



COUNCIL REPORT

Report Date: June 23, 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: 5027-5053 Boundary Road

Recommendations

- A. THAT the application by Formosis Architecture Inc., on behalf of 1119978 B.C. Ltd. Inc. and 1434175 B.C. Ltd:
- 1434175 B.C. Ltd., the registered owner of the lands located at:
 - 5035 Boundary Road [*PID 009-656-227, Lot 3 South 1/2 of Block 110 District Lots 36 and 51 Plan 3715*], and
 - 5027 Boundary Road [*PID 007-701-586, Lot 2 South 1/2 of Block 110 District Lots 36 and 51 Group 1 New Westminster District Plan 3715*]; and
 - 1119978 B.C. Ltd. the registered owner of the lands located at;
 - 5045 Boundary Road [*PID 030-104-912; Lot A South Half of Block 110 District Lot 36 Group 1 New Westminster District Plan EPP67584*]; and
 - 5053 Boundary Road [*PID 002-555-166; Lot 10 Blocks 62 and 111 District Lot 36 and 51 Plan 7708*],

to rezone the lands from CD-1 (Comprehensive Development) District (241) By-law No. 6528 to a new CD-1 (Comprehensive Development) District to permit the development of a 21-storey residential building containing 216 social housing units and ground floor commercial 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 Formosis Architecture Inc, received September 12, 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 the approval of the new CD-1 by-law, an amendment to remove the lands from CD-1 (241) By-law No. 6528, be approved, generally as set out in Appendix C;

FURTHER THAT the Director of Legal Services be instructed to bring forward the amendment to CD-1 (241) By-law No. 6528 at the time of enactment of the new CD-1 By-law.

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

- E. THAT subject to approval of the CD-1 By-law, the Noise Control By-law be amended to include this CD-1, generally set out in Appendix C;

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

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

Purpose and Executive Summary

This report evaluates an application to rezone the site at 5027-5053 Boundary Road from CD-1 (241) (Comprehensive Development) District to a new CD-1 (Comprehensive Development) District. The proposal is for a 21-storey mixed-use building with a rooftop amenity level. It will contain 216 social housing units and commercial space on the ground floor.

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

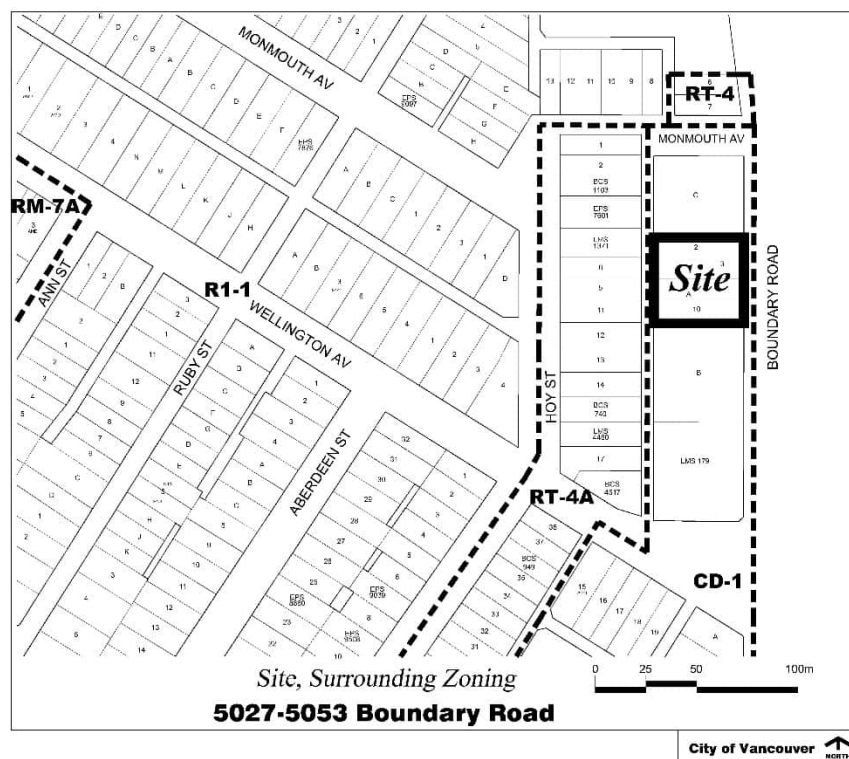
This application is consistent with the *Vancouver Official Development Plan*. The General Manager of Planning, Urban Design and Sustainability recommends approval in principle subject to conditions contained in Appendix B.

Context and Background

1. Site and Context

The subject site is comprised of four vacant parcels located mid-block on the west side of Boundary Road, between Monmouth and Wellington Avenues (see Figure 1). A three-storey apartment building (Anita Lewis Housing Co-op), constructed in 1995, is located immediately to the north, while a four-storey apartment building, constructed in 1993, is located immediately to the south. To the west, across the rear lane along Hoy Street, the block face is characterized by single-detached homes. The surrounding neighbourhood consists of single detached homes and townhomes. The Joyce-Collingwood Station is located 557 m (1,827 ft.) to the west.

Figure 1: Site and Surrounding Zoning



2. Policy Context

- **Vancouver Official Development Plan:** Under the *Vancouver Official Development Plan (ODP)*, the subject site is designated Residential Low-Rise, which permits low-rise residential apartments up to 6 storeys, or up to 8 storeys if located within a Transit-Oriented Area (TOA). The Generalized Land Use (GLU) designation is to be used in conjunction with Table 3: Height exception to GLU in the *Vancouver ODP*. Table 3 outlines circumstances where additional height can be considered beyond the GLU designation including sites “where 100% of residential floor space is allocated to social housing as enabled by policy or regulation.”
- **Transit-Oriented Areas (TOA) Designation By-law and Transit-Oriented Areas (TOA) Rezoning Policy:** This site is within Tier 3 of the TOA, which allows up to 8 storeys and up to 3.0 FSR. The *TOA Rezoning Policy* (5.2.4) provides discretion for 100% social housing projects to be considered at heights and densities exceeding those established for the applicable TOA tier. The application is being assessed under the *TOA Designation By-law* and *TOA Rezoning Policy*.
- **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 21-storey residential building with a rooftop amenity level. It contains 216 social housing units (Figure 2). A 74-space privately-owned childcare facility is proposed on the ground floor, oriented toward the lane. The commercial/retail spaces will be provided along the Boundary Road frontage. A building height of 74 m (243 ft.) and a floor space ratio (FSR) of 8.0 is proposed. Four levels of underground parking are to be accessed from the lane.

