



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: 2611 Victoria Drive

Recommendations

THAT the application by Vertex DC Ventures Inc. and Fastmark, on behalf of 1333845 B.C. LTD.¹, the registered owner of the following lands located at 2611 Victoria Drive:

- *PID 015-496-490; Lot 49, Except the South 5 Feet Now Lane and The West 33 Feet, of Lots A and B Block 162 District Lot 264A Plans 222 and 1771; and*
- *Lots 50 and 51, Except the South 5 Feet Now Lane, of Lots A and B Block 162 District Lot 264A Plans 222 and 1771; PIDs 015-496-619 and 015-496-635, respectively,*

to rezone the lands from RM-4 to CD-1 (Comprehensive Development) District, to increase the maximum floor space ratio (FSR) from 0.75 to 10.9 and increase the maximum building height from 10.7 m (35 ft.) to 83 m (272 ft.) to permit the development of a 26-storey mixed-use building containing 250 rental units, with 20% of the residential floor area secured at below-market rates and commercial space at the ground level be referred back to staff to undertake planning work regarding the *Public Views Guidelines Trout Lake 27.1*.

¹ Represented by Vertex DC (Victoria) Limited Partnership

Purpose and Executive Summary

This report evaluates an application to rezone the site at 2611 Victoria Drive from RM-4 (Residential) District to CD-1 (Comprehensive Development) District. The proposal is for a 26-storey mixed-use building containing 250 rental housing units, with 20% of the residential floor area secured at below-market rates and commercial space at the ground level.

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.

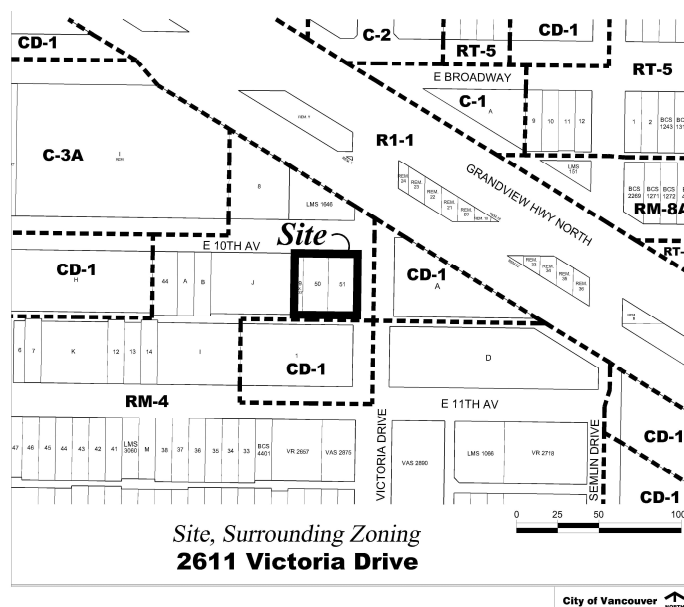
This application is consistent with the *Vancouver Official Development Plan*. The application is being considered under the *Grandview-Woodland Community Plan* and the *Transit-Oriented Areas Rezoning Policy*. While the proposal supports the Plan’s objectives for transit-oriented growth and rental housing near the Commercial–Broadway SkyTrain Station, the application exceeds the *Plan and Policy* in regard to height and density. In addition, the proposal intrudes on the Trout Lake (27.1) Public View. The General Manager of Planning, Urban Design and Sustainability recommends *referral back to staff*.

Context and Background

1. Site and Context

The subject site is comprised of three parcels, located at the southwest corner of Victoria Drive and 10th Avenue in the Grandview-Woodland neighbourhood (see Figure 1). There are 20 existing rental units on site. The surrounding neighbourhood consists of low-rise purpose-built rental buildings. The Commercial-Broadway Skytrain station and the future Safeway redevelopment site are located 200 m to the northwest of the site. The ‘Grandview Cut’ runs north of the site.

Figure 1: Site and Surrounding Zoning



2. Policy Context

- **Vancouver Official Development Plan:** The site has a Generalized Land Use (GLU) designation of Mixed-Use High-Rise 1, which allows mixed-use residential apartments up to 26 storeys with a mandatory non-residential component.
- **Transit-Oriented Areas (TOA) Designation By-law and Transit-Oriented Areas (TOA) Rezoning Policy:** This site is within Tier 2 of the Commercial-Broadway Station TOA and allows up to 12 storeys and a Floor Space Ratio of 4.0. The *TOA Rezoning Policy* specifies that where 100% of the residential floor area is secured as rental, a minimum of 20% of the net floor area is to be provided as below-market rental. While the site is located in Tier 2 of the TOA, at the time of the approval of the *TOA Rezoning Policy*, Council also approved changes to the *Grandview-Woodland Community Plan* to extend Tier 1 heights and densities into some areas in Tier 2 of this TOA, including this site.
- **Grandview-Woodland Community Plan:** The site is located within the Station Mixed-Use and Employment sub-section of the Commercial-Broadway Station Precinct in the *Grandview-Woodland Community Plan*. The *Plan* supports mixed-use development at this location, requiring at-grade commercial and residential uses on the upper floors. In 2024, some areas within this sub-section of the *Plan* were amended to enable TOA Tier 1 heights and densities (e.g. up to 20 storeys and 5.5 FSR), subject to complying with the policies outlined in the TOA Rezoning Policy. The *Plan* envisions the area evolving into a transit-oriented neighbourhood that supports a mix of housing, employment, retail, social, and cultural uses.
- **Public View Guidelines:** These guidelines regulate building height, massing, and view shadow impacts to ensure that development does not intrude into protected public views of the North Shore Mountains, Downtown skyline, and key landmark buildings. This site is located within the Trout Lake 27.1 Public View.
- **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 26-storey residential building containing 250 rental units, with 20% of the residential floor area secured at below-market rates, and commercial space at the ground level (Figure 2). A building height of 83 m (272 ft.) and a floor space ratio (FSR) of 10.9 is proposed. Four levels of underground parking are to be accessed from the lane.

