CITY OF VANCOUVER

COUNCIL REPORT

Report Date:	November 10, 2026
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Meeting Date:	December 1, 2026

Submit comments to Council

TO: Vancouver City Council

FROM: General Manager of Planning, Urban Design and Sustainability

SUBJECT: Implementing Apartment Regulations: Amendments and Revisions to Various CD-1 By-laws

Recommendations for Council

A. THAT Council adopt the proposed revisions to the conditionally approved CD-1 By-law provisions set out in Appendix B, amendments to enacted CD-1 By-law provisions set out in Appendix C and changes to rezoning conditions set out in Appendix D, for the projects listed in Appendix A to align with amendments to the Zoning and Development By-law enacted on October 27, 2026, as a result of the report entitled “Updating Apartment Regulations”;

FURTHER THAT the Director of Legal Services be instructed to bring forward for enactment amendments to various enacted CD-1 By-laws generally in accordance with Appendix C;

AND FURTHER THAT the Director of Legal Services be instructed to bring forward for enactment revisions to various CD-1 By-laws that have been approved in principle, but have not been enacted, generally in accordance with Appendix B.

B. THAT Recommendation A be adopted on the following conditions:

(i) THAT passage of the above resolutions creates no legal rights for any 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 any rezoning by-laws; 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.

Report Summary

On July 28, 2026, Council approved *Updating Apartment Regulations* (RTS 18516), which introduced a series of regulatory changes for new apartment developments and included corresponding amendments to eligible CD-1 rezonings.

This is a follow-up implementation report that applies those previously approved regulations to eligible in-stream rezonings that were not included in the July 28, 2026, report.

Context and Background

Council approved *Updating Apartment Regulations* (RTS 18516), which introduced changes intended to modernize and simplify apartment design regulations, support development viability, and streamline development review processes. The regulatory changes were enacted on October 27, 2026, and are now being applied to new rezoning and development applications.

Eligible rezoning applications approved between December 10, 2025, and the end of May 2026 were proactively included in the RTS 18516 report. However, additional eligible rezonings scheduled for Council/Public Hearing in June and July were unable to be included in RTS 18516 as they had not yet reached Council decision before the July 28 report was finalized. A small number of projects approved prior to December 2025 were also incorporated as it was anticipated that the applicants for some previously approved projects would seek amendments during the transition to the new regulations.

This report proposes amendments to those remaining CD-1 by-laws and related rezoning conditions to align them with the apartment regulations approved by Council on July 28, 2026. No new policy direction is proposed, and no further changes to approved land uses, height, or form of development are proposed.

This application to amend these CD-1 by-laws is consistent with all applicable Official Development Plans including the *Vancouver Official Development Plan*. The proposed amendments apply to residential uses for the sole purpose of permitting development that is, in whole or in part, residential, and more than half of the gross floor area of all buildings resulting from the changes is anticipated to be residential. Section 559.02(4) of the Vancouver Charter prohibits Council from referring these amendments to a public hearing, so they will be considered at a Council meeting.

Discussion

The amendments and revisions proposed in this report implement apartment regulation changes approved by Council on July 28, including:

- Balcony and residential amenity space floor area exclusions;
- Standardized unit mix requirements;

- Design flexibility relating to inboard rooms and access to natural light; and
- Storage requirements and residential floor area exclusions.

Detailed information regarding these regulatory changes is provided in the *Updating Apartment Regulations* report (RTS 18516). The proposed amendments or revisions vary depending on the content of the applicable CD-1 by-law and conditions of approval, but do not introduce new policy direction or changes to approved land uses, density, floor area, or form of development.

Detailed project-specific amendments and revisions are provided in Appendices B, C and D.

Financial Implications

The financial implications associated with the apartment regulation changes were previously considered by Council in the *Updating Apartment Regulations* report (RTS 18516). As this report implements those previously approved changes for the remaining eligible projects, no additional financial implications are anticipated.

Legal Implications

If adopted, the proposed amendments and revisions in this report are intended to implement apartment regulation changes previously approved and enacted by Council.

Conclusion

This report completes implementation of Council's previously approved direction in the *Updating Apartment Regulations* report (RTS 18516) for the remaining eligible in-stream CD-1 rezonings. The proposed amendments and revisions align these rezonings with the new apartment regulations and do not introduce new policy or change land use, height, or form of development. Approval of this report will ensure consistent implementation of the apartment regulations across remaining eligible in-stream CD-1 projects.

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APPENDIX A
List of CD-1 Rezonings to be Revised or Amended to Align with Apartment Regulation Updates

Table 1 lists projects that have a CD-1 rezoning that has been conditionally approved and revisions to the CD-1 by-law provisions and rezoning conditions of approval are proposed to align them with the Zoning and Development By-law. The CD-1 by-law revisions for each project are provided in Appendix B, and the revised conditions, where applicable, are provided in Appendix D.

Table 2 lists projects that have a CD-1 by-law that has been enacted and amendments to the CD-1 by-law provisions and rezoning conditions of approval are proposed to align them with the Zoning and Development By-law. The CD-1 by-law amendments for each project are provided in Appendix C, and the revised conditions, where applicable, are provided in Appendix D.

Table 1: Conditionally Approved CD-1 Rezonings to be Revised

Address	Report Number	Approved (Minutes)	Meeting Agenda
975 West 57th Avenue	16442	Sept 24, 2024	Agenda
1055 Harwood	16069	Jan 23. 2024	Agenda
2535 Carolina Street & 557-569 E 10th Avenue	17642	Feb 27, 2025	Agenda
7051 Ash Crescent (Langara Gardens)	18347	Feb 12, 2026	Agenda
320-360 W 2nd Avenue	18281	Jan 27, 2026	Agenda
3731-3743 West 4th Avenue and 1975 Alma Street	18606	June 2, 2026	Agenda
2170 West 3rd Avenue	18605	June 2, 2026	Agenda
2245-2283 West Broadway	18611	June 2, 2026	Agenda
1668 West Broadway	18610	June 2, 2026	Agenda
1230 West 12th Avenue	18623	June 2, 2026	Agenda
602-646 Kingsway and 603-619 East 16th Avenue	18613	June 2, 2026	Agenda

Address	Report Number	Approved (Minutes)	Meeting Agenda
1030 and 1056 Burnaby Street	18616	June 2, 2026	Agenda
1188 Cardero Street	18621	June 2, 2026	Agenda
360 East 14th Avenue	18612	June 2, 2026	Agenda
1220 Station Street and 201-213 Terminal Avenue	18628	June 2, 2026	Agenda
455-485 Great Northern Way, Portion of 565 Great Northern Way and 1850 Thornton St	18609	June 2, 2026	Agenda
1745 West 8th Avenue	18570	June 3, 2026	Agenda
4338 and 4362 Cambie Street	18614	June 9, 2026	Agenda
1827 West 5th Avenue	18615	June 9, 2026	Agenda
6212-6218 Ash Street	19735	July 14, 2026	Agenda
365-395 West Broadway	19726	July 14, 2026	Agenda
1618-1680 East Hastings Street	19716	July 14, 2026	Agenda
1088 West 12th Avenue	19719	July 14, 2026	Agenda
940-950 West 41st Avenue (Jewish Community Centre)	18630	July 16, 2026	Agenda
809 West 41st Avenue	18631	July 16, 2026	Agenda
1683-1691 East Pender Street and 485 Commercial Drive	18626	July 16, 2026	Agenda
7525 Cambie Street	19715	July 21, 2026	Agenda
2406-2490 Renfrew Street and 2905-2911 East Broadway	19734	July 21, 2026	Agenda
466-476 West 27th Avenue	19733	July 21, 2026	Agenda
375 East 1st Avenue	19721	July 21, 2026	Agenda

Address	Report Number	Approved (Minutes)	Meeting Agenda
6333-6369 Yukon Street	18624	July 27, 2026	Agenda
6525-6577 Oak Street	19738	July 27, 2026	Agenda
2516 Commercial Drive and 1704 East Broadway	19739	July 27, 2026	Agenda
304-316 East 1st Avenue	19759	July 28, 2026	Agenda
1795 West Broadway	19768	July 28, 2026	Agenda
1368-1398 West Broadway	19768	July 28, 2026	Agenda
5229-5249 Ash Street	19766	July 29, 2026	Agenda
1031-1039 Burnaby Street	19760	July 29, 2026	Agenda
8530-8550 Cambie Street	19762	July 29, 2026	Agenda
8427-8483 Cambie Street	19764	July 29, 2026	Agenda
5027-5053 Boundary Road	19763	July 29, 2026	Agenda

Table 2: CD-1 By-laws to be Amended

Address	Report Number	Approved (Minutes)	Meeting Agenda	CD-1 By-law
950 West 41st Avenue (Jewish Community Centre)	12173	Sept 6, 2018	Agenda	285
8420 Kerr Street and 3104-3130 Southeast Marine Drive	13244	Jan 23, 2020	Agenda	822
450-496 Prior Street, 550 Malkin Avenue and 1002 Station Street	14915	June 23, 2022	Agenda	915
648-680 E Broadway & 2505 Fraser St	17767	Mar 13, 2025	Agenda	930

1125 W 10th Avenue	18224	Jan 22, 2026	Agenda	CD-1 ([xxx])
8080 Yukon St	18351	Feb 5, 2026	Agenda	935
3352-3386 Vanness Avenue & 3347 Clive Ave	18416	Feb 17, 2026	Agenda	899

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APPENDIX B
Draft Revisions to Various Conditionally Approved CD-1 By-laws and a Conditionally Approved CD-1 By-law Text Amendment Regarding Apartment Regulation Updates

The following revisions to the indicated provisions of the various conditionally approved CD-1 By-laws identified by address below will be incorporated into the proposed CD-1 By-laws when brought forward for enactment by Council. Links to each report and council agenda and minutes are available in Appendix A of this report.

Address	Section	Revised Language	Topic
975 West 57th Avenue	5.2(b)	Council strikes out Section 5.2(b) and substitutes: "(b) at least 35% of the total number of strata dwelling units must have 2 or more bedrooms, of which at least 5% of the total number of strata dwelling units must have 3 or more bedrooms.".	Unit Mix
	6.4(a)	Council strikes out Section 6.4(a) and substitutes: "(a) balconies and decks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, provided that balconies must not be enclosed for the life of the building;".	Balconies
	6.4(e) and (f)	Council strikes out Section 6.4(e) and (f) and substitutes: "(e) either: (i) all residential storage area above or below base surface, except that if residential storage area above base surface exceeds 3.7 m^2 per dwelling unit, there will be no exclusion for any of the residential storage area above base surface for that unit, or (ii) up to 6% of the residential floor area, if a minimum of 2.3 m^2 of residential storage area is provided within or accessory to each dwelling unit; and (f) all storage area below base surface for non-dwelling uses and, if section 6.4(e)(ii) applies, all storage area below base surface for dwelling uses.".	Storage
	6.5(a)	In Section 6.5(a), Council strikes out ", to a maximum of 10% of the total permitted floor area".	Amenity

Address	Section	Revised Language	Topic
	8	Council strikes out Section 8, in its entirety, and substitutes: "**Access to Natural Light** 8. Each bedroom that is provided in order to comply with the minimum requirements set out in Section 5.2 and 5.3 of this by-law and each living room must have at least 1 window on an exterior wall of a building.".	Access to Natural Light
1055 Harwood	6.4(a)	Council strikes out Section 6.4(a) and substitutes: "(a) balconies and decks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, provided that balconies must not be enclosed for the life of the building;".	Balconies
	6.4(e) and (f)	Council strikes out Section 6.4(e) and (f) and substitutes: "(e) either: (i) all residential storage area above or below base surface, except that if residential storage area above base surface exceeds 3.7 m^2 per dwelling unit, there will be no exclusion for any of the residential storage area above base surface for that unit, or (ii) up to 6% of the residential floor area, if a minimum of 2.3 m^2 of residential storage area is provided within or accessory to each dwelling unit; and (f) all storage area below base surface for non-dwelling uses and, if section 6.4(e)(ii) applies, all storage area below base surface for dwelling uses.".	Storage
	6.5	In Section 6.5, Council strikes out ", to a maximum of 10% of the total permitted floor area".	Amenity
	6.6	Council strikes out Section 6.6 and substitutes: "6.6 Where floor area associated with residential storage area is excluded under Section 6.4(e)(i), a minimum of 20% of excluded floor area above base surface must be located within the below-market rental units as storage area.".	Storage

Address	Section	Revised Language	Topic
	8	Council strikes out Section 8, in its entirety, and substitutes: "**Access to Natural Light** 8. Each bedroom that is provided in order to comply with the minimum requirements set out in Section 5.2 of this by-law and each living room must have at least 1 window on an exterior wall of a building.".	Access to Natural Light
2535 Carolina St & 557-569 E 10th Ave	5.2(b)	Council strikes out Section 5.2(b) and substitutes: "(b) at least 35% of the total number of below-market rental dwelling units and at least 35% of the other dwelling units must have 2 or more bedrooms, of which at least 5% of the total number of below-market rental dwelling units and 5% of the total number of other dwelling units must have 3 or more bedrooms.".	Unit Mix
	6.6(a)	Council strikes out Section 6.6(a) and substitutes: "(a) balconies and decks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, provided that balconies must not be enclosed for the life of the building;".	Balconies
	6.6(e) and (f)	Council strikes out Section 6.6(e) and (f) and substitutes: "(e) either: (i) all residential storage area above or below base surface, except that if residential storage area above base surface exceeds 3.7 m^2 per dwelling unit, there will be no exclusion for any of the residential storage area above base surface for that unit, or (ii) up to 6% of the residential floor area, if a minimum of 2.3 m^2 of residential storage area is provided within or accessory to each dwelling unit; and (f) all storage area below base surface for non-dwelling uses and, if section 6.6(e)(ii) applies, all storage area below base surface for dwelling uses.".	Storage

Address	Section	Revised Language	Topic
	6.7	In Section 6.7, Council strikes out ", to a maximum of 10% of the total permitted floor area".	Amenity
	6.8	Council strikes out Section 6.8 and substitutes: "6.8 Where floor area associated with residential storage area is excluded under Section 6.6(e)(i), a minimum of 20% of excluded floor area above base surface must be located within the below-market rental units as storage area.".	Storage
	8	Council strikes out Section 8, in its entirety, and substitutes: "**Access to Natural Light** 8. Each bedroom that is provided in order to comply with the minimum requirements set out in Section 5.2 of this by-law and each living room must have at least 1 window on an exterior wall of a building.".	Access to Natural Light
7051 Ash Crescent (Langara Gardens)	6.1 & 6.2	Council strikes out sections 6.1 and 6.2 and substitutes: "6.1 The design and layout of: (a) at least 50% of the total number of dwelling units developed as social housing must: (i) be suitable for family housing, and (ii) have 2 or more bedrooms; and (b) at least 35% of the total number of strata dwelling units must: (i) be suitable for family housing, and (ii) have 2 or more bedrooms, of which at least 5% of the total number of strata dwelling units must have 3 or more bedrooms. 6.2 The design and layout of: (a) at least 182 rental dwelling units, including market rental dwelling units and below-market rental dwelling units but excluding dwelling units developed as social housing, must:	Unit Mix

Address	Section	Revised Language	Topic
		(i) be suitable for family housing, and (ii) have 2 or more bedrooms, of which at least 30 dwelling units of the 182 dwelling units must have 3 or more bedrooms; (b) at least 35% of the total number of market rental dwelling units, not including any market rental dwelling units provided under subsection (a), must: (i) be suitable for family housing, and (ii) have 2 or more bedrooms, of which at least 5% of the total number must have 3 or more bedrooms; and (c) at least 35% of the total number of below-market rental dwelling units, including any below-market rental dwelling units provided under subsection (a), must: (i) be suitable for family housing, and (ii) have 2 or more bedrooms, of which at least 10% of the total number must have 3 or more bedrooms.”.	
	7.10(e) and (f)	Council strikes out Section 7.10(e) and (f) and substitutes: “(e) either: (i) all residential storage area above or below base surface, except that if residential storage area above base surface exceeds 3.7 m^2 per dwelling unit, there will be no exclusion for any of the residential storage area above base surface for that unit, or (ii) up to 6% of the residential floor area; and (f) all storage area below base surface for non-dwelling uses and, if section 7.10(e)(ii) applies, all storage area below base surface for dwelling uses.”.	Storage

Address	Section	Revised Language	Topic
320-360 W 2nd Ave	4.1(b)	Council strikes out Section 4.1(b) and substitutes: "(b) at least 35% of the total number of dwelling units must have 2 or more bedrooms, of which at least 5% of the total number of dwelling units must have 3 or more bedrooms.".	Unit Mix
	5.5(a)	Council strikes out section 5.5(a) and substitutes: "(a) balconies and decks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, provided that balconies must not be enclosed for the life of the building;".	Balconies
	5.5(e) and (f)	Council strikes out Section 5.5(e) and (f) and substitutes: "(e) either: (i) all residential storage area above or below base surface, except that if residential storage area above base surface exceeds 3.7 m^2 per dwelling unit, there will be no exclusion for any of the residential storage area above base surface for that unit, or (ii) up to 6% of the residential floor area, if a minimum of 2.3 m^2 of residential storage area is provided within or accessory to each dwelling unit; and (f) all storage area below base surface for non-dwelling uses and, if section 5.5(e)(ii) applies, all storage area below base surface for dwelling uses.".	Storage
	5.6	In Section 5.6(a), Council strikes out ", to a maximum of 10% of the total permitted floor area".	Amenity

Address	Section	Revised Language	Topic
	7.1 and 7.2	Council strikes out Sections 7.1 and 7.2 and substitutes: "7. Each bedroom that is provided in order to comply with the minimum requirements set out in section 4.1 of this by-law and each living room must have at least 1 window on an exterior wall of a building.".	Access to Natural Light
3731-3743 W 4th Ave & 1975 Alma St	5.5(a)	Council strikes out Section 5.5(a) and substitutes: "(a) balconies and decks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, provided that balconies must not be enclosed for the life of the building;".	Balconies
	5.5(e) and (f)	Council strikes out Section 5.5(e) and (f) and substitutes: "(e) either: (i) all residential storage area above or below base surface, except that if residential storage area above base surface exceeds 3.7 m^2 per dwelling unit, there will be no exclusion for any of the residential storage area above base surface for that unit, or (ii) up to 6% of the residential floor area, if a minimum of 2.3 m^2 of residential storage area is provided within or accessory to each dwelling unit; and (f) all storage area below base surface for non-dwelling uses and, if section 5.5(e)(ii) applies, all storage area below base surface for dwelling uses.".	Storage
	5.6	In Section 5.6, Council strikes out ", to a maximum of 10% of the total permitted floor area".	Amenity
	7.1 and 7.2	Council strikes out Sections 7.1 and 7.2 and substitutes: "7. Each bedroom that is provided in order to comply with the minimum requirements set out in Section 4.1 of this by-law and each living room must have at least 1 window on an exterior wall of a building.".	Access to Natural Light
	5.2(b)	Council strikes out Section 5.2(b) and substitutes:	Unit Mix

Address	Section	Revised Language	Topic
2170 W 3rd Ave		"(b) at least 35% of the total number of below-market rental dwelling units and at least 35% of the other dwelling units must have 2 or more bedrooms, of which at least 5% of the total number of below-market rental dwelling units and 5% of the total number of other dwelling units must have 3 or more bedrooms.".	
	6.4(a)	Council strikes out Section 6.4(a) and substitutes: "(a) balconies and decks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, provided that balconies must not be enclosed for the life of the building;".	Balconies
	6.4(e) and (f)	Council strikes out Section 6.4(e) and (f) and substitutes: "(e) either: (i) all residential storage area above or below base surface, except that if residential storage area above base surface exceeds 3.7 m^2 per dwelling unit, there will be no exclusion for any of the residential storage area above base surface for that unit, or (ii) up to 6% of the residential floor area, if a minimum of 2.3 m^2 of residential storage area is provided within or accessory to each dwelling unit; and (f) all storage area below base surface for non-dwelling uses and, if section 6.4(e)(ii) applies, all storage area below base surface for dwelling uses.".	Storage
	6.5	In Section 6.5, Council strikes out ", to a maximum of 10% of the total permitted floor area".	Amenity
	6.6	Council strikes out Section 6.6 and substitutes: "6.6 Where floor area associated with residential storage area is excluded under Section 6.4(e)(i), a minimum of 20% of excluded floor area above base surface must be located within the below-market rental units as storage area.".	Storage

Address	Section	Revised Language	Topic
	8.1 and 8.2	Council strikes out Sections 8.1 and 8.2 and substitutes: "8. Each bedroom that is provided in order to comply with the minimum requirements set out in Section 5.2 of this by-law and each living room must have at least 1 window on an exterior wall of a building.".	Access to Natural Light
2245-2285 W Broadway	4.1(b)	Council strikes out Section 4.1(b) and substitutes: "(b) at least 35% of the total number of dwelling units must have 2 or more bedrooms, of which at least 5% of the total number of dwelling units must have 3 or more bedrooms.".	Unit Mix
	5.5(a)	Council strikes out Section 5.5(a) and substitutes: "(a) balconies and decks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, provided that balconies must not be enclosed for the life of the building;".	Balconies
	5.5(e) and (f)	Council strikes out Section 5.5(e) and (f) and substitutes: "(e) either: (i) all residential storage area above or below base surface, except that if residential storage area above base surface exceeds 3.7 m^2 per dwelling unit, there will be no exclusion for any of the residential storage area above base surface for that unit, or (ii) up to 6% of the residential floor area, if a minimum of 2.3 m^2 of residential storage area is provided within or accessory to each dwelling unit; and (f) all storage area below base surface for non-dwelling uses and, if Section 5.5(e)(ii) applies, all storage area below base surface for dwelling uses.".	Storage
	5.6(a)	In Section 5.6(a), Council strikes out ", to a maximum of 10% of the total permitted floor area".	Amenity
	7.1 and 7.2	Council strikes out Sections 7.1 and 7.2 and substitutes:	Access to Natural Light

Address	Section	Revised Language	Topic
		"7. Each bedroom that is provided in order to comply with the minimum requirements set out in Section 4.1 of this by-law and each living room must have at least 1 window on an exterior wall of a building.".	
1668 W Broadway	4.1(b)	Council strikes out Section 4.1(b) and substitutes: "(b) at least 35% of the total number of dwelling units must have 2 or more bedrooms, of which at least 5% of the total number of dwelling units must have 3 or more bedrooms.".	Unit Mix
	5.4(a)	Council strikes out Section 5.4(a) and substitutes: "(a) balconies and decks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, provided that balconies must not be enclosed for the life of the building;".	Balconies
	5.4(e) and (f)	Council strikes out Section 5.4(e) and (f) and substitutes: "(e) either: (i) all residential storage area above or below base surface, except that if residential storage area above base surface exceeds 3.7 m^2 per dwelling unit, there will be no exclusion for any of the residential storage area above base surface for that unit, or (ii) up to 6% of the residential floor area, if a minimum of 2.3 m^2 of residential storage area is provided within or accessory to each dwelling unit; and (f) all storage area below base surface for non-dwelling uses and, if Section 5.4(e)(ii) applies, all storage area below base surface for dwelling uses.".	Storage
	5.5	In Section 5.5, Council strikes out ", to a maximum of 10% of the total permitted floor area".	Amenity
	7.1 and 7.2	Council strikes out Sections 7.1 and 7.2 and substitutes: "7. Each bedroom that is provided in order to comply with the minimum requirements set out in Section 4.1 of this by-law and each living room must have at least 1 window on an exterior wall of a building.".	Access to Natural Light

