



COUNCIL REPORT

Report Date: July 7, 2026
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Meeting Date: July 28, 2026
[Submit comments to Council](#)

TO: Vancouver City Council

FROM: General Manager of Planning, Urban Design and Sustainability

SUBJECT: CD-1 Rezoning: 5229-5249 Ash Street

Recommendations

- A. THAT the application by Pennyfarthing, on behalf of Pennyfarthing Properties Ash St. South Ltd., the registered owner of the lands located at 5229-5249 Ash Street [*Lots 52 and 53 Block 839 District Lot 526 Plan 8710; PIDs 005-491-096 and 009-956-883 respectively*], to rezone the lands from R1-1 (Residential Inclusive) District to CD-1 (Comprehensive Development) District, to increase the maximum floor space ratio (FSR) from 0.70 to 3.06 and increase the maximum building height from 11.5 m (38 ft.) to 21.4 m (70 ft.) to permit the development of a six-storey residential rental building containing 63 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 BHA Architecture Inc., received September 16, 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 Subdivision By-law be amended, generally as set out in Appendix C;

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

- D. THAT Recommendations A to C 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 5229-5249 Ash Street from R1.1 (Residential Inclusive) District to CD-1 (Comprehensive Development) District. The proposal is for a six-storey residential rental building containing 63 units.

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 proposed height and land use is consistent with the *Cambie Corridor Plan (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 two parcels, located on the west side of Ash Street between 35th and 37th Avenues (see Figure 1). There are two single-detached houses on site, constructed in 1954 and 1956, with two rental units and two tenancies.

Sites to the north and south are low-rise residential properties and are eligible to develop under the *Transit-Oriented Areas Rezoning Policy (TOA Policy)* for heights and densities up to eight storeys and 3.0 FSR. The Heather Lands development to the west is permitted for heights up to 46 storeys. Surrounding sites to the northeast and along Cambie Street generally consists of six-storey residential apartments, and sites to the southwest are eligible for high-rise apartments and mixed-use buildings under the *Plan* and the existing R5 zoning district.

Figure 1: Site and Surrounding Zoning

2. Policy Context

- **Vancouver Official Development Plan:** The land use and height is consistent with Residential Low-Rise Generalized Land Use (GLU) designation, permitting heights up to six storeys or up to eight storeys if located within a Transit-Oriented Area (TOA).
- **Cambie Corridor Plan (Plan):** This site is within the 'Queen Elizabeth' neighbourhood of the *Plan* which permits rezoning for rental buildings up to six storeys and a suggested density of up to 2.5 FSR based on urban design performance. Sites delivering social housing or below-market rental may exceed the suggested FSR. While this application is evaluated per the *Plan*, recent TOA by-laws and policies permit redevelopment opportunities in the surrounding area, allowing for additional height and density to be considered.
- **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 rezoning proposal is for a six-storey residential rental building containing 63 units (Figure 2). The building height is 21.4 m (70 ft.) with a density of 3.06 FSR. Ground floor indoor and outdoor amenity spaces and two levels of underground parking are proposed.

A previous proposal was submitted in February 2022. The owner chose not to proceed and withdrew the application in September 2025 prior to a Council decision.

Figure 2: Proposed Building Looking West

2. Form of Development

This application is considered under the *Plan*, and the site is also located in Tier 3 of the TOA. The proposal is consistent with built form guidance of the *Plan* for a six-storey residential building and generally meets the expectations for height, building massing, and setbacks. It contributes to the *Plan*'s urban design objectives for new housing and liveable neighbourhoods close to amenities and services that support development of complete communities. Refer to the Urban Design Analysis below.

Urban Design Analysis Summary

Criteria	Policy	Proposal	Evaluation	Response
Density	2.5 FSR	3.06 FSR	Modest increase in density. The built form generally aligns with urban design principles.	Staff support the proposed density.
Height	6 storeys	6 storeys	Height is consistent with expectations of the <i>Plan</i> .	Staff support the proposed building height.