Figure 2: Proposed Building Looking Northwest

2. Form of Development

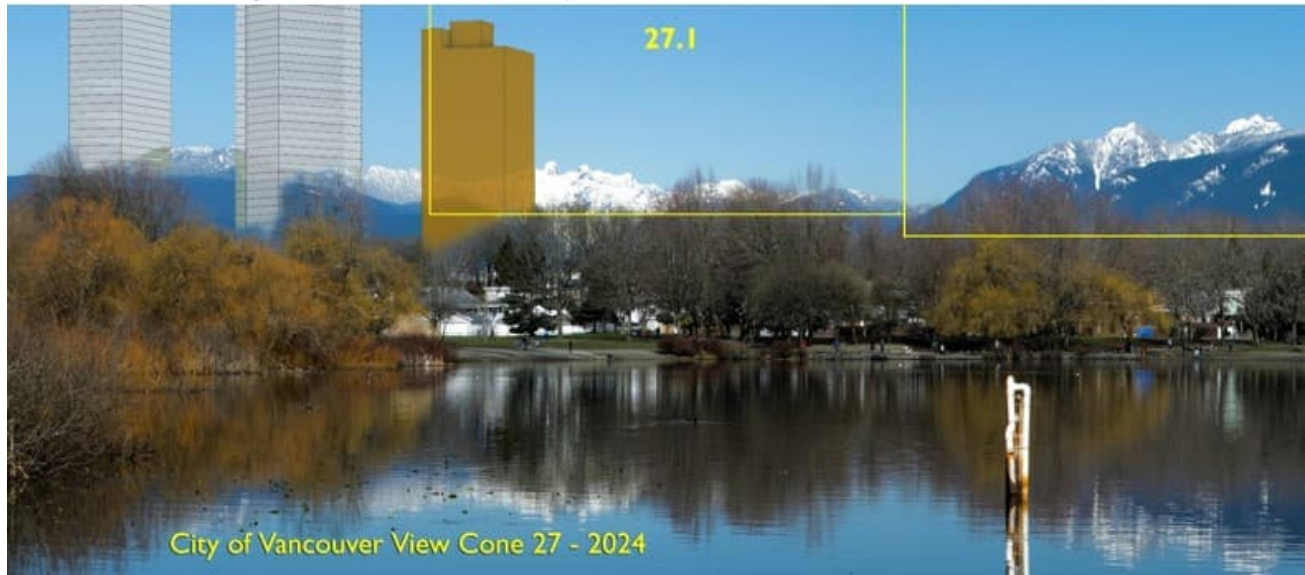
The built form and urban design direction for this proposal is guided by the *Transit-Oriented Areas Rezoning Policy (TOA)* and the *Grandview-Woodland Community Plan (GWCP)*. The *TOA Policy* establishes parameters for Tier 1 tower height and density. The site is located within the Commercial-Broadway Station Precinct of the *GWCP*, which supports higher-density built forms with a mix of retail and employment uses concentrated around the transit hub, complemented by enhanced streetscapes and public realm improvements. While the Policy anticipates a tower form up to 20-storeys, the application proposes a tower at 26-storeys.

Public Views – Trout Lake View Cone 27.1.

The site is located within protected View 27.1 from Trout Lake to Ch'ích'iyúy Elxwíkn (the “Two Sisters” or the “Lions”). The [*City-wide Design and Development Guidelines – Targeted Refinements and Implementation Actions report \(RTS 18292\)*](#), adopted by Council on February 4, 2026, noted strong community support for protecting views of the North Shore Mountains and the culturally significant Two Sisters. As part of its consideration of that report, Council also referred amendments related to Trout Lake public views back to staff for further analysis, including consideration of housing and trade-offs within the Tier 1 extension area.

Figure 3 shows the proposed building in yellow, and the yellow lines show the view cone extent. In its current form, the proposal significantly encroaches into the existing protected view cone above the 10th storey (see Figure 3). As updates to the Trout Lake view cone are currently under review, staff recommend that the application be referred to staff to allow for further consideration in light of potential changes to the policy direction.

Figure 3: Current proposal in yellow placed in the Trout Lake view 27.1



In summary, the proposed form of development and urban design response can be further refined to better respond to the view cone, both under the current regulations and following any updates that reduce the extent of encroachment if approved by Council. Refer to Table 1 - Urban Design Analysis.

Table 1 - Urban Design Analysis

Criteria	Policy	Proposal	Evaluation	Response
Floor Area and Density	5.5 FSR	10.9 FSR	While the proposed height and density significantly exceed that anticipated by the <i>GWCP</i> , the form of development is in alignment with the TOA Tier 1 rezoning policy in terms of taller buildings in close proximity to the station. The proposal does not create additional shadowing on parks or public plazas. However, it encroaches on Public View 27.1 (see below).	Based on site constraints and compliance with Trout Lake Public View 27.1, the proposed density and height is not achievable on this site without major impact on the protected view.
Height	20-Storeys	26-Storeys		
Public Views	Trout Lake (View Cone 27.1).	Tower within the Trout Lake view above the 10th storey	As shown in Figure 3, the proposed tower substantially impacts the protected view cone above approximately the 10th storey. While it does not block them, it is in close proximity to the Two Sisters which does not meet the intent of the view protection guidelines.	Recommendation A, if approved, is to refer the application back to work with staff through the Trout Lake Public View review to develop a compliant yet viable form of development.