Address	Section	Revised Language	Topic
1230 W 12th Ave	5.2(b)	Council strikes out Section 5.2(b) and substitutes: "(b) at least 35% of the total number of below-market rental dwelling units and at least 35% of the other dwelling units must have 2 or more bedrooms, of which at least 5% of the total number of below-market rental dwelling units and 5% of the total number of other dwelling units must have 3 or more bedrooms.".	Unit Mix
	6.4(a)	Council strikes out Section 6.4(a) and substitutes: "(a) balconies and decks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, provided that balconies must not be enclosed for the life of the building;".	Balconies
	6.4(e) and (f)	Council strikes out Section 6.4(e) and (f) and substitutes: "(e) either: (i) all residential storage area above or below base surface, except that if residential storage area above base surface exceeds 3.7 m^2 per dwelling unit, there will be no exclusion for any of the residential storage area above base surface for that unit, or (ii) up to 6% of the residential floor area, if a minimum of 2.3 m^2 of residential storage area is provided within or accessory to each dwelling unit; and (f) all storage area below base surface for non-dwelling uses and, if Section 6.4(e)(ii) applies, all storage area below base surface for dwelling uses.".	Storage
	6.5	In Section 6.5, Council strikes out ", to a maximum of 10% of the total permitted floor area".	Amenity
	6.6	Council strikes out Section 6.6 and substitutes: "6.6 Where floor area associated with residential storage area is excluded under Section 6.4(e)(i), a minimum of 20% of excluded floor area above base surface must be located within the below-market rental units as storage area.".	Storage

Address	Section	Revised Language	Topic
	8.1 and 8.2	Council strikes out Sections 8.1 and 8.2 and substitutes: "8. Each bedroom that is provided in order to comply with the minimum requirements set out in Section 5.2 of this by-law and each living room must have at least 1 window on an exterior wall of a building.".	Access to Natural Light
602-644 Kingsway & 603-617 East 16 Ave	6.2(b)	Council strikes out Section 6.2(b) and substitutes: "(b) at least 35% of the total number of below-market rental dwelling units and at least 35% of the other dwelling units must have 2 or more bedrooms, of which at least 5% of the total number of below-market rental dwelling units and 5% of the total number of other dwelling units must have 3 or more bedrooms.".	Unit Mix
	7.5(a)	Council strikes out Section 7.5(a) and substitutes: "(a) balconies and decks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, provided that balconies must not be enclosed for the life of the building;".	Balconies
	7.5(e) and (f)	Council strikes out Section 7.5(e) and (f) and substitutes: "(e) either: (i) all residential storage area above or below base surface, except that if residential storage area above base surface exceeds 3.7 m^2 per dwelling unit, there will be no exclusion for any of the residential storage area above base surface for that unit, or (ii) up to 6% of the residential floor area, if a minimum of 2.3 m^2 of residential storage area is provided within or accessory to each dwelling unit; and (f) all storage area below base surface for non-dwelling uses and, if Section 7.5(e)(ii) applies, all storage area below base surface for dwelling uses.".	Storage
	7.6(a)	In Section 7.6(a), Council strikes out ", to a maximum of 10% of the total permitted floor area".	Amenity
	7.7	Council strikes out Section 7.7 and substitutes:	Storage

Address	Section	Revised Language	Topic
		"7.7 Where floor area associated with residential storage area is excluded under Section 7.5(e)(i), a minimum of 20% of excluded floor area above base surface must be located within the below-market rental units as storage area.".	
	9.1 and 9.2	Council strikes out Sections 9.1 and 9.2 and substitutes: "9. Each bedroom that is provided in order to comply with the minimum requirements set out in Section 6.2 of this by-law and each living room must have at least 1 window on an exterior wall of a building.".	Access to Natural Light
1030-1056 Burnaby St	7.3(a)	Council strikes out Section 7.3(a) and substitutes: "(a) balconies and decks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, provided that balconies must not be enclosed for the life of the building;".	Balconies
	7.3(e) and (f)	Council strikes out Section 7.3(e) and (f) and substitutes: "(e) either: (i) all residential storage area above or below base surface, except that if residential storage area above base surface exceeds 3.7 m^2 per dwelling unit, there will be no exclusion for any of the residential storage area above base surface for that unit, or (ii) up to 6% of the residential floor area, if a minimum of 2.3 m^2 of residential storage area is provided within or accessory to each dwelling unit; and (f) all storage area below base surface for non-dwelling uses and, if Section 7.3(e)(ii) applies, all storage area below base surface for dwelling uses.".	Storage
	7.4	In Section 7.4, Council strikes out ", to a maximum of 10% of the total permitted floor area".	Amenity
	7.5	Council strikes out Section 7.5 and substitutes: "7.5 Where floor area associated with residential storage area is excluded under Section 7.3(e)(i), a minimum of 20% of excluded floor area above base surface	Storage

Address	Section	Revised Language	Topic
		must be located within the below-market rental units as storage area.”.	
	9.1 and 9.2	Council strikes out Sections 9.1 and 9.2 and substitutes: “9. Each bedroom that is provided in order to comply with the minimum requirements set out in Section 6.3 of this by-law and each living room must have at least 1 window on an exterior wall of a building.”.	Access to Natural Light
1188 Cardero	6.4(a)	Council strikes out Section 6.4(a) and substitutes: “(a) balconies and decks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, provided that balconies must not be enclosed for the life of the building;”.	Balconies
	6.4(e) and (f)	Council strikes out Section 6.4(e) and (f) and substitutes: “(e) either: (i) all residential storage area above or below base surface, except that if residential storage area above base surface exceeds 3.7 m^2 per dwelling unit, there will be no exclusion for any of the residential storage area above base surface for that unit, or (ii) up to 6% of the residential floor area, if a minimum of 2.3 m^2 of residential storage area is provided within or accessory to each dwelling unit; and (f) all storage area below base surface for non-dwelling uses and, if Section 6.4(e)(ii) applies, all storage area below base surface for dwelling uses.”.	Storage
	6.5	In Section 6.5, Council strikes out “, to a maximum of 10% of the total permitted floor area”.	Amenity
	6.6	Council strikes out Section 6.6 and substitutes: “6.6 Where floor area associated with residential storage area is excluded under Section 6.4(e)(i), a minimum of 20% of excluded floor area above base surface	Storage

Address	Section	Revised Language	Topic
		must be located within the below-market rental units as storage area.”.	
	8.1 and 8.2	Council strikes out Sections 8.1 and 8.2 and substitutes: “8. Each bedroom that is provided in order to comply with the minimum requirements set out in Section 5.2 of this by-law and each living room must have at least 1 window on an exterior wall of a building.”.	Access to Natural Light
360 E 14th Ave	5.2(b)	Council strikes out Section 5.2(b) and substitutes: “(b) at least 35% of the total number of below-market rental dwelling units and at least 35% of the other dwelling units must have 2 or more bedrooms, of which at least 5% of the total number of below-market rental dwelling units and 5% of the total number of other dwelling units must have 3 or more bedrooms.”.	Unit Mix
	6.4(a)	Council strikes out Section 6.4(a) and substitutes: “(a) balconies and decks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, provided that balconies must not be enclosed for the life of the building;”.	Balconies
	6.4(e) and (f)	Council strikes out Section 6.4(e) and (f) and substitutes: “(e) either: (i) all residential storage area above or below base surface, except that if residential storage area above base surface exceeds 3.7 m^2 per dwelling unit, there will be no exclusion for any of the residential storage area above base surface for that unit, or (ii) up to 6% of the residential floor area, if a minimum of 2.3 m^2 of residential storage area is provided within or accessory to each dwelling unit; and (f) all storage area below base surface for non-dwelling uses and, if Section 6.4(e)(ii) applies, all storage area below base surface for dwelling uses.”.	Storage

Address	Section	Revised Language	Topic
	6.5	In Section 6.5, Council strikes out ", to a maximum of 10% of the total permitted floor area".	Amenity
	6.6	Council strikes out Section 6.6 and substitutes: "6.6 Where floor area associated with residential storage area is excluded under Section 6.4(e)(i), a minimum of 20% of excluded floor area above base surface must be located within the below-market rental units as storage area.".	Storage
	8.1 and 8.2	Council strikes out Sections 8.1 and 8.2 and substitutes: "8. Each bedroom that is provided in order to comply with the minimum requirements set out in Section 5.2 of this by-law and each living room must have at least 1 window on an exterior wall of a building.".	Access to Natural Light
1220 Station St & 201-213 Terminal Ave	7.5(a)	Council strikes out Section 7.5(a) and substitutes: "(a) balconies and decks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, provided that balconies must not be enclosed for the life of the building;".	Balconies
	7.5(e) and (f)	Council strikes out Section 7.5(e) and (f) and substitutes: "(e) either: (i) all residential storage area above or below base surface, except that if residential storage area above base surface exceeds 3.7 m^2 per dwelling unit, there will be no exclusion for any of the residential storage area above base surface for that unit, or (ii) up to 6% of the residential floor area, if a minimum of 2.3 m^2 of residential storage area is provided within or accessory to each dwelling unit; and (f) all storage area below base surface for non-dwelling uses and, if Section 7.5(e)(ii) applies, all storage area below base surface for dwelling uses.".	Storage

Address	Section	Revised Language	Topic
	7.6	In Section 7.6, Council strikes out ", to a maximum of 10% of the total permitted floor area".	Amenity
	7.7	Council strikes out Section 7.7 and substitutes: "7.7 Where floor area associated with residential storage area is excluded under Section 7.5(e)(i), a minimum of 20% of excluded floor area above base surface must be located within the below-market rental units as storage area.".	Storage
	9.1 and 9.2	Council strikes out Sections 9.1 and 9.2 and substitutes: "9. Each bedroom that is provided in order to comply with the minimum requirements set out in Section 6.2 of this by-law and each living room must have at least 1 window on an exterior wall of a building.".	Access to Natural Light
455-485 Great Northern Way & 1850 Thornton St	6.2(b)	Council strikes out Section 6.2(b) and substitutes: "(b) at least 35% of the total number of below-market rental dwelling units and at least 35% of the other dwelling units must have 2 or more bedrooms, of which at least 5% of the total number of below-market rental dwelling units and 5% of the total number of other dwelling units must have 3 or more bedrooms.".	Unit Mix
	7.4(a)	Council strikes out Section 7.4(a) and substitutes: "(a) balconies and decks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, provided that balconies must not be enclosed for the life of the building;".	Balconies
	7.4(e) and (f)	Council strikes out Section 7.4(e) and (f) and substitutes: "(e) either: (i) all residential storage area above or below base surface, except that if residential storage area above base surface exceeds 3.7 m^2 per dwelling unit, there will be no exclusion for any of the residential storage area above base surface for that unit, or (ii) up to 6% of the residential floor area, if a minimum of 2.3 m^2 of residential storage area	Storage

Address	Section	Revised Language	Topic
		is provided within or accessory to each dwelling unit; and (f) all storage area below base surface for non-dwelling uses and, if Section 7.4(e)(ii) applies, all storage area below base surface for dwelling uses.”.	
	7.5(a)	In Section 7.5(a), Council strikes out “, to a maximum of 10% of the total permitted floor area”.	Amenity
	7.6	Council strikes out Section 7.6 and substitutes: “7.6 Where floor area associated with residential storage area is excluded under Section 7.4(e)(i), a minimum of 20% of excluded floor area above base surface must be located within the below-market rental units as storage area.”.	Storage
	9.1 and 9.2	Council strikes out Sections 9.1 and 9.2 and substitutes: “9. Each bedroom that is provided in order to comply with the minimum requirements set out in Section 6.2 of this by-law and each living room must have at least 1 window on an exterior wall of a building.”.	Access to Natural Light
1745 W 8th Ave	5.2(b)	Council strikes out Section 5.2(b) and substitutes: “(b) at least 35% of the total number of strata dwelling units must have 2 or more bedrooms, of which at least 5% of the total number of strata dwelling units must have 3 or more bedrooms.”.	Unit Mix
	6.7(a)	Council strikes out Section 6.7(a) and substitutes: “(a) balconies and decks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, provided that balconies must not be enclosed for the life of the building;”.	Balconies
	6.7(e) and (f)	Council strikes out Section 6.7(e) and (f) and substitutes: “(e) either: (i) all residential storage area above or below base surface, except that if residential storage area above base surface exceeds 3.7 m^2 per dwelling unit, there will be no exclusion for any of the residential storage area above base surface for that unit, or	Storage

Address	Section	Revised Language	Topic
		(ii) up to 6% of the residential floor area, if a minimum of 2.3 m^2 of residential storage area is provided within or accessory to each dwelling unit; and (f) all storage area below base surface for non-dwelling uses and, if Section 6.7(e)(ii) applies, all storage area below base surface for dwelling uses.”.	
	6.8(a)	In Section 6.8(a), Council strikes out “to a maximum of 10% of the total permitted floor area”.	Amenity
	6.9	Council strikes out Section 6.9 and substitutes: “6.9 Where floor area associated with residential storage area is excluded under Section 6.7(e)(i), a minimum of 20% of excluded floor area above base surface must be located within the below-market rental units as storage area.”.	Storage
	8.1 and 8.2	Council strikes out Sections 8.1 and 8.2 and substitutes: “8. Each bedroom that is provided in order to comply with the minimum requirements set out in Section 5.2 of this by-law and each living room must have at least 1 window on an exterior wall of a building.”.	Access to Natural Light
4338-4362 Cambie St	4.1(b)	Council strikes out Section 4.1(b) and substitutes: “(b) at least 35% of the total dwelling units must have 2 or more bedrooms, of which at least 5% of the total number of dwelling units must have 3 or more bedrooms.”.	Unit Mix
	5.5(a)	Council strikes out Section 5.5(a) and substitutes: “(a) balconies and decks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, provided that balconies must not be enclosed for the life of the building;”.	Balconies
	5.5(e) and (f)	Council strikes out Section 5.5(e) and (f) and substitutes: “(e) either: (i) all residential storage area above or below base surface, except that if residential storage area above base surface exceeds 3.7 m^2 per	Storage

Address	Section	Revised Language	Topic
		dwelling unit, there will be no exclusion for any of the residential storage area above base surface for that unit, or (ii) up to 6% of the residential floor area, if a minimum of 2.3 m^2 of residential storage area is provided within or accessory to each dwelling unit; and (f) all storage area below base surface for non-dwelling uses and, if Section 5.5(e)(ii) applies, all storage area below base surface for dwelling uses.”.	
	5.6	In Section 5.6, Council strikes out “, to a maximum of 10% of the total permitted floor area”.	Amenity
	7.1 and 7.2	Council strikes out Sections 7.1 and 7.2 and substitutes: “7. Each bedroom that is provided in order to comply with the minimum requirements set out in Section 4.1 of this by-law and each living room must have at least 1 window on an exterior wall of a building.”.	Access to Natural Light
1827 W 5th Ave	4.1(b)	Council strikes out Section 4.1(b) and substitutes: “(b) at least 35% of the total dwelling units must have 2 or more bedrooms, of which at least 5% of the total number of dwelling units must have 3 or more bedrooms.”.	Unit Mix
	5.5(a)	Council strikes out Section 5.5(a) and substitutes: “(a) balconies and decks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, provided that balconies must not be enclosed for the life of the building;”.	Balconies
	5.5(e) and (f)	Council strikes out Section 5.5(e) and (f) and substitutes: “(e) either: (i) all residential storage area above or below base surface, except that if residential storage area above base surface exceeds 3.7 m^2 per dwelling unit, there will be no exclusion for any of the residential storage area above base surface for that unit, or (ii) up to 6% of the residential floor area, if a minimum of 2.3 m^2 of residential storage area	Storage

Address	Section	Revised Language	Topic
		is provided within or accessory to each dwelling unit; and (f) all storage area below base surface for non-dwelling uses and, if Section 5.5(e)(ii) applies, all storage area below base surface for dwelling uses.”.	
	5.6	In Section 5.6, Council strikes out “, to a maximum of 10% of the total permitted floor area”.	Amenity
	7.1 and 7.2	Council strikes out Sections 7.1 and 7.2 and substitutes: “7. Each bedroom that is provided in order to comply with the minimum requirements set out in Section 4.1 of this by-law and each living room must have at least 1 window on an exterior wall of a building.”.	Access to Natural Light
6212-6218 Ash St	6.4(a)	Council strikes out Section 6.4(a) and substitutes: “(a) balconies and decks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, provided that balconies must not be enclosed for the life of the building;”.	Balconies
	6.4(e) and (f)	Council strikes out Section 6.4(e) and (f) and substitutes: “(e) either: (i) all residential storage area above or below base surface, except that if residential storage area above base surface exceeds 3.7 m^2 per dwelling unit, there will be no exclusion for any of the residential storage area above base surface for that unit, or (ii) up to 6% of the residential floor area, if a minimum of 2.3 m^2 of residential storage area is provided within or accessory to each dwelling unit; and (f) all storage area below base surface for non-dwelling uses and, if Section 6.4(e)(ii) applies, all storage area below base surface for dwelling uses.”.	Storage
	6.5	In Section 6.5, Council strikes out “, to a maximum of 10% of the total permitted floor area”.	Amenity
	6.6	Council strikes out Section 6.6 and substitutes:	Storage

Address	Section	Revised Language	Topic
		"6.6 Where floor area associated with residential storage area is excluded under Section 6.4(e)(i), a minimum of 20% of excluded floor area above base surface must be located within the below-market rental units as storage area.".	
	8.1 and 8.2	Council strikes out Sections 8.1 and 8.2 and substitutes: "8. Each bedroom that is provided in order to comply with the minimum requirements set out in Section 5.2 of this by-law and each living room must have at least 1 window on an exterior wall of a building.".	Access to Natural Light
365-395 W Broadway	5.5(a)	Council strikes out Section 5.5(a) and substitutes: "(a) balconies and decks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, provided that balconies must not be enclosed for the life of the building;".	Balconies
	5.5(e) and (f)	Council strikes out Section 5.5(e) and (f) and substitutes: "(e) either: (i) all residential storage area above or below base surface, except that if residential storage area above base surface exceeds 3.7 m^2 per dwelling unit, there will be no exclusion for any of the residential storage area above base surface for that unit, or (ii) up to 6% of the residential floor area, if a minimum of 2.3 m^2 of residential storage area is provided within or accessory to each dwelling unit; and (f) all storage area below base surface for non-dwelling uses and, if Section 5.5(e)(ii) applies, all storage area below base surface for dwelling uses.".	Storage
	5.6	In Section 5.6, Council strikes out ", to a maximum of 10% of the total permitted floor area".	Amenity
	7.1 and 7.2	Council strikes out Sections 7.1 and 7.2 and substitutes: "7. Each bedroom that is provided in order to comply with the minimum requirements set out in Section	Access to Natural Light

Address	Section	Revised Language	Topic
		4.1 of this by-law and each living room must have at least 1 window on an exterior wall of a building.”.	
1618-1680 E Hastings	5.6(a)	Council strikes out Section 5.6(a) and substitutes: “(a) balconies and decks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, provided that balconies must not be enclosed for the life of the building;”.	Balconies
	5.6(e) and (f)	Council strikes out Section 5.6(e) and (f) and substitutes: “(e) either: (i) all residential storage area above or below base surface, except that if residential storage area above base surface exceeds 3.7 m^2 per dwelling unit, there will be no exclusion for any of the residential storage area above base surface for that unit, or (ii) up to 6% of the residential floor area, if a minimum of 2.3 m^2 of residential storage area is provided within or accessory to each dwelling unit; and (f) all storage area below base surface for non-dwelling uses and, if Section 5.6(e)(ii) applies, all storage area below base surface for dwelling uses.”.	Storage
	5.7(a)	In Section 5.7(a), Council strikes out “, to a maximum of 10% of the total permitted floor area”.	Amenity
	7.1 and 7.2	Council strikes out Sections 7.1 and 7.2 and substitutes: “7. Each bedroom that is provided in order to comply with the minimum requirements set out in Section 4.2 of this by-law and each living room must have at least 1 window on an exterior wall of a building.”.	Access to Natural Light
1088 W 12th Ave	5.2(b)	Council strikes out Section 5.2(b) and substitutes: “(b) at least 35% of the total number of below-market rental dwelling units and at least 35% of the other dwelling units must have 2 or more bedrooms, of which at least 5% of the total number of below-market rental dwelling units and 5% of the total number of other dwelling units must have 3 or more bedrooms.”.	Unit Mix

Address	Section	Revised Language	Topic
	6.5(a)	Council strikes out Section 6.5(a) and substitutes: "(a) balconies and decks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, provided that balconies must not be enclosed for the life of the building;".	Balconies
	6.5(e) and (f)	Council strikes out Section 6.5(e) and (f) and substitutes: "(e) either: (i) all residential storage area above or below base surface, except that if residential storage area above base surface exceeds 3.7 m^2 per dwelling unit, there will be no exclusion for any of the residential storage area above base surface for that unit, or (ii) up to 6% of the residential floor area, if a minimum of 2.3 m^2 of residential storage area is provided within or accessory to each dwelling unit; and (f) all storage area below base surface for non-dwelling uses and, if Section 6.5(e)(ii) applies, all storage area below base surface for dwelling uses.".	Storage
	6.6	In Section 6.6, Council strikes out ", to a maximum of 10% of the total permitted floor area".	Amenity
	6.7	Council strikes out Section 6.7 and substitutes: "6.7 Where floor area associated with residential storage area is excluded under Section 6.5(e)(i), a minimum of 20% of excluded floor area above base surface must be located within the below-market rental units as storage area.".	Storage
	8.1 and 8.2	Council strikes out Sections 8.1 and 8.2 and substitutes: "8. Each bedroom that is provided in order to comply with the minimum requirements set out in Section 5.2 of this by-law and each living room must have at least 1 window on an exterior wall of a building.".	Access to Natural Light
940-950 W 41st Ave	5.2(b)	Council strikes out Section 5.2(b) and substitutes: "(b) at least 35% of the total number of non-profit operated rental housing units and at least 35% of the	Unit Mix

Address	Section	Revised Language	Topic
		other dwelling units must have 2 or more bedrooms, of which at least 5% of the total number of non-profit operated rental housing units and 5% of the total number of other dwelling units must have 3 or more bedrooms.".	
	6.5	Council strikes out Section 6.5 and substitutes: "6.5 The Director of Planning or Development Permit Board may exclude from the computation of floor area: (a) common amenity areas accessory to a dwelling use; (b) common amenity areas accessory to a non-dwelling use to a maximum of 10% of the total permitted floor area; and (c) unenclosed outdoor areas underneath the building overhangs at or above grade, except that such areas must remain unenclosed for the life of the building, if the Director of Planning or Development Permit Board considers the intent of this by-law and all applicable Council policies and guidelines.".	Amenity
	6.7	Council strikes out Section 6.7 and substitutes: "6.7 Where floor area associated with residential storage area is excluded under Section 6.4(d)(i), a minimum of 20% of excluded floor area above base surface must be located within the non-profit operated rental housing units as storage area.".	Storage
	8.1 and 8.2	Council strikes out Sections 8.1 and 8.2 and substitutes: "8. Each bedroom that is provided in order to comply with the minimum requirements set out in Section 5.2 of this by-law and each living room must have at least 1 window on an exterior wall of a building.".	Access to Natural Light
809 West 41st Avenue	6.5(a)	Council strikes out Section 6.5(a) and substitutes: "(a) balconies and decks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, provided that balconies must not be enclosed for the life of the building;".	Balconies

Address	Section	Revised Language	Topic
	6.5(e) and (f)	Council strikes out Section 6.5(e) and (f) and substitutes: "(e) either: (i) all residential storage area above or below base surface, except that if residential storage area above base surface exceeds 3.7 m^2 per dwelling unit, there will be no exclusion for any of the residential storage area above base surface for that unit, or (ii) up to 6% of the residential floor area, if a minimum of 2.3 m^2 of residential storage area is provided within or accessory to each dwelling unit; and (f) all storage area below base surface for non-dwelling uses and, if Section 6.5(e)(ii) applies, all storage area below base surface for dwelling uses.".	Storage
	6.6	In Section 6.6, Council strikes out ", to a maximum of 10% of the total permitted floor area".	Amenity
	6.7	Council strikes out Section 6.7 and substitutes: "6.7 Where floor area associated with residential storage area is excluded under Section 6.5(e)(i), a minimum of 20% of excluded floor area above base surface must be located within the below-market rental units as storage area.".	Storage
	8.1 and 8.2	Council strikes out Sections 8.1 and 8.2 and substitutes: "8. Each bedroom that is provided in order to comply with the minimum requirements set out in Section 5.2 of this by-law and each living room must have at least 1 window on an exterior wall of a building.".	Access to Natural Light
1683-1691 E Pender St & 485 Commercial Dr	6.5(a)	Council strikes out Section 6.5(a) and substitutes: "(a) balconies and decks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, provided that balconies must not be enclosed for the life of the building;".	Balconies