Figure 2: Proposed Building Looking West

2. Form of Development

The primary rezoning policy for this application is the *Transit-Oriented Areas Rezoning Policy*, which anticipates an 8-storey building at this distance from a transit station. In the absence of policy guidance on the form of development for a high-rise tower on this site, staff have evaluated the proposed built form using guidance in the *Broadway Plan* and urban design considerations including height, massing, and contextual fit. As this neighbourhood is not intended for high-rise residential development, staff recommendations are intended to improve the transition between the proposed tower form and existing low-rise residential buildings. Refer to the Urban Design Analysis in Figure 3 below.

Figure 3: Urban Design Analysis Summary

Criteria	Policy	Proposal	Evaluation	Response
Floor Area and Density	3.0 FSR <i>TOA Rezoning Policy 5.1 and 5.2.4</i>	8.0 FSR	The additional density of 5.0 FSR is expected to affect adjacent and nearby residential properties, which are all less than four storeys. Additional density can be supported for the delivery of social housing; however, some reduction is recommended to improve the fit of this project within its context.	Conditions 1.1 and 1.2 are recommended to mitigate the local effect of proposed massing on the adjacent neighbours to the north and south. A commensurate reduction in density is expected.

Height	8 storeys <i>TOA Rezoning Policy 5.1 and 5.2.4.</i>	21 storeys	The additional storeys are expected to reduce the privacy and natural light access of existing residential properties. Additional height can be supported for the delivery of social housing.	Condition 1.4 is recommended to mitigate privacy and overlook in general.
Building Massing - Podium Heights	4 storeys <i>TOA Rezoning Policy 6.5</i> <i>Broadway Plan Residential: Mid to High-Rise Apartment 11.4.2</i>	4 storeys	As noted above, the <i>TOA Rezoning Policy</i> does not provide form of development guidance for this building typology. However, the Policy refers to the <i>Broadway Plan</i> which recommends a consistent 4-storey street wall that is compatible with neighbourhood character. Staff have evaluated the proposal as being consistent with the <i>Plan</i> but is out of character with the existing neighbourhood.	Condition 1.1 is recommended to reduce height of the podium wall where it faces the adjacent neighbours to the north and south, to improve access to natural light and reduce overlook.
Building Massing - Floor Plates	6,500 sq. ft. (604 sq. m) <i>Broadway Plan 11.4.12</i>	7,081 sq. ft. (658 sq. m)	Additional floor plate will have an incremental effect on shadowing and visual massing, but the tower floor plans are relatively compact.	Staff support a modest increase of the plate size as proposed to support the social housing use.
Site - Minimum frontage	150 ft. (45.7 m) <i>TOA Policy 6.1</i> <i>Broadway Plan 11.4.5</i>	138 ft. (42 m)	Development of a high-rise tower on a smaller than recommended site is expected to increase the impacts on adjacent neighbours.	Condition 1.2 is recommended to provide additional space for adjacent neighbours.
Tower Separation	40 ft. (12 m) <i>Broadway Plan 11.4.15</i>	12.9 ft. (4 m)	New tower proposals are expected to show the development potential for future towers on neighbouring sites. The development potential of the property to the south is unclear, given the proposed 13 ft. distance between the new tower and the property line.	Condition 1.5 is recommended to test the development potential of the south neighbour with more clarity. Additional design development may be required.

Setbacks - Side Yards	12 ft. (3.6 m) <i>Broadway Plan 11.4.9</i>	7.9 ft. (2.4 m)	The proposed side yards will increase impacts on adjacent neighbours and restrict on-grade access.	Condition 1.2 is recommended to achieve the recommended side yards.
Setbacks - Underground Parking Setback	12 ft. (3.6 m) <i>Broadway Plan</i>	2.7 ft. (0.8 m)	The proposed setback does not leave substantial area to support on-grade planting, as a buffer from the arterial traffic on Boundary, or for rainwater retention.	Condition 1.4 is recommended to achieve more substantial and healthy planting, and to provide space for rainwater retention.

Urban Design Panel (UDP): Urban Design Panel (UDP): The UDP reviewed this application on April 8, 2026, and supported the proposal with recommendations as follows:

- That the applicant team reconsider the appropriateness of the commercial space on Boundary Road and consider moving the primary pedestrian experience to the lane.
- That, through design development, greater consideration be given to the laneway interface, including refinement to either activate that interface or soften it through features like landscaping and other design features.
- That the architectural expression of the north and south elevations be further studied to achieve better alignment with the east and west elevations.
- That all residential units be provided with a connection to outdoor space, either through Juliet balconies or full balconies, and that these amenities be equally provided across unit types.
- That daycare drop-off design be further studied to accommodate parents arriving by bicycle, in addition to vehicular access.
- That the design team study the inclusion of some three-bedroom units, keeping in mind the housing mix policy for rezoning projects.
- That diagrams be developed to further study the development potential of the north and south sites relative to tower separations.

Refer to the full Panel's [meeting minutes](#). Staff have included rezoning conditions 1.5 to 1.7 in Appendix B to respond to the panel's recommendations.

Summary: Staff reviewed the recommendations of the Urban Design Panel, as well as site-specific conditions and neighbourhood notification, and have concluded that while the proposal significantly exceeds the built form expectations set out in the *Transit-Oriented Areas Rezoning Policy* in terms of height and density, with related impacts to natural light, overlook, and shadowing on existing properties in the area, it may contribute to other City priorities such as housing affordability. Should Council decide to approve the application, staff have included Urban Design conditions related to the building's interface with its neighbours to improve the urban design performance of the proposal (see Appendix B).

Natural Assets: The *Urban Forest Strategy* and the Protection of Trees By-law were used to evaluate the proposal. One on-site tree and zero City-owned trees are proposed for removal. No on-site trees are proposed for retention and four City-owned trees may be suitable for retention pending further review. Impact on neighbour trees requires further review. Approximately nine new on-site trees and zero City-owned trees are proposed. The final numbers of trees are confirmed at the development permit stage. See Appendix B for landscape and tree conditions.

