



COUNCIL REPORT

Report Date: July 7, 2026
Contact: Sarah Cranston
Contact No.: 604.873.7733
RTS No.: 19759
VanRIMS No.: 08-2000-20
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: 304-316 East 1st Avenue

Recommendations

- A. THAT the application by Musson Cattell Mackey Partnership, on behalf of 1536822 B.C. Ltd.¹, the registered owners of the lands located at 304-316 East 1st Avenue [*Lots 1 to 3 Block 4 District Lot 200A Plan 197; PIDs 015-534-171, 015-534-189 and 015-534-201, respectively*] to rezone the lands from IC-3 (Industrial) District to CD-1 (Comprehensive Development) District, to increase the maximum floor space ratio (FSR) from 3.0 to 11.8 and increase the maximum building height from 18.3 m (60 ft.) to 83 m (272 ft.) to permit the development of a 26-storey mixed-use building with 217 rental units of which 20% of the residential floor area will be below-market, plus commercial, and office uses, 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 Musson Cattell Mackey Partnership, received August 6, 2025 and a resubmission received March 26, 2026;

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

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

¹ Represented by Nicola Scotia Nominee Ltd.

required at the discretion of the Director of Legal Services and the General Manager of Planning, Urban Design and Sustainability.

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

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

- E. THAT Recommendations A to D be adopted on the following conditions:
 - (i) THAT the passage of the above resolutions creates no legal rights for the applicant or any other person, or obligation on the part of the City and any expenditure of funds or incurring of costs is at the risk of the person making the expenditure or incurring the cost;
 - (ii) THAT any approval that may be granted shall not obligate the City to enact a by-law rezoning the property, and any costs incurred in fulfilling requirements imposed as a condition of rezoning are at the risk of the property owner; and
 - (iii) THAT the City and all its officials, including the Approving Officer, shall not in any way be limited or directed in the exercise of their authority or discretion, regardless of when they are called upon to exercise such authority or discretion.

Purpose and Executive Summary

This report evaluates an application to rezone the site at 304-316 East 1st Avenue from IC-3 (Industrial) District to CD-1 (Comprehensive Development) District. The proposal is for a 26-storey mixed-use building with 217 rental units, including 20% below-market units, commercial, and office uses.

In accordance with section 559.02(4) of the Vancouver Charter, Council is prohibited from holding a Public Hearing for a development that consistent with all relevant official development plans including the *Vancouver Official Development Plan* and contains majority residential use.

This application is consistent with the *Vancouver Official Development Plan* and generally consistent with the *Broadway Plan*. The General Manager of Planning, Urban Design and Sustainability recommends approval in principle subject to conditions contained in Appendix B.

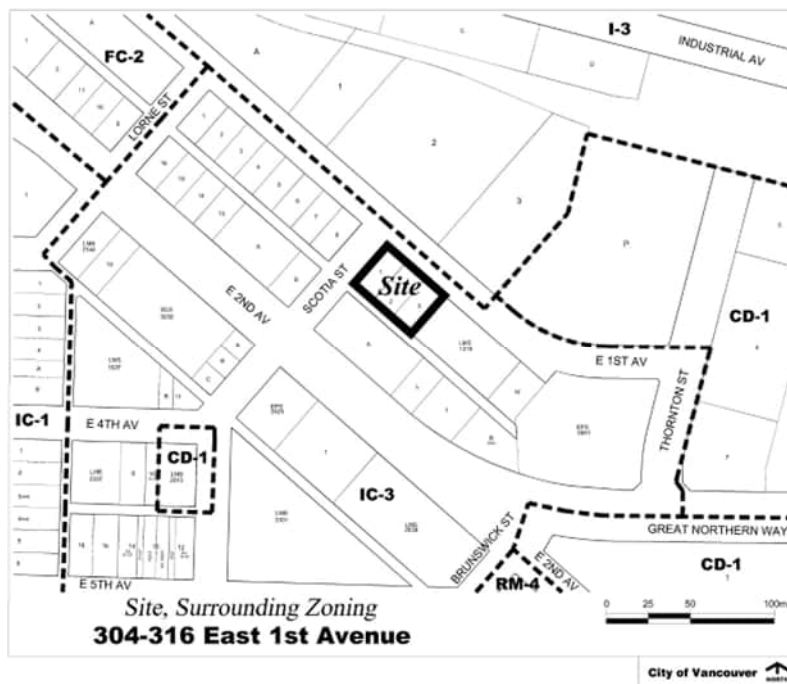
Context and Background

1. Site and Context

The subject site is comprised of three parcels, located on the corner of East 1st Avenue and Scotia Street (see Figure 1) in the Creative District area within the *Broadway Plan (Plan)* area. The property contains a three-storey warehouse and there are no existing residential uses or tenancies.

The surrounding neighbourhood consists of a mix of industrial uses, as well as newer residential and mixed-use developments. The neighbourhood is undergoing significant change with future redevelopment as per the *Plan*, as well as with the Skytrain extension. The future Great Northern Way - Emily Carr Station will be located 200 m to the east.

Figure 1: Site and Surrounding Zoning



2. Policy Context

- Vancouver Official Development Plan:** The land uses and height are consistent with the Generalized Land Use (GLU) designation Mixed-Use High Rise 1, which permits up to 26 storeys.
- Broadway Plan:** This site is located in the Creative District – Area B (MCDB) sub area 8.2 of the *Plan*. The policy permits consideration of redevelopment for rental, strata, or hotel uses up to 20 storeys and a floor space ratio (FSR) of 7.0. The *Plan* requires a minimum of two levels of non-residential uses in this sub area.
- Transit-Oriented Areas (TOA) Designation By-law and Transit-Oriented Areas (TOA) Rezoning Policy:** This site is within Tier 1 of the Great Northern Way - Emily Carr Station TOA and is consistent with the height designation. As the *Plan* allows more density, the application is being assessed under the *Plan*.
- Housing Needs Report:** The Vancouver Charter requires that when Council amends or adopts an affordable and special needs housing zoning by-law, also known as inclusionary zoning, Council must consider the most recent housing needs report, and the housing information on which it is based. The most recent housing needs report amendment was received on January 1, 2025.