Site Frontage	132 ft. (40.2 m) for corner sites	125 ft. (38.1 m)	Minor variance. The narrower frontage results in less than a 40 ft side yard tower setback.	Support. The adjacent parcel is a larger site and can accommodate an increased tower setback. Therefore, the proposed tower does not encumber the redevelopment potential on the adjacent parcel.
Public Realm Interface	Public realm improvements via increased sidewalk widths, street trees and other pedestrian amenities	Sidewalk improvements proposed and street trees retained. Bike racks provided.	The proposal generally meets the Plan's expectations for a high-quality public realm.	Refer to Condition 1.2. for further design development to improve the public realm interface and the design and function of the ground floor commercial spaces.
Livability	Outdoor private space for all units 3,230 sf Indoor Amenity 5,381 sf Outdoor Amenity	Studio units do not have balconies 3,260 sf Indoor Amenity 4,920 sf Outdoor Amenity	Studio units should have balconies or commensurate outdoor amenity (section 2.5.1 of the DDG).	Refer to Condition 1.3. to improve livability of residential units, increase amenity space, and enhance the quality of amenity spaces.

Urban Design Panel: A review by the Urban Design Panel has not been conducted, due to the ongoing work for updates to the Trout Lake view cone.

Natural Assets: The *Urban Forest Strategy* and the Protection of Trees By-law were used to evaluate the proposal. Eight on-site trees, and one neighbour-owned tree are proposed for removal (requiring neighbour's consent). Five street trees are proposed for retention. Eight new on-site trees are required per the Protection of Trees bylaw. The final numbers of trees are confirmed at the development permit stage. See Appendix B for landscape and tree conditions.

Urban Design Summary: Staff have reviewed the site-specific conditions and conclude that the proposal results in significant impacts on the public view corridor. Given that updates to the Trout Lake view cone are currently under review, staff recommend that the application be referred back to staff to allow for alignment with the ongoing work.

Should Council choose to approve the application in its current form, staff have included Urban Design conditions in Appendix B to enhance the overall urban design performance.

Refer to the rezoning [application booklet](#) for drawings and the Council agenda for renderings. 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 250 units to the City's inventory of rental housing, including 200 market rental units and approximately 50 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 35% 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 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 *TOA Rezoning Policy*, eligibility and monitoring requirements for the below-market units are described in the *Rental Incentive Programs Bulletin*.

Security of Tenure: All 250 units in the proposal would be secured through a Housing Agreement and Section 219 Covenant for the longer of 60 years or the life of the building. The Housing Agreement will secure not less than 20% of the residential floor area for below-market units.

Tenants: The rezoning site contains 20 units of primary rental housing. Eleven of these tenancies are eligible under the City's *Tenant Relocation and Protection Policy (TRPP)* for the *TOA Policy* area.

Should this project be approved by Council, the applicant will be required to submit a Tenant Relocation Plan (TRP) for all eligible tenants that meets the requirements of the City's enhanced *TRPP* prior to development permit issuance. Staff have prepared a draft TRP that reflects the enhanced tenant protections, summarized in Appendix E of this report.

4. Policy Analysis

The application aligns with the *Vancouver Official Development Plan (ODP)*, which designates the site as Mixed-Use High-Rise 1 and permits mixed-use developments up to 26 storeys, including a required non-residential ground-floor component.

The application is being considered under the *Grandview-Woodland Community Plan* and the *TOA Rezoning Policy*. Following the adoption of the Transit-Oriented Areas Designation By-law, some areas within the Commercial-Broadway Station Precinct of the *GWCP* were amended to enable Tier 1 heights and densities (up to 20 storeys and 5.5 FSR) on RM zoned sites in Tier 2 of the Commercial-Broadway TOA. The proposal exceeds heights and densities enabled under the *Plan*. Proposals accessing the heights and densities enabled under the *TOA Rezoning Policy* should continue to adhere to Council-approved policies including the *Public View Guidelines*. The proposal meets the *Plan* in regard to housing affordability and for commercial space at grade.

The *Public Views Guidelines* apply to this project as the proposal impacts the Trout Lake View 27.1. For further policy analysis relating to view impacts, refer to the Form of Development section on page 4.

In summary, while the proposal is consistent with the *Vancouver ODP's Mixed-Use High-Rise 1* GLU designation and its permitted maximum height, it does not comply with the height and density limitations set out in the *TOA Rezoning Policy*, Tier 2, or the *Grandview-Woodland Community Plan*. More critically, the proposal results in a substantial encroachment into the Trout Lake 27.1 public view above the 10th storey (see Figure 3). Given this impact, staff recommend referring the application back to staff for further consideration in light of potential upcoming changes to the Trout Lake view-cone policy direction.

5. Transportation and Parking

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

6. 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/2611-victoria-dr>.

In total, approximately 56 submissions were received. Comments supported the proposed density near transit and mixed-uses. Concerns included the impact of the building height on views, inadequate proportion of affordable rental units, traffic congestion and strain on local 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 \$2,110,919 based on December 2025 rates. The value of the DCL waiver for the residential floor area is estimated to be \$3,222,963.
- **Community Amenity Contributions (CAC):** This application is subject to a negotiated CAC. Real Estate Services staff have determined that based on the cost of securing the market rental and below market rental housing, no CAC is anticipated.
- **Public Art:** The public art contribution is estimated to be \$326,552 based on the current (2016) rate.