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

3. Housing

This application, if approved, would add 216 units of social housing units to the City's non-market housing inventory, which would contribute to the targets set out in the *Housing Vancouver Strategy* (see Figure 4, Appendix E).

- **Housing Mix:** The project proposes 35% two and three-bedroom units, thereby meeting the *Family Room: Housing Mix Policy for Rezoning Projects* policy which requires a minimum of 35% family units. The application as proposed is consistent with the policy and a provision is included in the CD-1 By-law to meet the minimum unit mix requirements.
- **Affordability:** The project will meet the City's definition of social housing, which requires at least 30% of units to be occupied by households with incomes below the BC Housing Income Limits ("HILs") levels, as published by the British Columbia Housing Management Commission (CMHC), or equivalent. The rental rates for such units will also be no higher than 30% of the household income.
- **Security of Tenure:** Should the rezoning be approved, a Housing Agreement will secure the residential units proposed with this application as Social Housing for the longer of 60 years and the life of the building.
- **Tenants:** The rezoning site contains two units of secondary rental housing. However, there are no eligible tenants as defined under the City's *Tenant Relocation and Protection Policy (TRPP)* for the *Plan* area. If any eligible tenants are identified through the City's regulatory approvals process, the applicant will be required to meet the City's TRPP for the *Plan* area.

5. Transportation and Parking

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

6. Public Input

Public notification methods included mailed postcards, site signage, and a webpage. Public input was collected primarily using an online comment form, a question and answer (Q&A) period, and email. Refer to the application webpage: <https://www.shapeyourcity.ca/5027-5053-boundary-rd>

In total, approximately 53 submissions were received. Comments supported the social housing, provisions of childcare, and the increase in density. Concerns included height and shadow impacts on neighbourhood character, views, traffic congestion, and social housing with regards to safety impacts. Refer to Appendix D for a full summary of the public input collected and responses to public comments.

7. Public Benefits

Refer to Appendix F for full summary of public benefits.

- **Development Cost Levies (DCLs):** Under the provisions of the Vancouver Charter and the City-wide DCL and City-wide Utilities DCL By-laws, social housing that meets the applicable definitions is exempt from DCL. The DCLs expected from the 783 sq. m (8,428 sq. ft.) of commercial area is valued at \$222,389.
- **Community Amenity Contributions (CAC):** The application is not subject to the *Community Amenity Contributions Policy for Rezoning*s as it provides an exemption for social housing projects.
- **Public Art:** As the application proposes majority of the development as social housing, it is exempt from a public art contribution as per the *Public Art Policy and Procedures for Rezoned Developments*.

Financial Implications

This project is expected to provide 216 social housing units and DCLs. See Appendix F for additional details.

Conclusion

The proposal can be considered consistent with the *Vancouver Official Development Plan* given the height exception for projects where 100% of residential floor space is allocated to Social Housing. 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
5027-5053 Boundary Road
PROPOSED CD-1 BY-LAW PROVISIONS

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

Zoning District Plan Amendment

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

Designation of CD-1 District

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

Uses

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

Conditions of Use

- 4.1 All residential floor area must be used for social housing.
- 4.2 The design and layout of at least 35% of the total number of dwelling units must:
 - (a) be suitable for family housing; and
 - (b) have 2 or more bedrooms.

- 4.3 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.
- 4.4 All commercial uses and accessory uses must be carried on wholly within a completely enclosed building, other than the following:
- (a) display of flowers, plants, fruits and vegetables in combination with a permitted use;
 - (b) farmers' market;
 - (c) neighbourhood public house;
 - (d) public bike share; and
 - (e) restaurant,

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

Floor Area and Density

- 5.1 Computation of floor area must assume that the site area is 1,864.9 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 8.0.
- 5.3 The total floor area for commercial uses must not exceed 789 m².
- 5.4 Computation of floor area must include all floors having a minimum ceiling height of 1.2 m, both above and below base surface, measured to the extreme outer limits of the building.
- 5.5 Computation of floor area must exclude:
- (a) balconies and decks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, provided that:
 - (i) the total area of these exclusions must not exceed 12% of the permitted floor area, and
 - (ii) the balconies must not be enclosed for the life of the building;
 - (b) patios and roof decks, if the Director of Planning considers the impact on privacy and outlook;
 - (c) floors or portions thereof that are used for:

- (i) off-street parking and loading located at or below base surface, provided that the maximum exclusion for a parking space does not exceed 7.3 m in length,
 - (ii) bicycle storage, and
 - (iii) heating and mechanical equipment, or uses that the Director of Planning considers similar to the foregoing;
 - (d) entries, porches and verandahs if the Director of Planning first approves the design;
 - (e) all residential storage area above or below base surface, except that if residential storage area above base surface exceeds 3.7 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.
- 5.6 The Director of Planning or Development Permit Board may exclude common amenity areas from the computation of floor area, to a maximum of 10% of the total permitted floor area, if the Director of Planning or Development Permit Board considers the intent of this by-law and all applicable Council policies and guidelines.

Building Height

- 6.1 Building height must not exceed 74 m.
- 6.2 Despite section 6.1 of this by-law and the building height regulations in section 10 of the Zoning and Development By-law, the Director of Planning, after considering the impact on building placement, massing, views, overlook, shadowing and noise, may permit architectural features, common rooftop amenity space or mechanical appurtenances including elevator overrun and rooftop access structures, or any other appurtenances that the Director of Planning considers similar to the foregoing, to exceed the maximum building height.

Access to Natural Light

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

Schedule A

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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 Formosis Architecture Inc, received on September 12 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 Reduction in the height of the podium massing facing north and south to three storeys;

Note to Applicant: Intent of this condition is to improve the relationship of the podium level with adjacent neighbours, especially in terms of access to daylight and sunlight; to reduce overlook from the deck levels; and to better reflect the scale of existing buildings. This can be accomplished by reducing the overall podium height to three storeys, or equivalent reductions to the north and south portions.

- 1.2 Provision of 12 ft. side yards and substantial landscaping along the property lines;

Note to Applicant: Intent of this condition is to provide a more generous separation to adjacent neighbours, with more space for both on-grade access and substantial landscaping. Refer to the *Broadway Plan* for high-rise apartment areas (section 11.4). Consideration may be given to adjusting this setback to accommodate required child care areas.

