 responses support • 26 responses opposed • 9 responses mixed
Question and Answer (Q&A) period (2 weeks)	January 29, 2025 – February 11, 2025	10 submissions
Other input (phone calls, direct emails, etc.)	November 22, 2024 to November 29, 2025	4 submissions
Total webpage views	November 22, 2024 to November 29, 2025	1,346 page views
Total Submissions (Comments submitted + questions asked + other input methods)		91 submissions

Map of Notification Area



NOTIFICATION AREA

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

Areas of support:

- **Rental and Affordable Housing:** The proposed development adds much needed rental and affordable housing supply to the neighbourhood, notably secured rental and below-market housing options.
- **Location:** Support for the proposed development given proximity to amenities, Vancouver General Hospital, and transit. The development would be beneficial for healthcare workers.
- **Commercial and Retail Space:** Support for the proposed commercial and retail space on the ground floor.

Areas of concern:

- **Height and Density:** Concerns regarding building height, density, and that the proposed high-rise form is incongruous with the existing low-rise scale of the neighbourhood. Concern regarding the proposed larger tower floorplates.
- **Massing and Design:** Concerns regarding the proposed six-storey podium.
- **Housing Affordability and Tenant Displacement:** Concerns that the proposed development would replace currently affordable housing units with non-affordable units. Concern that people currently living in the building will be displaced and forced into a rental market they can't afford.
- **Neighbourhood Character:** Concerns that the proposed development does not maintain the character and context of the neighbourhood.
- **Parking and Traffic:** Concerns that the proposed development will negatively impact traffic and parking and will lead to increased congestion in an area already challenged with parking.

Response to Public Comments

- **Height and Density:** The proposed height is consistent with the *Plan*. The *Plan* permits up to 20 storeys with additional six storeys for sites with a frontage greater than 45.7 m (150 ft.). The subject site has 76.2 m (250 ft.) of frontage and is therefore permitted up to 26 storeys in accordance with the *Plan*. The modest increase in density is to support more efficient floorplates and additional floor area for commercial space.
- **Massing and Design:** The proposal is consistent with the urban design expectations of the *Plan*. Staff have prepared conditions in Appendix B to improve the cohesiveness of the architectural concept including reduction of the podium to five storeys, to improve the public realm interface along Spruce Street, and improve the building's corner expression.
- **Housing Affordability and Tenant Displacement:** Existing tenants who meet the eligibility requirements are protected under the *Tenant Relocation and Protection Policy*. Eligible tenants will be provided the right of first refusal to move back into the new

building at a 20% discount off city-wide average market rents or their current rent, whichever is lower.

- **Neighbourhood Character:** One of the key policy directions of the Plan is to create opportunities for new housing in existing low-density residential areas close to transit and amenities. Response to existing context and character has been achieved with the lower five-storey podium, ground floor local-serving retail and public realm improvements. The emerging built form of this area is a mixture of low and mid-rise buildings, as well as tower forms as informed by the Plan.
- **Parking and Traffic:** Residential parking, as well as visitor, loading and accessible parking will be provided as required by the Parking By-law at the time of development permit. The site is well-served with transportation options and staff expect to see an overall reduction in vehicle trips with the completion of the Broadway Subway.

Transportation related conditions can be found in Appendix B to alleviate congestion. Conditions to improve traffic and safety in the immediate area include a new pedestrian/cyclist actuated signal at the intersection of 12th Avenue and Spruce Street.

* * * * *

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 ^{1, 2}	Units Approved Towards Targets ³
Purpose-Built Rental Housing Units ³	Market Rental	30,000	19,996 (67%)
	Developer-Owned Below Market Rental	5,500	2,892 (53%)
	Total	35,500	22,888 (64%)

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

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

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

	Below-Market Rental Units			Newer Rental Buildings Westside		Monthly Costs of Ownership for Median-Priced Apartment – Westside (with 20% down payment)		
	Proposed Average Unit Size (sq. ft)	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	458	\$1,364	\$54,560	\$2,003	\$80,120	\$3,118	\$124,720	\$108,000
1-bed	601	\$1,488	\$59,520	\$2,601	\$104,040	\$3,829	\$153,160	\$136,000
2-bed	808	\$2,118	\$84,704	\$3,706	\$148,240	\$5,892	\$235,680	\$210,000
3-bed	990	\$2,891	\$115,648	\$4,875	\$195,000	\$9,050	\$362,000	\$336,000

1. Starting rents shown are calculated based on a 20 per cent discount to city-wide average market rents as published by CMHC in the October 2025 Rental Market Report and set in the Rental Incentive Programs Bulletin for the year 2026
2. Data from October 2025 CMHC Rental Market Survey for buildings completed in 2016 or later on the 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 (2023 assessments and property tax rate)
4. Incomes are estimated based on rents or monthly ownership costs at 30% of income