Discussion

1. Proposal

The proposal is for a 26-storey mixed-use residential building with 217 rental units, with a minimum of 20% of the residential floor area for below-market units (Figure 2). Commercial uses are proposed on the ground floor, and a level of office use on the second floor. A building height of 83 m (272 ft.) and a floor space ratio (FSR) of 11.8 are proposed.

The application requests height and density in excess of the *Plan*. The *Plan* permits rental buildings up to 20 storeys and 7.0 FSR, whereas the applicant has proposed 26 storeys and 11.8 FSR. The departure from the *Plan*'s anticipated density is partially in response to site constraints, including a limited site depth of 30.5 m (100 ft.) and a site slope of 5 m (16.5 ft.) towards 1st Avenue, with the high point at the lane.

Staff are generally supportive of the request for additional height and density at this location, given site constraints, proximity to rapid transit, and no tenant displacement. The application is compliant with the maximum building height of 26 storeys per the *Official Development Plan* and in keeping with the direction of the *Development Viability Report* adopted by Council in December 2025.

Figure 2: Proposed Building Looking Southeast



2. Form of Development

While the *Plan* anticipates a 20-storey tower over a four-storey podium, the application proposes a 26-storey tower with a two-storey podium. Refer to the summary below.

Urban Design Analysis Summary

Criteria	Policy	Proposal	Evaluation	Response
Floor Area and Density	7.0 FSR	11.8 FSR	The proposed density exceeds the <i>Plan</i> 's expectations; however, the resulting built form is generally a good contextual fit within a TOA Tier 1 area.	Staff support the resulting density as reflected in the draft CD-1 in Appendix A.
Height	20 storeys	26 storeys	The proposed number of storeys exceeds the expectations of the <i>Plan</i> . However, the lower podium improves solar access and sky view for the public realm along East 1st Avenue. Staff evaluated the overall height to be appropriate within a TOA Tier 1 area and note that no additional shadowing concerns are introduced.	A relaxation up to 26 storeys may be considered where improved urban design performance is achieved, as outlined in Section 11.6.5 of the <i>Plan</i> . Staff support the proposed height as reflected in the draft CD-1 in Appendix A.
Tower Setbacks and Separations	9.1 m (30 ft.) to lane 12 m (40 ft.) to east property line	0 m (0 ft.) to lane 21.6 m (71 ft.) to east property line	The proposed south tower setback does not provide the anticipated tower separation from the adjacent 10-storey building. This impacts the livability of several residential units at the northwest of the existing adjacent building. To offset this impact, the application proposes a larger eastern setback, thus improving solar access and sky views for the public realm and enhancing the livability of the majority of neighbouring residential units.	Staff generally support the tower setbacks as proposed. Further design development is sought to improve privacy and overlook, as outlined in Condition 1.1.

Criteria	Policy	Proposal	Evaluation	Response
Public Realm Interface	Create a safe, welcoming and attractive pedestrian experience	Commercial use and residential entrances front the streets with a series of regularly spaced columns.	The proposed columns detract from the window-shopping experience and reduce the functional area of the commercial space.	Condition 1.2 seeks improvements to the ground-floor frontage and functionality to support a more active and engaging pedestrian experience.
Livability	Minimum unit size: 37 sq. m (398 sq. ft.) Sufficient private open space and amenity spaces	Unit sizes: 29 sq. m (312 sq. ft.) to 83 sq. m (892 sq. ft.) Some units do not have balconies, while multiple amenities are provided.	Amenity spaces generally meet the City's expectations. A number of residential units are undersized and do not comply with the Zoning and Development By-law.	Condition 1.3 seeks improvements to unit size and layout, as well as the co-location of indoor and outdoor amenities to enhance usability.

Cultural Ribbon: The proposal aligns with the *Plan's* vision for a "Cultural Ribbon" linking East Vancouver to False Creek through the Creative District. Envisioned as a walkway that draws people to the area, it is intended to highlight Local Nation knowledge and culture through art, signage, public realm/landscape design and architecture. A rezoning condition in Appendix B recommends early engagement with the xʷməθkʷəy̓əm ([Musqueam](#) Indian Band), Sk̓wxwú7mesh Úxwumixw ([Squamish](#) Nation), and səliłwətał ([Tsleil-Waututh](#) Nation) to strengthen meaningful integration of visible cultural elements in the future development stages.

Urban Design Panel (UDP): A review by the Urban Design Panel was not required as the application is generally consistency with the expectations and policy of the *Plan*.

Conclusion: Staff reviewed the site-specific conditions and have concluded that despite the building height and tower setback deviations, the built form is appropriate for the emerging context. Staff support the application subject to the Urban Design conditions detailed in Appendix B.

Natural Assets: The *Urban Forest Strategy* and the Protection of Trees By-law were used to evaluate the proposal. There are no on-site trees, and one City-owned shrub row and one City-owned hedge proposed for removal. Approximately eight new on-site trees and seven City-owned trees are proposed. The final number of trees will be confirmed at the development permit stage. See Appendix B for landscape and tree conditions.

Refer to the rezoning [application booklet](#) for drawings and the Council agenda for 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 will be prepared for the development permit application to follow.

3. Housing

This application, if approved, would add 217 units to the City's inventory of rental housing, including 171 market rental units and 46 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 42.4% two and three-bedroom units, comprised of 37.3% two-bedroom units and 5.1% three-bedroom units, thereby not meeting the *Plan* which requires a minimum of 35% family units, including a minimum of 25% two-bedroom and 10% three-bedroom units. A condition of approval and a provision in the CD-1 By-law has been included to ensure the project meets the minimum unit mix requirements in both the market rental and below-market rental portions.