Urban Design Panel (UDP): A review by the Urban Design Panel was not required due to the modest scale of the project.

Natural Assets: The *Urban Forest Strategy* and the Protection of Trees By-law were applied to evaluate the proposal. Twenty-three trees are proposed for removal, 22 of which are on-site trees and one is a City-owned tree. No trees are proposed for retention. Approximately 14 new on-site trees and four City-owned trees are proposed. The final numbers of trees are confirmed at the development permit stage. See Appendix B for landscape and tree conditions.

Summary: Staff reviewed the site-specific conditions and concluded that the proposed form of development generally reflects the *Plan* expectations and is appropriate for the context. Staff support the application subject to Urban Design Conditions detailed in Appendix B.

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

3. Housing

This application, if approved, would add 63 market rental units to the City's inventory of rental housing, which would contribute to the targets set out in the *Housing Vancouver Strategy* (see Figure 1 of Appendix E).

- **Housing Mix:** The project proposes 52% two-bedroom units thereby meeting the *Family Room: Housing Mix Policy for Rezoning Projects* which requires a minimum of 35% family units. A condition of approval and a provision in the CD-1 By-law has been included to ensure the project meets the minimum unit mix requirements.
- **Average Rents and Income Thresholds:** The proposed market-rental units will provide housing options that are significantly more affordable than average home ownership costs, as shown in Figure 2 of Appendix E.
- **Security of Tenure:** All 63 units in the proposal would be secured as rental housing through a Housing Agreement and a Section 219 Covenant for the longer of 60 years and the life of the building.
- **Tenants:** The rezoning site contains existing two secondary residential units. Of the two existing residential tenancies, one is eligible under the City's *Tenant Relocation and Protection Policy (TRPP)*. 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 *TRPP* for the Plan area prior to development permit issuance.

4. Transportation and Parking

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

5. Public Input

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

In total, approximately eight submissions were received. Comments supported the delivery of new rental housing and additional density. Concerns were expressed about the lack of below-market rental units and uncertainty around secured rental tenure. 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):** Based on December 2025 rates, it is expected that the project will pay a DCL of \$1,626,514.

- **Community Amenity Contributions (CAC):** As a routine, low-density secured-market rental project, the application is exempt from providing a community amenity contribution per the *Community Amenity Contributions Policy for Rezonings*.
- **Public Art:** The application is not subject to the *Public Art Policy and Procedures for Rezoned Developments* as the proposed floor area does not meet the minimum 9,290 sq. m (100,000 sq. ft.).

Financial Implications

This project is expected to provide 63 rental units and a DCL payment. See Appendix F for additional details.

Conclusion

This application is consistent with the *Vancouver Official Development Plan* and the proposed height and land use is consistent with the *Cambie Corridor 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
5229-5249 ASH STREET
PROPOSED CD-1 BY-LAW PROVISIONS

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

Zoning District Plan Amendment

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

Designation of CD-1 District

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

Uses

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

Conditions of Use

4. The design and layout of at least 35% of the total number of dwelling units must:
 - (a) be suitable for family housing; and
 - (b) have 2 or more bedrooms.

Floor Area and Density

- 5.1 Computation of floor area must assume that the site area is 1,520.7 m², being the site area at the time of the application for the rezoning evidenced by this by-law, prior to any dedications.
- 5.2 The maximum floor space ratio for all uses combined is 3.06.
- 5.3 Computation of floor area must include all floors having a minimum ceiling height of 1.2 m, both above and below base surface, measured to the extreme outer limits of the building.