Financial Implications

This project, if approved, would provide 250 rental housing 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 and building height are consistent with the *Vancouver Official Development Plan*. While the proposal aligns with the Grandview-Woodland Community Plan in regard to land use, employment lands and housing policies and supports the *Plan's* objectives for transit-oriented growth and rental housing near the Commercial–Broadway SkyTrain Station, the application exceeds the community plan in regard to building height and density. The proposal also impacts the Trout Lake Public view 27.1. The General Manager of Planning, Urban Design and Sustainability recommends referral back to staff.

* * * * *

**APPENDIX A
2611 VICTORIA DRIVE
PROPOSED CD-1 BY-LAW PROVISIONS**

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

Zoning District Plan Amendment

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

Designation of CD-1 District

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

Definitions

3. Words in this by-law have the meaning given to them in the Zoning and Development By-law, except that:
 - (a) for the purposes of calculating the total dwelling unit area for section 5.1 of this by-law, "Dwelling Unit Area" is the floor area of each dwelling unit, measured to the inside of all perimeter walls, excluding any floor area as required by section 6.5 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) Cultural and Recreational Uses;
 - (b) Dwelling Uses, limited to Mixed-Use Residential Building;
 - (c) Institutional Uses;
 - (d) Office Uses;
 - (e) Retail Uses;

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

Conditions of Use

- 5.1 A minimum of 20% of the total dwelling unit area must be below-market rental dwelling units.
- 5.2 The design and layout of at least 35% of the total number of below-market rental dwelling units and at least 35% of the total number of other dwelling units must:
 - (a) be suitable for family housing; and
 - (b) have 2 or more bedrooms.
- 5.3 No portion of the first storey of a building 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; and
 - (e) restaurant,

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

Floor Area and Density

- 6.1 Computation of floor area must assume that the site area is 1,416.4 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 10.9.
- 6.3 The total floor area for commercial uses must be a minimum of 300 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 and verandahs if the Director of Planning first approves the design;
 - (e) all residential storage area above or below base surface, except that if residential storage area above base surface exceeds 3.7 m² per dwelling unit, there will be no exclusion for any of the residential storage area above base surface for that unit; and
 - (f) all storage area below base surface for non-dwelling uses.
- 6.6 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

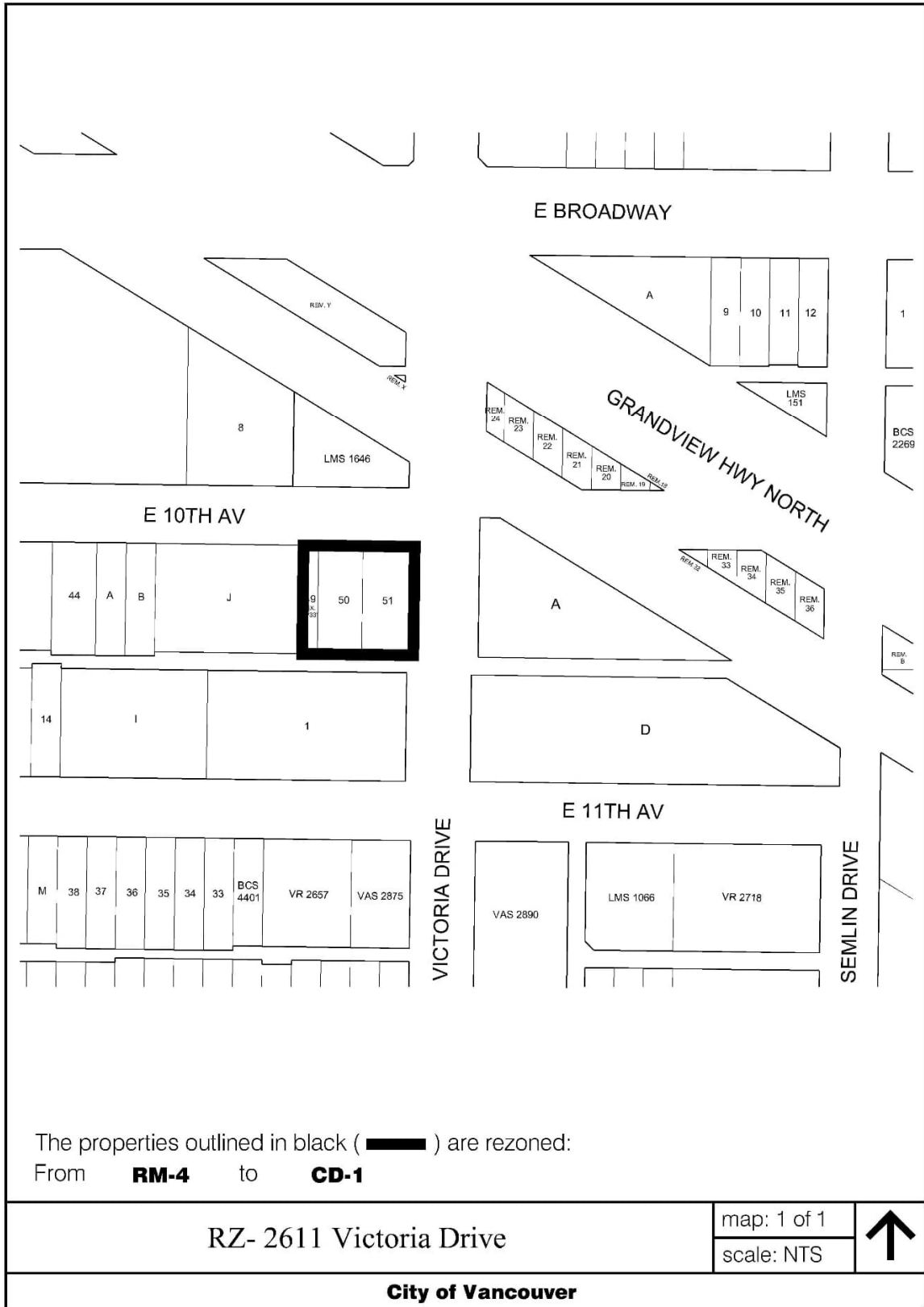
- 7.1 Building height must not exceed 83 m.
- 7.2 Despite section 7.1 of this by-law and the building height regulations in section 10 of the Zoning and Development By-law, the Director of Planning, after considering the impact

on building placement, massing, views, overlook, shadowing and noise, may permit architectural features, common rooftop amenity space or mechanical appurtenances including elevator overrun and rooftop access structures, or any other appurtenances that the Director of planning considers similar to the foregoing, to exceed the maximum building height.