- 1.3 Provision of a 12 ft. setback from the front property line to the underground parkade, and more substantial tree and other planting along the Boundary Road interface;

Note to Applicant: Intent of this condition is to provide space for healthy trees along the Boundary Road frontage and for rainwater retention, and to buffer new residential portions from this arterial condition. Refer to the *Broadway Plan* for additional information on the setback and landscaping in residential areas. Consideration may be given to reducing this setback by the area required to retain the Douglas Fir noted in Landscape conditions.

- 1.4 Provision of translucent glazing in balcony and deck enclosures, and on any windows less than 3 ft. above the floor facing north and south;

Note to Applicant: Intent of this condition is to improve privacy for area residents.

- 1.5 Provision of a development study for the property to the south, including its potential as a tower development site;

Note to Applicant: The proposed 13 ft. setback from the south property line is expected to make development of the south property more challenging, and additional study is needed. Further design development may be required. Refer to comments from the Urban Design Panel.

- 1.6 Design development to the childcare drop-off to better accommodate parents arriving from both the lane and street on foot, with strollers, or on bicycle, and in vehicles from the lane;

Note to Applicant: Intent is to ensure safe and easy access for all modes of transport. Refer to comments from the Urban Design Panel.

- 1.7 Design development to the laneway interface to soften its appearances with landscaping and other design features;

Note to Applicant: Intent is to improve compatibility with the existing residential neighbourhood, and to create a more appealing condition for childcare users arriving at the lane side. Refer to comments from the Urban Design Panel.

Landscape

- 1.8 Design development to enhance the public realm interface, including:

- (a) Laneway interface - improve blank walls by introducing at grade planting, trellises or unique wall treatments.
- (b) Boundary Road frontage – increase size planting areas and planting diversity along the sidewalk

Note to applicant: width of planting strip at lane should be increased in order to be viable.

- 1.9 Design development to incorporate additional on-site improvements that enhance urban tree canopy, including:

- (a) Explore retention of on-site Douglas Fir;
- (b) Provide underground setbacks that extend to all parkade levels to support tree planting along Boundary Road and tree retention at lane;
- (c) Provide additional tree planting within the outdoor building amenities including play spaces; and
- (d) Increase the size of planted areas for new trees to optimize soil volumes.

Note to applicant: This is a deep site that can likely accommodate parkade setbacks with minimal impact to parkade efficiency. Refer to Urban Design condition 1.3

- 1.10 Provision of an updated Arborist's Report coordinated with an updated ground level site plan. Include assessment of adjacent street trees and neighbour trees.

Note to applicant: Neighbour trees within 2 m and street trees within 6 m of the property line should be included in the arborist report, or any tree where the Critical Root Zone (CRZ) encroaches into the subject site. Include an inventory table outlining the Tag/ID, location (on-site, street, neighbour), condition, retention value, action (retain/remove). Include any requirements for protection, building/landscape design considerations and oversight during construction. Include updated tree management plan indicating retention, removals and tree protection fencing.

- 1.11 Design development of the outdoor rooftop spaces to ensure they will function as an amenity for all occupants with a wide variety of design features such as play space, urban agriculture, social gathering, dog relief and planted areas including tree planting.

Note to applicant: Avoid use of artificial turf for areas intended for people not pets.

- 1.12 Provision of the following landscape drawings: planting plans and schedules, grading plans, elevations and sections

Note to applicant: For sections, illustrate dimensions, building face to curb or lane and on-site open spaces.

Sustainability

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

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

Housing

- 1.14 The proposed unit mix, including 80 studio units (37 %), 59 one-bedroom units (27.3 %), and 77 two-bedroom units (35.6 %), is to be included in the Development Permit drawings.

Note to Applicant: Incorporating three-bedroom units is highly encouraged.

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 units designed to be suitable for families with children.

- 1.15 The development should be designed in accordance with the *High-Density Housing for Families with Children Guidelines*, including, but not limited to:
 - (a) An outdoor amenity area to include areas suitable for a range of children's play activities and urban agriculture, appropriate in size for the scale of the project and situated to maximize sunlight access (S. 3.3.2, 3.4.3);
 - (b) a minimum of 2.3 sq. m (24.7 sq. ft.) of bulk storage for each dwelling unit (S. 4.4.2);

- (c) a multi-purpose indoor amenity space appropriate in size for the scale of the project, with a wheelchair accessible washroom and kitchenette. Consider positioning this adjacent to the children's play area to enable parental supervision from the amenity room (S. 3.7.3); and
- (d) a balcony for each unit with 1.8 m by 2.7 m minimum dimensions (S. 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

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

Note to Applicant: The City of Vancouver and TransLink have authority over construction works carried out on a City Street that is designated as part of the Major Road Network (MRN). This development site has been identified as being adjacent the MRN, as defined under the South Coast British Columbia Transportation Authority Act (<https://www.translink.ca/plans-and-projects/projects/roads-bridges-and-goods-movement>) on one or more frontages. Potential impacts to the road network due to site specific construction activity must be reviewed and approved for all sites proposing street use outside of currently regulated zone limitations.

- 1.17 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>

- 1.18 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>

- 1.19 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.
- 1.20 Provision of a lighting simulation to support all offsite lighting upgrades to City standards and IESNA recommendations.
- 1.21 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.

- 1.22 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".

(b) Existing locations of:

(i) Street furniture; and

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

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

(ii) Poles and guy wires.

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

(c) Deletion of:

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

Note to Applicant: Door swings into the lane. Ensure it does not exceed allowable limits (see sheets A205 and A805).

(ii) Existing retaining walls, stairs and railings from City property.

Note to Applicant: All existing structural encroachment into City property along Boundary Road must be removed.

(iii) Any proposed trees, landscaping, or bicycle parking proposed within the SRW area along Boundary Road to be fully outside of the SRW area.

(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.

- 1.23 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, dimensioned, 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;
 - (d) Design elevations at all breakpoints on both sides of ramps, drive aisles, loading and passenger loading spaces, accessible spaces, and entrances.
- 1.24 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.