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

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

Security of Tenure: All 217 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 no less than 20% of the residential floor area for below-market units.

Tenants: The rezoning site does not currently have any eligible tenants as defined under the City's *Tenant Relocation and Protection Policy (TRPP)*. If any eligible tenants are identified through the City's regulatory approvals process, the applicant will be required to meet the City's *TRPP*.

4. Transportation and Parking

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

5. Public Input

Public input primarily included mailed postcards, a site sign, a webpage with a digital model, an online comment form, and question and answer (Q&A) period. Refer to the application webpage: <https://www.shapeyourcity.ca/304-316-e-1-ave>.

In total, 22 submissions were received. Comments supported the proposed building design and neighbourhood fit. Concerns included the proposed building height, density and massing, as well as concerns regarding housing affordability and construction impacts. Refer to Appendix F 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 \$2,392,225 based on

December 2025 rates. The value of the DCL waiver for the residential floor area is estimated to be \$3,145,344.

- **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 \$343,771 based on the current (2016) rate.

Financial Implications

This project is expected to provide 217 rental units, with a minimum of 20% of the residential floor area secured at below-market rates, DCLs, as well as a public art contribution. See Appendix F for additional details.

Conclusion

The proposed land use, form of development, and public benefits are consistent with the *Vancouver Official Development Plan* and generally compliant with the *Broadway Plan*. The General Manager of Planning, Urban Design and Sustainability recommends approval in principle of the CD-1 By-law in Appendix A subject to conditions contained in Appendix B.

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APPENDIX A
304-316 East 1st Avenue
PROPOSED CD-1 BY-LAW PROVISIONS

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

Zoning District Plan Amendment

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

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) Office Uses;
 - (d) Retail Uses;
 - (e) Service Uses; and

- (f) Accessory Uses customarily ancillary to the uses permitted in this section.

Conditions of Use

- 5.1 A minimum of 20% of the total dwelling unit area must be below-market rental dwelling units.
- 5.2 The design and layout of at least 35% of the total number of below-market rental dwelling units and at least 35% of the total number of other dwelling units must:
- (a) be suitable for family housing; and
 - (b) have 2 or more bedrooms, of which:
 - (i) at least 25% of the total dwelling units must be 2-bedroom units, and
 - (ii) at least 10% of the total dwelling units must be 3-bedroom units.
- 5.3 No portion of the first storey of a building, to a depth of 10.7 m from the front wall of the building and extending across its full width, may be used for residential purposes except for entrances to the residential portion.
- 5.4 All commercial uses and accessory uses must be carried on wholly within a completely enclosed building, other than the following:
- (a) display of flowers, plants, fruits and vegetables in combination with a permitted use;
 - (b) farmers' market;
 - (c) neighbourhood public house;
 - (d) public bike share;
 - (e) restaurant; and
 - (f) retail – limited food service,

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

Floor Area and Density

- 6.1 Computation of floor area must assume that the site area is 1,367 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 11.8.
- 6.3 The total floor area for non-dwelling uses must be a minimum of 1,130 m², of which 185 m² must be for retail uses.

- 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.

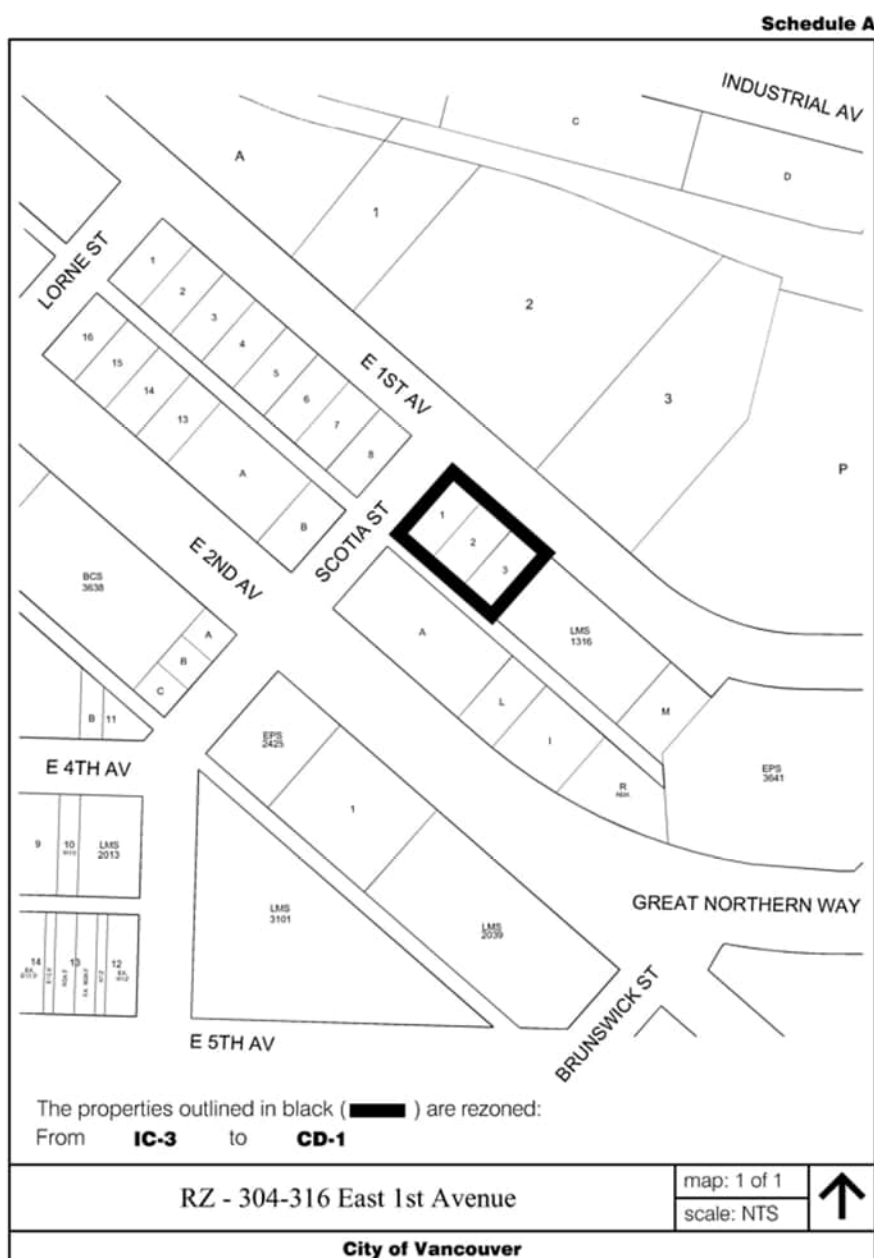
Building Height

- 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.