Access to Natural Light

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

Schedule A



The properties outlined in black ([thick border]) are rezoned:
 From **RM-4** to **CD-1**

RZ- 2611 Victoria Drive

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 prepared by dys Architecture, received July 10, 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 public realm interface along Victoria Drive and 10th Avenue.

Note to Applicant: Small-scale retail units should generally be provided with frontages of approximately 50 feet to support a fine-grained and active pedestrian environment.

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

Note to Applicant: This can be achieved by:

- (a) Ensuring that all dwelling units comply with the minimum unit size requirements set out in Section 11.3.1 of the Zoning and Development By-law. The minimum dwelling unit size is 37 m² (398 sq. ft.); however, the Director of Planning may consider a relaxation to a minimum of 29.7 m² (320 sq. ft.), where appropriate. Unit area measurements are to be calculated to the interior face of exterior walls.
- (b) Providing adequate common indoor and outdoor amenity space in accordance with Section 2.4 of the *Citywide Design and Development Guidelines*. Refer to the *High Density Housing for Families with Children Guidelines* for further design guidance on functionality and usability of the amenity spaces.
- (c) Ensuring that all dwelling units include private outdoor space, or alternatively, that commensurate common outdoor amenity space is provided in accordance with section 2.5.1 of the *Citywide Design and Development Guidelines*.

- 1.3 Design consideration of the building's form and expression to compliment the view and enhance the building's contribution to the City's skyline.

Landscape

- 1.4 Design development to retain neighbour tree #955.

Note to Applicant: Work with Project Arborist to determine acceptable limits of development near this tree and adjust design accordingly to facilitate tree retention. If a Letter of Consent for the removal of this tree is provided, removal may be supported.

1.5 Provision of revised Arborist Report documents.

Note to Applicant: Update the proposed protection measures for City Trees #950 and #951. Despite the limited boulevard width, these trees still require protection measures, complete with annotated dimensions. Note any constraints for installing protection measures on site plans for review by Park Board Urban Forestry. Ensure all site plans showing tree protection measures have clearly annotated dimensions.

1.6 Design development to increase the amount of replacement trees provided onsite.

Note to Applicant: Provide a total of eight replacement trees, as per the Protection of Trees Bylaw. Additional replacement trees could be provided at the rooftop area, these trees could provide some shade elements for end users. Refer to section 1.4.1 of the *Grandview-Woodland Community Plan*, section 5.6.1 of the *Transit-Oriented Areas Rezoning Policy*, and section 6.3 of the Protection of Trees Bylaw.

Sustainability

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

Note to Applicant: Refer to the most recent bulletin [*Green Buildings Policy for Rezoning*s – Process and Requirements](#)

Housing

1.8 The proposed unit mix, including 63 studio units (25 %), 99 one-bedroom units (40 %), 63 two-bedroom units (25 %), and 25 three-bedroom units (10 %) 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 the market rental units and 35% of the below-market rental units, designed to be suitable for families with children. Additionally, the proposed market rental and below-market rental unit mix should be designed to accommodate returning tenants exercising the Right of First Refusal to return to the new building. Returning tenants must be offered a unit appropriate to their household as defined by the CMHC National Occupancy Standard, as outlined in the *Tenant Relocation and Protection Policy (TRPP)* and *TRPP Bulletin*, at below-market rents or at existing rents, as applicable. See rezoning condition 2.5.

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 and urban agriculture appropriate in size for the scale of the project and situated to maximize sunlight access (S. 3.3.2, 3.4.3);

- (b) A minimum of 2.3 sq. m (24.7 sq. ft.) of bulk storage for each dwelling unit (S. 4.4.2);

Note to applicant: Provide confirmation that all units have in suite or below grade storage.

- (c) A multi-purpose indoor amenity space appropriate in size for the scale of the project, with a wheelchair accessible washroom and kitchenette. Consider positioning this adjacent to the children's play area to enable parental supervision from the amenity room (S. 3.7.3); and

- (d) A balcony for each unit with 1.8 by 2.7 m minimum dimensions (S. 4.3.2).
Note to applicant: Provide confirmation that all units have private outdoor space that meets the minimum dimensions.

Note to Applicant:

- (i) The guidelines prescribe a set of performance criteria for common indoor and outdoor amenity spaces to sufficiently contribute towards livability. If a ratio of minimum 2.0 sq. m (21.5 sq. ft.) per dwelling unit for outdoor amenity space, and at least 1.4 sq. m. (15 sq. ft.) per unit for indoor amenity space, is provided, staff will consider those performance criteria to have been met. If additional amenity space is needed to achieve the minimum ratio per dwelling unit, these changes are to be incorporated at the development permit stage.
- (ii) Bulk storage should be designed in accordance with the *Bulk Storage and In-suite Storage – Multiple Dwelling Residential Developments Bulletin*.

Engineering

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

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

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

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

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

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

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

- 1.12 Provision of any gas service to connect directly to the building without any portion of the service connection above grade within the road right-of-way.
- 1.13 Provision of a lighting simulation to support all offsite lighting upgrades to City standards and IESNA recommendations.
- 1.14 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.