5.4 Computation of floor area must exclude:

- (a) balconies and decks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, provided that:
 - (i) the total area of these exclusions must not exceed 12% of the permitted floor area, and
 - (ii) the balconies must not be enclosed for the life of the building;
- (b) patios and roof decks, if the Director of Planning considers the impact on privacy and outlook;
- (c) floors or portions thereof that are used for:
 - (i) off-street parking and loading located at or below base surface, provided that the maximum exclusion for a parking space does not exceed 7.3 m in length,
 - (ii) bicycle storage, and
 - (iii) heating and mechanical equipment, or uses that the Director of Planning considers similar to the foregoing;
- (d) entries, porches and verandahs if the Director of Planning first approves the design;
- (e) all residential storage area above or below base surface, except that if residential storage area above base surface exceeds 3.7 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.

5.5 The Director of Planning or Development Permit Board may exclude common amenity areas from the computation of floor area, to a maximum of 10% of the total permitted floor area, if the Director of Planning or Development Permit Board considers the intent of this by-law and all applicable Council policies and guidelines.

Building Height

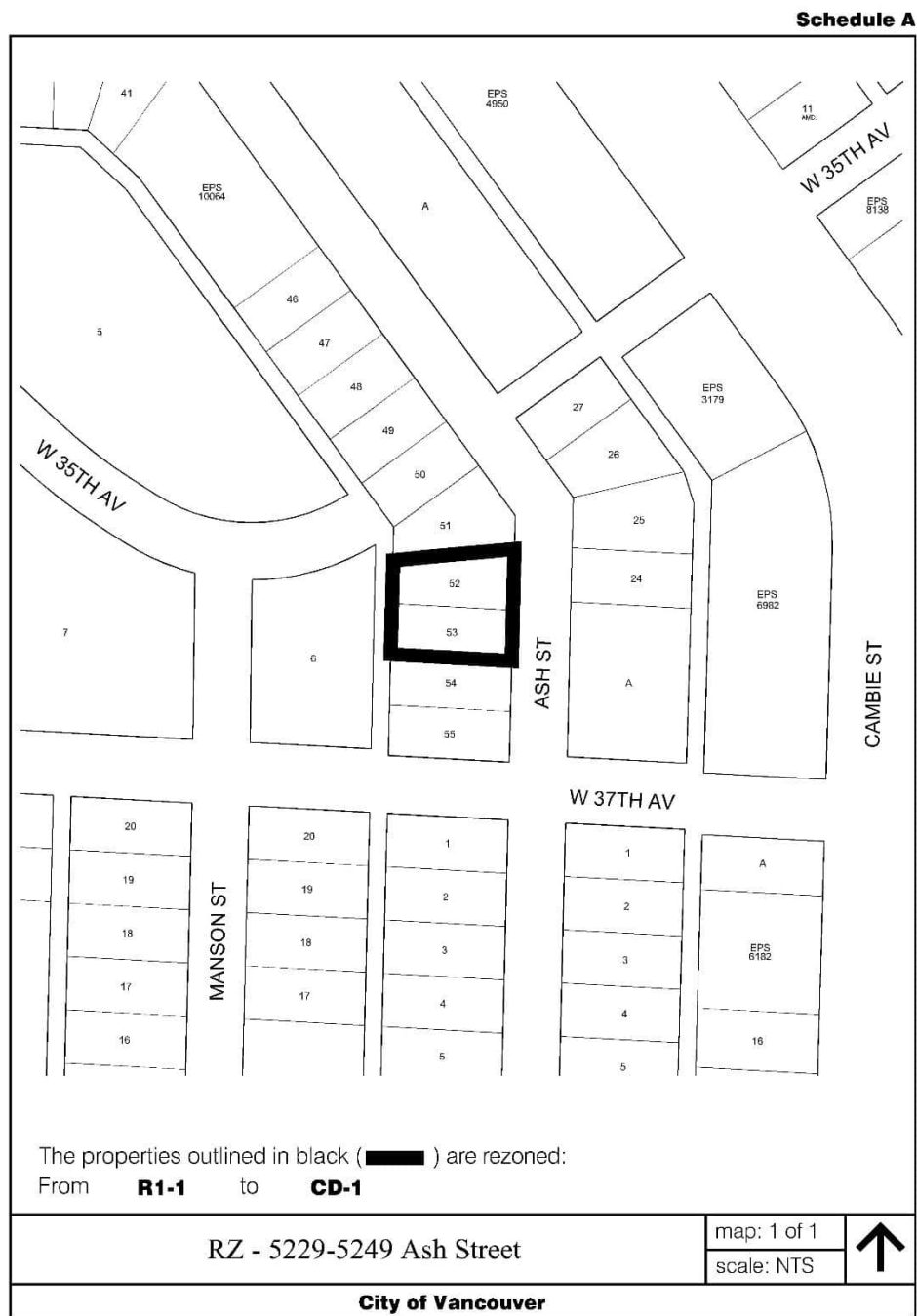
6.1 Building height must not exceed 21.4 m.