Address	Section	Revised Language	Topic
	6.5(e) and (f)	Council strikes out Section 6.5(e) and (f) and substitutes: "(e) either: (i) all residential storage area above or below base surface, except that if residential storage area above base surface exceeds 3.7 m^2 per dwelling unit, there will be no exclusion for any of the residential storage area above base surface for that unit, or (ii) up to 6% of the residential floor area, if a minimum of 2.3 m^2 of residential storage area is provided within or accessory to each dwelling unit; and (f) all storage area below base surface for non-dwelling uses and, if Section 6.5(e)(ii) applies, all storage area below base surface for dwelling uses.".	Storage
	6.6	In Section 6.6, Council strikes out ", to a maximum of 10% of the total permitted floor area".	Amenity
	8.1 and 8.2	Council strikes out Sections 8.1 and 8.2 and substitutes: "8. Each bedroom that is provided in order to comply with the minimum requirements set out in Section 5.4 of this by-law and each living room must have at least 1 window on an exterior wall of a building.".	Access to Natural Light
7525 Cambie St	5.5(a)	Council strikes out Section 5.5(a) and substitutes: "(a) balconies and decks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, provided that balconies must not be enclosed for the life of the building;".	Balconies
	5.5(e) and (f)	Council strikes out Section 5.5(e) and (f) and substitutes: "(e) either: (i) all residential storage area above or below base surface, except that if residential storage area above base surface exceeds 3.7 m^2 per dwelling unit, there will be no exclusion for any	Storage

Address	Section	Revised Language	Topic
		of the residential storage area above base surface for that unit, or (ii) up to 6% of the residential floor area, if a minimum of 2.3 m^2 of residential storage area is provided within or accessory to each dwelling unit; and (f) all storage area below base surface for non-dwelling uses and, if Section 5.5(e)(ii) applies, all storage area below base surface for dwelling uses.”.	
	5.6	In Section 5.6, Council strikes out “, to a maximum of 10% of the total permitted floor area”.	Amenity
	7.1 and 7.2	Council strikes out Sections 7.1 and 7.2 and substitutes: “7. Each bedroom that is provided in order to comply with the minimum requirements set out in Section 4.1 of this by-law and each living room must have at least 1 window on an exterior wall of a building.”.	Access to Natural Light
2406-2484 Renfrew St and 2905-2911 E Broadway	5.5(a)	Council strikes out Section 5.5(a) and substitutes: “(a) balconies and decks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, provided that balconies must not be enclosed for the life of the building;”.	Balconies
	5.5(e) and (f)	Council strikes out Section 5.5(e) and (f) and substitutes: “(e) either: (i) all residential storage area above or below base surface, except that if residential storage area above base surface exceeds 3.7 m^2 per dwelling unit, there will be no exclusion for any of the residential storage area above base surface for that unit, or (ii) up to 6% of the residential floor area, if a minimum of 2.3 m^2 of residential storage area is provided within or accessory to each dwelling unit; and	Storage

Address	Section	Revised Language	Topic
		(f) all storage area below base surface for non-dwelling uses and, if Section 5.5(e)(ii) applies, all storage area below base surface for dwelling uses.”.	
	5.6	In Section 5.6, Council strikes out “, to a maximum of 10% of the total permitted floor area”.	Amenity
	7.1 and 7.2	Council strikes out Sections 7.1 and 7.2 and substitutes: “7. Each bedroom that is provided in order to comply with the minimum requirements set out in Section 4.1 of this by-law and each living room must have at least 1 window on an exterior wall of a building.”.	Access to Natural Light
466-476 W 27th Ave	6.4(a)	Council strikes out Section 6.4(a) and substitutes: “(a) balconies and decks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, provided that balconies must not be enclosed for the life of the building;”.	Balconies
	6.4(e) and (f)	Council strikes out Section 6.4(e) and (f) and substitutes: “(e) either: (i) all residential storage area above or below base surface, except that if residential storage area above base surface exceeds 3.7 m^2 per dwelling unit, there will be no exclusion for any of the residential storage area above base surface for that unit, or (ii) up to 6% of the residential floor area, if a minimum of 2.3 m^2 of residential storage area is provided within or accessory to each dwelling unit; and (f) all storage area below base surface for non-dwelling uses and, if Section 6.4(e)(ii) applies, all storage area below base surface for dwelling uses.”.	Storage
	6.5	In Section 6.5, Council strikes out “, to a maximum of 10% of the total permitted floor area”.	Amenity
	6.6	Council strikes out Section 6.6 and substitutes:	Storage

Address	Section	Revised Language	Topic
		"6.6 Where floor area associated with residential storage area is excluded under Section 6.4(e)(i), a minimum of 20% of excluded floor area above base surface must be located within the below-market rental units as storage area.".	
	8.1 and 8.2	Council strikes out Sections 8.1 and 8.2 and substitutes: "8. Each bedroom that is provided in order to comply with the minimum requirements set out in Section 5.2 of this by-law and each living room must have at least 1 window on an exterior wall of a building.".	Access to Natural Light
375 E 1st Ave	5.1(b)	Council strikes out Section 5.1(b) and substitutes: "(b) at least 35% of the total number of secured market rental housing dwelling units must have 2 or more bedrooms, of which at least 5% of the total number of secured market rental housing must have 3 or more bedrooms.".	Unit Mix
	5.3(b)	Council strikes out Section 5.3(b) and substitutes: "(b) at least 35% of the total number of strata dwelling units must have 2 or more bedrooms, of which at least 5% of the total number of strata dwelling units must have 3 or more bedrooms.".	Unit Mix
	6.6(a)	Council strikes out Section 6.6(a) and substitutes: "(a) balconies and decks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, provided that balconies must not be enclosed for the life of the building;".	Balconies
	6.7(a)	In Section 6.7(a), Council strikes out "to a maximum of 10% of the total permitted floor area".	Amenity
	8.1 and 8.2	Council strikes out Sections 8.1 and 8.2 and substitutes: "8. Each bedroom that is provided in order to comply with the minimum requirements set out in Sections 5.1, 5.2 and 5.3 of this by-law and each living room must have at least 1 window on an exterior wall of a building.".	Access to Natural Light

Address	Section	Revised Language	Topic
6333-6369 Yukon St	6.4(a)	Council strikes out Section 6.4(a) and substitutes: "(a) balconies and decks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, provided that balconies must not be enclosed for the life of the building;".	Balconies
	6.4(e) and (f)	Council strikes out Section 6.4(e) and (f) and substitutes: "(e) either: (i) all residential storage area above or below base surface, except that if residential storage area above base surface exceeds 3.7 m^2 per dwelling unit, there will be no exclusion for any of the residential storage area above base surface for that unit, or (ii) up to 6% of the residential floor area, if a minimum of 2.3 m^2 of residential storage area is provided within or accessory to each dwelling unit; and (f) all storage area below base surface for non-dwelling uses and, if Section 6.4(e)(ii) applies, all storage area below base surface for dwelling uses.".	Storage
	6.5	In Section 6.5, Council strikes out ", to a maximum of 10% of the total permitted floor area".	Amenity
	6.6	Council strikes out Section 6.6 and substitutes: "6.6 Where floor area associated with residential storage area is excluded under Section 6.4(e)(i), a minimum of 20% of excluded floor area above base surface must be located within the below-market rental units as storage area.".	Storage
	8.1 and 8.2	Council strikes out Sections 8.1 and 8.2 and substitutes: "8. Each bedroom that is provided in order to comply with the minimum requirements set out in Section 5.2 of this by-law and each living room must have at least 1 window on an exterior wall of a building.".	Access to Natural Light

Address	Section	Revised Language	Topic
6525-6575 Oak St	6.5(a)	Council strikes out Section 6.5(a) and substitutes: "(a) balconies and decks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, provided that balconies must not be enclosed for the life of the building;".	Balconies
	6.5(e) and (f)	Council strikes out Section 6.5(e) and (f) and substitutes: "(e) either: (i) all residential storage area above or below base surface, except that if residential storage area above base surface exceeds 3.7 m^2 per dwelling unit, there will be no exclusion for any of the residential storage area above base surface for that unit, or (ii) up to 6% of the residential floor area, if a minimum of 2.3 m^2 of residential storage area is provided within or accessory to each dwelling unit; and (f) all storage area below base surface for non-dwelling uses and, if Section 6.5(e)(ii) applies, all storage area below base surface for dwelling uses.".	Storage
	6.6	In Section 6.6, Council strikes out ", to a maximum of 10% of the total permitted floor area".	Amenity
	6.7	Council strikes out Section 6.7 and substitutes: "6.7 Where floor area associated with residential storage area is excluded under Section 6.5(e)(i), a minimum of 20% of excluded floor area above base surface must be located within the below-market rental units as storage area.".	Storage
	8.1 and 8.2	Council strikes out Sections 8.1 and 8.2 and substitutes: "8. Each bedroom that is provided in order to comply with the minimum requirements set out in Section 5.2 of this by-law and each living room must have at least 1 window on an exterior wall of a building.".	Access to Natural Light

Address	Section	Revised Language	Topic
2516 Commercial Dr and 1704 E Broadway	5.8(a)	Council strikes out Section 5.8(a) and substitutes: "(a) balconies and decks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, provided that balconies must not be enclosed for the life of the building;".	Balconies
	5.8(e) and (f)	Council strikes out Section 5.8(e) and (f) and substitutes: "(e) either: (i) all residential storage area above or below base surface, except that if residential storage area above base surface exceeds 3.7 m^2 per dwelling unit, there will be no exclusion for any of the residential storage area above base surface for that unit, or (ii) up to 6% of the residential floor area, if a minimum of 2.3 m^2 of residential storage area is provided within or accessory to each dwelling unit; and (f) all storage area below base surface for non-dwelling uses and, if Section 5.8(e)(ii) applies, all storage area below base surface for dwelling uses.".	Storage
	5.9	In Section 5.9, Council strikes out ", to a maximum of 10% of the total permitted floor area".	Amenity
	7.1 and 7.2	Council strikes out Sections 7.1 and 7.2 and substitutes: "7. Each bedroom that is provided in order to comply with the minimum requirements set out in Section 4.1 of this by-law and each living room must have at least 1 window on an exterior wall of a building.".	Access to Natural Light
304-316 E 1st	5.2(b)	Council strikes out Section 5.2(b) and substitutes: "(b) at least 35% of the total number of below-market rental dwelling units and at least 35% of the other dwelling units must have 2 or more bedrooms, of which at least 5% of the total number of below-market rental dwelling units and 5% of the total	Unit Mix

Address	Section	Revised Language	Topic
		number of other dwelling units must have 3 or more bedrooms.”.	
	6.5(a)	Council strikes out Section 6.5(a) and substitutes: “(a) balconies and decks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, provided that balconies must not be enclosed for the life of the building;”.	Balconies
	6.5(e) and (f)	Council strikes out Section 6.5(e) and (f) and substitutes: “(e) either: (i) all residential storage area above or below base surface, except that if residential storage area above base surface exceeds 3.7 m^2 per dwelling unit, there will be no exclusion for any of the residential storage area above base surface for that unit, or (ii) up to 6% of the residential floor area, if a minimum of 2.3 m^2 of residential storage area is provided within or accessory to each dwelling unit; and (f) all storage area below base surface for non-dwelling uses and, if Section 6.5(e)(ii) applies, all storage area below base surface for dwelling uses.”.	Storage
	6.6	In Section 6.6, Council strikes out “, to a maximum of 10% of the total permitted floor area”.	Amenity
	6.7	Council strikes out Section 6.7 and substitutes: “6.7 Where floor area associated with residential storage area is excluded under Section 6.5(e)(i), a minimum of 20% of excluded floor area above base surface must be located within the below-market rental units as storage area.”.	Storage
	8.1 and 8.2	Council strikes out Sections 8.1 and 8.2 and substitutes: “8. Each bedroom that is provided in order to comply with the minimum requirements set out in Section 5.2 of this by-law and each living room must have at least 1 window on an exterior wall of a building.”.	Access to Natural Light

Address	Section	Revised Language	Topic
1795 West Broadway	4.1(b)	Council strikes out Section 4.1(b) and substitutes: "(b) at least 35% of the total number of dwelling units must have 2 or more bedrooms, of which at least 5% of the total number of dwelling units must have 3 or more bedrooms.".	Unit Mix
	5.5(a)	Council strikes out Section 5.5(a) and substitutes: "(a) balconies and decks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, provided that balconies must not be enclosed for the life of the building;".	Balconies
	5.5(e) and (f)	Council strikes out Section 5.5(e) and (f) and substitutes: "(e) either: (i) all residential storage area above or below base surface, except that if residential storage area above base surface exceeds 3.7 m^2 per dwelling unit, there will be no exclusion for any of the residential storage area above base surface for that unit, or (ii) up to 6% of the residential floor area, if a minimum of 2.3 m^2 of residential storage area is provided within or accessory to each dwelling unit; and (f) all storage area below base surface for non-dwelling uses and, if Section 5.5(e)(ii) applies, all storage area below base surface for dwelling uses.".	Storage
	5.6	In Section 5.6, Council strikes out ", to a maximum of 10% of the total permitted floor area".	Amenity
	7.1 and 7.2	Council strikes out Sections 7.1 and 7.2 and substitutes: "7. Each bedroom that is provided in order to comply with the minimum requirements set out in Section 4.1 of this by-law and each living room must have at least 1 window on an exterior wall of a building.".	Access to Natural Light

Address	Section	Revised Language	Topic
1368-1398 West Broadway	5.1(b)	Council strikes out Section 5.1(b) and substitutes: "(b) at least 35% of the total number of dwelling units must have 2 or more bedrooms, of which at least 5% of the total number of dwelling units must have 3 or more bedrooms.".	Unit Mix
	6.6(a)	Council strikes out Section 6.6(a) and substitutes: "(a) balconies and decks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, provided that balconies must not be enclosed for the life of the building;".	Balconies
	6.6(e) and (f)	Council strikes out Section 6.6(e) and (f) and substitutes: "(e) either: (i) all residential storage area above or below base surface, except that if residential storage area above base surface exceeds 3.7 m^2 per dwelling unit, there will be no exclusion for any of the residential storage area above base surface for that unit, or (ii) up to 6% of the residential floor area, if a minimum of 2.3 m^2 of residential storage area is provided within or accessory to each dwelling unit; and (f) all storage area below base surface for non-dwelling uses and, if Section 6.6(e)(ii) applies, all storage area below base surface for dwelling uses.".	Storage
	6.7	In Section 6.7, Council strikes out ", to a maximum of 10% of the total permitted floor area".	Amenity
	8.1 and 8.2	Council strikes out Sections 8.1 and 8.2 and substitutes: "8. Each bedroom that is provided in order to comply with the minimum requirements set out in Section 5.1 of this by-law and each living room must have at least 1 window on an exterior wall of a building.".	Access to Natural Light

Address	Section	Revised Language	Topic
5229-5249 Ash St	5.4(a)	Council strikes out Section 5.4(a) and substitutes: "(a) balconies and decks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, provided that balconies must not be enclosed for the life of the building;".	Balconies
	5.4(e) and (f)	Council strikes out Section 5.4(e) and (f) and substitutes: "(e) either: (i) all residential storage area above or below base surface, except that if residential storage area above base surface exceeds 3.7 m^2 per dwelling unit, there will be no exclusion for any of the residential storage area above base surface for that unit, or (ii) up to 6% of the residential floor area, if a minimum of 2.3 m^2 of residential storage area is provided within or accessory to each dwelling unit; and (f) all storage area below base surface for non-dwelling uses and, if Section 5.4(e)(ii) applies, all storage area below base surface for dwelling uses.".	Storage
	5.5	In Section 5.5, Council strikes out ", to a maximum of 10% of the total permitted floor area".	Amenity
	7.1 and 7.2	Council strikes out Sections 7.1 and 7.2 and substitutes: "7. Each bedroom that is provided in order to comply with the minimum requirements set out in Section 4 of this by-law and each living room must have at least 1 window on an exterior wall of a building.".	Access to Natural Light
1031-1039 Burnaby St	5.4(a)	Council strikes out Section 5.4(a) and substitutes: "(a) balconies and decks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, provided that balconies must not be enclosed for the life of the building;".	Balconies
	5.4(e) and (f)	Council strikes out Section 5.4(e) and (f) and substitutes: "(e) either:	Storage

Address	Section	Revised Language	Topic
		(i) all residential storage area above or below base surface, except that if residential storage area above base surface exceeds 3.7 m^2 per dwelling unit, there will be no exclusion for any of the residential storage area above base surface for that unit, or (ii) up to 6% of the residential floor area, if a minimum of 2.3 m^2 of residential storage area is provided within or accessory to each dwelling unit; and (f) all storage area below base surface for non-dwelling uses and, if Section 5.4(e)(ii) applies, all storage area below base surface for dwelling uses.".	
	5.5	In Section 5.5, Council strikes out ", to a maximum of 10% of the total permitted floor area".	Amenity
	5.6	Council strikes out Section 5.6 and substitutes: "5.6 Where floor area associated with residential storage area is excluded under Section 5.4(e)(i), a minimum of 20% of excluded floor area above base surface must be located within the social housing dwelling units as storage area.".	Storage
	7.1 and 7.2	Council strikes out Sections 7.1 and 7.2 and substitutes: "7. Each bedroom that is provided in order to comply with the minimum requirements set out in Sections 4.2 and 4.3 of this by-law and each living room must have at least 1 window on an exterior wall of a building.".	Access to Natural Light
8530 Cambie St (Marine Gateway 2)	6.6(a)	Council strikes out Section 6.6(a) and substitutes: "(a) balconies and decks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, provided that balconies must not be enclosed for the life of the building;".	Balconies
	6.6(e) and (f)	Council strikes out Section 6.6(e) and (f) and substitutes: "(e) either:	Storage

Address	Section	Revised Language	Topic
		(i) all residential storage area above or below base surface, except that if residential storage area above base surface exceeds 3.7 m^2 per dwelling unit, there will be no exclusion for any of the residential storage area above base surface for that unit, or (ii) up to 6% of the residential floor area, if a minimum of 2.3 m^2 of residential storage area is provided within or accessory to each dwelling unit; and (f) all storage area below base surface for non-dwelling uses and, if Section 6.6(e)(ii) applies, all storage area below base surface for dwelling uses.".	
	6.7(a)	In Section 6.7(a), Council strikes out ", to a maximum of 10% of the total permitted floor area".	Amenity
	6.8	Council strikes out Section 6.8 and substitutes: "6.8 Where floor area associated with residential storage area is excluded under Section 6.6(e)(i), a minimum of 20% of excluded floor area above base surface must be located within the below-market rental units as storage area.".	Storage
	8.1 and 8.2	Council strikes out Sections 8.1 and 8.2 and substitutes: "8. Each bedroom that is provided in order to comply with the minimum requirements set out in Section 5.2 of this by-law and each living room must have at least 1 window on an exterior wall of a building.".	Access to Natural Light
8427-8482 Cambie St	4.2(b)	Council strikes out Section 4.2(b) and substitutes: "(b) at least 35% of the total number of strata dwelling units must have 2 or more bedrooms, of which at least 5% of the total number of strata dwelling units must have 3 or more bedrooms.".	Unit Mix
	5.6(a)	Council strikes out Section 5.6(a) and substitutes: "(a) balconies and decks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, provided that balconies must not be enclosed for the life of the building;".	Balconies

Address	Section	Revised Language	Topic
	5.6(e) and (f)	Council strikes out Section 5.6(e) and (f) and substitutes: "(e) either: (i) all residential storage area above or below base surface, except that if residential storage area above base surface exceeds 3.7 m^2 per dwelling unit, there will be no exclusion for any of the residential storage area above base surface for that unit, or (ii) up to 6% of the residential floor area, if a minimum of 2.3 m^2 of residential storage area is provided within or accessory to each dwelling unit; and (f) all storage area below base surface for non-dwelling uses and, if Section 5.6(e)(ii) applies, all storage area below base surface for dwelling uses.".	Storage
	5.7	In Section 5.7, Council strikes out ", to a maximum of 10% of the total permitted floor area".	Amenity
	5.8	Council strikes out Section 5.8 and substitutes: "5.8 Where floor area associated with residential storage area is excluded under Section 5.6(e)(i), a minimum of 17% of excluded floor area above base surface must be located within the social housing units as storage area.".	Storage
	7.1 and 7.2	Council strikes out Sections 7.1 and 7.2 and substitutes: "7. Each bedroom that is provided in order to comply with the minimum requirements set out in Sections 4.2 and 4.3 of this by-law and each living room must have at least 1 window on an exterior wall of a building.".	Access to Natural Light
5027 Boundary Rd	5.5(a)	Council strikes out Section 5.5(a) and substitutes: "(a) balconies and decks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, provided that balconies must not be enclosed for the life of the building;".	Balconies

Address	Section	Revised Language	Topic
	5.5(e) and (f)	Council strikes out Section 5.5(e) and (f) and substitutes: "(e) either: (i) all residential storage area above or below base surface, except that if residential storage area above base surface exceeds 3.7 m^2 per dwelling unit, there will be no exclusion for any of the residential storage area above base surface for that unit, or (ii) up to 6% of the residential floor area, if a minimum of 2.3 m^2 of residential storage area is provided within or accessory to each dwelling unit; and (f) all storage area below base surface for non-dwelling uses and, if Section 5.5(e)(ii) applies, all storage area below base surface for dwelling uses.".	Storage
	5.6	In Section 5.6, Council strikes out ", to a maximum of 10% of the total permitted floor area".	Amenity
	7.1 and 7.2	Council strikes out Sections 7.1 and 7.2 and substitutes: "7. Each bedroom that is provided in order to comply with the minimum requirements set out in Section 4.2 of this by-law and each living room must have at least 1 window on an exterior wall of a building.".	Access to Natural Light

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APPENDIX C
Draft Amendments to Various CD-1 By-laws Regarding Apartment Regulation Updates

By-laws will be prepared generally in accordance with the provisions listed below to amend the various CD-1 By-laws identified, subject to change and refinement prior to posting. Links to each report and council agenda and minutes are available in Appendix A of this report. (Note: Item 4 should only be enacted if the CD-1 By-law for 1125 West 10th Avenue is enacted by Council on November 17, 2026.)

1. CD-1 (285) By-law No. 6963 – 950 West 41st Avenue (Jewish Community Centre)

a. This By-law amends the indicated provisions of By-law No. 6963.

b. Council strikes out Section 5.4(a) and substitutes:

"(a) balconies and decks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, provided that balconies must not be enclosed for the life of the building;".

c. Council strikes out Section 5.4(d) and substitutes:

"(d) either:

(i) all residential storage area above or below base surface, except that if residential storage area above base surface exceeds 3.7 m^2 per dwelling unit, there will be no exclusion for any of the residential storage area above base surface for that unit, or

(ii) up to 6% of the residential floor area, if a minimum of 2.3 m^2 of residential storage area is provided within or accessory to each dwelling unit; and

(e) all storage area below base surface for non-dwelling uses and, if section 5.4(d)(ii) applies, all storage area below base surface for dwelling uses.".

2. CD-1 (822) By-law No. 13421 – 8420 Kerr Street and 3104-3130 Southeast Marine Drive

a. This By-law amends the indicated provisions of By-law No. 13421.

b. Council strikes out Section 6.3(d) and substitutes:

"(d) amenity areas, recreational facilities and meeting rooms accessory to a residential use; and".