- 1.15 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.

- 1.16 Submission to Engineering Services of an updated Landscape Plan reflecting all the public realm changes, including demonstration of:
 - (a) Display of the following note(s):
 - (i) "This plan is "**NOT FOR CONSTRUCTION**" and is to be submitted for review to Engineering Services a minimum of 8 weeks prior to the start of any construction proposed for public property. No work on public property may begin until such plans receive "For Construction" approval and related permits are issued. Please contact Engineering, Development and Major Projects and/or your Engineering, Building Site Inspector for details."
 - (ii) "Tree species, final spacing, quantity and location to the satisfaction of the General Manager of Engineering Services. New trees must be of good standard, minimum 6 cm caliper, and installed with approved root barriers, tree guards and appropriate soil volumes. Installation of

Engineered Soil may be required to obtain appropriate soil volumes based on site conditions. Root barriers shall be of rigid construction, 8 feet long and 18 inches deep, centre on each street tree adjacent to the sidewalk and any off-street bike facility. Planting depth of root ball must be below sidewalk grade. Contact Park Board at pbdevelopment.trees@vancouver.ca for inspection after tree planting completion".

(b) Existing locations of:

(i) Street furniture; and

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

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

(ii) Poles and guy wires.

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

(c) Deletion of:

(i) Any proposed portions of gates/doors that swing more than 0.3 m (1 ft.) over the property lines or into an SRW area.

Note to Applicant: Door swings into Victoria Drive. Ensure it does not exceed allowable limits (see L-1.1 and A2.05).

(ii) Proposed "Benches on concrete paving" proposed on front boulevard (see L1.1).

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

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

(e) 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.

- 1.17 Provision of Loading spaces, per the Parking By-law Section 5 and the Design Supplement, including clear unloading area or raised rear dock, minimum 1.8 m (5.9 ft.) wide, with suitable access to facilitate goods loading /unloading.
- 1.18 Provision of bicycle spaces, per Parking By-law Section 6, including a minimum 1.5 m (5 ft.) wide access route(s) in front of oversized Class A spaces.
- 1.19 Provision of passenger space(s), per Parking By-law Section 7 and the Design Supplement, including convenient, internal, stair-free access to/from site uses.
- 1.20 Provision of the following general revisions to architectural plans, including:
 - (a) All types of parking, loading, bicycle, end-of-trip facilities and passenger loading spaces individually numbered, and labelled on the drawings;
 - (b) 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.
- 1.21 Provision of a sewer abandonment plan by the Developer's Engineer that details 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 and entranceway design elevations on the architectural and landscape plans, while ensuring any topographic survey used for design purposes is derived from a benchmark with elevations consistent with those denoted on the City issued building grade plan.

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

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

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

- 1.25 Provision of a canopy application may be required should the encroaching structure(s) meet the specifications set out in Section 1.8.8 of the Vancouver Building By-Law .

Note to Applicant: Canopies must be fully demountable and drained to the buildings internal drainage systems. Please submit a copy of the site and elevation drawings of the proposed canopy for review at development permit application stage.

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, the Director of Legal Services and the Approving Officer for consolidation of Lot 49, except the South 5 feet now lane and the West 33 feet; Lots 50 and 51, both except the south 5 feet now lane; all of Lots A and B Block 162 District Lot 264A Plans 222 and 1771 to create a single parcel, and the dedication of the east 7 feet of the site for road purposes.

Note to Applicant: A Subdivision Plan and application to the Subdivision and Strata Group is required in accordance with the Subdivision By-law. For general information, see the subdivision website at: <http://vancouver.ca/home-property-development/apply-to-subdivide-or-join-properties.aspx>

- 2.2 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 376515M (commercial crossing) prior to building occupancy.

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

- 2.3 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 CREUS Engineering Ltd. dated November 28, 2024, no water main upgrades are required to service the development.

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

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

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

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

Note to Applicant: Implementation of development(s) at 2611 Victoria Drive does not require any sewer upgrades.

Development to be serviced to the existing 250 mm COMB sewers in 10th Avenue.

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

- (c) Provision of street improvements with appropriate transitions, along Victoria Drive adjacent to the site, including:
- (i) Minimum 1.5 m wide front boulevard;
 - (ii) Minimum 2.4 m wide broom finish saw-cut concrete sidewalk;
 - (iii) Removal of the existing driveway crossing and reconstruction of the curb and gutter;
 - (iv) Curb and gutter, including road reconstruction as required to accommodate the new curb and gutter;
 - (v) Full-depth road reconstruction up to the centerline;

Note to Applicant: Road reconstruction on Victoria Drive to meet City higher zoned, arterial standards.

- (d) Provision of street improvements with appropriate transitions, along 10th Avenue adjacent to the site, including:
- (i) Minimum 2.4 m wide broom finish saw-cut concrete sidewalk;
 - (ii) Curb and gutter, including road reconstruction as required to accommodate the curb and gutter;

Note to Applicant: Road reconstruction on 10th Avenue to meet City higher zoned standards.

- (iii) Minimum 0.6 m wide concrete boulevard between the curb and gutter and the bike lane;
- (iv) Minimum 3.5 m wide raised asphalt bi-directional protected bike lane;

Note to applicant: The sidewalk width may be reduced to less than 2.4 m next to the newly installed traffic signal controller cabinet so as to not have to relocate it. The City will provide a geometric design for all of these street improvements.

- (e) Provision of street improvements with appropriate transitions, along the lane north of 11th Avenue adjacent to the site, including:

- (i) 50 mm mill and overlay;

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

- (ii) New standard concrete lane crossing, new lane returns and ramps on both sides, including relocation of the existing utility pole, at the lane entrance on Victoria Drive.