6.2 Despite section 6.1 of this by-law and the building height regulations in section 10 of the Zoning and Development By-law, the Director of Planning, after considering the impact on building placement, massing, views, overlook, shadowing and noise, may permit architectural features, common rooftop amenity space or mechanical appurtenances including elevator overrun and rooftop access structures, or any other appurtenances that the Director of planning considers similar to the foregoing, to exceed the maximum building height.

Access to Natural Light

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

- 7.2 For the purposes of section 7.1 above, habitable room means any room except a bathroom or a kitchen.



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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 BHA Architecture Inc., received on September 16, 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 livability to better meet the on-site needs of residents for amenity spaces. This may be achieved by:
 - (a) Providing outdoor amenity space which targets approximately 2.0 sq. m (21.5 sq. ft.) per unit.
 - (b) Providing kitchenette and accessible washroom as part of indoor amenity space.

Landscape

- 1.2 Demonstrate additional on-site improvements to enhance urban tree canopy. This can be achieved by:
 - (a) Providing replacement tree planting per the Protection of Trees By-law, focusing on opportunities to locate them on the ground and in the ground (off slab);
 - (b) Increasing the size of planted areas and reducing paved areas associated with the ground level residential patios; and
 - (c) Exploring alternative locations or modular configurations for the detention tank to accommodate proposed tree planting.

Note to Applicant: Detention tank location currently conflicts with proposed tree planting (1 m offset required). Relaxation of the underground setback for a detention tank may be supported with demonstrated urban tree canopy improvements. Locate detention tank in a way that does not interfere with tree planting or use a modular system that can work with the proposed trees. Proposed trees should be located 1 m from property lines.

- 1.3 Design development to deliver a high-quality pedestrian experience along the sidewalk, including a biodiverse planting palette of shrubs, perennials and groundcovers.

Sustainability

- 1.4 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 – Process and Requirements.

Housing

- 1.5 The proposed unit mix, including 8 studio units (13%), 22 one-bedroom units (35%), and 33 two-bedroom units (52%) is to be included in the development permit drawings to achieve at least 35% family units.

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

Note to Applicant: The proposed market rental unit mix should be designed to accommodate returning tenants exercising the Right of First Refusal to return to the new building, as outlined in the *Tenant Relocation and Protection Policy (TRPP)* and TRPP Bulletin. See housing condition 2.5.

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

Note to Applicant:

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

Engineering

- 1.7 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>

- 1.8 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>

- 1.9 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.
- 1.10 Provision of a lighting simulation to support all off-site lighting upgrades to City standards and IESNA recommendations.
- 1.11 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.

- 1.12 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.

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

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

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

(b) Existing locations of:

- (i) Street furniture; and

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

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

- (ii) Poles and guy wires.

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

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

Note to Applicant: Deviations from the standard streetscape materials must be justified in a report and approved by City prior to the development permit

application. Encroachment agreements may be required for non-standard streetscape materials on City property.