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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 Musson Cattell Mackey Partnership, received August 6, 2025, and a resubmission received March 26, 2026.

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

Urban Design

- 1.1 Design development to mitigate impacts on dwelling units in the south neighbouring building. This may be achieved by:

- (a) Avoiding direct sightlines between windows; and
- (b) Orienting the primary windows of corner bedrooms towards the east or west.

Note to Applicant: At development permit application, provide colour-coded reflected building elevations demonstrating location of existing neighbour and proposed window locations which absolutely minimize impacts to privacy and overlook.

- 1.2 Design development to create a more active and engaging public realm interface along 1st Avenue and Scotia Street.

Note to Applicant: Refer to *Broadway Plan* Built Form and Site Design Policies, 11.1 and 11.6.

This may be achieved by:

- (a) Maximizing the commercial frontage and functional commercial space along East 1st Avenue;

Note to Applicant: Relocating the parkade access to the lane, as required under Engineering Condition 1.20 (a) (i), will alter the ground-plane layout and commercial space design. The parkade access solution should absolutely minimize impacts on the proposed retail space and public realm interface. The applicant is strongly recommended to work with Planning and Engineering staff to address both urban design and engineering conditions prior to submitting a development permit application.

- (b) Relocating the ground-floor building face forward to include the columns, enhancing the visibility and continuity of the commercial frontage and allowing for more functional commercial retail space;

- (c) Adding one more commercial entry along East 1st Avenue to accommodate potential small-scale local businesses and locating commercial entries flush with the adjacent sidewalk;
- (d) Confirming that a minimum of 5.4 m (18 ft.) of public realm can be achieved, measured from the ultimate back of curb to the outmost building face; and
- (e) Providing an interior, stair-free loading path to each commercial unit.

1.3 Design development to improve livability and sociability.

Note to Applicant: Refer to *Broadway Plan* Built Form and Site Design policies 11.1 and 11.6, and *High Density Housing for Families with Children Guidelines*.

This may be achieved by:

- (a) Improving the functionality of outdoor amenity space on the rooftop of the tower;

Note to Applicant: The narrow space at the perimeter is not considered functional for outdoor amenity. The recommended minimum dimension of an outdoor amenity space is 4.5 m (15 ft.), which is intended to accommodate a variety of outdoor activities for children and adults.

- (b) Providing an indoor amenity space on level three with direct connection to the outdoor amenity space to enhance its usage;

Note to Applicant: This amenity room is recommended to have a minimum area of 37 sq. m (400 sq. ft.) with an accessible washroom and kitchenette.

- (c) Providing adequate private open space for all dwelling units;

Note to Applicant: Each private open space should have a minimum depth of 1.8 m (6 ft.) and a minimum area of 4.5 sq. m (48 sq. ft.). A Juliet balcony or full-height sliding windows can be considered for studio and 1-bedroom units, provided a minimum of 4.5 sq. m (48 sq. ft.) of additional common outdoor amenity space is provided for each unit that does not have private outdoor space.

- (d) Enhancing unit access to daylight and views by avoiding units that face only the lane on levels nine and below;

- (e) Designing functional unit sizes and layouts for all unit types; and

Note to Applicant: As per *Zoning and Development By-law*, dwelling unit net area should not less than 37 sq. m (398 sq. ft.) except if the Director of Planning (DoP) is satisfied that the design and location of the unit provides satisfactory living accommodation with regard to the type of occupancy proposed, the DoP may reduce the required floor area to a minimum of 29.7 sq. m (320 sq. ft.). The unit net area is measured from the inside of all outer walls excluded storage space. Generally, units less than 37 sq. m (398 sq. ft.) would not be considered livable for non-studio unit type. The livability of dwelling units will be further evaluated during the development permit stage at the discretion of the DoP, which may result in changes in unit mix and count.

- (f) Improving accessibility of the building entrance from Scotia Street.
- 1.4 Design development to improve architectural expression of the south façade.
This may be achieved by:
- (a) Providing additional articulation and variation to avoid excessive flatness and repetitiveness; and
 - (b) Maintaining a reasonable level of glazed area to support visual interest while fully addressing VBBL requirements.

Cultural Ribbon

- 1.5 To advance the design and implementation of the Cultural Ribbon, provide a two-to-five page report to the City of Vancouver that describes how elements of the site, in the public and private realm, were designed and implemented to elevate the cultural visibility of the Local Nations. Contact staff at broadwayplan@vancouver.ca for further guidance.

Note to Applicant: The report will be shared with representatives from the Musqueam Indian Band, Squamish Nation and Tsleil-Waututh Nation for information. Submission of the report to the City of Vancouver will satisfy this condition.

Rail Proximity

- 1.6 Provision of the following documents, prepared by a qualified professional, in response to the development site's proximity to freight rail facilities:
- (a) A letter of assurance from a Qualified Professional confirming the interior and exterior noise standards have been met through standard or enhanced construction methods; or
 - (b) Where standard construction measures are insufficient to meet the required noise levels, provide a Noise Study.