- 1.25 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>

- 1.26 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 2 and 3, South 1/2 of Block 110, District Lots 36 and 51, Plan 3715; Lot A, South 1/2 of Block 110, District Lot 36, Plan EPP67584; and Lot 10, Blocks 62 and 111, District Lots 36 and 51, Plan 7708 to create a single parcel.
- 2.2 Provision of a statutory right-of-way (SRW) for public pedestrian use over a portion of the site, adjacent to Boundary Road, to achieve a 5.5m offset distance from the back of the existing curb. The SRW will be free of any encumbrance such as structure, stairs, planter walls, and mechanical vents at grade and is to accommodate the underground parking structure within the SRW agreement.

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

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 Provision of a Services Agreement to detail the on-site and off-site works and services necessary or incidental to the servicing of the site (collectively called the “Services”) such that they are designed, constructed, and installed at no cost to the City and all necessary street dedications and rights of way for the services are provided. No

development permit for the site, or any portion thereof, or for any building or improvements thereon will be issued until the letter of credit or such other form of alternative security that may be acceptable to the City in its sole discretion, as security for the services is provided. The timing for the delivery of the Services shall be determined by the General Manager of Engineering Services in his sole discretion and holds shall be placed on such permits as deemed necessary in his sole discretion. The Services are not excess and/or extended services, and the applicant is not entitled to a Latecomer Agreement.

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

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

Note to Applicant: Based on the confirmed Fire Underwriter's Survey Required Fire Flows and domestic flows submitted by Creus Engineering Ltd. dated March 5, 2026, no water main upgrades are required to service the development.

The main servicing the proposed development is 200 mm on Boundary Road. Should the development require water service connections larger than servicing main, the developer shall upsize the existing main to the satisfaction of the General Manager of Engineering Services. The developer is responsible for 100% of the cost of the upgrading. The maximum water service connection size is 300 mm.

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

As per the City of Vancouver Building Bylaw, 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 to the aforementioned bylaw will be required. The developer is responsible for 100% of the cost of this upgrade.

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

Note to Applicant: Implementation of development(s) at 5027 Boundary Road does not require any sewer upgrades.

Development to be serviced to the existing 200 mm SAN and 200 mm STM sewers in the lane west of Boundary Road.

The City of Vancouver Council has approved a Vancouver Building Bylaw change that has taken effect on January 1st, 2026. The onsite rainwater release rate requirement has been changed to the following: The post-development 10-year flow rate discharged from the site shall be no greater than 25 L/s/Ha of site area, and the first 15 mm of rainfall over areas not covered in landscaping shall be controlled to 5 L/s/ha. The post-development estimate shall utilize the 2100

IDF curves to account for climate change. Acceptable calculation methods will also be specified. This site will be required to comply with these requirements. More information is available at vancouver.ca/rainwater.

- (c) Provision of street improvements with appropriate transitions, along Boundary Road adjacent to the site, including:
 - (i) Minimum 3.0 m wide broom finish saw-cut concrete sidewalk;
- (d) Provision of street improvements with appropriate transitions, along the lane west of Boundary Road, adjacent to the site, including:
 - (i) Full depth pavement reconstruction;

Note to Applicant: Lane reconstruction to meet the City's "Higher-Zoned Lane". If porous asphalt is used in this laneway, the proposed porous asphalt pavement structure shall be designed to meet the same loading performance as the City's standard higher-zoned lane pavement structure.

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

- (e) Provision of speed humps in the lane west of Boundary Road between Wellington Avenue and Monmouth Avenue.
- (f) Provision of upgraded street lighting (roadway and sidewalk) and existing lane lighting 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.

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.

- (h) 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.

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

Housing

- 2.4 Make arrangements to the satisfaction of the General Manager of Planning, Urban Design and Sustainability (or successor in function), and the Director of Legal Services to enter into a Housing Agreement and a Section 219 Covenant securing all dwelling units as social housing for a term equal to the longer of 60 years and the life of the building, which will contain the following terms and conditions:
- (i) A no separate-sales covenant;
 - (ii) A no stratification covenant;
 - (iii) that the social housing units will be legally and beneficially owned by a non-profit corporation, a non-profit co-operative association or by or on behalf of the City, the Province of British Columbia, or Canada as a single legal entity and used only to provide rental housing for terms of not less than 90 consecutive days at a time and prohibiting the separate sale or transfer of legal or beneficial ownership of any such units;
 - (iv) A requirement that not less than 30% of the social housing units will be occupied only by households with incomes below the current applicable Housing Income Limits, as set out in the current "Housing Income Limits" table published by the British Columbia Housing Management Commission, or equivalent publication, and each rented at a rate no higher than 30% of the aggregate household income of the members of the household occupying such social housing unit;
 - (v) Requiring such units to be used for "social housing", as that term is defined in the Vancouver Development Cost Levy By-law No. 9755;
 - (vi) On such other terms and conditions at the General Manager of Planning, Urban Design and Sustainability (or successor in function) and the Director of Legal Services may in their sole discretion require; and,
 - (vii) A no occupancy covenant restricting the issuance of an occupancy permit for the development until the social housing units are transferred to a non-profit corporation or a non-profit co-operative association in good standing, or to the City, the Province of British Columbia, or Canada, such that the social housing units meet the definition of "Social Housing" as that term is defined in the Vancouver Development Cost Levy By-law No. 9755;

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

- 2.5 In the event that one or more eligible tenants are discovered to reside at the property (or formerly resided at the property), enter into a Section 219 Covenant and/or such other agreements as the General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services determine are necessary to require the applicant to:
- (a) Provide a Tenant Relocation Plan to the satisfaction of the General Manager of Planning, Urban Design and Sustainability as per the *TOA Rezoning Policy* and

the *Tenant Relocation and Protection Policy* that is effective at the time of submission of the Development Permit Application.

- (b) Provide a notarized declaration prior to issuance of the Development Permit that demonstrates that each tenant has been given written notice of the intent to redevelop the property; that indicates the number of units occupied on the date of the notice; and includes copies of a letter addressed to each eligible tenant summarizing the Tenant Relocation Plan offer and signed as received by each eligible tenant.
- (c) Provide an Interim Tenant Relocation Report to the satisfaction of the General Manager of Planning, Urban Design and Sustainability prior to issuance of the Demolition Permit. The Report must include, but may not be limited to, the names of tenants; whether each tenant has indicated interest in the Right of First Refusal to return to the new building (if the tenant is eligible); each tenant's choice of either the financial compensation, temporary rent top-up or lump sum rent top-up option; the names of any tenants who have ended their tenancy; the reason for its end (e.g. tenant decision or mutual agreement to end tenancy); the outcomes of their search for alternate accommodation (if assistance was requested by the tenant), and their temporary rent top-up amount for the first year of tenancy in the alternative unit (if applicable) and total compensation amount(s); the names of tenants still remaining in the building; the status of the applicant's search for relocation options (if assistance was requested by the tenant) and/or additional assistance rendered, as required through their Tenant Relocation Plan. A copy of the Temporary Rent Top-Up Calculation Form for each tenant that chooses the Temporary Rent Top-Up option must also be provided with the Interim Tenant Relocation Report.