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 upgraded street lighting (roadway and sidewalk) to current City standards and IESNA recommendations.
- (g) Provision of Victoria Street and 10th Avenue entire intersection street lighting upgrade to current City standards and IESNA recommendations.
- (h) 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.

- (i) 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.

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

Housing

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

- (a) A no separate-sales covenant;
- (b) A no stratification covenant;
- (c) A provision that none of the units will be rented for less than 90 consecutive days at a time;
- (d) That the average initial starting monthly rents by unit type for the below-market rental housing dwelling units in the project will be at least 20% below the average market rent for private rental apartment units city-wide as published by the most recent Canada Mortgage and Housing Corporation in the Rental Market Survey Data Tables for Vancouver at the time when the occupancy permit is issued;
- (e) That a rent roll indicating the agreed maximum average initial monthly rents for the below-market rental housing dwelling units will be required prior issuance of an occupancy permit, to the satisfaction of the General Manager of Planning, Urban Design or Sustainability (or successor in function) and the Director of Legal Services;
- (f) Following initial occupancy, on a change in tenancy for a below-market rental housing dwelling unit, the starting rent for such new tenancy will be at least 20% below the average market rent for private rental apartment units city-wide as published by the Canada Mortgage and Housing Corporation in the most recent Rental Market Survey Data Tables for Vancouver for that unit type at the time of the change in tenancy;

- (g) That the applicant will verify eligibility of new tenants for the below-market rental housing dwelling units, based on the following:
 - (i) For new tenants, annual household income cannot exceed (4) four times the annual rent for the unit (i.e. at least 25% of household income is spent on rent); and
 - (ii) There should be at least one occupant per bedroom in the unit;
- (h) That the applicant will verify the ongoing eligibility of existing tenants in below-market rental housing dwelling units every five (5) years after initial occupancy:
 - (i) For such tenants, annual household income cannot exceed 5 times the annual rent for the unit (i.e. at least 20% of income is spent on rent); and
 - (ii) There should be at least one occupant per bedroom in the unit;
- (i) On an annual basis, or at the request of the City, the applicant will report to the City of Vancouver on the operation of the below-market rental housing dwelling units which will ensure that the City can confirm that the units are being operated as agreed, and will include a rent roll for the below-market rental housing dwelling units, and a summary of the results of eligibility testing for these units; and
- (j) Such other terms and conditions as the General Manager of Planning, Urban Design or Sustainability (or successor in function) and the Director of Legal Services may require in their sole discretion.

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

- 2.5 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 *Transit-Oriented Areas (TOA) Rezoning Policy* and the *Tenant Relocation and Protection Policy* that is effective at the time of submission of the development permit application.
 - (b) Provide a notarized declaration prior to issuance of the development permit that demonstrates that each tenant has been given written notice of the intent to redevelop the property; that indicates the number of units occupied on the date of the notice; and includes copies of a letter addressed to each eligible tenant summarizing the Tenant Relocation Plan offer and signed as received by each eligible tenant.
 - (c) Provide an Interim Tenant Relocation Report to the satisfaction of the General Manager of Planning, Urban Design and Sustainability prior to issuance of the

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

Note to Applicant: If a long period of time elapses between approval in principle of the rezoning application and issuance of a 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, or another building (if applicable) 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).

Public Art

- 2.6 Execute an agreement satisfactory to the Director of Legal Services and the General Manager of Arts, Culture and Community Services 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:

- (a) Consult with the City's Head of Public Art regarding opportunities for investment in public spaces.
- (b) 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, 60% cash-in-lieu of Art.
- (c) Please contact Public Art staff at publicart@vancouver.ca to discuss your application.

Environmental Contamination

- 2.7 Submit a site disclosure statement to Environmental Services;
- 2.8 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
- 2.9 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.

Note to Applicant: Based on information provided in the site disclosure statement, a remediation agreement will not be required.

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:

“2611 Victoria Drive [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 #] 2611 Victoria Drive”

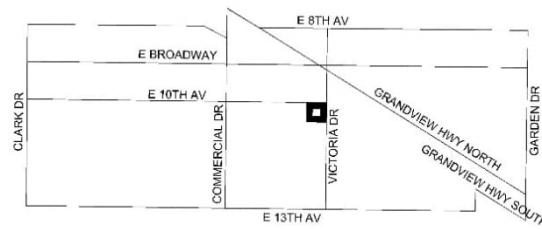
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**APPENDIX D
ADDITIONAL INFORMATION**

Public Consultation Summary

Event	Date(s)	Details
Webpage published	December 4, 2025	https://www.shapeyourcity.ca/2611-victoria-dr
Postcard mailed	January 14, 2026	2,674 notices mailed (approximate)
Site sign installed	January 22, 2026	n/a
Online comment form	December 4, 2025 to April 20, 2026	47 submissions <ul style="list-style-type: none"> • 10 responses support • 32 responses opposed • 5 responses mixed
Question and Answer (Q&A) period (2 weeks)	January 21, 2026 - February 3, 2026	5 submissions
Other input (phone calls, direct emails, etc.)	December 4, 2025 to April 20, 2026	4 submissions
Total webpage views	December 4, 2025 to April 20, 2026	816 page views
Total Submissions (Comments submitted + questions asked + other input methods)		56 submissions

Map of Notification Area



NOTIFICATION AREA

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

Areas of support:

- **Density:** The proposed density is appropriate given the proximity to transit and the Commercial-Broadway SkyTrain Station.
- **Use:** The inclusion of commercial spaces is welcomed and benefits local artists, small businesses and the vibrancy of the Grandview-Woodland community.