Note to Applicant: Refer to the [Development in Proximity to Rail Facilities Bulletin](#) and the [Guidelines for New Development in Proximity to Railway Operations](#) (FCM-RAC 2013) for further details. Refer to ODP Policies 12.2.5 and 12.2.6 for mitigating hazards associated with rail facilities. These reports are necessary to fulfill the title agreements outlined in Part 2.

This site falls within the Noise (300 m) Area of Influence, measured from rail property PL/ROW outlined in the Development in Proximity to Rail Facilities Bulletin. The site is located within approximately 130 m of the False Creek Flats South Yard operated by BNSF Railway. The site is also within approximately 300-600 m of the Main Yard operated by CN Rail ("CN") and the Via Rail Yard operated by Via Rail and Amtrack.

Confirm current and future operations to use for determining mitigating measures with both owner and operators of all rail facilities within 300 m.

CN typically requests the following:

- Applicant team (qualified professional) should reach out to CN to obtain the correct base assumptions (data, parameters and methodology) from CN at the project onset. This will reduce the likelihood of having to repeat technical studies and reports and limit costly redesign due to incorrect base assumptions; and
- Submission of the Acoustic Report for peer review by CN's Engineer.

Sustainability

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

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

Housing

- 1.8 The proposed unit mix, including 16 studio units (7.37%), 109 one-bedroom units (50.23%), 81 two-bedroom units (37.3%) and 11 three-bedroom units (5.1%) is to be revised in the development permit drawings to achieve at least 10% three-bedroom units and 25% two-bedroom units, separately in both the market rental and below-market rental portions.

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

- 1.9 The development should be designed in accordance with the High-Density Housing for Families with Children Guidelines, including the provision of:
- 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);
 - A minimum of 2.3 sq. m (25 sq. ft.) of bulk storage for each dwelling unit (S. 4.4.2);
 - 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
 - A balcony for each unit with 1.8 by 2.7 m minimum dimensions (S. 4.3.2).

Note to Applicant: 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 (22 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.

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

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

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

Engineering

- 1.11 Submission of letter prior to development permit issuance confirming acknowledgement that this application falls within the area with potential impacts due to the Broadway Subway Project construction and that the applicant has contacted the Rapid Transit Office for more detailed information.

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

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

- 1.13 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>

- 1.14 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>

- 1.15 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.

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

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

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

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

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

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

Note to Applicant: Drawings submitted as part of the development permit application will be preliminary with appropriate placeholders, and the final off-site geometric design will be provided by the City of Vancouver. An Engineering Project Coordinator will engage the Developer to facilitate the delivery of any City design after development permit issuance.

- (iv) "The required Green Infrastructure improvements for 304 East 1st Avenue will be as per City-approved design".

Note to Applicant: Callouts must be included along with the note. The required Green Infrastructure improvements for 304 East 1st Avenue are to be designed and submitted by the applicant in accordance with the City's [Standard Green Infrastructure design details](#) for City approval.

(b) Existing locations of:

(i) Street furniture; and

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

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

(ii) Poles and guy wires.

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

(c) Deletion of:

(i) Proposed feature planting with metal edge, free standing benches, and feature unit paving with bands shown within future dedication area.

Note to Applicant: Refer to Architectural Plans A204, A205, and Landscape Plans L2.

(ii) Proposed feature planting with metal edge, free standing benches, and possible public art from the SRW area along Scotia Street and East 1st Avenue.

Note to Applicant: The SRW area must remain free of any obstruction to pedestrian movement.

(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.

- 1.19 Provision of parking access, per [Parking By-law Section 4](#) and the [Design Supplement](#):
 - (a) Safe, functional parkade access interface with the City right-of-way, including:
 - (i) Relocation of the access to the lane.
- 1.20 Provision of vehicle spaces, per [Parking By-law Section 4](#) and the [Design Supplement](#), including:
 - (a) Minimum 6.6 m (21.7 ft.) maneuver aisle.
- 1.21 Provision of Loading spaces, per the [Parking By-law Section 5](#) and the [Design Supplement](#), including:
 - (a) Clear unloading area or raised rear dock, minimum 1.8 m (6 ft.) wide, with suitable access to facilitate goods loading /unloading.
- 1.22 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;
 - (c) Design elevations at all breakpoints on both sides of ramps, drive aisles, loading and passenger loading spaces, accessible spaces, and entrances;
- 1.23 Provision of a Final Hydrogeological Study, as required by the Zoning and Development By-law (Section 4.3), which addresses the requirements outlined in the Groundwater Management Bulletin, including but not limited to:
 - (a) A revised groundwater management plan;
 - (b) Characterization and/or monitoring of soil and groundwater conditions above the proposed slab depth; and

Note to Applicant: The Final Hydrogeological Study should include details on the recommended future work, as described in Section 8.0 of the preliminary hydrogeological study (dated May 22, 2025) and include findings from a site investigation and monitoring of groundwater conditions in any hydro-stratigraphic unit that would contribute to groundwater discharge from the site.

- (c) Construction-related and permanent groundwater management, including quantitative estimates (in litres per minute) of anticipated construction and permanent (post-construction) groundwater discharge rates for City approval.

Note to Applicant: Provide a revised hydrogeological study with a seepage analysis which includes consideration of the latest architectural design and lowest slab elevations.

- 1.24 Compliance with the Zoning & Development By-law (Section 4.3), to the satisfaction of the City, by limiting groundwater discharge into the City collection system and limiting environmental impacts by incorporating:

- (a) Measures to limit groundwater discharge into the City collection system;

Note to Applicant: Provide a revised hydrogeological study which includes discussion on how the proposed groundwater management strategy will not negatively impact the City collection system.

- (b) Measures to limit or reduce environmental impacts from groundwater diversion; and

- (c) Measures to prevent offsite subsidence caused by dewatering.

Note to Applicant: Every effort shall be made to prevent or limit the long-term discharge of groundwater to the sewer system.