3. CD-1 (915) By-law No. 14566 – 450-496 Prior Street, 550 Malkin Avenue and 1002 Station Street

a. This By-law amends the indicated provisions of By-law No. 14566.

b. Council strikes out Section 7.4(a) and substitutes:

"(a) balconies and decks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, provided that balconies must not be enclosed for the life of the building;".

c. Council strikes out Sections 7.4(d) and substitutes:

"(d) either:

(i) all residential storage area above or below base surface, except that if residential storage area above base surface exceeds 3.7 m^2 per dwelling unit, there will be no exclusion for any of the residential storage area above base surface for that unit, or

(ii) up to 6% of the residential floor area, if a minimum of 2.3 m^2 of residential storage area is provided within or accessory to each dwelling unit; and

(e) all storage area below base surface for non-dwelling uses and, if section 7.4(d)(ii) applies, all storage area below base surface for dwelling uses.".

d. Council strikes out Section 7.5 and substitutes:

"7.5 Computation of floor area and dwelling unit area may exclude:

(a) common amenity areas accessory to a dwelling use; and

(b) common amenity areas accessory to a non-dwelling use to a maximum of 10% of the total permitted floor area;

if the Director of Planning or Development Permit Board considers all applicable Council policies and guidelines.".

a. Council strikes out Sections 9.1 and 9.2 and substitutes:

"9. Each bedroom that is provided in order to comply with the minimum requirements set out in section 6.1 of this by-law and each living room must have at least 1 window on an exterior wall of a building.".

4. CD-1 (930) By-law No. 14767 – 648-680 East Broadway and 2505 Fraser Street

a. This By-law amends the indicated provisions of By-law No. 14767.

b. Council strikes out Section 4.2 and substitutes:

"4.2 The design and layout of at least 35% of the total number of strata dwelling units must:

(a) be suitable for family housing; and

(b) have 2 or more bedrooms, of which at least 5% of the total number of strata dwelling units must have 3 or more bedrooms.".

c. Council strikes out Section 5.6(a) and substitutes:

"(a) balconies and decks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, provided that balconies must not be enclosed for the life of the building;".

d. Council strikes out Sections 5.6(e) and (f) and substitutes:

"(e) either:

(i) all residential storage area above or below base surface, except that if residential storage area above base surface exceeds 3.7 m^2 per dwelling unit, there will be no exclusion for any of the residential storage area above base surface for that unit, or

(ii) up to 6% of the residential floor area, if a minimum of 2.3 m^2 of residential storage area is provided within or accessory to each dwelling unit; and

(f) all storage area below base surface for non-dwelling uses and, if section 5.6(e)(ii) applies, all storage area below base surface for dwelling uses.".

e. Council strikes out Section 5.7 and substitutes:

"5.7 Computation of floor area and may exclude:

(a) common amenity areas accessory to a dwelling use; and

(b) common amenity areas accessory to a non-dwelling use to a maximum of 10% of the total permitted floor area;

if the Director of Planning or Development Permit Board considers all applicable Council policies and guidelines.".

f. Council strikes out Section 5.8 and substitutes:

"5.8 Where floor area associated with residential storage area is excluded under section 5.6(e)(i), a minimum of 20% of excluded floor area above base surface must be located within the social housing units as storage area.".

g. Council strikes out Section 7 in its entirety, including the title, and substitutes:

"**Access to Natural Light**

7. Each bedroom that is provided in order to comply with the minimum requirements set out in sections 4.1 and 4.2 of this by-law and each living room must have at least 1 window on an exterior wall of a building.".

5. CD-1 ([xxx]) By-law No. [xxx] – 1125 West 10th Avenue

a. This By-law amends the indicated provisions of By-law No. [by-law number to be inserted upon enactment of the CD-1 By-law].

b. Council strikes out Section 5.2(b) and substitutes:

"(b) at least 35% of the total number of below-market rental dwelling units and at least 35% of the other dwelling units must have 2 or more bedrooms, of which at least 5% of the total number of below-market rental dwelling units and 5% of the total number of other dwelling units must have 3 or more bedrooms.".

c. Council strikes out Section 6.5(a) and substitutes:

"(a) balconies and decks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, provided that balconies must not be enclosed for the life of the building;".

d. Council strikes out Sections 6.5(e) and (f) and substitutes:

"(e) either:

(i) all residential storage area above or below base surface, except that if residential storage area above base surface exceeds 3.7 m^2 per dwelling unit, there will be no exclusion for any of the residential storage area above base surface for that unit, or

(ii) up to 6% of the residential floor area, if a minimum of 2.3 m^2 of residential storage area is provided within or accessory to each dwelling unit; and

(f) all storage area below base surface for non-dwelling uses and, if section 6.5(e)(ii) applies, all storage area below base surface for dwelling uses.".

e. In Section 6.6(a), Council strikes out ", to a maximum of 10% of the total permitted floor area being provided".

f. Council strikes out Section 6.7 and substitutes:

"6.7 Where floor area associated with residential storage area is excluded under section 6.5(e)(i), a minimum of 20% of excluded floor area above

base surface must be located within the below-market rental dwelling units as storage area.".

b. Council strikes out Sections 8.1 and 8.2 and substitutes:

"8. Each bedroom that is provided in order to comply with the minimum requirements set out in section 5.2 of this by-law and each living room must have at least 1 window on an exterior wall of a building.".

6. CD-1 (935) By-law No. 14791 – 8080 Yukon Street

c. This By-law amends the indicated provisions of By-law No. 14791.

d. Council strikes out Section 6.4(a) and substitutes:

"(a) balconies and decks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, provided that balconies must not be enclosed for the life of the building;".

e. Council strikes out Sections 6.4(e) and (f) and substitutes:

"(e) either:

(iii) all residential storage area above or below base surface, except that if residential storage area above base surface exceeds 3.7 m^2 per dwelling unit, there will be no exclusion for any of the residential storage area above base surface for that unit, or

(iv) up to 6% of the residential floor area, if a minimum of 2.3 m^2 of residential storage area is provided within or accessory to each dwelling unit; and

(f) all storage area below base surface for non-dwelling uses and, if section 6.4(e)(ii) applies, all storage area below base surface for dwelling uses.".

f. Council strikes out Section 6.5 and substitutes:

"6.5 Computation of floor area may exclude:

(a) common amenity areas accessory to a dwelling use; and

(b) common amenity areas accessory to a non-dwelling use to a maximum of 10% of the total permitted floor area;

if the Director of Planning or Development Permit Board considers all applicable Council policies and guidelines.".

g. Council strikes out Sections 8.1 and 8.2 and substitutes:

"8. Each bedroom that is provided in order to comply with the minimum requirements set out in section 5.2 of this by-law and each living room must have at least 1 window on an exterior wall of a building.".

7. CD-1 (899) By-law No. 14333 – 3352-3386 Vanness Avenue and 3347 Clive Avenue

a. This By-law amends the indicated provisions of By-law No. 14333.

b. Council strikes out Section 7.4(a) and substitutes:

"(a) balconies and decks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, provided that balconies must not be enclosed for the life of the building;".

c. Council strikes out Sections 7.4(e) and (f) and substitutes:

"(e) either:

(i) all residential storage area above or below base surface, except that if residential storage area above base surface exceeds 3.7 m^2 per dwelling unit, there will be no exclusion for any of the residential storage area above base surface for that unit, or

(ii) up to 6% of the residential floor area, if a minimum of 2.3 m^2 of residential storage area is provided within or accessory to each dwelling unit; and

(f) all storage area below base surface for non-dwelling uses and, if section 7.4(e)(ii) applies, all storage area below base surface for dwelling uses.".

d. Council strikes out Section 7.5 and substitutes:

"7.5 Computation of floor area and dwelling unit area may exclude:

(a) common amenity areas accessory to a dwelling use; and

(b) common amenity areas accessory to a non-dwelling use to a maximum of 10% of the total permitted floor area;

if the Director of Planning or Development Permit Board considers all applicable Council policies and guidelines.".

e. Council strikes out Section 9 in its entirety, including the title, and substitutes:

"**Access to Natural Light**

9. Each bedroom that is provided in order to comply with the minimum requirements set out in section 6.2 of this by-law and each living room must have at least 1 window on an exterior wall of a building.".

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APPENDIX D
Revised Conditions of Approval for Various CD-1 Rezonings Regarding Apartment Regulation Updates

The following revisions are made to the Conditions of Approval attached as Appendix B to the listed rezoning reports, identified by address below. Links to each report and council agenda and minutes are available in Appendix A of this report.

Address	Condition	Revision
975 West 57th Avenue	1.37	**Delete:** 1.37 The proposed unit mix of the market rental building, including 27 one-bedroom units (57%), 15 two-bedroom units (32%), and 5 three-bedroom units (11%) is to be included in the Development Permit drawings. Note to Applicant: Any changes in the unit mix from the rezoning application may only 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 dwelling units. **Replace:** 1.37 The proposed unit mix to be included in the Development Permit drawings must include at least 35% two-or-more bedroom units.
	1.38	**Delete:** 1.38 The development should be designed in accordance with the High-Density Housing for Families with Children Guidelines, including the provision of: (a) Design development to provide more functional co-located indoor and outdoor amenities for each building that includes: i. 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). ii. 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). Note to Applicant: Refer to Section 3 of the High-Density Housing for Families with Children Guidelines and Urban Design Panel comments. The intent of the Guidelines is to provide appropriate open space to meet the needs of on-site children and adults. Suggested strategies include relocating the rental amenities to Level 2 to take advantage of the terrace; and relocating the strata amenities to Level 7 and/or Level 18 to take advantage of the terraces.

Address	Condition	Revision
		(b) A minimum of 2.3 sq. m (25 sq. ft.) of bulk storage for each dwelling unit (Section 4.4.2); and (c) A balcony for each unit with 1.8 m (6 ft.) by 2.7 m (9 ft.) minimum dimensions (Section 4.3.2). **Replace:** 1.38 The development should be designed in accordance with applicable City design guidelines at the time of development permit, including but not limited to: (a) A minimum of 2.3 sq. m (24.7 sq. ft.) of bulk storage for each dwelling unit; (b) Common outdoor residential amenity appropriate in size for the scale of the project designed to support a range of activities, such as children's play activities and urban agriculture; (c) Indoor amenity space appropriate in size for the scale of the project including at least one space that is equipped with basic functions such as kitchen, accessible washroom and storage; (d) Provide private outdoor space for all dwelling units, with a minimum depth of 1.8 m (6 ft.) and a minimum area of 4.5 sq. m (48.4 sq. ft.). Note to applicant: A ratio of approximately 2.0 sq. m (21.5 sq. ft) per dwelling unit for outdoor amenity space and 1.2 sq. m (13 sq. ft) per unit for indoor amenity is recommended. Note to applicant: Refer to City design guidelines for residential common amenity and Urban Design Panel comments. The intent is to provide appropriate open space to meet the needs of on-site children and adults. Suggested strategies include relocating the rental amenities to Level 2 to take advantage of the terrace; and relocating the strata amenities to Level 7 and/or Level 18 to take advantage of the terraces.
1055 Harwood Street	1.35	**Delete:** 1.35 The proposed unit mix, including 34 studio units (13 %), 141 one-bedroom units (52 %), and 90 two-bedroom units (34 %) and 4 three-bedroom units (1 %) is to be included in the development permit drawings. Note to Applicant: Any changes in the unit mix from the rezoning application may only be varied under the discretion of the Director of Planning or Development Permit Board provided that it does not go lower than 35% met both in the market and below-market rental units designed to be suitable for families with children. **Replace:** 1.35 The proposed unit mix to be included in the Development Permit drawings must include at least 35% two-or-more bedroom units. Note to Applicant: Requirements for units with two or more bedrooms and units with three or more bedrooms should be met within both the market and below-market rental unit mixes. Note to Applicant: The proposed market rental and below-market rental unit mix should be designed to accommodate returning tenants exercising the Right of First Refusal to return to the new building. Returning tenants must be offered a unit appropriate to their household as defined by the

Address	Condition	Revision
		CMHC National Occupancy Standard, as outlined in the Tenant Relocation and Protection Policy and TRPP Bulletin, at below-market rents or existing rents, as applicable. See Housing Condition 2.5.
	1.36	**Delete:** 1.36 The development should be designed in accordance with the High-Density Housing for Families with Children Guidelines, including the provision of: (a) An outdoor amenity area to include areas suitable for a range of children's play activities and urban agriculture appropriate in size for the scale of the project and situated to maximize sunlight access (S. 3.3.2, 3.4.3). (b) A minimum of 2.3 sq. m (24.7 sq. ft.) of bulk storage for each dwelling unit (S. 4.4.2). (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). (d) A balcony for each unit with 1.8 by 2.7m minimum dimensions (S. 4.3.2). **Replace:** 1.36 The development should be designed in accordance with applicable City design guidelines at the time of development permit, including but not limited to: (a) A minimum of 2.3 sq. m (24.7 sq. ft.) of bulk storage for each dwelling unit; (b) Common outdoor residential amenity appropriate in size for the scale of the project designed to support a range of activities, such as children's play activities and urban agriculture; (c) Indoor amenity space appropriate in size for the scale of the project including at least one space that is equipped with basic functions such as kitchen, accessible washroom and storage; (d) Provide private outdoor space for all dwelling units, with a minimum depth of 1.8 m (6 ft.) and a minimum area of 4.5 sq. m (48.4 sq. ft.). Note to applicant: A ratio of approximately 2.0 sq. m (21.5 sq. ft) per dwelling unit for outdoor amenity space and 1.2 sq. m (13 sq. ft) per unit for indoor amenity is recommended. Note to applicant: Where features accessory to dwelling units such as external bulk storage or parking are offered to tenants, they should be offered to below-market rental tenants under the same conditions as to market rental tenants (e.g. access, cost, period etc.).
2535 Carolina St & 557-569 E 10th Ave	1.13	**Delete:** 1.13 The proposed unit mix, including 55 studio units (37%), 44 one-bedroom units (29%), 36 two-bedroom units (24%) and 15 three-bedroom units (10%) is to be revised to include a minimum of 10% three-bedroom

Address	Condition	Revision
		units and 25% two-bedroom units to be met separately in the market rental and below market rental components. Note to Applicant: Any changes in the unit mix from the rezoning application may only 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. **Replace:** 1.13 The proposed unit mix to be included in the Development Permit drawings must include at least 35% two-or-more bedroom units, including 5% three-or-more bedroom units. Note to Applicant: Requirements for units with two or more bedrooms and units with three or more bedrooms should be met within both the market and below-market rental unit mixes.
	1.14	**Delete:** 1.14 The development should be designed in accordance with the High-Density Housing for Families with Children Guidelines, including the provision of: (e) 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). (f) A minimum of 2.3 sq. m (24.7 sq. ft.) of bulk storage for each dwelling unit (S. 4.4.2). (g) 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). (h) A balcony for each unit with 1.8 by 2.7m minimum dimensions (S. 4.3.2). **Replace:** 1.14 The development should be designed in accordance with applicable City design guidelines at the time of development permit, including but not limited to: (e) A minimum of 2.3 sq. m (24.7 sq. ft.) of bulk storage for each dwelling unit; (f) Common outdoor residential amenity appropriate in size for the scale of the project designed to support a range of activities, such as children's play activities and urban agriculture; (g) Indoor amenity space appropriate in size for the scale of the project including at least one space that is equipped with basic functions such as kitchen, accessible washroom and storage; (h) Provide private outdoor space for all dwelling units, with a minimum depth of 1.8 m (6 ft.) and a minimum area of 4.5 sq. m (48.4 sq. ft.).

Address	Condition	Revision
		Note to applicant: A ratio of approximately 2.0 sq. m (21.5 sq. ft) per dwelling unit for outdoor amenity space and 1.2 sq. m (13 sq. ft) per unit for indoor amenity is recommended. Note to applicant: Where features accessory to dwelling units such as external bulk storage or parking are offered to tenants, they should be offered to below-market rental tenants under the same conditions as to market rental tenants (e.g. access, cost, period etc.).
7051 Ash Crescent (Langara Gardens)	1.5	**Delete:** 1.5 Design development to provide functional and appropriately sized co-located residential indoor and outdoor amenity spaces, including children's play space for each building. Note to Applicant: Refer to the High-Density Housing for Families with Children Guidelines, Section 3. This includes multi-purpose indoor amenity spaces in each phase, appropriate in size for the scale of the project, with a wheelchair accessible washroom and kitchenette, and positioned adjacent to the children's play area to enable adult supervision from the amenity room (Section 3.7.3). Outdoor amenity areas in each residential building to include areas suitable for a range of children's play activities and urban agriculture appropriate in size for the scale of the project and situated to maximize sunlight access (Section 3.3.2 and 3.4.3). Amenities may be located atop podiums and building rooftops. The latter may be within an additional partial rooftop storey as envisioned by the Cambie Corridor Plan and per Section 10.1 of the Zoning and Development By-law. **Replace:** 1.5 Design development to ensure functional and appropriately sized amenity spaces. See Urban Design condition 1.6. Note to Applicant: Refer to applicable City design guidelines for guidance on residential common amenity including size parameters, design, location and programming. Amenities may be located atop podiums and building rooftops. The latter may be within an additional partial rooftop storey as envisioned by the Cambie Corridor Plan and per Section 10.1 of the Zoning and Development By-law.
	1.40	**Delete:** A minimum of 35% of the total market rental units, including the replacement rental units, must 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. **Replace:** A minimum of 35% of the total market rental units, excluding the replacement rental units, must be suitable for families with children and have two or more bedrooms, of which at least 5% must have three or more bedrooms.

Address	Condition	Revision
	1.41	**Delete:** A minimum of 35% of the below market rental units must 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. **Replace:** A minimum of 35% of the below market rental units must be suitable for families with children and have two or more bedrooms, of which at least 10% must have three or more bedrooms. Note to Applicant: The proposed market rental and below-market rental unit mix in each building and phase should be designed to accommodate returning tenants exercising the Right of First Refusal to return to a new building. Returning tenants must be offered a unit appropriate to their household based on the requirements of the Langara Gardens Tenant Relocation Plan, see Appendix F.
	1.44	**Delete:** A minimum of 35% of the total strata dwelling units, must 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. **Replace:** A minimum of 35% of the total strata dwelling units must be suitable for families with children and have two or more bedrooms, of which at least 5% must have three or more bedrooms.
320-360 W 2nd Ave	1.3	**Delete:** 1.3 Design development to ensure functional and appropriately sized amenity spaces. Note to Applicant: Refer to the Plan, Section 11.1.23-26, and the High-Density Housing for Families with Children Guidelines for livability design. Recommendations include: (a) Increase the size of the indoor amenity space and provide an accessible washroom and kitchenette; Note to Applicant: A ratio of minimum 1.2 sq. m. (13 sq. ft.) per dwelling unit for indoor amenity space is strongly recommended. (b) Outdoor amenity area should 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. Position children's play area adjacent to indoor amenity spaces to enable parental supervision **Replace:** 1.3 Design development to ensure functional and appropriately sized amenity spaces. Note to Applicant: Refer to the Plan, Section 11.1.23-26, and other applicable design guidelines for livability design. Refer to Housing conditions 1.10.

Address	Condition	Revision
	1.9	**Delete:** 1.9 The proposed unit mix, including 17 studio units (8.5 %), 49 one-bedroom units (24.5%), 109 two-bedroom units (54.5 %), 25 three-bedroom units (12.5 %), is to be included in the Development Permit drawings. Note to Applicant: Any changes in the unit mix from the rezoning application may be varied under the discretion of the Director of Planning or Development Permit Board provided that it does not go lower than 35% of the market rental units 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. **Replace:** 1.9 The proposed unit mix to be included in the Development Permit drawings must include at least 35% two-or-more bedroom units, including 5% three-or-more bedroom units.
	1.10	**Delete:** 1.10 The development should be designed in accordance with the High-Density Housing for Families with Children Guidelines, including the provision of: (a) An outdoor amenity area to include areas suitable for a range of children's play activities and urban agriculture appropriate in size for the scale of the project and situated to maximize sunlight access (S. 3.3.2, 3.4.3). (b) A minimum of 2.3 sq. m (24.7 sq. ft.) of bulk storage for each dwelling unit (S. 4.4.2). (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). (d) A balcony for each unit with 1.8 by 2.7m minimum dimensions (S. 4.3.2). **Replace:** 1.10 The development should be designed in accordance with applicable City design guidelines at the time of development permit, including but not limited to: (a) A minimum of 2.3 sq. m (24.7 sq. ft.) of bulk storage for each dwelling unit; (b) Common outdoor residential amenity appropriate in size for the scale of the project designed to support a range of activities, such as children's play activities and urban agriculture; (c) Indoor amenity space appropriate in size for the scale of the project including at least one space that is equipped with basic functions such as kitchen, accessible washroom and storage; (d) Provide private outdoor space for all dwelling units, with a minimum depth of 1.8 m (6 ft.) and a minimum area of 4.5 sq. m (48.4 sq. ft.).

Address	Condition	Revision
		Note to applicant: A ratio of approximately 2.0 sq. m (21.5 sq. ft) per dwelling unit for outdoor amenity space and 1.2 sq. m (13 sq. ft) per unit for indoor amenity is recommended.
1125 W 10th Ave	1.13	**Delete:** 1.13 The proposed unit mix, including 47 studio units (29.0%), 58 one-bedroom units (35.8%), 41 two-bedroom units (25.3 %), 16 three-bedroom units (9.8%), is to be included in the Development Permit drawings to achieve at least 10% three-bedroom units and 25% two-bedroom units, separately in both the market rental and below-market portions. Note to Applicant: Any changes in the unit mix from the rezoning application may be varied under the discretion of the Director of Planning or Development Permit Board provided that it does not go lower than 35% of the market rental units and 35% of the below-market rental units, designed to be suitable for families with children, of which at least 25% must be two-bedroom units and at least 10% must be three-bedroom units. Note to Applicant: The proposed market rental and below-market rental unit mix should be designed to accommodate returning tenants exercising the Right of First Refusal to return to the new building. Returning tenants must be offered a unit appropriate to their household as defined by the CMHC National Occupancy Standard, as outlined in the Tenant Relocation and Protection Policy and TRPP Bulletin, at below-market rents or existing rents, as applicable. See Housing Condition 2.6. **Replace:** 1.13 The proposed unit mix to be included in the Development Permit drawings must include at least 35% two-or-more bedroom units, including 5% three-or-more bedroom units. Note to Applicant: Requirements for family-size units with two or more bedrooms and three or more bedrooms should be met within both the market and below-market rental unit mixes. Note to Applicant: The proposed market rental and below-market rental unit mix should be designed to accommodate returning tenants exercising the Right of First Refusal to return to the new building. Returning tenants must be offered a unit appropriate to their household as defined by the CMHC National Occupancy Standard, as outlined in the Tenant Relocation and Protection Policy and TRPP Bulletin, at below-market rents or existing rents, as applicable. See Housing Condition 2.6.
	1.14	**Delete:** 1.14 The development should be designed in accordance with the High-Density Housing for Families with Children Guidelines, including the provision of: (a) An outdoor amenity area to include areas suitable for a range of children's play activities and urban agriculture appropriate in size for the scale of the project and situated to maximize sunlight access (S. 3.3.2, 3.4.3); (b) A minimum of 2.3 sq. m (24.7 sq. ft.) of bulk storage for each dwelling unit (S. 4.4.2);

Address	Condition	Revision
		(c) A multi-purpose indoor amenity space appropriate in size for the scale of the project, with a wheelchair accessible washroom and kitchenette. Consider positioning this adjacent to the children's play area to enable parental supervision from the amenity room (S. 3.7.3); and (d) A balcony for each unit with 1.8 by 2.7 m minimum dimensions (S. 4.3.2). **Replace:** 1.14 The development should be designed in accordance with applicable City design guidelines, including but not limited to: (a) A minimum of 2.3 sq. m (24.7 sq. ft.) of bulk storage for each dwelling unit; (b) Common outdoor residential amenity space appropriate in size for the scale of the project designed to support a range of activities, such as children's play activities and urban agriculture; (c) Indoor amenity space appropriate in size for the scale of the project including at least one space that is equipped with basic functions such as kitchen, accessible washroom and storage; (d) Private outdoor space for all dwelling units, with a minimum depth of 1.8 m (6 ft.) and a minimum area of 4.5 sq. m (48.4 sq. ft.). Note to applicant: A ratio of approximately 2.0 sq. m (21.5 sq. ft) per dwelling unit for outdoor amenity space and 1.2 sq. m (13 sq. ft) per unit for indoor amenity space is recommended. Note to applicant: Where features accessory to dwelling units such as external bulk storage or parking are offered to tenants, they should be offered to below-market rental tenants under the same conditions as to market rental tenants (e.g. access, cost, period etc.).
3731-3743 W 4th Ave and 1975 Alma St	1.1	**Delete:** 1.1 Design development to provide a more appropriately sized residential indoor amenity space. Note to Applicant: Refer to *High Density Housing for Families with Children Guidelines*, Section 3.7. The guideline criteria for indoor amenity includes wheelchair accessible washroom and kitchenette as well as spaces for the intended population such as children's play with the ability to visually monitor and supervise. And provisions of the indoor amenity area of at least 1.5 sq. m (15 sq. ft.) per unit is highly recommended. **Replace:** 1.1 Design development to provide a more appropriately sized residential indoor amenity space. Note to Applicant: Refer to applicable City design guidelines and Housing condition 1.7.
	1.2	**Delete:** 1.2 Design development to provide private outdoor open space for every dwelling unit.