Summary of Tenant Relocation Plan Terms

Tenant Relocation and Protection Requirements	Tenant Relocation Plan Offer
Financial Compensation	<p>The choice of either:</p> <p>Compensation in the form of free rent, a lump sum payment, or a combination of both, will be available for each unit eligible for Tenant Relocation Plan according to the following schedule:</p> <ul style="list-style-type: none"> • 4 months' rent for tenancies up to 5 years; • 5 months' rent for tenancies over 5 years and up to 10 years; • 6 months' rent for tenancies over 10 years and up to 20 years; • 12 months' rent for tenancies over 20 years and up to 30 years; • 18 months' rent for tenancies over 30 years and up to 40 years; and • 24 months' rent for tenancies over 40 years. <p>Or:</p> <ul style="list-style-type: none"> • For tenants that wish exercise their Right of First Refusal to return to the new building, a temporary rent top-up to mitigate rent increases while waiting to return to the new building. <p>Or:</p> <ul style="list-style-type: none"> • A lump sum rent top-up payment, equivalent to the estimated value of a rent top-up for 33 months.
Notice to End Tenancies	<p>Landlord to provide regular project updates to tenants throughout the development approvals process.</p> <p>A minimum of four months' notice to end tenancy after all permits are issued is required (e.g. all development, building, and demolition permits in place).</p>
Moving Expenses (flat rate or arrangement of an insured moving company)	<p>A flat rate of \$750 or \$1000 will be provided to all eligible tenants depending on the type of unit.</p>
Assistance in Finding Alternate Accommodation (3 options)	<p>Staff have distributed tenant needs assessment surveys. These surveys will be used in relocation efforts and to identify tenants' needs and preferences.</p> <p>The applicant is required to monitor rental market and provide tenants who request assistance with three options in Vancouver that best meet the tenants' identified priorities.</p>
Additional Support for Low Income Tenants or Tenants Facing Other Barriers to Appropriate Housing	<p>The applicant is partnering with a tenant relocation consultant to assist existing tenants with finding alternate accommodation.</p> <p>For low-income tenants and tenants facing other barriers to housing, as defined in the TRP Policy, the applicant is required to assist in securing a permanent, suitable affordable housing option.</p>
First Right of Refusal	<p>The applicant is required to offer all eligible tenants the Right of First Refusal to return to the new building at either a 20% discount to city-wide average market rents by unit type for the City of Vancouver, as published annually, or at the tenant's current rent, whichever is less</p>

**APPENDIX F
PUBLIC BENEFITS**

City-wide DCL ^{1,2}	\$154,721
Utilities DCL ¹	\$2,647,627
Public Art ³	\$426,740
TOTAL	\$3,229,088

Other Benefits (non-quantifiable components): 304 rental housing units, of which 20% of the residential floor area would be rented at below-market rates, secured for the greater of 60 years and the life of the building.

¹ Based on rates in effect as of December 10, 2025 and the proposed 19,303 sq. m (207,775 sq. ft.) of residential floor area and 720 sq. m (7,750 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 \$4,148,022.

³ The Public Art Policy and Procedures for Rezoned Developments requires rezoning proposals having a floor area of 9,290 sq. m (100,000 sq. ft.). Based on rates in effect as of 2016. Rates are subject to adjustments, see [Public Art Policy and Procedures for Rezoned Developments](#) for details.

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APPENDIX G REZONING APPLICATION SUMMARY

Property

Address	Parcel Identifier (PID)	Legal Description
1088 West 12th Avenue	011-659-335	Lot 1 Block 415 District Lot 526 Plan 1276
1088 West 12th Avenue	011-659-378	Lot 2 Block 415 District Lot 526 Plan 1276
1088 West 12th Avenue	011-659-416	Lot 3 Block 415 District Lot 526 Plan 1276
1088 West 12th Avenue	011-659-467	Lot 4 Block 415 District Lot 526 Plan 1276
1088 West 12th Avenue	011-659-491	Lot 5 Block 415 District Lot 526 Plan 1276

Applicant Team

Applicant	PC Urban Properties
Architect	Francl Architecture
Property Owner	Keefer Holdings Ltd.

Statistics

	Permitted Under Existing Zoning	Proposed
Zoning	R3-3	CD-1
Site Area	2,902 sq. m (31,234 sq. ft.)	2,902 sq. m (31,234 sq. ft.)
Land Use	Residential	Residential, Commercial
Maximum FSR	3.0	6.9
Maximum Height	27.5 m (90 ft.)	81 m (265 ft.)
Floor Area	8,706 sq. m (93,710 sq. ft.)	20,023 sq. m (215,525 sq. ft.)
Unit Mix	N/A	79 studio 116 1-bedroom 79 2-bedroom 30 3-bedroom 304 Total
Natural Assets	18 on-site by-law trees and four street trees	Six trees to be retained Approximately 44 on-site trees to be planted (10 on rooftop, 15 at L7, 19 on ground floor). TBD at DP stage.