Areas of concern:

- **Building height:** The proposed building height is inappropriate for the area. The building is excessively tall, will shadow the surrounding area and obstruct the public view from Trout Lake.
- **Housing affordability:** The share of below-market rental units is insufficient and does not adequately meet the affordability needs of Vancouver residents.
- **Traffic:** The proposed density will add to traffic congestion, pressure on street parking, with potential implications for pedestrian safety.
- **Neighbourhood impact:** The proposed development will put strain on local infrastructure, overcrowd schools, parks, and community spaces. This will negatively impact livability in the neighbourhood.

Response to Public Comments

- **Building height:** The proposed building impacts the Trout Lake view 26.1 and exceeds what is permitted in the *Plan*. Staff recommend the report to be “Referred back to staff” for further consideration in light of potential upcoming changes to the Trout Lake view-cone policy direction.
- **Housing affordability:** Market rental and below market rental housing is a more affordable option than home ownership in terms of the incomes needed to afford housing costs. With 20% of the residential floor area proposed as below-market rental units, the proposal aligns with the expectations of the *Plan*.
- **Traffic:** The site is well served by transit, providing residents with convenient alternatives to private vehicle use and supporting reduced reliance on on-street parking. Parking and loading will be provided in accordance with the Parking By-law, and staff do not anticipate that the development will create additional pressure on street parking in the surrounding area. The City will continue to monitor parking conditions, and residents may contact Engineering Services through 3-1-1 with any on-street parking enquiries or requests. Engineering conditions to improve safety and accessibility—including upgraded street lighting and a new sidewalk—are included in Appendix B.
- **Neighbourhood impact:** The development must adhere to the form of development guidelines set out in the Commercial-Broadway Station Precinct subarea of the *Grandview-Woodland Community Plan*, to ensure a contextual fit with the neighborhood's character. If approved, further review of the form of development would occur at the development permit stage. Additionally, amenities in the area will be expanded in accordance with the Public Benefit Strategy of the GWCP.

* * * * *

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 Eastside		Monthly Costs of Ownership for Median-Priced Apartment – Eastside (with 20% down payment)		
	Proposed Average Unit Size	2026 Starting Rents ¹	Average Household Income Served ⁴	Average Market Rent ²	Average Household Income Served ⁴	Monthly Costs of Ownership ³	Average Household Income Served ⁴	Down payment at 20% ³
Studio	324 sq. ft.	\$1,364	\$54,560	\$1,965	\$78,600	\$2,623	\$104,920	\$88,000
1-bed	470 sq. ft.	\$1,488	\$59,520	\$2,224	\$88,960	\$3,295	\$131,800	\$115,000
2-bed	726 sq. ft.	\$2,118	\$84,704	\$2,979	\$119,160	\$4,748	\$189,920	\$164,888
3-bed	882 sq. ft.	\$2,891	\$115,648	\$3,420	\$136,800	\$6,822	\$272,880	\$248,000

1. Starting rents shown are calculated based on a 20 per cent discount to city-wide average market rents as published by CMHC in the October 2025 Rental Market Report and set in the Rental Incentive Programs Bulletin for the year 2026.
2. Data from October 2025 CMHC Rental Market Survey for buildings completed in 2016 or later on the Eastside of Vancouver.
3. Based on the assumptions: Median of all BC Assessment strata apartment sales prices in Vancouver Eastside in 2025 by unit type, 20% down payment, 5% mortgage rate (in line with 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.

DRAFT TENANT RELOCATION PLAN

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

**APPENDIX F
PUBLIC BENEFITS**

City-wide DCL ^{1,2}	\$69,603
Utilities DCL ¹	\$2,041,316
Public Art ³	\$326,552
TOTAL	\$2,437,471

Other Benefits (non-quantifiable components): 250 rental units, of which 20% of the residential floor area would be rented at below-market rates, secured for the greater of 60 years and the life of the building.

¹ Based on rates in effect as of December 10, 2025 and the proposed 14,998.2 sq. m (161,439 sq. ft.) of residential floor area and 323.9 sq. m (3,486 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 \$3,222,963.

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
2611 Victoria Drive	015-496-490	Lot 49, Except the South 5 Feet Now Lane and The West 33 Feet, of Lots A and B Block 162 District Lot 264A Plans 222 and 1771
	015-496-619	Lot 50, Except the South 5 Feet Now Lane, of Lots A and B Block 162 District Lot 264A Plans 222 and 1771
	015-496-635	Lot 51, Except the South 5 Feet Now Lane, of Lots A and B Block 162 District Lot 264A Plans 222 and 1771

Applicant Team

Applicant/Developer	Vertex DC Ventures Inc. and Fastmark
Architect	dys Architecture
Property Owner	1333845 B.C. LTD. ²

Statistics

	Permitted Under Existing Zoning	Proposed
Zoning	RM-4	CD-1
Site Area	1,416.40 sq. m. (15,246 sq. ft.)	1,416.40 sq. m. (15,246 sq. ft.)
Land Use	Residential	Residential/Commercial
Maximum FSR	0.75	10.9
Maximum Height	10.7 m (35 ft.)	83 m (272 ft.)
Floor Area	1,062.3 sq. m (11,434 sq. ft.)	15,322 sq. m (164925 sq. ft.)
Unit Mix	N/A	63 studio units 99 1-bedroom 63 2-bedroom 25 3-bedoom 250 Total
Natural Assets	8 on-site trees 1 neighbour's tree 5 street trees	8 site trees proposed for removal 1 neighbour's tree proposed for removal 5 street trees proposed for retention 8 new replacement trees required Final numbers of replacement trees to be confirmed at development permit stage.

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² Represented by Vertex DC (Victoria) Limited Partnership