Address	Condition	Revision
		Note to Applicant: Refer to *High-Density Housing for Families with Children Guidelines*. Few studio units of unit type A4 do not have a balcony. In order to ensure livability standards, each unit should have a minimum size of 1.8 m depth and 2.7 m width of the balcony spaces and be designed to maximize sunlight access, safety, and adaptability for a variety of activities. Juliet balconies may be considered for one-bedroom or studio units where they provide maximum access to natural light and ventilation. If this is not practical, common outdoor amenity space must be provided at a minimum of 4.5 sq. m (48.4 sq. ft.) per unit, ensuring alignment with standard livability requirements. **Replace:** 1.2 Design development to provide private outdoor open space for every dwelling unit. See Housing condition 1.7. Note to Applicant: Refer to applicable City design guidelines and Housing condition 1.7. Few studio units of unit type A4 do not have a balcony. Alternatives may be considered such as Juliet balconies or commensurate outdoor common amenity.
	1.6	**Delete:** 1.6 The proposed unit mix, including 22 studio units (22%), 38 one-bedroom units (38%), 37 two-bedroom units (37%), and 3 three-bedroom units (3%), is to be included in the development permit drawings. Note to Applicant: Any changes in the unit mix from the rezoning application may be varied under the discretion of the Director of Planning or Development Permit Board provided that the percentage of the market rental units, designed to be suitable for families with children does not go lower than 35%. Note to Applicant: The proposed market rental unit mix should be designed to accommodate returning tenants exercising the Right of First Refusal to return to the new building. Returning tenants must be offered a unit appropriate to their household as defined by the CMHC National Occupancy Standard, as outlined in the Tenant Relocation and Protection Policy (TRPP) and TRPP Bulletin, at existing rents, as applicable. See rezoning condition 2.5. **Replace:** 1.6 The proposed unit mix to be included in the Development Permit drawings must include at least 35% two-or-more bedroom units. Note to Applicant: The proposed market rental and below-market rental unit mix should be designed to accommodate returning tenants exercising the Right of First Refusal to return to the new building. Returning tenants must be offered a unit appropriate to their household as defined by the CMHC National Occupancy Standard, as outlined in the Tenant Relocation and Protection Policy and TRPP Bulletin, at below-market rents or existing rents, as applicable. See rezoning condition 2.4.
	1.7	**Delete:**

Address	Condition	Revision
		1.7 The development should be designed in accordance with the High-Density Housing for Families with Children Guidelines, including the provision of: (a) An outdoor amenity area to include areas suitable for a range of children's play activities and urban agriculture appropriate in size for the scale of the project and situated to maximize sunlight access (S. 3.3.2, 3.4.3); (b) A minimum of 2.3 sq. m (24.7 sq. ft.) of bulk storage for each dwelling unit (S. 4.4.2); (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 Note to applicant: See Urban Design condition 1.1. (d) A balcony for each unit with 1.8 by 2.7 m minimum dimensions (S. 4.3.2). Note to applicant: See Urban Design condition 1.2. **Replace:** 1.7 The development should be designed in accordance with applicable City design guidelines, including but not limited to: (a) A minimum of 2.3 sq. m (24.7 sq. ft.) of bulk storage for each dwelling unit; (b) Common outdoor residential amenity space appropriate in size for the scale of the project designed to support a range of activities, such as children's play activities and urban agriculture; (c) Indoor amenity space appropriate in size for the scale of the project including at least one space that is equipped with basic functions such as kitchen, accessible washroom and storage; (d) Private outdoor space for all dwelling units, with a minimum depth of 1.8 m (6 ft.) and a minimum area of 4.5 sq. m (48.4 sq. ft.). Note to applicant: See Urban Design condition 1.2. Note to applicant: A ratio of approximately 2.0 sq. m (21.5 sq. ft) per dwelling unit for outdoor amenity space and 1.2 sq. m (13 sq. ft) per unit for indoor amenity space is recommended.
2170 West 3rd Avenue	1.1	**Delete:** 1.1 Design development to improve the livability of the units: (a) Provide adequate private open space for all dwelling units. Note to Applicant: Refer to the High-Density Housing for Families with Children Guidelines and Zoning and Development Bylaw. Each private open space should have a minimum depth of 1.8 (6 ft) and a minimum area of 4.5 sq. m (48.4 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 (48.4 sq. ft.) of additional common outdoor amenity space is provided for each unit that does not have private outdoor space.

Address	Condition	Revision
		(b) Ensure all units are larger than 320 sq. ft. and provide satisfactory living accommodation. Note to Applicant: The unit areas are measured to the face of interior walls, and does not include the in-suite storage. The livability of dwelling units will be further evaluated during the development permit stage at the discretion of the Director of Planning, which may result in changes in unit mix and count. (c) Avoid windows and balconies of living rooms at levels one to six that face only the west side yard. Note to Applicant: This condition is intended to ensure the livability of the proposed units in the building and to mitigate privacy impacts on the neighbouring property. **Replace:** 1.1 Design development to improve the livability of the units: (a) Provide adequate private open space for all dwelling units. Note to Applicant: Refer to applicable design guidelines and Zoning and Development Bylaw. 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 (48.4 sq. ft.) of additional common outdoor amenity space is provided for each unit that does not have private outdoor space. Refer to Housing conditions 1.7. (b) Ensure all units are larger than 320 sq. ft. and provide satisfactory living accommodation. Note to Applicant: The unit areas are measured to the face of interior walls, and does not include the in-suite storage. The livability of dwelling units will be further evaluated during the development permit stage at the discretion of the Director of Planning, which may result in changes in unit mix and count. (c) Avoid windows and balconies of living rooms at levels one to six that face only the west side yard. Note to Applicant: This condition is intended to ensure the livability of the proposed units in the building and to mitigate privacy impacts on the neighbouring property.
	1.6	**Delete:** 1.6 The proposed unit mix, including 40 studio units (24.1%), 68 one-bedroom units (42.0%), 41 two-bedroom units (24.7%), and 17 three-bedroom units (10.2%) is to be revised in the Development Permit drawings to achieve at least 10% three-bedroom units and 25% two-bedroom units, separately in both the market rental and below-market portions. Note to Applicant: Any changes in the unit mix from the rezoning application may be varied under the discretion of the Director of Planning or Development Permit Board provided that it does not go lower than 35% of the market rental units and 35% of the below-market rental units, designed to be suitable for families with children, of which at least 25%

Address	Condition	Revision
		must be two-bedroom units and at least 10% must be three-bedroom units. Note to Applicant: The proposed market rental and below-market rental unit mix should be designed to accommodate returning tenants exercising the Right of First Refusal to return to the new building. Returning tenants must be offered a unit appropriate to their household as defined by the CMHC National Occupancy Standard, as outlined in the Tenant Relocation and Protection Policy and TRPP Bulletin, at below-market rents or existing rents, as applicable. See rezoning condition 2.4. **Replace:** 1.6 The proposed unit mix to be included in the Development Permit drawings must include at least 35% two-or-more bedroom units, including 5% three-or-more bedroom units. Note to Applicant: Requirements for family-size units with two or more bedrooms should be met within both the market and below-market rental unit mixes. Note to Applicant: The proposed market rental and below-market rental unit mix should be designed to accommodate returning tenants exercising the Right of First Refusal to return to the new building. Returning tenants must be offered a unit appropriate to their household as defined by the CMHC National Occupancy Standard, as outlined in the Tenant Relocation and Protection Policy and TRPP Bulletin, at below-market rents or existing rents, as applicable. See rezoning condition 2.4.
	1.7	**Delete:** 1.7 The development should be designed in accordance with the High-Density Housing for Families with Children Guidelines, including the provision of: (a) An outdoor amenity area to include areas suitable for a range of children's play activities and urban agriculture appropriate in size for the scale of the project and situated to maximize sunlight access (S. 3.3.2, 3.4.3); (b) A minimum of 2.3 sq. m (24.7 sq. ft.) of bulk storage for each dwelling unit (S. 4.4.2); (c) A multi-purpose indoor amenity space appropriate in size for the scale of the project, with a wheelchair accessible washroom and kitchenette. Consider positioning this adjacent to the children's play area to enable parental supervision from the amenity room (S. 3.7.3); and (d) A balcony for each unit with 1.8 by 2.7 m minimum dimensions (S. 4.3.2). Note to Applicant: 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 1.2 sq. m. (13 sq. ft.) per unit for indoor amenity space, is provided, staff will consider those performance criteria to have been met.

Address	Condition	Revision
		Note to Applicant: Bulk storage should be designed in accordance with the Bulk Storage and In-suite Storage – Multiple Dwelling Residential Developments Bulletin. **Replace:** 1.7 The development should be designed in accordance with applicable City design guidelines, including but not limited to: (a) A minimum of 2.3 sq. m (24.7 sq. ft.) of bulk storage for each dwelling unit; (b) Common outdoor residential amenity space appropriate in size for the scale of the project designed to support a range of activities, such as children's play activities and urban agriculture; (c) Indoor amenity space appropriate in size for the scale of the project including at least one space that is equipped with basic functions such as kitchen, accessible washroom and storage; (d) Private outdoor space for all dwelling units, with a minimum depth of 1.8 m (6 ft.) and a minimum area of 4.5 sq. m (48.4 sq. ft.). Note to applicant: A ratio of approximately 2.0 sq. m (21.5 sq. ft) per dwelling unit for outdoor amenity space and 1.2 sq. m (13 sq. ft) per unit for indoor amenity space is recommended. Note to applicant: Where features accessory to dwelling units such as external bulk storage or parking are offered to tenants, they should be offered to below-market rental tenants under the same conditions as to market rental tenants (e.g. access, cost, period etc.).
2245-2283 West Broadway	1.7	**Delete:** 1.7 The proposed unit mix, including 58 studio units (29.3%), 60 one-bedroom units (30.3%), and 58 two-bedroom units (29.3%), and 22 three-bedroom units (11.1%) is to be included in the Development Permit drawings. Note to Applicant: Any changes in the unit mix from the rezoning application may be varied under the discretion of the Director of Planning or Development Permit Board provided that it does not go lower than 35% of the market rental units 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. **Replace:** 1.7 The proposed unit mix to be included in the Development Permit drawings must include at least 35% two-or-more bedroom units, including 5% three-or-more bedroom units.
	1.8	**Delete:** 1.8 The development should be designed in accordance with the High-Density Housing for Families with Children Guidelines, including the provision of: (a) An outdoor amenity area to include areas suitable for a range of children's play activities and urban agriculture appropriate

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		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 by 2.7 m minimum dimensions (S. 4.3.2). Note to Applicant: (a) 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 1.2 sq. m. (13 sq. ft.) per unit for indoor amenity space, is provided, staff will consider those performance criteria to have been met. (b) Bulk storage should be designed in accordance with the Bulk Storage and In-suite Storage – Multiple Dwelling Residential Developments Bulletin. **Replace:** 1.8 The development should be designed in accordance with applicable City design guidelines, including but not limited to: (a) A minimum of 2.3 sq. m (24.7 sq. ft.) of bulk storage for each dwelling unit; (b) Common outdoor residential amenity space appropriate in size for the scale of the project designed to support a range of activities, such as children's play activities and urban agriculture; (c) Indoor amenity space appropriate in size for the scale of the project including at least one space that is equipped with basic functions such as kitchen, accessible washroom and storage; (d) Private outdoor space for all dwelling units, with a minimum depth of 1.8 m (6 ft.) and a minimum area of 4.5 sq. m (48.4 sq. ft.). Note to applicant: A ratio of approximately 2.0 sq. m (21.5 sq. ft) per dwelling unit for outdoor amenity space and 1.2 sq. m (13 sq. ft) per unit for indoor amenity space is recommended.
1668 West Broadway	1.2	**Delete:** 1.2 Design development to increase the size and improve the function of co-located indoor and outdoor amenity spaces. Note to Applicant: Amenity space is to be appropriate in size for the scale of the project to allow for the greatest range in uses. Generally, a minimum 1.2 sq. m of indoor amenity and 2.0 sq. m of outdoor amenity per dwelling unit is anticipated. Consideration to augment the amenity proposed with a partial amenity storey at the roof of the tower. Common

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		co-located indoor with outdoor amenity at the roof offers equitable access to views. **Replace:** 1.2 Design development to increase the size and improve the function of co-located indoor and outdoor amenity spaces. Refer to Housing condition 1.6. Note to Applicant: Consideration to augment the amenity proposed with a partial amenity storey at the roof of the tower. Common co-located indoor with outdoor amenity at the roof offers equitable access to views.
	1.5	**Delete:** 1.5 The proposed unit mix, including 132 one-bedroom units (63.5 %), 55 two-bedroom units (26.4 %), and 21 three-bedroom units (10.1 %) is to be included in the Development Permit drawings. Note to Applicant: Any changes in the unit mix from the rezoning application may be varied under the discretion of the Director of Planning or Development Permit Board provided that it does not go lower than 35% of the market rental units and 35% of the below-market rental units, designed to be suitable for families with children. **Replace:** 1.5 The proposed unit mix to be included in the Development Permit drawings must include at least 35% two-or-more bedroom units, including 5% three-or-more bedroom units.
	1.6	**Delete:** 1.6 The development should be designed in accordance with the High-Density Housing for Families with Children Guidelines, including the provision of: (a) An outdoor amenity area to include areas suitable for a range of children's play activities and urban agriculture appropriate in size for the scale of the project and situated to maximize sunlight access (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 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 1.2 sq. m. (13 sq. ft.) per unit for indoor amenity space, is provided, staff

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		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. **Replace:** 1.6 The development should be designed in accordance with applicable City design guidelines, including but not limited to: (a) A minimum of 2.3 sq. m (24.7 sq. ft.) of bulk storage for each dwelling unit; (b) Common outdoor residential amenity space appropriate in size for the scale of the project designed to support a range of activities, such as children's play activities and urban agriculture; (c) Indoor amenity space appropriate in size for the scale of the project including at least one space that is equipped with basic functions such as kitchen, accessible washroom and storage; (d) Private outdoor space for all dwelling units, with a minimum depth of 1.8 m (6 ft.) and a minimum area of 4.5 sq. m (48.4 sq. ft.). Note to applicant: A ratio of approximately 2.0 sq. m (21.5 sq. ft) per dwelling unit for outdoor amenity space and 1.2 sq. m (13 sq. ft) per unit for indoor amenity space is recommended.
1230 West 12th Avenue	1.2	**Delete:** 1.2 Design development to improve the livability and daylight access of residential units. (a) Ensuring that podium level units have principal living spaces and balconies oriented to the front or rear yards; (b) All units, including studios, should have access to an adequate private outdoor space (City-wide Design and Development Guidelines, Section 2.5); Note to Applicant: Studios may have no balconies provided commensurate additional common amenity space is provided. Also refer to Housing condition 1.11; and (c) Ensuring that each habitable room, including the units C1 flex rooms, have at least one window on an exterior wall of the building. **Replace:** 1.2 Design development to improve the livability and daylight access of residential units. (a) Ensuring that podium level units have principal living spaces and balconies oriented to the front or rear yards; (b) All units, including studios, should have access to an adequate private outdoor space (City-wide Design and Development Guidelines, Section 2.5); Note to Applicant: For units without balconies, alternatives may considered such as Juliet balconies and commensurate additional common outdoor amenity space.

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		Note to Applicant: Refer to applicable City design guidelines and Housing condition 1.11.
	1.9	**Delete:** 1.9 The proposed unit mix, including 44 studio units (40%), 22 one-bedroom units (20%), 41 two-bedroom units (37%) and 3 three-bedroom units (3%) is to be revised in the Development Permit drawings to achieve at least 10% three-bedroom units and 25% two-bedroom units, separately in both the market rental and below-market portions. Note to Applicant: Any changes in the unit mix from the rezoning application may be varied under the discretion of the Director of Planning or Development Permit Board provided that it does not go lower than 35% of the market rental units and 35% of the below-market rental units, designed to be suitable for families with children, of which at least 25% must be two-bedroom units and at least 10% must be three-bedroom units. The proposed market rental and below-market rental unit mix should be designed to accommodate returning tenants exercising the Right of First Refusal to return to the new building. Returning tenants must be offered a unit appropriate to their household as defined by the CMHC National Occupancy Standard, as outlined in the Tenant Relocation and Protection Policy and TRPP Bulletin, at below-market rents. See condition 2.4. **Replace:** 1.9 The proposed unit mix to be included in the Development Permit drawings must include at least 35% two-or-more bedroom units, including 5% three-or-more bedroom units. Note to Applicant: Requirements for family-size units with two or more bedrooms and three or more bedrooms should be met within both the market and below-market rental unit mixes. Note to Applicant: The proposed market rental and below-market rental unit mix should be designed to accommodate returning tenants exercising the Right of First Refusal to return to the new building. Returning tenants must be offered a unit appropriate to their household as defined by the CMHC National Occupancy Standard, as outlined in the Tenant Relocation and Protection Policy and TRPP Bulletin, at below-market rents. See condition 2.4.
	1.10	**Delete:** 1.10 The development should be designed in accordance with the High-Density Housing for Families with Children Guidelines, including the provision of: (a) An outdoor amenity area to include areas suitable for a range of children's play activities and urban agriculture appropriate in size for the scale of the project and situated to maximize sunlight access (S. 3.3.2, 3.4.3); (b) A minimum of 2.3 sq. m (24.7 sq. ft.) of bulk storage for each dwelling unit (S. 4.4.2); (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

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		play area to enable parental supervision from the amenity room (S. 3.7.3); and (d) A balcony for each unit with 1.8 by 2.7 m minimum dimensions (S. 4.3.2). Note to Applicant: (a) 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 1.2 sq. m. (13 sq. ft.) per unit for indoor amenity space, is provided, staff will consider those performance criteria to have been met. (b) Bulk storage should be designed in accordance with the Bulk Storage and In-suite Storage – Multiple Dwelling Residential Developments Bulletin. **Replace:** 1.10 The development should be designed in accordance with applicable City design guidelines, including but not limited to: (a) A minimum of 2.3 sq. m (24.7 sq. ft.) of bulk storage for each dwelling unit; (b) Common outdoor residential amenity space appropriate in size for the scale of the project designed to support a range of activities, such as children's play activities and urban agriculture; (c) Indoor amenity space appropriate in size for the scale of the project including at least one space that is equipped with basic functions such as kitchen, accessible washroom and storage; (d) Private outdoor space for all dwelling units, with a minimum depth of 1.8 m (6 ft.) and a minimum area of 4.5 sq. m (48.4 sq. ft.). Note to applicant: A ratio of approximately 2.0 sq. m (21.5 sq. ft) per dwelling unit for outdoor amenity space and 1.2 sq. m (13 sq. ft) per unit for indoor amenity space is recommended. Note to applicant: Where features accessory to dwelling units such as external bulk storage or parking are offered to tenants, they should be offered to below-market rental tenants under the same conditions as to market rental tenants (e.g. access, cost, period etc.).
602-646 Kingsway and 603-619 East 16th Avenue	1.14	**Delete:** 1.14 The proposed unit mix, including 152 studio units (46%), 51 one-bedroom units (15%), 106 two-bedroom units (32%) and 21 three-bedroom units (6%) is to be revised in the development permit drawings to achieve at least 10% three-bedroom units and 25% two-bedroom units, separately in both the market rental and below-market portions. Note to Applicant: Any changes in the unit mix from the rezoning application may be varied under the discretion of the Director of Planning or Development Permit Board provided that it does not go lower than 35% of the market rental units and 35% of the below-market rental units, designed to be suitable for families with children, of which at least 25%

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		must be two-bedroom units and at least 10% must be three-bedroom units. Note to Applicant: The proposed market rental and below-market rental unit mix should be designed to accommodate returning tenants exercising the Right of First Refusal to return to the new building. Returning tenants must be offered a unit appropriate to their household as defined by the CMHC National Occupancy Standard, as outlined in the Tenant Relocation and Protection Policy (TRPP) and TRPP Bulletin, at below-market rents or existing rents, as applicable. See Rezoning Condition 2.7. **Replace:** 1.14 The proposed unit mix to be included in the Development Permit drawings must include at least 35% two-or-more bedroom units, including 5% three-or-more bedroom units. Note to Applicant: Requirements for family-size units with two or more bedrooms and three or more bedrooms should be met within both the market and below-market rental unit mixes. Note to Applicant: The proposed market rental and below-market rental unit mix should be designed to accommodate returning tenants exercising the Right of First Refusal to return to the new building. Returning tenants must be offered a unit appropriate to their household as defined by the CMHC National Occupancy Standard, as outlined in the Tenant Relocation and Protection Policy (TRPP) and TRPP Bulletin, at below-market rents or existing rents, as applicable. See Rezoning Condition 2.7
	1.15	**Delete:** 1.15 The development should be designed in accordance with the High-Density Housing for Families with Children Guidelines, including the provision of: (a) An outdoor amenity area to include areas suitable for a range of children's play activities and urban agriculture appropriate in size for the scale of the project and situated to maximize sunlight access (S. 3.3.2, 3.4.3); (b) A minimum of 2.3 sq. m (24.7 sq. ft.) of bulk storage for each dwelling unit (S. 4.4.2); (c) A multi-purpose indoor amenity space appropriate in size for the scale of the project, with a wheelchair accessible washroom and kitchenette. Consider positioning this adjacent to the children's play area to enable parental supervision from the amenity room (S. 3.7.3); and (d) A balcony for each unit with 1.8 by 2.7 m minimum dimensions (S. 4.3.2). Note to Applicant: Bulk storage should meet the criteria of the Bulk Storage and In-suite Storage – Multiple Dwelling Residential Developments Bulletin. Staff interpret the technical criteria for total common amenity space in the High-Density Housing for Families with Children Guidelines to mean a ratio of at least 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. **Replace:**