The City shall be notified immediately of any changes that may be material to the City's review of the submitted final hydrogeological study (e.g. if the proposed excavation depth increases). Email the City at groundwater@vancouver.ca.

Any groundwater discharges to City infrastructure must be in compliance with the City's Sewer and Watercourse Bylaw, Metro Vancouver bylaws, and all applicable Provincial and Federal legislation. A Waste Discharge Permit may be required, and a City Engineer will approve an authorized rate of discharge to the sanitary sewer.

Please be advised that at the building permit stage, limitations may be placed on temporary dewatering due to sewer capacity constraints.

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

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

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

- 1.26 Design of the building(s) heating and domestic hot water system shall be designed to be compatible with the Neighbourhood Energy Utility (NEU) system to supply all heating and domestic hot water requirements, if deemed feasible by the General Manager of Engineering Services prior to issuance of development permit.

Note to Applicant: The Applicant shall refer to By-law 9552 and [NEU Connectivity Guidelines & Requirements](#) for specific design requirements, which include provisions related to the location of the mechanical room(s), centralization of mechanical equipment, pumping and control strategy, other hydronic heating and domestic hot water system minimum requirements, etc. The Applicant is encouraged to work closely with Staff to ensure adequate provisions for NEU compatibility are provided for in the heating and domestic hot water system design.

- 1.27 Demonstration of adherence to the following design provisions related to NEU compatibility, to be provided by the applicant prior to issuance of the development

permit, all to the satisfaction of the General Manager of Engineering Services:

- (a) Provide for an adequate and appropriate dedicated Energy Transfer Station (ETS) Room(s), located on the highest below-grade level along an exterior wall adjacent to future NEU distribution piping and free of any other equipment or obstructions, for connection to the NEU. Please refer to the [NEU Connectivity Guidelines & Requirements \(Section 6.1\)](#) for complete set of ETS Room requirements that must be demonstrated. Applicant must coordinate with City Staff to ensure proposed ETS Room(s) location is acceptable;

Note to Applicant: The site will be serviced by the NEU via distribution piping along East 1st Avenue or Scotia Street. The ETS Room should be located on P1 along an exterior wall on either frontage. While the ETS Room shown on P2 (Floor Plan A202) is in a generally suitable location along East 1st Avenue, it is preferred that it be moved to P1. If the ETS Room cannot be located in the preferred location, the Owner will be responsible for the cost of piping and installation from the NEU service point at the exterior wall to the alternate ETS Room, subject to approval by the General Manager of Engineering Services. The ETS Room size on P2 (A202) appears adequate; however, final dimensions and the number of ETS units required will depend on confirmed heating loads and other practical considerations. The applicant must coordinate with City staff to confirm the acceptability of the proposed ETS Room location and size.

- (b) Confirm the dedicated ETS Room and its access route shall facilitate a minimum 1.8 m wide clear continuous pathway from the exterior of the development to the ETS Room, including double doorway entry (outward swing) where required, to accommodate installation of the pre-fabricated, skid-mounted ETS; and

Note to Applicant: As shown on P2 Floor Plan A202, the access route to the ETS Room includes a single swing door. Typical ETS skids are approximately 4 m x 1.8 m and approximately 1,800 kg. Please ensure the ETS Room include a double doorway entry with outward swing, and clearance for ETS skid in hallways, around corners, and through doors, where required.

- (c) The building mechanical system shall utilize the NEU system for all the space heating and domestic hot water requirements for the development must not incorporate any prohibited heat production equipment in accordance with By-law 9552 Section 5.2.

Note to Applicant: On-site heat generation equipment, including air-source heat pumps, are not permitted.

- 1.28 Provision of a detailed design review of the building HVAC and mechanical heating/cooling system(s) must be completed to ensure compliance with NEU design and technical requirements prior to the issuance of building permit.
- 1.29 Payment of the Connection Levy and any costs associated with an approved alternate location for the ETS Room (if applicable) by the Owner in accordance with Bylaw 9552, prior to the issuance of building permit.
- 1.30 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.

- 1.31 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>

- 1.32 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>.

- 1.33 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

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 Lots 1 to 3, Block 4, District Lot 200A, Plan 197 to create a single parcel and the dedication of the north 1.2 m 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 Provision of a statutory right-of-way (SRW) for public pedestrian use over a portion of the site, adjacent to East 1st Avenue, to achieve a 1.2 m offset distance from the new property line, and adjacent to Scotia Street, to achieve a 5.5 m offset distance from the back of the existing curb to the building face. The SRW will be free of any encumbrance such as structures, stairs, planter walls, and mechanical vents at grade and is to accommodate the underground parking structure within the SRW agreement.

Note to Applicant: A survey plan prepared by a British Columbia Land Surveyor showing the existing dimension from the back of the City curb to the existing property line to determine the final SRW width required.

Note to Applicant: The preparation of this legal agreement includes statutory rights-of-way and the requirement for [collection of a fee for service](#) and will be due prior to issuance of the development permit.

- 2.3 Enter into such agreements as the General Manager of Engineering Services and the Director of Legal Services determine are necessary for connecting to and securing adequate space for the Neighbourhood Energy Utility (NEU), which may include but are not limited to agreements which:

- (a) Grant the City Engineer, and other employees of the City, access to the building mechanical system, thermal energy system-related infrastructure, and suitable space required for the Energy Transfer Station(s) within the development for the purpose of enabling NEU connection and operation.

- 2.4 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 McElhanney Ltd. dated January 28th, 2026, no water main upgrades are required to service the development.

The main servicing the proposed development is 300 mm main along East 1st Avenue or 200 mm main along Scotia Street. Should the development require water service connections larger than either 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 304 East 1st Avenue does not require any sewer upgrades.

Note to Applicant: Development to be serviced to the existing 750 mm STM and existing 200 mm sewers in East 1st Avenue.