Note to Applicant: If a long period of time elapses between Council's approval in principle of the rezoning application and before issuance of Demolition Permit, the City may request an additional Interim Tenant Relocation Report be submitted.

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

Environmental Contamination

- 2.6 Submit a site disclosure statement to Environmental Services;
- 2.7 As required by the Manager of Environmental Services and the Director of Legal Services, in their discretion, do all things and/or enter into such agreements deemed necessary to fulfill the requirements of Section 571(B) of the Vancouver Charter; and
- 2.8 If required by the Manager of Environmental Services and the Director of Legal Services, in their discretion, enter into a remediation agreement for the remediation of the site and any contaminants which have migrated from the site on terms and conditions

satisfactory to the Manager of Environmental Services, the General Manager of Engineering Services and Director of Legal Services, including a Section 219 Covenant that there will be no occupancy of any buildings or improvements constructed on the site pursuant to this rezoning until separate Certificates of Compliance, satisfactory to the City, for the on-site and off-site contamination, issued by the BC Ministry of Environment and Parks, have been provided to the City.

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

Agreements

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

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

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

* * * * *

APPENDIX C
PROPOSED CONSEQUENTIAL BY-LAW AMENDMENTS

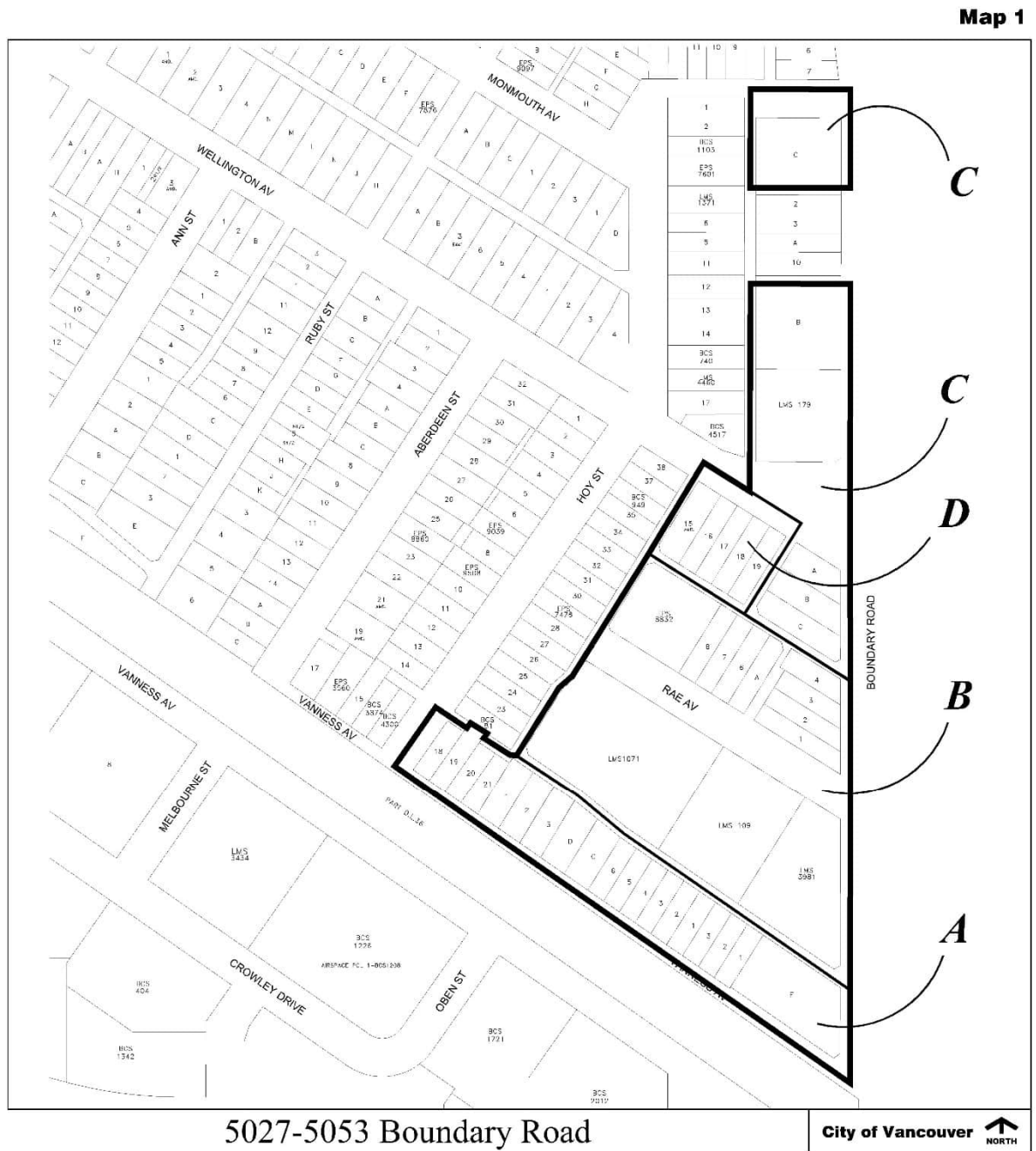
Note: By-laws will be prepared generally in accordance with the provisions listed below, subject to change and refinement prior to posting.

DRAFT AMENDMENT TO CD-1 (241) BY-LAW NO.6528

1. This By-law amends the indicated provisions of By-law No. 6528
2. Council strikes out section 1 and substitutes the following:
 - “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.”.