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		1.15 The development should be designed in accordance with applicable City design guidelines, including but not limited to: (a) A minimum of 2.3 sq. m (24.7 sq. ft.) of bulk storage for each dwelling unit; (b) Common outdoor residential amenity space appropriate in size for the scale of the project designed to support a range of activities, such as children's play activities and urban agriculture; (c) Indoor amenity space appropriate in size for the scale of the project including at least one space that is equipped with basic functions such as kitchen, accessible washroom and storage; (d) Private outdoor space for all dwelling units, with a minimum depth of 1.8 m (6 ft.) and a minimum area of 4.5 sq. m (48.4 sq. ft.). Note to applicant: A ratio of approximately 2.0 sq. m (21.5 sq. ft) per dwelling unit for outdoor amenity space and 1.2 sq. m (13 sq. ft) per unit for indoor amenity space is recommended. Note to applicant: Where features accessory to dwelling units such as external bulk storage or parking are offered to tenants, they should be offered to below-market rental tenants under the same conditions as to market rental tenants (e.g. access, cost, period etc.).
1030 and 1056 Burnaby Street	1.1	**Delete:** 1.1 Design development to provide outdoor open space for every dwelling unit. Note to Applicant: All family units must have a balcony and unit 106 does not have a balcony. There appears to be no private balcony space on ground floor units, where the provision of private outdoor space for every unit is not possible, alternatives must provide a minimum total floor area equal to the aggregate area required for the impacted units (4.5 sq. m [48.4 sq. ft.] per unit) as outlined in the High-Density Housing for Families with Children Guidelines. Acceptable alternatives may include private Juliet balconies, communal balconies, shared rooftop outdoor amenity areas, or a combination of these strategies to ensure livability standards. If private outdoor space is not provided, unit layout should maximize solar and ventilation access by maximizing operable glazing units. **Replace:** 1.1 Design development to provide outdoor open space for every dwelling unit. Refer to applicable City design guidelines and Housing condition 1.6. Note to Applicant: There appears to be no private balcony space on ground floor units. where the provision of private outdoor space for every unit is not possible, alternatives may be considered such as Juliet balconies, communal balconies or commensurate additional common outdoor amenity space. If private outdoor space is not provided, unit layout should maximize solar and ventilation access by maximizing operable glazing units
	1.5	Delete: 1.5 The proposed unit mix of Sub-Area A, including 45 studio units (50%), 13 one-bedroom units (14%), 13 two-bedroom units (14%) and 19 three-

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		bedroom units (21%) is to be included in the Development Permit drawings. Note to Applicant: (a) 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. (b) The proposed market rental and below-market rental unit mix should be designed to accommodate returning tenants exercising the Right of First Refusal to return to the new building, as outlined in the Tenant Relocation and Protection Policy and TRPP Bulletin. See rezoning condition 2.4. **Replace:** 1.5 The proposed unit mix to be included in the Development Permit drawings must include at least 35% two-or-more bedroom units. Note to Applicant: Requirements for family-size units with two or more bedrooms and three or more bedrooms should be met within both the market and below-market rental unit mixes. Note to applicant: The proposed market rental and below-market rental unit mix should be designed to accommodate returning tenants exercising the Right of First Refusal to return to the new building, as outlined in the Tenant Relocation and Protection Policy and TRPP Bulletin. See rezoning condition 2.4.
	1.6	**Delete:** 1.6 The development should be designed in accordance with the High-Density Housing for Families with Children Guidelines, including the provision of: (a) An outdoor amenity area to include areas suitable for a range of children's play activities and urban agriculture appropriate in size for the scale of the project and situated to maximize sunlight access (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 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

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		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. **Replace:** 1.6 The development should be designed in accordance with applicable City design guidelines, including but not limited to: (a) A minimum of 2.3 sq. m (24.7 sq. ft.) of bulk storage for each dwelling unit; (b) Common outdoor residential amenity space appropriate in size for the scale of the project designed to support a range of activities, such as children's play activities and urban agriculture; (c) Indoor amenity space appropriate in size for the scale of the project including at least one space that is equipped with basic functions such as kitchen, accessible washroom and storage; (d) Private outdoor space for all dwelling units, with a minimum depth of 1.8 m (6 ft.) and a minimum area of 4.5 sq. m (48.4 sq. ft.). Note to applicant: A ratio of approximately 2.0 sq. m (21.5 sq. ft) per dwelling unit for outdoor amenity space and 1.2 sq. m (13 sq. ft) per unit for indoor amenity space is recommended. Where balconies cannot be provided, alternatives may include Juliet balconies, additional outdoor common amenity space, communal balconies etc. Note to applicant: Where features accessory to dwelling units such as external bulk storage or parking are offered to tenants, they should be offered to below-market rental tenants under the same conditions as to market rental tenants (e.g. access, cost, period etc.).
1188 Cardero Street	1.16	Delete: 1.16 The proposed unit mix, including 49 studio units (22%), 95 one-bedroom units (43%), 72 two-bedroom units (33%), and 5 three-bedroom units (2%) is to be included in the Development Permit drawings. Note to Applicant: Any changes in the unit mix from the rezoning application may be varied under the discretion of the Director of Planning or Development Permit Board provided that it does not go lower than 35% of the market rental units and 35% of the below-market rental units, designed to be suitable for families with children. Note to Applicant: The proposed market rental and below-market rental unit mix should be designed to accommodate returning tenants exercising the Right of First Refusal to return to the new building, as outlined in the Tenant Relocation and Protection Policy and TRPP Bulletin. See rezoning condition 2.6. **Replace:** 1.16 The proposed unit mix to be included in the Development Permit drawings must include at least 35% two-or-more bedroom units.

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		Note to Applicant: Requirements for family-size units with two or more bedrooms and three or more bedrooms should be met within both the market and below-market rental unit mixes. Note to Applicant: The proposed market rental and below-market rental unit mix should be designed to accommodate returning tenants exercising the Right of First Refusal to return to the new building, as outlined in the Tenant Relocation and Protection Policy and TRPP Bulletin. See rezoning condition 2.6.
	1.17	**Delete:** 1.17 The development should be designed in accordance with the High-Density Housing for Families with Children Guidelines, including the provision of: (a) An outdoor amenity area to include areas suitable for a range of children's play activities and urban agriculture appropriate in size for the scale of the project and situated to maximize sunlight access (S. 3.3.2, 3.4.3); (b) A minimum of 2.3 sq. m (24.7 sq. ft.) of bulk storage for each dwelling unit (S. 4.4.2); (c) A multi-purpose indoor amenity space appropriate in size for the scale of the project, with a wheelchair accessible washroom and kitchenette. Consider positioning this adjacent to the children's play area to enable parental supervision from the amenity room (S. 3.7.3); and (d) A balcony for each unit with 1.8 by 2.7 m minimum dimensions (S. 4.3.2). Note to Applicant: 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. **Replace:** 1.17 The development should be designed in accordance with applicable City design guidelines, including but not limited to: (a) A minimum of 2.3 sq. m (24.7 sq. ft.) of bulk storage for each dwelling unit; (b) Common outdoor residential amenity space appropriate in size for the scale of the project designed to support a range of activities, such as children's play activities and urban agriculture; (c) Indoor amenity space appropriate in size for the scale of the project including at least one space that is equipped with basic functions such as kitchen, accessible washroom and storage; (d) Private outdoor space for all dwelling units, with a minimum depth of 1.8 m (6 ft.) and a minimum area of 4.5 sq. m (48.4 sq. ft.).

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		Note to applicant: A ratio of approximately 2.0 sq. m (21.5 sq. ft) per dwelling unit for outdoor amenity space and 1.2 sq. m (13 sq. ft) per unit for indoor amenity space is recommended. Note to applicant: Where features accessory to dwelling units such as external bulk storage or parking are offered to tenants, they should be offered to below-market rental tenants under the same conditions as to market rental tenants (e.g. access, cost, period etc.).
360 East 14th Avenue	1.10	**Delete:** 1.10 The proposed unit mix, including 71 studio units (52%), 18 one-bedroom units (13%), 34 two-bedroom units (25%), 14 three-bedroom units (10%), is to be included in the Development Permit drawings. Notes to Applicant: (i) 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. (ii) The proposed market rental and below-market rental unit mix should be designed to accommodate returning tenants exercising the Right of First Refusal to return to the new building. Returning tenants must be offered a unit appropriate to their household as defined by the CMHC National Occupancy Standard, as outlined in the Tenant Relocation and Protection Policy and TRPP Bulletin, at below-market rents or existing rents, as applicable. See rezoning condition 2.4 **Replace:** 1.10 The proposed unit mix to be included in the Development Permit drawings must include at least 35% two-or-more bedroom units, including 5% three-or-more bedroom units. Note to Applicant: Requirements for family-size units with two or more bedrooms and three or more bedrooms should be met within both the market and below-market rental unit mixes. Note to applicant: The proposed market rental and below-market rental unit mix should be designed to accommodate returning tenants exercising the Right of First Refusal to return to the new building. Returning tenants must be offered a unit appropriate to their household as defined by the CMHC National Occupancy Standard, as outlined in the Tenant Relocation and Protection Policy and TRPP Bulletin, at below-market rents or existing rents, as applicable. See rezoning condition 2.4
	1.11	**Delete:** 1.11 The development should be designed in accordance with the High-Density Housing for Families with Children Guidelines, including the provision of:

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		(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 by 2.7 m minimum dimensions (S. 4.3.2). **Replace:** 1.11 The development should be designed in accordance with applicable City design guidelines, including but not limited to: (a) A minimum of 2.3 sq. m (24.7 sq. ft.) of bulk storage for each dwelling unit; (b) Common outdoor residential amenity space appropriate in size for the scale of the project designed to support a range of activities, such as children's play activities and urban agriculture; (c) Indoor amenity space appropriate in size for the scale of the project including at least one space that is equipped with basic functions such as kitchen, accessible washroom and storage; (d) Private outdoor space for all dwelling units, with a minimum depth of 1.8 m (6 ft.) and a minimum area of 4.5 sq. m (48.4 sq. ft.). Note to applicant: A ratio of approximately 2.0 sq. m (21.5 sq. ft) per dwelling unit for outdoor amenity space and 1.2 sq. m (13 sq. ft) per unit for indoor amenity space is recommended. Note to applicant: Where features accessory to dwelling units such as external bulk storage or parking are offered to tenants, they should be offered to below-market rental tenants under the same conditions as to market rental tenants (e.g. access, cost, period etc.).
1220 Station Street and 201-213 Terminal Avenue	1.5	**Delete:** 1.5 Design development to enhance the quality, functionality, and livability of the residential amenities through the following: (a) Introduce indoor amenity space at levels 5 and 9 contiguous with outdoor amenity. Note to Applicant: This may be achieved by converting unit layouts into the amenity space. The indoor amenity areas should be accessible to residents of both towers. (b) Confirmation of the amount, location and provision of all indoor space co-located with the residential outdoor amenity spaces and ensure compliance with all stipulations of the 'High-Density Housing for Families with Children Guidelines' for indoor space. **Replace:**

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		1.5 Design development to enhance the quality, functionality, and livability of the residential amenities through the following: (a) Introduce indoor amenity space at levels 5 and 9 contiguous with outdoor amenity. Note to Applicant: This may be achieved by converting unit layouts into the amenity space. The indoor amenity areas should be accessible to residents of both towers. (b) Confirmation of the amount, location and provision of all indoor space co-located with the residential outdoor amenity spaces, designed in accordance with applicable City design guidelines. Refer to Housing condition 1.15.
	1.14	**Delete:** 1.14 The proposed unit mix, including 142 studio units (30%), 157 one-bedroom units (33%), 139 two-bedroom units (30%), and 23 three-bedroom units (5%), and 9 four-bedroom units (2%) are to be included in the Development Permit drawings. Note to Applicant: Any changes in the unit mix from the rezoning application may be varied under the discretion of the Director of Planning or Development Permit Board provided that it does not go lower than 35% of the market rental units and 35% of the below-market rental units, designed to be suitable for families with children. **Replace:** 1.14 The proposed unit mix to be included in the Development Permit drawings must include at least 35% two-or-more bedroom units. Note to Applicant: Requirements for family-size units with two or more bedrooms and three or more bedrooms should be met within both the market and below-market rental unit mixes.
	1.15	**Delete:** 1.15 The development should be designed in accordance with the High-Density Housing for Families with Children Guidelines, including the provision of: (a) An outdoor amenity area to include areas suitable for a range of children's play activities and urban agriculture appropriate in size for the scale of the project and situated to maximize sunlight access (S. 3.3.2, 3.4.3); (b) A minimum of 2.3 sq. m (24.7 sq. ft.) of bulk storage for each dwelling unit (S. 4.4.2); (c) A multi-purpose indoor amenity space appropriate in size for the scale of the project, with a wheelchair accessible washroom and kitchenette. Consider positioning this adjacent to the children's play area to enable parental supervision from the amenity room (S. 3.7.3); and (d) A balcony for each unit with 1.8 by 2.7 m minimum dimensions (S. 4.3.2). Note to Applicant: 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

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		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. Bulk storage should be designed in accordance with the Bulk Storage and In-suite Storage – Multiple Dwelling Residential Developments Bulletin. **Replace:** 1.15 The development should be designed in accordance with applicable City design guidelines, including but not limited to: (a) A minimum of 2.3 sq. m (24.7 sq. ft.) of bulk storage for each dwelling unit; (b) Common outdoor residential amenity space appropriate in size for the scale of the project designed to support a range of activities, such as children's play activities and urban agriculture; (c) Indoor amenity space appropriate in size for the scale of the project including at least one space that is equipped with basic functions such as kitchen, accessible washroom and storage; (d) Private outdoor space for all dwelling units, with a minimum depth of 1.8 m (6 ft.) and a minimum area of 4.5 sq. m (48.4 sq. ft.). Note to applicant: A ratio of approximately 2.0 sq. m (21.5 sq. ft) per dwelling unit for outdoor amenity space and 1.2 sq. m (13 sq. ft) per unit for indoor amenity space is recommended. Note to applicant: Where features accessory to dwelling units such as external bulk storage or parking are offered to tenants, they should be offered to below-market rental tenants under the same conditions as to market rental tenants (e.g. access, cost, period etc.).
455-485 Great Northern Way, Portion of 565 Great Northern Way and 1850 Thornton Street	1.9	**Delete:** 1.9 The proposed unit mix, including 108 studio units (18.9%), 256 one-bedroom units (44.8%), and 152 two-bedroom units (26.6%), 56 three-bedroom units (9.8%) is to be revised in the development permit drawings to achieve at least 10% three-bedroom units and 25% two-bedroom units, separately in both the market rental and below-market portions. Note to Applicant: Any changes in the unit mix from the rezoning application may be varied under the discretion of the Director of Planning or Development Permit Board provided that it does not go lower than 35% of the market rental units and 35% of the below-market rental units, designed to be suitable for families with children, of which at least 25% must be two-bedroom units and at least 10% must be three-bedroom units. **Replace:** 1.9 The proposed unit mix to be included in the Development Permit drawings must include at least 35% two-or-more bedroom units, including 5% three-or-more bedroom units. Note to Applicant: Requirements for family-size units with two or more bedrooms and three or more bedrooms should be met within both the market and below-market rental unit mixes.

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	1.10	**Delete:** 1.10 The development should be designed in accordance with the High-Density Housing for Families with Children Guidelines, including the provision of: (a) An outdoor amenity area to include areas suitable for a range of children's play activities and urban agriculture appropriate in size for the scale of the project and situated to maximize sunlight access (S. 3.3.2, 3.4.3); (b) A minimum of 2.3 sq. m (24.7 sq. ft.) of bulk storage for each dwelling unit (S. 4.4.2); (c) A multi-purpose indoor amenity space appropriate in size for the scale of the project, with a wheelchair accessible washroom and kitchenette. Consider positioning this adjacent to the children's play area to enable parental supervision from the amenity room (S. 3.7.3); and (d) A balcony for each unit with 1.8 by 2.7 m minimum dimensions (S. 4.3.2). Note to Applicant: 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. **Replace:** 1.10 The development should be designed in accordance with applicable City design guidelines, including but not limited to: (a) A minimum of 2.3 sq. m (24.7 sq. ft.) of bulk storage for each dwelling unit; (b) Common outdoor residential amenity space appropriate in size for the scale of the project designed to support a range of activities, such as children's play activities and urban agriculture; (c) Indoor amenity space appropriate in size for the scale of the project including at least one space that is equipped with basic functions such as kitchen, accessible washroom and storage; (d) Private outdoor space for all dwelling units, with a minimum depth of 1.8 m (6 ft.) and a minimum area of 4.5 sq. m (48.4 sq. ft.). Note to applicant: A ratio of approximately 2.0 sq. m (21.5 sq. ft) per dwelling unit for outdoor amenity space and 1.2 sq. m (13 sq. ft) per unit for indoor amenity space is recommended. Note to applicant: Where features accessory to dwelling units such as external bulk storage or parking are offered to tenants, they should be

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		offered to below-market rental tenants under the same conditions as to market rental tenants (e.g. access, cost, period etc.).
1745 West 8th Avenue	1.3	**Delete:** 1.3 Ensure that common amenity spaces are located in areas with good solar access and prominent views to improve livability of the residents; Note to Applicant: Refer to the High-Density Housing for Families with Children Guidelines and Housing conditions. Recommendations include: (a) Relocate indoor amenity space to be contiguous with the outdoor amenity space located on Level 2 of the north tower and Levels 4 and 5 of the south tower; Note to Applicant: A ratio of minimum 1.2 sq. m. (13 sq. ft.) per dwelling unit for indoor amenity space is strongly recommended for social housing and rental housing. (b) Outdoor amenity area should 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. Position children's play area adjacent to indoor amenity spaces to enable parental supervision; Note to Applicant: A ratio of minimum 2.0 sq. m. (21.5 sq. ft.) per dwelling unit for outdoor amenity space is strongly recommended for social housing and rental housing. Refer also to Landscape condition 1.5. **Replace:** 1.3 Ensure that common amenity spaces are located in areas with good solar access and prominent views to improve livability of the residents. Refer to Landscape condition 1.5 and Housing condition 1.27.
	1.27	**Delete:** 1.27 The proposal should apply the City's High-Density Housing for Families with Children Guidelines for both the strata-titled and social housing units. 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 (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. Bulk storage should be designed in accordance with the Bulk Storage and In-suite Storage – Multiple Dwelling Residential Developments Bulletin. **Replace:** 1.27 The development should be designed in accordance with applicable City design guidelines, including but not limited to:

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		(a) A minimum of 2.3 sq. m (24.7 sq. ft.) of bulk storage for each dwelling unit; (b) Common outdoor residential amenity space appropriate in size for the scale of the project designed to support a range of activities, such as children's play activities and urban agriculture; (c) Indoor amenity space appropriate in size for the scale of the project including at least one space that is equipped with basic functions such as kitchen, accessible washroom and storage; (d) Private outdoor space for all dwelling units, with a minimum depth of 1.8 m (6 ft.) and a minimum area of 4.5 sq. m (48.4 sq. ft.). Note to applicant: A ratio of approximately 2.0 sq. m (21.5 sq. ft) per dwelling unit for outdoor amenity space and 1.2 sq. m (13 sq. ft) per unit for indoor amenity space is recommended.
	1.29	**Delete:** 1.29 The proposed strata unit mix, including 49 studio units (11.1%), 145 one-bedroom units (32.9%), 190 two-bedroom units (43.1%), 57 three-bedroom units (12.9%) is to be included in the development permit drawings. Note to Applicant: Statistics page shows four (4) strata "City Homes", however these are not labelled on the drawings. Any proposed "City-Homes" should be labelled on the development permit drawings, including number of bedrooms. 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 strata 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. **Replace:** 1.29 The proposed strata unit mix to be included in the Development Permit drawings must include at least 35% two-or-more bedroom units, including 5% three-or-more bedroom units. Note to Applicant: Statistics page shows four (4) strata "City Homes", however these are not labelled on the drawings. Any proposed "City-Homes" should be labelled on the development permit drawings, including number of bedrooms.
4338 and 4362 Cambie Street	1.2	**Delete:** 1.2 Design development to exterior balconies above podium to improve livability. This may be achieved by: (a) Prioritizing primary balcony locations to face street or lane (ie. Units 907, 1002, 1103) and minimize number of balconies facing sideyard. Ensure that all balconies meet minimum dimensions of 1.8 m x 2.7 m. Refer to the High-Density Housing for Families with Children Guidelines, Section 4.3.

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		(b) Providing privacy screens on balconies on Levels 06 – 09 (i.e. between units 904 and 905; and units facing Cambie Street). **Replace:** 1.2 Design development to exterior balconies above podium to improve livability. This may be achieved by: (a) Prioritizing primary balcony locations to face street or lane (ie. Units 907, 1002, 1103) and minimize number of balconies facing sideyard. Refer to applicable City design guidelines, to ensure balconies meet minimum dimensions with a minimum depth of 1.8 m (6 ft.) and a minimum area of 4.5 sq. m (48.4 sq. ft.). (b) Providing privacy screens on balconies on Levels 06 – 09 (i.e. between units 904 and 905; and units facing Cambie Street).
6212-6218 Ash Street	1.7	**Delete:** 1.7 The proposed unit mix, including 10 studio units (33.3%) and 20 two-bedroom units (66.7%) is to be included in the Development Permit drawings. Note to Applicant: Any changes in the unit mix from the rezoning application may be varied under the discretion of the Director of Planning or Development Permit Board provided that the percentages of each of the market rental units and below-market rental dwelling units designed to be suitable for families with children do not go lower than 35%. **Replace:** The proposed unit mix to be included in the Development Permit drawings must include at least 35% two-or-more bedroom units. Note to Applicant: Requirements for family-size units with two or more bedrooms and three or more bedrooms should be met within both the market and below-market rental unit mixes.
	1.8	**Delete:** 1.8 The development should be designed in accordance with the High-Density Housing for Families with Children Guidelines, including the provision of: (c) 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); (d) A minimum of 2.3 sq. m (24.7 sq. ft.) of bulk storage for each dwelling unit (S. 4.4.2); (e) 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 (f) A balcony for each unit with 1.8 by 2.7 m minimum dimensions (S. 4.3.2).

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		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. **Replace:** 1.8 The development should be designed in accordance with applicable City design guidelines, including but not limited to: (a) A minimum of 2.3 sq. m (24.7 sq. ft.) of bulk storage for each dwelling unit; (b) Common outdoor residential amenity space appropriate in size for the scale of the project designed to support a range of activities, such as children's play activities and urban agriculture; (c) Indoor amenity space appropriate in size for the scale of the project including at least one space that is equipped with basic functions such as kitchen, accessible washroom and storage; (d) Private outdoor space for all dwelling units, with a minimum depth of 1.8 m (6 ft.) and a minimum area of 4.5 sq. m (48.4 sq. ft.). Note to applicant: A ratio of approximately 2.0 sq. m (21.5 sq. ft) per dwelling unit for outdoor amenity space and 1.2 sq. m (13 sq. ft) per unit for indoor amenity space is recommended. Note to applicant: Where features accessory to dwelling units such as external bulk storage or parking are offered to tenants, they should be offered to below-market rental tenants under the same conditions as to market rental tenants (e.g. access, cost, period etc.).
365-395 West Broadway	1.4	**Delete:** 1.4 Design development to provide private outdoor space, such as roof decks or balconies, for all dwelling units, in accordance with Broadway Plan policies 11.1.22 and 11.1.23. Note to Applicant: Alternatives to this condition, consistent with policy 11.1.23 may only be considered for studio and one-bedroom units. Any alternative must provide a minimum total floor area equal to the commensurate area of private outdoor space required for each of the impacted units (5.0 sq. m (52 sq. ft.) per unit as outlined in the High-Density Housing for Families with Children Guidelines). Alternatives may include private juliette balconies, communal balconies, common outdoor rooftop amenity areas, or a combination of these. **Replace:** 1.4 Design development to provide private outdoor space, such as roof decks or balconies, for all dwelling units, in accordance with Broadway Plan policies 11.1.22 and 11.1.23.