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

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

1.14 Provision of parking access, per [Parking By-law Section 4](#) and the [Design Supplement](#):

- (a) Two-way vehicle flow, including:
 - (i) Convex mirrors or view portals at bottom of main parkade ramp.
- (b) Safe, functional grades on the ramp and in parking areas, including:
 - (i) Between 7.5% to 10% transition ramp grades for a minimum 4 m (13.1 ft.) at the bottom of the main parkade ramp.
 - (ii) Ramps exposed to weather with a 15% slope and greater must be heated.

1.15 Provision of vehicle spaces, per [Parking By-law Section 4](#) and the [Design Supplement](#), including:

- (a) Minimum 6.6 m (21.7 ft.) maneuvering aisle for spaces angled at 90 degrees.

1.16 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) Dimension of columns and column encroachments into parking spaces;
- (c) Section drawings showing elevations and minimum vertical clearances for parking levels, loading bays, ramps, and to the underside of raised security gates considering mechanical projections and built obstructions; and
- (d) Design elevations at all breakpoints on both sides of ramps, drive aisles, loading and passenger loading spaces, accessible spaces, and entrances.

1.17 Provision of a sewer abandonment plan by the Developer’s Engineer that details the following:

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

- (b) Abandonment or removal of all existing storm, sanitary, and combined sewer mains that are no longer in use due to the development of the site.

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

- 1.18 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.

- 1.19 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>

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

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

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

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

PART 2: CONDITIONS OF BY-LAW ENACTMENT

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

Engineering

- 2.1 Make arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for consolidation of Lots 52 And 53, all of Block 839, District Lot 526, Plan 8710 to create a single parcel.
- 2.2 Provision of a Services Agreement to detail the on-site and off-site works and services necessary or incidental to the servicing of the site (collectively called the “Services”) such that they are designed, constructed, and installed at no cost to the City and all necessary street dedications and rights of way for the Services are provided. No development permit for the site, or any portion thereof, or for any building or improvements thereon will be issued until the letter of credit or such other form of alternative security that may be acceptable to the City in its sole discretion, as security for the Services is provided. The timing for the delivery of the Services shall be determined by the General Manager of Engineering Services in his sole discretion and holds shall be placed on such permits as deemed necessary in his sole discretion. Except as explicitly provided for in Condition 2.3(a), the Services are not excess and/or extended services, and the applicant is not entitled to a Latecomer Agreement.

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

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

Note to Applicant: Based on the confirmed Fire Underwriter’s Survey Required Fire Flow and domestic flows submitted by Creus Engineering Ltd. dated June 30, 2025, no water main upgrades are required to service the development.

The main servicing the proposed development is 300 mm on Ash Street. The developer is responsible for 100% of the cost of upgrading. The maximum water service connection size is 300 mm.

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

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

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

Note to Applicant: Implementation of development(s) at 5229 Ash Street does not require any sewer upgrades.

Development to be serviced to the existing 375 mm COMB sewers along Ash Street.

Note to Applicant: The City of Vancouver Council has approved a Vancouver Building By-law change effective January 1, 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 Ash Street adjacent to the site and extending south to West 37th Avenue (unless otherwise noted), including:

- (i) Minimum 1.5 m wide front boulevard;
- (ii) Minimum 2.1 m wide broom finish saw-cut concrete sidewalk; and

Note to Applicant: These boulevard and sidewalk improvements may require the removal and replacement of existing street trees. Contact the City's Urban Forestry group to coordinate the removal of any existing trees.

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

- (iii) Removal of the existing driveway crossing at 5249 Ash Street and reconstruction of the curb and gutter.

- (d) Provision of street improvements with appropriate transitions, along the lane west of Ash Street adjacent to the site, including:

- (i) Full depth pavement reconstruction;

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

Refer to the City design guidelines and construction standards.

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

- (e) Provision of speed humps in the lane west of Ash Street between West 37th Avenue and West 35th Avenue.
- (f) Provision of upgraded street lighting (roadway and sidewalk) to current City standards and IESNA recommendations.
- (g) 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.