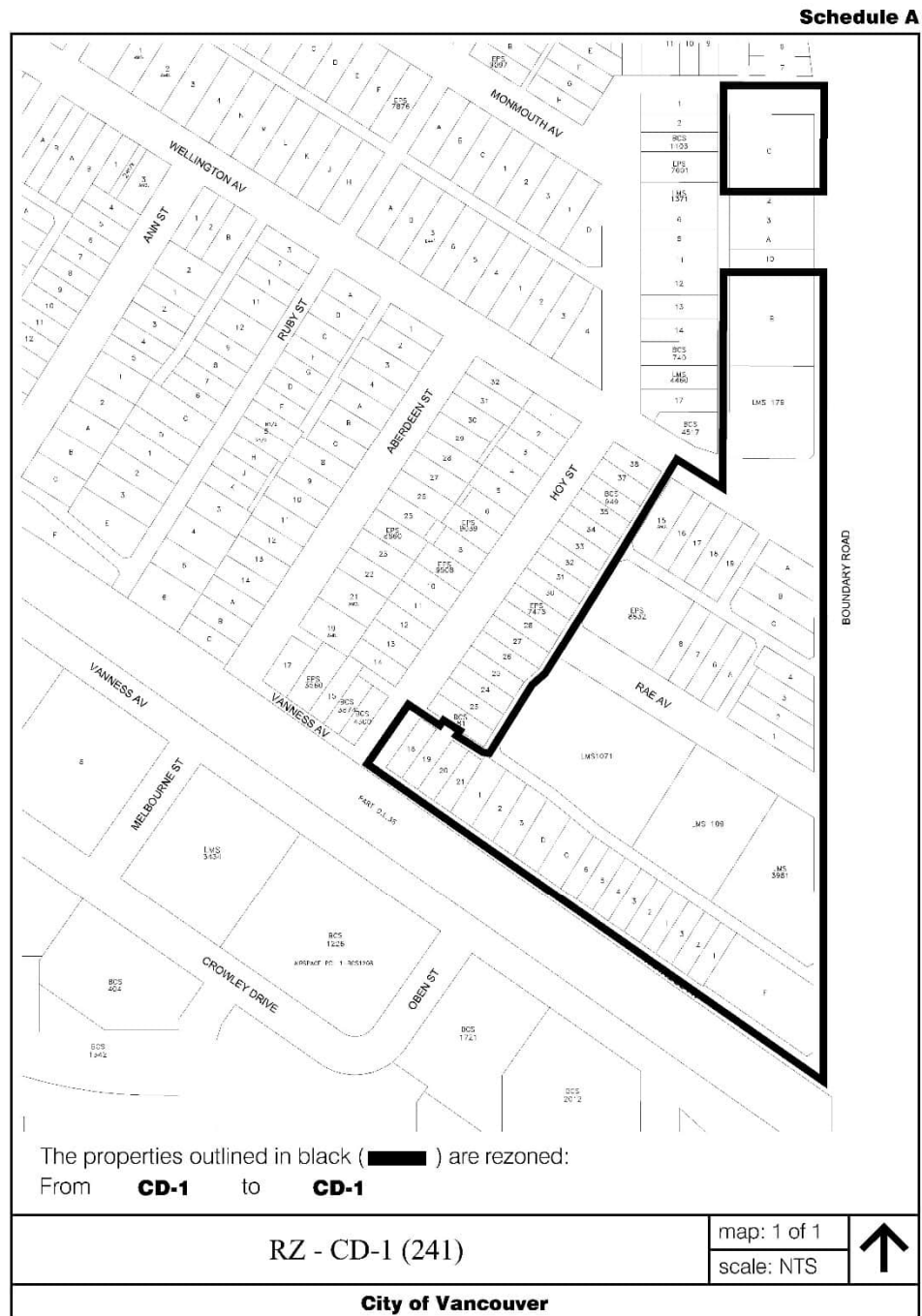
3. Council strikes out Map 1 and substitutes the following:

“



“

4. Council strikes out Schedule A and substitutes the Schedule A attached to this by-law as Schedule A.



5. This by-law is to come into force and take effect on the date of its enactment.

* * * * *

DRAFT AMENDMENT TO THE SIGN BY-LAW NO. 11879

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

“5027-5053 Boundary Road [CD-1 #] [By-law #] C-1”

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

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

“[CD-1#] [By-law #] 5027-5053 Boundary Road ”

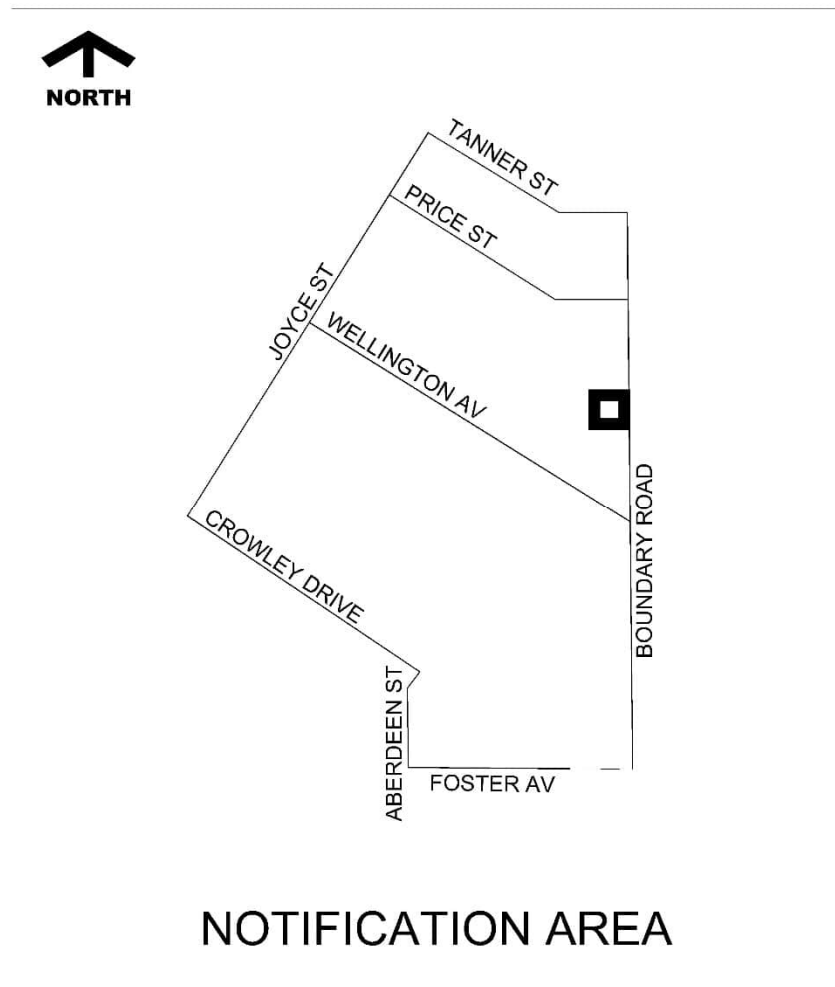
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APPENDIX D ADDITIONAL INFORMATION