Note to Applicant: The City of Vancouver Council has approved a Vancouver Building By-law change effective 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 East 1st Avenue adjacent to the site, including:
 - (i) Minimum 1.2 m wide front boulevard;
 - (i) Minimum 3.0 m wide broom finish saw-cut concrete sidewalk;
 - (ii) Corner curb ramp;
 - (iii) Curb and gutter, including relocation of the existing street light poles and hydro pole, and road reconstruction as required to accommodate the curb and gutter;
 - (iv) Removal of the existing driveway crossing and reconstruction of the curb and gutter;
 - (v) Minimum 2.0 m wide raised asphalt protected bike lane; and
 - (vi) Type E curb between the sidewalk and bike lane.
- (d) Provision of street improvements with appropriate transitions, along Scotia Street adjacent to the site, including:
 - (i) Minimum 1.5 m wide front boulevard;
 - (ii) Minimum 3.0 m wide broom finish saw-cut concrete sidewalk;
 - (iii) Corner curb ramp;
 - (iv) Curb bulge, including relocation of the existing catch basin, and road reconstruction as required to accommodate the curb bulge; and
 - (v) Full-depth road reconstruction from curb to road centerline;

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

- (e) Provision of street improvements with appropriate transitions, along the lane south of East 1st Avenue adjacent to the site, including:

- (i) Full depth pavement reconstruction;

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

- (ii) New concrete lane crossing, with new lane returns and ramps on both sides, at the lane entrance on Scotia Street.

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

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

- (f) Provision Green Infrastructure improvements to the satisfaction of the General Manager of Engineering Services, including:

- (i) Installation of a bioretention system in curb bulge along Scotia Street adjacent to the site, to treat and retain 90% of average annual rainfall from the right-of-way (RoW) to the greatest extent practical.

Note to Applicant: These improvements generally include placement of plants, growing medium, and perforated pipe sub drain connected to the sewer system. To be coordinated with Streets and Transportation.

Building foundation design should take green infrastructure into consideration to protect the foundation from potential impacts caused by infiltration.

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

- (g) Provision of upgraded street lighting (roadway and sidewalk) to current City standards and IESNA recommendations.
- (h) Provision of street lighting upgrade for Scotia Street and East 1st Avenue entire intersection to current City standards and IESNA recommendations.
- (f) Provision of new or replacement duct banks that meets current City standard.

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

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

- (g) 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.

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

Housing

- 2.5 Make arrangements to the satisfaction of the General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services to enter into a Housing

Agreement and a Section 219 Covenant to secure all residential units as 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 *Broadway Plan*, for a term equal to the longer of 60 years and the life of the building and such other terms and conditions as the General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services may require. The agreement or agreements will include but not be limited to the following terms and conditions:

- (a) A no separate-sales covenant;
- (b) A no stratification covenant;
- (c) A provision that none of the units will be rented for less than 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 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.

Rail Proximity

- 2.6 Enter into a Section 219 Covenant to the satisfaction of the General Manager of Engineering Services, Legal Services and Planning Urban Design and Sustainability, that includes:
 - (a) A covenant under Section 219 of the *Land Title Act* to construct the proposed mitigation measures identified in the required reports outlined in Condition 1.7 prior to issuance of an occupancy permit for the proposed development, and thereafter to maintain and replace those mitigation measures as deemed necessary;
 - (b) An acknowledgement that the site is located adjacent to an active rail line, which may result in an increased risk to the development;
 - (c) A release and indemnity in favour of the City in respect of any costs, damages, claims or expenses that may be incurred by the City as a result of a breach of the covenant under Condition 2.7(a), the issuance of any City permit in connection with the proposed development, or the use or development of the Lands, if such loss arises, directly or indirectly from adjacent rail operations, whether typical or atypical; and
 - (d) Such other terms and conditions as the Director of Legal Services, in consultation with the General Manager of Engineering Services, may in their sole discretion require.
- 2.7 Provision of a legal agreement that requires the owner of the Lands to give notice to all rental tenants that their residence is in proximity to a rail line.
- 2.8 Provision of written notification by the applicant to all relevant rail authorities, including the owners of the adjacent rail facility and any rail operators making use of the facility, of the complete application package and reports. Prior to enactment, the applicant will provide the City with the written acknowledgment(s) from each relevant rail authority confirming receipt of the complete application and reports from the applicant.

Note to Applicant: Relevant rail authorities include both owner and operator for all freight rail facilities within 300 m of the rail property line/right-of-way. This acknowledgement

must be issued on company letterhead, addressed to the City of Vancouver, and include the relevant permit application number.

Public Art

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

Note to Applicant: Provide development details to the satisfaction of the Head of Public Art (a checklist will be provided) confirming the selection of Option A, Art on Site, or Option B1, 60% cash-in-lieu of art.

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

Environmental Contamination

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

Agreements

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

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

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

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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 AMENDMENT TO THE SIGN BY-LAW NO. 11879

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

“304-316 East 1st Avenue [CD-1 #] [By-law #] C-2”

DRAFT AMENDMENT TO THE NOISE CONTROL BY-LAW NO. 6555

Amend Schedule B [Intermediate Zone] by adding the following:

“[CD-1#] [By-law #] 304-316 East 1st Avenue”

* * * * *

APPENDIX D ADDITIONAL INFORMATION

Public Consultation Summary

Approximately 799 page views were recorded. A total of 22 submissions were received with seven comments in support for the proposed design and neighbourhood fit, and eight expressing concerns about building height and construction impacts.