- (h) 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.

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.

- (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.

2.3 Provision of one or more Latecomer Agreements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services, whereby the applicant is entitled to receive latecomer charges for a period of 24 hours following completion of the works contemplated by the following condition(s), which require(s) the applicant to provide excess or extended services:

- (a) Street improvements as per Condition 2.2(c)(i) and 2.2(c)(ii).

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

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

For general Latecomer Policy information refer to the website at:

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

Housing

- 2.4 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 63 residential units as secured market rental housing units, excluding Seniors Supportive or Independent Living Housing, pursuant to the City's *Cambie Corridor Plan*, for a term equal to the longer of 60 years and the life of the building, subject to:

- (a) a no-separate-sales covenant;
- (b) a no-stratification covenant;
- (c) a provision that none of such units will be rented for less than 90 consecutive days at a time;

and such other terms and conditions as the General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services may require.

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

- 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 Appendix E: Tenant Relocation 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, whether

each tenant has indicated interest in the Right of First Refusal to return to the new building (if applicable); 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 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.

Note to Applicant: If a long period of time elapses between Council approval 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 taken up the Right of First Refusal in the new building (if applicable) and their starting rent; and for those not returning to the new building, the outcome of their search for alternate accommodations; summarize the total monetary value given to each tenant (moving costs, rents, any other compensation); and include a summary of all communication provided to the tenants.

Environmental Contamination

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

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

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.

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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 AMENDMENTS TO THE SUBDIVISION BY-LAW NO. 5208

Council amends Schedule A of the Subdivision By-law in accordance with the plan labelled Schedule A and attached to and forming part of this by-law, by deleting the following from the R1-1 maps forming part of Schedule A of the Subdivision By-law:

- (a) PID: 005-491-096, Lot 52 Block 839 District Lot 526 Plan 8710; and
- (b) PID: 009-956-883, Lot 53 Block 839 District Lot 526 Plan 8710

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APPENDIX D ADDITIONAL INFORMATION

Public Consultation Summary

Event	Date(s)	Details
Webpage published	December 2, 2025	https://www.shapeyourcity.ca/5229-5249-ash-st-2
Postcard mailed	January 12, 2026	2,318 notices mailed (approximate)
Site sign installed	December 5, 2025	N/A
Online comment form	December 2025 to April 2026	7 submissions • 6 responses support • 1 responses opposed • 0 responses mixed
Question and Answer (Q&A) period (2 weeks)	January 14, 2025 to January 27, 2025	0 submissions
Other input (phone calls, direct emails, etc.)	December 2025 to April 2026	1 submissions
Total webpage views	December 2, 2025 to April 30, 2026	325 page views
Total Submissions (Comments submitted + questions asked + other input methods)		8 submissions

Map of Notification Area



NOTIFICATION AREA

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

Areas of support:

- **Housing and density:** Respondents supported the provision of new rental housing, densification and mixed uses in the area, noting that the neighbourhood is ready for growth.

Areas of concern:

- **Rental housing:** Concerns were expressed that the proposal does not provide any below-market rental units and whether the rental units will be secured market rental.

Response to Public Comments:

- Staff acknowledge that the application does not provide below-market rental units at six storeys. All units will be secured as purpose-built rental through a Housing Agreement and a Section 219 Covenant for the longer of 60 years and the life of the building.