Public Consultation Summary

Event	Date(s)	Details
Webpage published	March 11, 2026	www.shapeyourcity.ca/5027-5053-boundary-rd
Postcard mailed	April 7, 2026	4,260 notices mailed (approximate)
Site sign installed	March 20, 2026	
Online comment form	March 2026 to April 2026	42 submissions • 20 responses support • 18 responses opposed • 4 responses mixed
Question and Answer (Q&A) period (2 weeks)	April 8, 2026 to April 21, 2026	6 submissions
Other input (phone calls, direct emails, etc.)	March 11, 2026 to April 28, 2026	5 submissions
Total webpage views	March 11, 2026 to April 28, 2026	1,506 page views
Total Submissions (Comments submitted + questions asked + other input methods)		53 submissions

Map of Notification Area



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

Areas of support:

- **Housing:** The development contributes to the housing stock in the area, particularly the need for social and affordable housing.
- **Neighbourhood Amenities:** The proposed private childcare is seen as a useful public benefit. Additionally, comments support the ground amenities.
- **Density:** Comments highlight that increased density is necessary for the population growth.

- **Design:** Respondents support that this project benefits families and contributes to building community-oriented areas.

Areas of concern:

- **Building height:** The proposed building height is inappropriate for the area. The building is excessively tall and large, encroaching on privacy, shadowing the surrounding area, and disrupting the neighbourhood character.
- **Traffic:** Comments fear that this project will worsen traffic and pedestrian safety along the corridor.
- **Social Housing:** Comments are not supportive of social housing believing that it will bring crime, disorder, and safety risks which can effect families, children, and seniors.
- **Displacement:** Residents in near-by co-ops fear that this development will begin to spread and replace affordable homes and other co-ops with market rents.

Response to Public Comments

- **Building height:** The Generalized Land Use (GLU) designation (Residential Low-Rise) is to be used in conjunction with Table 3 in the ODP lists height exceptions to the GLU designation, including for sites where 100% of the residential floor space is allocated to social housing as enabled by policy or regulation. Staff are supportive of additional height for the delivery of social housing.
- **Traffic:** Residential parking as well as visitor, loading and accessible parking are proposed to be provided as required by the Parking By-law.
- **Social Housing:** The safety of all City residents, including those living in social housing and the nearby neighbourhoods is a priority for the City. A range of households and incomes live in social housing, including seniors on income assistance, families with children, and people transitioning out of supportive housing or homelessness.
- **Displacement:** There are no rezoning applications for near-by co-ops. If received in the future, if any eligible tenants are identified through the City's regulatory approvals process, the applicant will be required to meet the City's TRPP.

* * * * *

APPENDIX E HOUSING

**Figure 4. Progress Towards 10 Year Housing Vancouver Targets (2024-2033) for as of
March 31, 2026**

Housing Type	Category	10-Year Targets ¹	Units Approved Towards Targets ²
Social, Supportive and Co-op Housing	Supportive Housing	1,500	76 (5 %)
	Social and Co-op Housing	8,500	2,087 (25 %)
	Total	10,000	2,163 (22 %)

1. *New 10-year targets were adopted in 2024, with tracking starting from January 1st, 2024.*
2. *Previous targets established in 2017 included 12,000 non-market housing units with tracking starting in 2017. As of December 31st, 2023, 78% of the previous targets had been reached (including TMH projects and multi-phased major developments).*
3. *Unit numbers exclude the units in this proposal, pending council's approval of this application.*

* * * * *

APPENDIX F PUBLIC BENEFITS

City-wide DCL ¹	\$169,333
Utilities DCL ¹	\$53,056
Public Art	\$0
TOTAL	\$222,389

Other Benefits (non-quantifiable components): 216 social housing units.

¹ In accordance with the Vancouver Charter and DCL By-laws, social housing is exempt from DCLs. Based on rates in effect as of December 10, 2026 and the proposed 14,088 sq. m (151,644 sq. ft.) of residential floor area and 788 sq. m (8,487 sq. ft.) of commercial floor area, with the value of the social housing exemption estimated to be \$4,924,320.

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.

* * * * *

APPENDIX G REZONING APPLICATION SUMMARY

Property

Address	Parcel Identifier (PID)	Legal Description
5027 Boundary Road	007-701-586	Lot 2 South 1/2 Of Block 110 District Lots 36 And 51 Group 1 New Westminster District Plan 3715
5035 Boundary Road	009-656-227	Lot 3 South 1/2 Of Block 110 District Lots 36 And 51 Plan 3715
5045 Boundary Road	030-104-912	Lot A South Half Of Block 110 District Lot 36 Group 1 New Westminster District Plan EPP67584
5053 Boundary Road	002-555-166	Lot 10 Blocks 62 And 111 District Lots 36 And 51 Plan 7708

Applicant Team

Applicant	Formosis Architecture Inc.
Architect	Formosis Architecture Inc.
Property Owner	1119978 B.C. LTD. and 1434175 B.C. LTD.

Statistics

	Permitted Under Existing Zoning	Proposed
Zoning	CD-1 (241)	CD-1
Site Area	1,864.9m (20,074 sq. ft.)	1,864.9m (20,074 sq. ft.)
Land Use	Residential	Residential, Commercial
Maximum FSR	1.2	8
Maximum Height	10.7 m (35 ft.)	74 m (242 ft.)
Floor Area	2,238 sq. m (24,090 sq. ft.)	14, 876 sq. m (160, 131 sq. ft.)
Unit Mix	N/A	80 (37%) studio units 59 (27%) 1-bedroom 77 (35%) 2-bedroom 0 3-bedoom 216 Total
Natural Assets	Tree replacement per Protection of Trees Bylaw	1 trees proposed for removal. 0 trees proposed for retention. 9 new on-site trees proposed. Final numbers to be confirmed at development permit stage.