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		Note to Applicant: Alternatives to this condition, consistent with policy 11.1.23 may include private juliette balconies, communal balconies, commensurate common outdoor amenity areas, or a combination of these. Refer to applicable City design guidelines and Housing condition 1.10.
	1.9	**Delete:** 1.9 The proposed unit mix, including 62 studio units (31.6%), 72 one-bedroom units (36.7%), and 62 two-bedroom units (31.6%) is to be revised in the Development Permit drawings to achieve at least 8% three-bedroom units and 24% two-bedroom units. Note to Applicant: Any changes in the unit mix from the rezoning application may be varied under the discretion of the Director of Planning or Development Permit Board provided that it does not go lower than 32% of the rental units designed to be suitable for families with children, of which at least 24% must be two-bedroom units and at least 8% must be three-bedroom units. **Replace:** 1.9 The proposed unit mix to be included in the Development Permit drawings must include at least 32% two-or-more bedroom units, including at least 24% two-bedroom units and 8% three bedroom units.
	1.10	**Delete:** 1.10 The development should be designed in accordance with the High-Density Housing for Families with Children Guidelines, including the provision of: (a) An outdoor amenity area to include areas suitable for a range of children's play activities and urban agriculture appropriate in size for the scale of the project and situated to maximize sunlight access (S. 3.3.2, 3.4.3); (b) A minimum of 2.3 sq. m (24.7 sq. ft.) of bulk storage for each dwelling unit (S. 4.4.2); (c) A multi-purpose indoor amenity space appropriate in size for the scale of the project, with a wheelchair accessible washroom and kitchenette. Consider positioning this adjacent to the children's play area to enable parental supervision from the amenity room (S. 3.7.3); and (d) A balcony for each unit with 1.8 by 2.7 m minimum dimensions (S. 4.3.2). **Replace:** 1.10 The development should be designed in accordance with applicable City design guidelines, including but not limited to: (a) A minimum of 2.3 sq. m (24.7 sq. ft.) of bulk storage for each dwelling unit; (b) Common outdoor residential amenity space appropriate in size for the scale of the project designed to support a range of activities, such as children's play activities and urban agriculture;

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		(c) Indoor amenity space appropriate in size for the scale of the project including at least one space that is equipped with basic functions such as kitchen, accessible washroom and storage; (d) Private outdoor space for all dwelling units, with a minimum depth of 1.8 m (6 ft.) and a minimum area of 4.5 sq. m (48.4 sq. ft.). Note to applicant: A ratio of approximately 2.0 sq. m (21.5 sq. ft) per dwelling unit for outdoor amenity space and 1.2 sq. m (13 sq. ft) per unit for indoor amenity space is recommended.
1618-1680 East Hastings Street	1.2	**Delete:** 1.2 Design development to provide sufficient bulk storage within the units. Note to Applicant: Refer to the High-Density Housing for Families with Children Guidelines, section 4.4. A sufficient storage space for residents at least 2.3 sq. m (25 sq. ft.) for each unit should be provided.
	1.8	**Delete:** 1.8 The development should be designed in accordance with the High-Density Housing for Families with Children Guidelines, including the provision of: (a) An outdoor amenity area to include areas suitable for a range of children's play activities and urban agriculture appropriate in size for the scale of the project and situated to maximize sunlight access (S. 3.3.2, 3.4.3); (b) A minimum of 2.3 sq. m (24.7 sq. ft.) of bulk storage for each dwelling unit (S. 4.4.2); (c) A multi-purpose indoor amenity space appropriate in size for the scale of the project, with a wheelchair accessible washroom and kitchenette. Consider positioning this adjacent to the children's play area to enable parental supervision from the amenity room (S. 3.7.3); and (d) A balcony for each unit with 1.8 by 2.7 m minimum dimensions (S. 4.3.2). Notes 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. iii. Exceptions to 1.9(d) may be considered if commensurate private or communal balcony space is provided for each unit. **Replace:**

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		1.8 The development should be designed in accordance with applicable City design guidelines, including but not limited to: (a) A minimum of 2.3 sq. m (24.7 sq. ft.) of bulk storage for each dwelling unit; (b) Common outdoor residential amenity space appropriate in size for the scale of the project designed to support a range of activities, such as children's play activities and urban agriculture; (c) Indoor amenity space appropriate in size for the scale of the project including at least one space that is equipped with basic functions such as kitchen, accessible washroom and storage; (d) Private outdoor space for all dwelling units, with a minimum depth of 1.8 m (6 ft.) and a minimum area of 4.5 sq. m (48.4 sq. ft.). Note to applicant: A ratio of approximately 2.0 sq. m (21.5 sq. ft) per dwelling unit for outdoor amenity space and 1.2 sq. m (13 sq. ft) per unit for indoor amenity space is recommended.
1088 West 12th Avenue	1.2	**Delete:** 1.2 Design development to improve the livability of the dwelling units. Note to Applicant: Refer to the High-Density Housing for Families with Children Guidelines (Section 4.3.2). Ensure all units have access to private outdoor space.
	1.8	**Delete:** 1.8 The proposed unit mix, including 79 studio units (25.99%) 116 one-bedroom units (38.16%), 79 two-bedroom units (25.99%) and 30 three-bedroom units (9.87%) is to be revised in the Development Permit drawings to achieve at least 10% three-bedroom units and 25% two-bedroom units, separately in both the market rental and below market portions. Note to Applicant: Any changes in the unit mix from the rezoning application may be varied under the discretion of the Director of Planning or Development Permit Board provided that it does not go lower than 35% of the market rental units and 35% of the below-market rental units, designed to be suitable for families with children, of which at least 25% must be two-bedroom units and at least 10% must be three-bedroom units. Note to Applicant: The proposed market rental and below-market rental unit mix should be designed to accommodate returning tenants exercising the Right of First Refusal to return to the new building. Returning tenants must be offered a unit appropriate to their household as defined by the CMHC National Occupancy Standard, as outlined in the Tenant Relocation and Protection Policy and TRPP Bulletin, at below-market rents or existing rents, as applicable. See Condition 2.12. **Replace:** 1.8 The proposed unit mix to be included in the Development Permit drawings must include at least 35% two-or-more bedroom units, including 5% three-or-more bedroom units.

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		Note to Applicant: Requirements for family-size units with two or more bedrooms and three or more bedrooms should be met within both the market and below-market rental unit mixes. Note to Applicant: The proposed market rental and below-market rental unit mix should be designed to accommodate returning tenants exercising the Right of First Refusal to return to the new building. Returning tenants must be offered a unit appropriate to their household as defined by the CMHC National Occupancy Standard, as outlined in the Tenant Relocation and Protection Policy and TRPP Bulletin, at below-market rents or existing rents, as applicable. See Condition 2.12.
	1.9	**Delete:** 1.9 The development should be designed in accordance with the High-Density Housing for Families with Children Guidelines, including the provision of: (a) An outdoor amenity area to include areas suitable for a range of children's play activities and urban agriculture appropriate in size for the scale of the project and situated to maximize sunlight access (S. 3.3.2, 3.4.3); (b) A minimum of 2.3 sq. m (24.7 sq. ft.) of bulk storage for each dwelling unit (S. 4.4.2); (c) A multi-purpose indoor amenity space appropriate in size for the scale of the project, with a wheelchair accessible washroom and kitchenette. Consider positioning this adjacent to the children's play area to enable parental supervision from the amenity room (S. 3.7.3); and (d) A balcony for each unit with 1.8 by 2.7 m minimum dimensions (S. 4.3.2). **Replace:** 1.9 The development should be designed in accordance with applicable City design guidelines, including but not limited to: (a) A minimum of 2.3 sq. m (24.7 sq. ft.) of bulk storage for each dwelling unit; (b) Common outdoor residential amenity space appropriate in size for the scale of the project designed to support a range of activities, such as children's play activities and urban agriculture; (c) Indoor amenity space appropriate in size for the scale of the project including at least one space that is equipped with basic functions such as kitchen, accessible washroom and storage; (d) Private outdoor space for all dwelling units, with a minimum depth of 1.8 m (6 ft.) and a minimum area of 4.5 sq. m (48.4 sq. ft.). Note to applicant: A ratio of approximately 2.0 sq. m (21.5 sq. ft) per dwelling unit for outdoor amenity space and 1.2 sq. m (13 sq. ft) per unit for indoor amenity space is recommended. Note to applicant: Where features accessory to dwelling units such as external bulk storage or parking are offered to tenants, they should be offered to below-market rental tenants under the same conditions as to market rental tenants (e.g. access, cost, period etc.).
950 West 41st	1.9	**Delete:**

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Avenue (Jewish Community Centre)		1.9 The proposed unit mix, including 123 studio units (20%), 255 one-bedroom units (40%), and 184 two-bedroom units (29%), and 68 three-bedroom units (11%) is to be included in the Development Permit drawings. Note to Applicant: Any changes in the unit mix from the rezoning application may be varied under the discretion of the Director of Planning or Development Permit Board provided that it does not go lower than 35% of the rental units, including 35% of the non-profit operated rental housing 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. **Replace:** 1.9 The proposed unit mix to be included in the Development Permit drawings must include at least 35% two-or-more bedroom units, including 5% three-or-more bedroom units. Note to Applicant: Requirements for family-size units with two or more bedrooms and three or more bedrooms should be met within both the market and non-profit operated rental unit mixes.
	1.10	**Delete:** 1.10 The development should be designed in accordance with the High-Density Housing for Families with Children Guidelines, including the provision of: (a) An outdoor amenity area to include areas suitable for a range of children's play activities and urban agriculture appropriate in size for the scale of the project and situated to maximize sunlight access (S. 3.3.2, 3.4.3); (b) A minimum of 2.3 sq. m (24.7 sq. ft.) of bulk storage for each dwelling unit (S. 4.4.2); (c) A multi-purpose indoor amenity space appropriate in size for the scale of the project, with a wheelchair accessible washroom and kitchenette. Consider positioning this adjacent to the children's play area to enable parental supervision from the amenity room (S. 3.7.3); and (d) A balcony for each unit with 1.8 by 2.7 m minimum dimensions (S. 4.3.2). Note to Applicant: 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. **Replace:**

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		1.10 The development should be designed in accordance with applicable City design guidelines, including but not limited to: (a) A minimum of 2.3 sq. m (24.7 sq. ft.) of bulk storage for each dwelling unit; (b) Common outdoor residential amenity space appropriate in size for the scale of the project designed to support a range of activities, such as children's play activities and urban agriculture; (c) Indoor amenity space appropriate in size for the scale of the project including at least one space that is equipped with basic functions such as kitchen, accessible washroom and storage; (d) Private outdoor space for all dwelling units, with a minimum depth of 1.8 m (6 ft.) and a minimum area of 4.5 sq. m (48.4 sq. ft.). Note to applicant: A ratio of approximately 2.0 sq. m (21.5 sq. ft) per dwelling unit for outdoor amenity space and 1.2 sq. m (13 sq. ft) per unit for indoor amenity space is recommended. Note to applicant: Where features accessory to dwelling units such as external bulk storage or parking are offered to tenants, they should be offered to non-profit operated rental housing tenants under the same conditions as to market rental tenants (e.g. access, cost, period etc.).
809 West 41st Avenue	1.3	**Delete:** 1.3 Design development to build upon the project's livability as follows: (a) Ensure adequate indoor and outdoor amenities, including children's play areas. Note to Applicant: Tower developments should provide minimum ratio of 1.2 sq. m of common indoor amenity space per dwelling unit, and a minimum ratio of 2.0 sq. m of common outdoor amenity space per dwelling unit (Design and Development Guidelines 2.4.1). Provide co-located rooftop amenities (CCP 5.3.2). Integrate outdoor kitchen space and an adjacent washroom (CCP 5.3.15). Design a portion of the outdoor amenity to support children's play with a focus on flexible features. Natural play elements and exploratory structures are encouraged over traditional standalone play equipment. See the High-Density Housing for Families with Children Guidelines. See Housing Condition 1.9. **Replace:** 1.3 Design development to build upon the project's livability by ensuring adequate indoor and outdoor amenities. See Housing Condition 1.9. Note to applicant: refer to applicable City design guidelines, and to Cambie Corridor Plan policies 5.3.2 and 5.3.15
	1.8	**Delete:** 1.8 The proposed unit mix, including 10 studio units (3%), 125 one-bedroom units (41%), and 110 two-bedroom units (36 %), 60 three-bedroom units (20 %) is to be included in the Development Permit drawings. Note to Applicant: Any changes in the unit mix from the rezoning application may be varied under the discretion of the Director of Planning

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		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. **Replace:** The proposed unit mix to be included in the Development Permit drawings must include at least 35% two-or-more bedroom units. Note to Applicant: Requirements for family-size units with two or more bedrooms and three or more bedrooms should be met within both the market and non-profit operated rental unit mixes.
	1.9	**Delete:** 1.9 The development should be designed in accordance with the High-Density Housing for Families with Children Guidelines, including the provision of: (a) An outdoor amenity area to include areas suitable for a range of children's play activities and urban agriculture appropriate in size for the scale of the project and situated to maximize sunlight access (S. 3.3.2, 3.4.3); (b) A minimum of 2.3 sq. m (24.7 sq. ft.) of bulk storage for each dwelling unit (S. 4.4.2); (c) A multi-purpose indoor amenity space appropriate in size for the scale of the project, with a wheelchair accessible washroom and kitchenette. Consider positioning this adjacent to the children's play area to enable parental supervision from the amenity room (S. 3.7.3); and (d) A balcony for each unit with 1.8 by 2.7 m minimum dimensions (S. 4.3.2). Note to Applicant: (a) 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. (b) Bulk storage should be designed in accordance with the Bulk Storage and In-suite Storage – Multiple Dwelling Residential Developments Bulletin. **Replace:** 1.9 The development should be designed in accordance with applicable City design guidelines, including but not limited to: (a) A minimum of 2.3 sq. m (24.7 sq. ft.) of bulk storage for each dwelling unit; (b) Common outdoor residential amenity space appropriate in size for the scale of the project designed to support a range of activities, such as children's play activities and urban agriculture;

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		(c) Indoor amenity space appropriate in size for the scale of the project including at least one space that is equipped with basic functions such as kitchen, accessible washroom and storage; (d) Private outdoor space for all dwelling units, with a minimum depth of 1.8 m (6 ft.) and a minimum area of 4.5 sq. m (48.4 sq. ft.). Note to applicant: A ratio of approximately 2.0 sq. m (21.5 sq. ft) per dwelling unit for outdoor amenity space and 1.2 sq. m (13 sq. ft) per unit for indoor amenity space is recommended. Note to applicant: Where features accessory to dwelling units such as external bulk storage or parking are offered to tenants, they should be offered to below-market rental tenants under the same conditions as to market rental tenants (e.g. access, cost, period etc.).
1683-1691 East Pender Street and 485 Commercial Drive	1.4	**Delete:** 1.4 Design development to meet the minimum livability requirements as per the High Density Housing for Families with Children Guidelines: (a) The Guidelines outline a set of performance criteria for common indoor and outdoor amenity spaces. If a ratio of a minimum 2.0 sq. m (21.5 sq. ft.) per dwelling unit for outdoor amenity space, and 1.2 sq. m. (13 sq. ft.) per unit for indoor amenity space is provided, staff will consider those performance criteria to have been met. Additional explorations could include: i. Increasing common indoor amenity such as maximizing the rooftop and converting unit 303 to indoor amenity space. ii. Increasing common outdoor amenity such as maximizing the rooftop and converting the level 3 private roof deck to common amenity space. (b) A balcony for each family unit (2+ bedrooms) with 1.8 by 2.7 m minimum dimensions (S. 4.3.2). (c) Residential bulk storage should be designed in accordance with the Bulk Storage and In-suite Storage – Multiple Dwelling Residential Developments Bulletin which requires a minimum of 2.3 sq. m (24.7 sq. ft.) of storage per dwelling unit. Note to Applicant: At the development permit stage, proposed relaxations for the social housing / social service centre building for the requirements outlined above may be considered based on programmatic and operational needs. **Replace:** 1.4 The development should be designed in accordance with applicable City design guidelines and meet minimum livability standards. See Housing Condition 1.11. Note to applicant: To improve the common residential amenities, additional explorations could include: • Increasing common indoor amenity such as maximizing the rooftop and converting unit 303 to indoor amenity space. • Increasing common outdoor amenity such as maximizing the rooftop and converting the level 3 private roof deck to common amenity space.

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	1.10	**Delete:** 1.10 The proposed market rental unit mix, including 104 studio units (44.1%), 40 one bedroom units (16.9%), 92 two-bedroom units (39.0 %) and 0 three-bedroom units (0%) is to be included in the development permit drawings. Note to Applicant: Any changes in the unit mix from the rezoning application may be varied under the discretion of the Director of Planning or Development Permit Board provided that it does not go lower than 35% of the market rental units, designed to be suitable for families with children. **Replace:** The proposed unit mix to be included in the Development Permit drawings must include at least 35% two-or-more bedroom units.
	1.11	**Delete:** 1.11 The development should be designed in accordance with the High-Density Housing for Families with Children Guidelines, including the provision of: (a) An outdoor amenity area to include areas suitable for a range of children's play activities and urban agriculture appropriate in size for the scale of the project and situated to maximize sunlight access (S. 3.3.2, 3.4.3); (b) A minimum of 2.3 sq. m (24.7 sq. ft.) of bulk storage for each dwelling unit (S. 4.4.2); (c) A multi-purpose indoor amenity space appropriate in size for the scale of the project, with a wheelchair accessible washroom and kitchenette. Consider positioning this adjacent to the children's play area to enable parental supervision from the amenity room (S. 3.7.3); and (d) A balcony for each unit with 1.8 by 2.7 m minimum dimensions (S. 4.3.2). Note to Applicant: (a) 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. (b) Bulk storage should be designed in accordance with the Bulk Storage and In-suite Storage – Multiple Dwelling Residential Developments Bulletin. **Replace:** 1.11 The development should be designed in accordance with applicable City design guidelines, including but not limited to: (a) A minimum of 2.3 sq. m (24.7 sq. ft.) of bulk storage for each dwelling unit; (b) Common outdoor residential amenity space appropriate in size for the scale of the project designed to support a range of

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		activities, such as children's play activities and urban agriculture; (c) Indoor amenity space appropriate in size for the scale of the project including at least one space that is equipped with basic functions such as kitchen, accessible washroom and storage; (d) Private outdoor space for all dwelling units, with a minimum depth of 1.8 m (6 ft.) and a minimum area of 4.5 sq. m (48.4 sq. ft.). Note to applicant: A ratio of approximately 2.0 sq. m (21.5 sq. ft) per dwelling unit for outdoor amenity space and 1.2 sq. m (13 sq. ft) per unit for indoor amenity space is recommended.
7525 Cambie Street	1.11	**Delete:** The proposed unit mix, including 18 studio units (19%), 40 one-bedroom units (41%), and 29 two-bedroom units (30%), and 10 three-bedroom units (10%) is to be included in the Development Permit drawings. Note to Applicant: Any changes in the unit mix from the rezoning application may be varied under the discretion of the Director of Planning or Development Permit Board provided that it does not go lower than 35% of the market rental units designed to be suitable for families with children. **Replace:** The proposed unit mix to be included in the Development Permit drawings must include at least 35% two-or-more bedroom units.
	1.12	**Delete:** 1.12 The development should be designed in accordance with the High-Density Housing for Families with Children Guidelines, including the provision of: (a) An outdoor amenity area to include areas suitable for a range of children's play activities and urban agriculture appropriate in size for the scale of the project and situated to maximize sunlight access (S. 3.3.2, 3.4.3); (b) A minimum of 2.3 sq. m (24.7 sq. ft.) of bulk storage for each dwelling unit (S. 4.4.2); (c) A multi-purpose indoor amenity space appropriate in size for the scale of the project, with a wheelchair accessible washroom and kitchenette. Consider positioning this adjacent to the children's play area to enable parental supervision from the amenity room (S. 3.7.3); and (d) A balcony for each unit with 1.8 by 2.7 m minimum dimensions (S. 4.3.2). (e) 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.

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		(f) Bulk storage should be designed in accordance with the Bulk Storage and In-suite Storage – Multiple Dwelling Residential Developments Bulletin. **Replace:** 1.12 The development should be designed in accordance with applicable City design guidelines, including but not limited to: (a) A minimum of 2.3 sq. m (24.7 sq. ft.) of bulk storage for each dwelling unit; (b) Common outdoor residential amenity space appropriate in size for the scale of the project designed to support a range of activities, such as children's play activities and urban agriculture; (c) Indoor amenity space appropriate in size for the scale of the project including at least one space that is equipped with basic functions such as kitchen, accessible washroom and storage; (d) Private outdoor space for all dwelling units, with a minimum depth of 1.8 m (6 ft.) and a minimum area of 4.5 sq. m (48.4 sq. ft.). Note to applicant: A ratio of approximately 2.0 sq. m (21.5 sq. ft) per dwelling unit for outdoor amenity space and 1.2 sq. m (13 sq. ft) per unit for indoor amenity space is recommended.
2406-2490 Renfrew Street and 2905-2911 East Broadway	1.7	**Delete:** The proposed unit mix, including 69 studio units (20%), 135 one-bedroom units (40%), 128 two-bedroom units (38%), and 7 three-bedroom units (2%) is to be included in the Development Permit drawings. Note to Applicant: Any changes in the unit mix from the rezoning application may be varied under the discretion of the Director of Planning or Development Permit Board provided that it does not go lower than 35% of rental units designed to be suitable for families with children. **Replace:** The proposed unit mix to be included in the Development Permit drawings must include at least 35% two-or-more bedroom units.
	1.8	**Delete:** The development should be designed in accordance with the Design and Development Guidelines Applicable to Downtown Eastside / Oppenheimer ODP and FC-1 District Schedule, Granville Street Plan, Rupert and Renfrew Station Area Plan, and R3, R4, and R5 Districts (DDG), including the Standards and Guidelines for internal layout and design (Sections 2.3, 2.4, and 2.5). Note to Applicant: Sections 2.3, 2.4, and 2.5 of the DDG replace the High-Density Housing for Families with Children Guidelines. **Replace:** 1.9 The development should be designed in accordance with applicable City design guidelines, including but not limited to: (a) A minimum of 2.3 sq. m (24.7 sq. ft.) of bulk storage for each dwelling unit;

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		(b) Common outdoor residential amenity space appropriate in size for the scale of the project designed to support a range of activities, such as children's play activities and urban agriculture; (c) Indoor amenity space appropriate in size for the scale of the project including at least one space that is equipped with basic functions such as kitchen, accessible washroom and storage; (d) Private outdoor space for all dwelling units, with a minimum depth of 1.8 m (6 ft.) and a minimum area of 4.5 sq. m (48.4 sq. ft.). Note to applicant: A ratio of approximately 2.0 sq. m (21.5 sq. ft) per dwelling unit for outdoor amenity space and 1.2 sq. m (13 sq. ft) per unit for indoor amenity space is recommended.
	1.9	**Delete:** 1.9 The development should be designed in accordance with the Bulk Storage and In-suite Storage – Multiple Dwelling Residential Developments Bulletin. A minimum of 2.3 sq. m (24.7 sq. ft.) of storage space per dwelling unit is required.
	1.10	**Delete:** 1.10 Indoor and outdoor amenity space requirements per Section 2.4 of the DDG. Notes to Applicant: (a) Tower developments should provide: i. A minimum ratio of 1.2 sq. m of common indoor amenity space per dwelling unit; and ii. (ii) A minimum ratio of 2.0 sq. m of common outdoor amenity space per dwelling unit
466-476 West 27th Avenue	1.5	**Delete:** Design development to enhance the quality and functionality of indoor and outdoor amenities, including the children's play area. Note to Applicant: Consider introducing co-located rooftop amenities, per the Plan (Section 5.5.1 of the Cambie Corridor Plan). Tower developments should provide minimum ratio of 1.2 sq. m of common indoor amenity space per dwelling unit, and a minimum ratio of 2.0 sq. m of common outdoor amenity space per dwelling unit (Design and Development Guidelines 2.4.1). The amenities should include design elements that support a variety of activities. Indoor amenities should include a kitchenette and a universal washroom. Outdoor amenities should include a variety of landscape elements. Ensure the children's play area features design elements that encourage play and activities for different ages. See the High-Density Housing for Families with Children Guidelines and the Design and Development Guidelines. **Replace:** Design development to enhance the quality and functionality of indoor and outdoor amenities. See Housing 1.14.