Event	Date(s)	Details
Webpage published	September 24, 2025	https://www.shapeyourcity.ca/304-316-e-1-ave
Postcard mailed	November 24, 2025	4,950 notices mailed (approximate)
Site sign installed	November 12, 2025	
Online comment form	September 2025 to April 2026	18 submissions • 7 responses support • 8 responses opposed • 3 responses mixed
Question and Answer (Q&A) period (2 weeks)	November 26, 2025 to December 9, 2025	1 submission
Other input (phone calls, direct emails, etc.)	September 2025 to April 2026	3 submissions
Total webpage views	September 2025 to April 2026	799 page views
Total Submissions (Comments submitted + questions asked + other input methods)		22 submissions

Map of Notification Area



NOTIFICATION AREA

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

Areas of support:

- **Design:** Respondents viewed the project as well designed, expressing support for the active laneway, retail space, architectural character, and inclusion of second storey office space.
- **Neighbourhood fit:** The public expressed support for the project, noting it generally aligns with expectations under the *Plan*, and is appropriate for a transit-oriented, evolving neighbourhood.

Areas of concern:

- **Building height and massing:** Concerns were raised regarding the proposed height, density and overall scale of the proposal. Additionally, concerns were expressed for the massing including incompatibility with the surrounding low-rise buildings, shadowing, loss of light and blocked views. The proposed tower separation setbacks and reduced livability for nearby residents were also raised.
- **Housing affordability:** The lack of affordability of the proposed units, specifically rising unaffordability of market and below-market rental units, could erode neighbourhood character and community stability.
- **Construction impacts:** Comments were related to increased noise, traffic, congestion, and prolonged construction impacts.

Response to Public Comments

- **Building height and massing:** The application proposes height and density in excess of the *Plan*, however, staff are supportive of the height increase given the site's constraints, including limited depth and sloping topography, and located within 200 m of rapid transit (TOA Tier 1).

Staff consider the resulting built form to be an appropriate fit given site and contextual constraints, improves solar access and sky views along East 1st Avenue, and does not introduce additional shadow impacts. The proposal complies with the *Vancouver ODP*.

- **Housing affordability:** The site does not currently contain any eligible tenants under the *TRPP*, and therefore there is no tenant displacement. The below-market rental housing, offers housing options that are more affordable than average home ownership costs in Vancouver. The below-market rental units will be secured at rents 20% below the city-wide average market rents at the time of initial occupancy and upon unit turnover, helping to increase the supply of more affordable rental housing in a transit-oriented location.
- **Construction impacts:** Prior to construction, the applicant is required to meet with and coordinate construction and street use impacts with the City's Engineering department. Appropriate permits are required to secure street space and any closures must be permitted in advance with proper traffic management plans approved. Traffic management plans are reviewed closely by Engineering staff to ensure there are safe vehicular, cycling, and pedestrian provisions during construction to provide access for the local residents and businesses.

Regarding noise, construction impacts on City streets, including through private development, are tracked on the City of Vancouver's website. The City also has a Noise Control By-law which regulates construction-related noise for private development.

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APPENDIX E HOUSING

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 Units³	Market Rental	30,000	19,996 (67%)
	Developer-Owned Below Market Rental	5,500	2,892 (53%)
	Total	35,500	22,888 (64%)

1. New 10-year targets were adopted in 2024, with tracking starting from January 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.

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 (sq. ft.)	2026 Starting Rents ¹	Average Household Income Served ⁴	Average Market Rent ²	Average Household Income Served ⁴	Monthly Costs of Ownership ³	Average Household Income Served ⁴	Down-payment at 20% ³
Studio	318	\$1,364	\$54,560	\$1,965	\$78,600	\$2,623	\$104,920	\$88,000
1-bed	444	\$1,488	\$59,520	\$2,224	\$88,960	\$3,295	\$131,800	\$115,000
2-bed	707	\$2,118	\$84,704	\$2,979	\$119,160	\$4,748	\$189,920	\$164,888
3-bed	892	\$2,891	\$115,648	\$3,420	\$136,800	\$6,822	\$272,880	\$248,000

1. Starting rents shown are calculated based on a 20 percent 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 Westside in 2025 by unit type, 20% down payment, 5% mortgage rate (in line with qualifying rate), 25-year amortization, \$250-\$350 monthly strata fees and monthly property taxes at \$2.92 per \$1,000 of assessed value (2025 assessments and property tax rate).

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

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APPENDIX F PUBLIC BENEFITS

City-wide DCL ^{1,2}	\$320,830
Utilities DCL ¹	\$2,071,395
Public Art ³	\$343,771
TOTAL	\$2,735,996

Other Benefits (non-quantifiable components): 217 rental housing units, of which 20% of the residential floor area would be rented at below-market rates, secured for the greater of 60 years and the life of the building.

¹ Based on rates in effect as of December 10, 2025 and the proposed 14,637 sq. m (157,551 sq. ft.) of residential floor area and 1,493 sq. m (16,070 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 \$3,145,344.

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
304 East 1st Avenue	015-534-171	Lot 1 Block 4 District Lot 200A Plan 197
304 East 1st Avenue	015-534-189	Lot 2 Block 4 District Lot 200A Plan 197
316 East 1st Avenue	015-534-201	Lot 3 Block 4 District Lot 200A Plan 197

Applicant Team

Applicant	Musson Cattell Mackey Partnership
Developer	Nicola Scotia Nominee Ltd.
Architect	Musson Cattell Mackey Partnership
Property Owner	1536822 B.C Ltd.

Statistics

	Permitted Under Existing Zoning	Proposed
Zoning	IC-3	CD-1
Site Area	1,367 sq. m (14,714 sq. ft.)	1,367 sq. m (14,714 sq. ft.)
Land Use	Light Industrial	Residential, Commercial, Office
Maximum FSR	3.0	11.8
Maximum Height	18.3 m (60 ft.)	83 m (272 ft.)
Floor Area	4,101 sq. m (44,142 sq. ft.)	16,130 sq. m (173,621 sq. ft.)
Unit Mix	N/A	16 studio units 109 1-bedroom 81 2-bedroom 11 3-bedroom 217 Total Final numbers to be confirmed at development permit stage
Natural Assets	0 on-site trees 2 City-owned shrubs and hedges	2 shrubs/hedges proposed for removal. 7 new street trees proposed. 8 new on-site trees proposed. Final numbers to be confirmed at development permit stage.