* * * * *

APPENDIX E

DRAFT TENANT RELOCATION PLAN

TRPP Requirements	Tenant Relocation Plan Offer
Financial Compensation	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: ○ 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.
Notice to End Tenancies	Landlord to provide regular project updates to tenants throughout the development approvals process. 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).
Moving Expenses (flat rate or arrangement of an insured moving company)	A flat rate of \$750 or \$1000 will be provided to all eligible tenants depending on the type of unit.
Assistance in Finding Alternate Accommodation (3 options)	<i>Staff will distribute tenant needs assessment surveys. These surveys will be used in relocation efforts and to identify tenants' needs and preferences.</i> The applicant will monitor the rental market and provide tenants requesting assistance with three options in Vancouver that best meet the tenants' identified priorities.
Additional Support for Low Income Tenants or Tenants Facing Other Barriers to Appropriate Housing	For low-income tenants and tenants facing other barriers to housing, as defined in the <i>Tenant Relocation and Protection Policy</i>, the applicant will assist in securing a permanent, suitable affordable housing option.
First Right of Refusal	Tenants will be offered the right of first refusal for a new rental unit should they wish to return to the building once construction is complete. Returning tenants will be offered a market rental unit at 20% discount to market rent.

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 Market Rental Housing Units	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 1, 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 31, 2023, 87% of the previous targets had been reached.

3. Unit numbers exclude the units in this proposal, pending council's approval of this application.

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

		Newer Rental Buildings Westside		Monthly Costs of Ownership for Median-Priced Apartment – Westside (with 20% down payment)		
Unit	Proposed Average Unit Size (sq. ft.)	Average Market Rent ¹	Average Household Income Served ³	Monthly Costs of Ownership ²	Average Household Income Served ³	Down-Payment at 20%
Studio	397 - 435	\$2,003	\$80,120	\$3,318	\$124,720	\$108,000
1-bed	568 - 588	\$2,601	\$104,040	\$3,829	\$153,160	\$136,000
2-bed	776 - 832	\$3,706	\$148,240	\$5,829	\$235,680	\$210,000
3-bed	N/A	\$4,875	\$195,000	\$9,050	\$362,000	\$336,000

1. Data from the October 2025 CMHC Rental Market Survey for apartments in purpose-built rental buildings completed in the year 2016 or later on the Westside of Vancouver

2. Based on the following assumptions: median of all BC Assessment apartment sales prices in Vancouver Westside in 2025 by unit type, 20% down-payment, 5% mortgage rate (in-line with Bank of Canada conventional rate), 25-year amortization, \$400-\$600 monthly strata fees and monthly property taxes at \$2.78 per \$1,000 of assessed value (2023 assessments and property tax rate).

3. Incomes are estimated based on rents or monthly ownership costs at 30% of income.

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APPENDIX F PUBLIC BENEFITS

City-wide DCL ¹	\$999,948
Utilities DCL ¹	\$626,567
TOTAL	\$1,626,514

Other Benefits (non-quantifiable components): 63 rental units 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 4,653.3 sq. m (50,088 sq. ft.) of residential 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.

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APPENDIX G REZONING APPLICATION SUMMARY

Property

Address	Parcel Identifier (PID)	Legal Description
5229 Ash Street	005-491-096	Lot 52 Block 839 District Lot 526 Plan 8710
5249 Ash Street	009-956-883	Lot 53 Block 839 District Lot 526 Plan 8710

Applicant Team

Applicant/Developer	Pennyfarthing
Architect	BHA Architecture Inc.
Property Owner	Pennyfarthing Properties Ash St. South Ltd.

Statistics

	Permitted Under Existing Zoning	Proposed
Zoning	R1-1	CD-1
Site Area	1,520.7 sq. m (16,369 sq. ft.)	
Land Use	Residential	
Maximum FSR	0.70	3.06
Maximum Height	11.5 m (38 ft.)	21.4 m (70 ft.)
Floor Area	1,064 sq. m (11,458 sq. ft.)	4,653.3 sq. m (50,088 sq. ft.)
Unit Mix	N/A	8 studio units 22 1-bedroom 33 2-bedroom 63 Total
Natural Assets	22 on-site trees 1 street tree	23 trees proposed for removal. 0 trees proposed for retention. 4 new street trees proposed. 14 new on-site trees proposed. Final numbers to be confirmed at development permit stage.

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