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		Note to Applicant: refer to applicable City design guidelines, and to Cambie Corridor Plan policies in section 5.5.1.
	1.13	**Delete:** The proposed unit mix, including 28 studio units (20.0%), 63 one-bedroom units (45.0%), 42 two-bedroom units (30.0%) and 7 three-bedroom units (5.0%) is to be included in the development permit drawings. Note to Applicant: Any changes in the unit mix from the rezoning application may be varied under the discretion of the Director of Planning or Development Permit Board provided that the percentage of each of the market rental units and the below-market rental units designed to be suitable for families with children do not go lower than 35%. **Replace:** The proposed unit mix to be included in the Development Permit drawings must include at least 35% two-or-more bedroom units. Note to Applicant: Requirements for family-size units with two or more bedrooms and three or more bedrooms should be met within both the market and non-profit operated rental unit mixes.
	1.14	**Delete:** 1.14 The development should be designed in accordance with the High-Density Housing for Families with Children Guidelines, including the provision of: (a) An outdoor amenity area to include areas suitable for a range of children's play activities and urban agriculture appropriate in size for the scale of the project and situated to maximize sunlight access (S. 3.3.2, 3.4.3); (b) A minimum of 2.3 sq. m (24.7 sq. ft.) of bulk storage for each dwelling unit (S. 4.4.2); (c) A multi-purpose indoor amenity space appropriate in size for the scale of the project, with a wheelchair accessible washroom and kitchenette. Consider positioning this adjacent to the children's play area to enable parental supervision from the amenity room (S. 3.7.3); and (d) A balcony for each unit with 1.8 by 2.7 m minimum dimensions (S. 4.3.2). Notes 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.

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		Replace: 1.14 The development should be designed in accordance with applicable City design guidelines, including but not limited to: (a) A minimum of 2.3 sq. m (24.7 sq. ft.) of bulk storage for each dwelling unit; (b) Common outdoor residential amenity space appropriate in size for the scale of the project designed to support a range of activities, such as children's play activities and urban agriculture; (c) Indoor amenity space appropriate in size for the scale of the project including at least one space that is equipped with basic functions such as kitchen, accessible washroom and storage; (d) Private outdoor space for all dwelling units, with a minimum depth of 1.8 m (6 ft.) and a minimum area of 4.5 sq. m (48.4 sq. ft.). Note to applicant: A ratio of approximately 2.0 sq. m (21.5 sq. ft) per dwelling unit for outdoor amenity space and 1.2 sq. m (13 sq. ft) per unit for indoor amenity space is recommended. Note to applicant: Where features accessory to dwelling units such as external bulk storage or parking are offered to tenants, they should be offered to below-market rental tenants under the same conditions as to market rental tenants (e.g. access, cost, period etc.).
375 East 1st Avenue	1.19	**Delete:** 1.19 The proposed unit mix, including 323 one-bedroom units (67%), and 83 two-bedroom units (17%), and 79 three-bedroom units (16%), is to be revised in the development permit drawings to ensure that at least 10% three-bedroom units and 25% two-bedroom units in the market rental units are designed to be suitable for families with children. 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, 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. **Replace:** 1.19 The proposed unit mix for the secured market rental units to be included in the Development Permit drawings must include at least 35% two-or-more bedroom units, including 5% three-or-more bedroom units.
	1.20	**Delete:** 1.20 The development should be designed in accordance with the High-Density Housing for Families with Children Guidelines, including the provision of: (a) An outdoor amenity area to include areas suitable for a range of children's play activities and urban agriculture appropriate in size for the scale of the project and situated to maximize sunlight access (S. 3.3.2, 3.4.3); (b) A minimum of 2.3 sq. m (24.7 sq. ft.) of bulk storage for each dwelling unit (S. 4.4.2);

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		(c) A multi-purpose indoor amenity space appropriate in size for the scale of the project, with a wheelchair accessible washroom and kitchenette. Consider positioning this adjacent to the children's play area to enable parental supervision from the amenity room (S. 3.7.3); and (d) A balcony for each unit with 1.8 by 2.7 m minimum dimensions (S. 4.3.2). Notes 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. **Replace:** 1.20 The proposal, and each housing tenure within, should be designed in accordance with applicable City design guidelines, including but not limited to: (a) A minimum of 2.3 sq. m (24.7 sq. ft.) of bulk storage for each dwelling unit; (b) Common outdoor residential amenity space appropriate in size for the scale of the project designed to support a range of activities, such as children's play activities and urban agriculture; (c) Indoor amenity space appropriate in size for the scale of the project including at least one space that is equipped with basic functions such as kitchen, accessible washroom and storage; (d) Private outdoor space for all dwelling units, with a minimum depth of 1.8 m (6 ft.) and a minimum area of 4.5 sq. m (48.4 sq. ft.). Note to applicant: A ratio of approximately 2.0 sq. m (21.5 sq. ft) per dwelling unit for outdoor amenity space and 1.2 sq. m (13 sq. ft) per unit for indoor amenity space is recommended.
	1.26	**Delete:** 1.26 The proposal should apply the City's High-Density Housing for Families with Children Guidelines. Note to Applicant: (a) 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; and (b) Balconies are to be provided for all accessible units and family units (two- and three-bedroom units) in accordance with the

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		High-Density Housing for Families with Children Guidelines. Juliet balconies for studio and one-bedroom units may be considered, provided an enhanced common outdoor space is also provided. **Replace:** 1.26 The proposal, and each housing tenure within, should be designed in accordance with applicable City design guidelines. See Housing condition 1.20.
	1.30	**Delete:** 1.30 The proposed strata unit mix, including 34 studio units (5%), 368 one-bedroom units (58%), 169 two-bedroom units (26%) and 68 three-bedroom units (11%) is to be included in the development permit drawings. Note to Applicant: Any changes in the unit mix from the rezoning application may be varied under the discretion of the Director of Planning or Development Permit Board provided that it does not go lower than 35% of the strata 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. **Replace:** 1.30 The proposed unit mix strata dwelling units to be included in the Development Permit drawings must include at least 35% two-or-more bedroom units, including 5% three-or-more bedroom units.
	1.31	**Delete:** 1.31 The development should be designed in accordance with the High-Density Housing for Families with Children Guidelines. **Replace:** 1.31 The proposal, and each housing tenure within, should be designed in accordance with applicable City design guidelines. See Housing condition 1.20.
6333-6369 Yukon Street	1.2	**Delete:** 1.2 Design development of outdoor amenity spaces to better meet on-site needs for residents. Note to Applicant: Refer to “High Density Housing for Families with Children Guidelines”, Section 3.2. The intent of this condition is to improve quality and functionality of outdoor amenity spaces. This may be achieved by: (a) Reconfiguring outdoor amenity spaces at grade level to enlarge and improve proportions to facilitate a variety of uses, including children’s play area. (b) Consideration to provide weather protection for outdoor amenity spaces to facilitate seasonal use by residents.

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		Replace: 1.2 Design development of outdoor amenity spaces to better meet on-site needs for residents. See Housing Condition 1.10. Note to Applicant: The intent of this condition is to improve quality and functionality of outdoor amenity spaces. This may be achieved by: (a) Reconfiguring outdoor amenity spaces at grade level to enlarge and improve proportions to facilitate a variety of uses, including children's play area. (b) Consideration to provide weather protection for outdoor amenity spaces to facilitate seasonal use by residents.
	1.3	**Delete:** 1.3 Design development to enhance livability including individual unit design. Note to Applicant: refer to "High Density Housing for Families with Children Guidelines". This may be achieved by: (a) Ensure studio units meet minimum 320 sq. ft. requirement as per Section 11.3.1.2 of Zoning and Development Bylaw. (b) Creating a clear separation between ground level units and outdoor amenity spaces to maximize privacy to units. (c) Ensure each unit has private adjacent outdoor space for its exclusive use. Juliette balconies may be considered for 55% of studio units where commensurate common outdoor space of a minimum 4.5 sq. m. (48.4 sq. ft.) per unit without a balcony is provided. (d) Providing kitchenette and accessible washroom in indoor amenity space. (e) Maximizing potential for adults to supervise children at play in both indoor and outdoor environments. **Replace:** 1.3 Design development to enhance livability including individual unit design. See Housing Condition 1.10. Note to applicant: In addition to Housing condition 1.10, consider the following improvements: (a) Ensure studio units meet minimum 320 sq. ft. requirement as per Section 11.3.1.2 of Zoning and Development Bylaw. (b) Creating a clear separation between ground level units and outdoor amenity spaces to maximize privacy to units. (c) For units without a balcony, alternatives may include Juliette balconies, commensurate common outdoor space etc. (d) Maximizing potential for adults to supervise children at play in both indoor and outdoor environments.
	1.9	**Delete:** The proposed unit mix, including 65 studio units (23.5%), 113 one-bedroom units (41%), and 86 two-bedroom units (31%), and 12 three-bedroom units (4.3%) is to be included in the Development Permit drawings.

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		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. **Replace:** The proposed unit mix to be included in the Development Permit drawings must include at least 35% two-or-more bedroom units. Note to Applicant: Requirements for family-size units with two or more bedrooms and three or more bedrooms should be met within both the market and non-profit operated rental unit mixes.
	1.10	**Delete:** 1.10 The development should be designed in accordance with the High-Density Housing for Families with Children Guidelines, including the provision of: (a) An outdoor amenity area to include areas suitable for a range of children's play activities and urban agriculture appropriate in size for the scale of the project and situated to maximize sunlight access (S. 3.3.2, 3.4.3); (b) A minimum of 2.3 sq. m (24.7 sq. ft.) of bulk storage for each dwelling unit (S. 4.4.2); (c) A multi-purpose indoor amenity space appropriate in size for the scale of the project, with a wheelchair accessible washroom and kitchenette. Consider positioning this adjacent to the children's play area to enable parental supervision from the amenity room (S. 3.7.3); and (d) A balcony for each unit with 1.8 by 2.7 m minimum dimensions (S. 4.3.2). **Replace:** 1.10 The development should be designed in accordance with applicable City design guidelines, including but not limited to: (a) A minimum of 2.3 sq. m (24.7 sq. ft.) of bulk storage for each dwelling unit; (b) Common outdoor residential amenity space appropriate in size for the scale of the project designed to support a range of activities, such as children's play activities and urban agriculture; (c) Indoor amenity space appropriate in size for the scale of the project including at least one space that is equipped with basic functions such as kitchen, accessible washroom and storage; (d) Private outdoor space for all dwelling units, with a minimum depth of 1.8 m (6 ft.) and a minimum area of 4.5 sq. m (48.4 sq. ft.). Note to applicant: A ratio of approximately 2.0 sq. m (21.5 sq. ft) per dwelling unit for outdoor amenity space and 1.2 sq. m (13 sq. ft) per unit for indoor amenity space is recommended. Note to applicant: Where features accessory to dwelling units such as external bulk storage or parking are offered to tenants, they should be

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		offered to below-market rental tenants under the same conditions as to market rental tenants (e.g. access, cost, period etc.).
6525-6577 Oak Street	1.3	**Delete:** Design development to improve the livability of the dwelling units. Note to Applicant: Refer to the High-Density Housing for Families with Children Guidelines (Section 4.3.2). Ensure all units have access to private outdoor space.
	1.7	**Delete:** The proposed unit mix, including 60 studio units (32%), 60 one-bedroom units (32%), and 53 two-bedroom units (28%), and 16 three-bedroom units (8%) is to be included in the Development Permit drawings. Note to Applicant: Any changes in the unit mix from the rezoning application may be varied under the discretion of the Director of Planning or Development Permit Board provided that it does not go lower than 35% of the market rental units and 35% of the below-market rental units, designed to be suitable for families with children. **Replace:** The proposed unit mix to be included in the Development Permit drawings must include at least 35% two-or-more bedroom units. Note to Applicant: Requirements for family-size units with two or more bedrooms and three or more bedrooms should be met within both the market and non-profit operated rental unit mixes.
	1.8	**Delete:** 1.8 The development should be designed in accordance with the High-Density Housing for Families with Children Guidelines, including the provision of: (a) An outdoor amenity area to include areas suitable for a range of children's play activities and urban agriculture appropriate in size for the scale of the project and situated to maximize sunlight access (S. 3.3.2, 3.4.3); (b) A minimum of 2.3 sq. m (24.7 sq. ft.) of bulk storage for each dwelling unit (S. 4.4.2); (c) A multi-purpose indoor amenity space appropriate in size for the scale of the project, with a wheelchair accessible washroom and kitchenette. Consider positioning this adjacent to the children's play area to enable parental supervision from the amenity room (S. 3.7.3); and (d) A balcony for each unit with 1.8 by 2.7 m minimum dimensions (S. 4.3.2). Note to Applicant: (a) 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.

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		ft.) per unit for indoor amenity space, is provided, staff will consider those performance criteria to have been met. (b) Bulk storage should be designed in accordance with the Bulk Storage and In-suite Storage – Multiple Dwelling Residential Developments Bulletin. Note to Applicant: The applicant is encouraged to enable access to the rooftop amenity for all residents, including children. **Replace:** 1.8 The development should be designed in accordance with applicable City design guidelines, including but not limited to: (a) A minimum of 2.3 sq. m (24.7 sq. ft.) of bulk storage for each dwelling unit; (b) Common outdoor residential amenity space appropriate in size for the scale of the project designed to support a range of activities, such as children's play activities and urban agriculture; (c) Indoor amenity space appropriate in size for the scale of the project including at least one space that is equipped with basic functions such as kitchen, accessible washroom and storage; (d) Private outdoor space for all dwelling units, with a minimum depth of 1.8 m (6 ft.) and a minimum area of 4.5 sq. m (48.4 sq. ft.). Note to applicant: A ratio of approximately 2.0 sq. m (21.5 sq. ft) per dwelling unit for outdoor amenity space and 1.2 sq. m (13 sq. ft) per unit for indoor amenity space is recommended. Note to applicant: Where features accessory to dwelling units such as external bulk storage or parking are offered to tenants, they should be offered to below-market rental tenants under the same conditions as to market rental tenants (e.g. access, cost, period etc.). Note to Applicant: The applicant is encouraged to enable access to the rooftop amenity for all residents, including children.
2516 Commercial Drive and 1704 East Broadway	1.3	**Delete:** The proposed unit mix, including 25 studio units (12%), 103 one-bedroom units (50%), 53 two-bedroom units (25.6%), and 26 three-bedroom units (12.6%) is to be included in the development permit drawings. Note to Applicant: Any changes in the unit mix from the rezoning application may be varied under the discretion of the Director of Planning or Development Permit Board provided at least 35% of the dwelling units include two or more bedrooms. **Replace:** The proposed unit mix to be included in the Development Permit drawings must include at least 35% two-or-more bedroom units.
	1.4	**Delete:**

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		1.4 The development should be designed in accordance with the High-Density Housing for Families with Children Guidelines, including the provision of: (a) An outdoor amenity area to include areas suitable for a range of children's play activities and urban agriculture appropriate in size for the scale of the project and situated to maximize sunlight access (S. 3.3.2, 3.4.3); (b) A minimum of 2.3 sq. m (24.7 sq. ft.) of bulk storage for each dwelling unit (S. 4.4.2); (c) A multi-purpose indoor amenity space appropriate in size for the scale of the project, with a wheelchair accessible washroom and kitchenette. Consider positioning this adjacent to the children's play area to enable parental supervision from the amenity room (S. 3.7.3); and (d) A balcony for each unit with 1.8 by 2.7 m minimum dimensions (S. 4.3.2). Note to Applicant: 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. Bulk storage should be designed in accordance with the Bulk Storage and In-suite Storage – Multiple Dwelling Residential Developments Bulletin. **Replace:** 1.4 The development should be designed in accordance with applicable City design guidelines, including but not limited to: (a) A minimum of 2.3 sq. m (24.7 sq. ft.) of bulk storage for each dwelling unit; (b) Common outdoor residential amenity space appropriate in size for the scale of the project designed to support a range of activities, such as children's play activities and urban agriculture; (c) Indoor amenity space appropriate in size for the scale of the project including at least one space that is equipped with basic functions such as kitchen, accessible washroom and storage; (d) Private outdoor space for all dwelling units, with a minimum depth of 1.8 m (6 ft.) and a minimum area of 4.5 sq. m (48.4 sq. ft.). Note to applicant: A ratio of approximately 2.0 sq. m (21.5 sq. ft) per dwelling unit for outdoor amenity space and 1.2 sq. m (13 sq. ft) per unit for indoor amenity space is recommended.
304-316 East 1st Avenue	1.8	**Delete:** 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

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		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. **Replace:** 1.8 The proposed unit mix to be included in the Development Permit drawings must include at least 35% two-or-more bedroom units, including 5% three-or-more bedroom units. Note to Applicant: Requirements for family-size units with two or more bedrooms and three or more bedrooms should be met within both the market and non-profit operated rental unit mixes.
	1.9	**Delete:** 1.9 The development should be designed in accordance with the High-Density Housing for Families with Children Guidelines, including the provision of: (a) An outdoor amenity area to include areas suitable for a range of children's play activities and urban agriculture appropriate in size for the scale of the project and situated to maximize sunlight access (S. 3.3.2, 3.4.3); (b) A minimum of 2.3 sq. m (24.7 sq. ft.) of bulk storage for each dwelling unit (S. 4.4.2); (c) A multi-purpose indoor amenity space appropriate in size for the scale of the project, with a wheelchair accessible washroom and kitchenette. Consider positioning this adjacent to the children's play area to enable parental supervision from the amenity room (S. 3.7.3); and (d) A balcony for each unit with 1.8 by 2.7 m minimum dimensions (S. 4.3.2). Note to Applicant: 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. Bulk storage should be designed in accordance with the Bulk Storage and Insuite Storage – Multiple Dwelling Residential Developments Bulletin. **Replace:** 1.9 The development should be designed in accordance with applicable City design guidelines, including but not limited to: (a) A minimum of 2.3 sq. m (24.7 sq. ft.) of bulk storage for each dwelling unit; (b) Common outdoor residential amenity space appropriate in size for the scale of the project designed to support a range of activities, such as children's play activities and urban agriculture;

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		(c) Indoor amenity space appropriate in size for the scale of the project including at least one space that is equipped with basic functions such as kitchen, accessible washroom and storage; (d) Private outdoor space for all dwelling units, with a minimum depth of 1.8 m (6 ft.) and a minimum area of 4.5 sq. m (48.4 sq. ft.). Note to applicant: A ratio of approximately 2.0 sq. m (21.5 sq. ft) per dwelling unit for outdoor amenity space and 1.2 sq. m (13 sq. ft) per unit for indoor amenity space is recommended. Note to applicant: Where features accessory to dwelling units such as external bulk storage or parking are offered to tenants, they should be offered to below-market rental tenants under the same conditions as to market rental tenants (e.g. access, cost, period etc.).
1795 West Broadway	1.2	**Delete:** 1.2 Design development to the common amenity spaces to support the large number of residents as follows; (a) Provision of a functional children's outdoor play area with sufficient solar access to the space. (b) Provide a direct point of access, with a high-level of physical and visual connectivity, between indoor common amenity space and outdoor amenity space particularly for the children's play area. (c) Provision of a kitchenette and accessible washroom to the common amenity rooms. Note to Applicant: Refer to High Density Housing for Families with Children Guidelines, Section 3. **Replace:** 1.2 The development should be designed in accordance with applicable City design guidelines, including but not limited to: (a) A minimum of 2.3 sq. m (24.7 sq. ft.) of bulk storage for each dwelling unit; (b) Common outdoor residential amenity space appropriate in size for the scale of the project designed to support a range of activities, such as children's play activities and urban agriculture; (c) Indoor amenity space appropriate in size for the scale of the project including at least one space that is equipped with basic functions such as kitchen, accessible washroom and storage; (d) Private outdoor space for all dwelling units, with a minimum depth of 1.8 m (6 ft.) and a minimum area of 4.5 sq. m (48.4 sq. ft.). Note to applicant: A ratio of approximately 2.0 sq. m (21.5 sq. ft) per dwelling unit for outdoor amenity space and 1.2 sq. m (13 sq. ft) per unit for indoor amenity space is recommended.
5229-5249 Ash Street	1.1	**Delete:** 1.1 Design development to improve livability to better meet the on-site needs of residents for amenity spaces. This may be achieved by:

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		(a) Providing outdoor amenity space which targets approximately 2.0 sq. m (21.5 sq. ft.) per unit. (b) Providing kitchenette and accessible washroom as part of indoor amenity space. **Replace:** 1.1 Design development to improve livability to better meet the on-site needs of residents for amenity spaces. See Housing Condition 1.6.
	1.5	**Delete:** The proposed unit mix, including 8 studio units (13%), 22 one-bedroom units (35%), and 33 two-bedroom units (52%) is to be included in the development permit drawings to achieve at least 35% family units. Note to Applicant: Any changes in the unit mix from the rezoning application may be varied under the discretion of the Director of Planning or Development Permit Board provided that the percentage of dwelling units designed to be suitable for families with children does not go lower than 35%. Note to Applicant: The proposed market rental unit mix should be designed to accommodate returning tenants exercising the Right of First Refusal to return to the new building, as outlined in the Tenant Relocation and Protection Policy (TRPP) and TRPP Bulletin. See housing condition 2.5. **Replace:** 1.5 The proposed unit mix to be included in the Development Permit drawings must include at least 35% two-or-more bedroom units. Note to Applicant: The proposed market rental unit mix should be designed to accommodate returning tenants exercising the Right of First Refusal to return to the new building, as outlined in the Tenant Relocation and Protection Policy (TRPP) and TRPP Bulletin. See housing condition 2.5.
	1.6	**Delete:** 1.6 The development should be designed in accordance with the High-Density Housing for Families with Children Guidelines, including the provision of: (a) An outdoor amenity area to include areas suitable for a range of children's play activities and urban agriculture appropriate in size for the scale of the project and situated to maximize sunlight access (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 by 2.7 m minimum dimensions (S. 4.3.2).

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		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. **Replace:** 1.6 The development should be designed in accordance with applicable City design guidelines, including but not limited to: (a) A minimum of 2.3 sq. m (24.7 sq. ft.) of bulk storage for each dwelling unit; (b) Common outdoor residential amenity space appropriate in size for the scale of the project designed to support a range of activities, such as children's play activities and urban agriculture; (c) Indoor amenity space appropriate in size for the scale of the project including at least one space that is equipped with basic functions such as kitchen, accessible washroom and storage; (d) Private outdoor space for all dwelling units, with a minimum depth of 1.8 m (6 ft.) and a minimum area of 4.5 sq. m (48.4 sq. ft.). Note to applicant: A ratio of approximately 2.0 sq. m (21.5 sq. ft) per dwelling unit for outdoor amenity space and 1.2 sq. m (13 sq. ft) per unit for indoor amenity space is recommended.
1031-1039 Burnaby Street	1.8	**Delete:** The proposed unit mix, including 99 studio units (30.1 %), 86 one-bedroom units (26.1 %), 134 two-bedroom units (40.7 %) and 10 three-bedroom units (3.0 %) is to be included in the Development Permit drawings. Note to Applicant: Any changes in the unit mix from the rezoning application may be varied under the discretion of the Director of Planning or Development Permit Board provided that it does not go lower than 35% of the market rental units and 35% of the social housing units, designed to be suitable for families with children. Note to Applicant: The proposed market rental and social housing unit mix should be designed to accommodate returning tenants exercising the Right of First Refusal to return to the new building, as outlined in the Tenant Relocation and Protection Policy (TRPP) and TRPP Bulletin. See Housing Condition 2.7. **Replace:** 1.8 The proposed unit mix to be included in the Development Permit drawings must include at least 35% two-or-more bedroom units.

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		Note to Applicant: Requirements for family-size units with two or more bedrooms and three or more bedrooms should be met within both the market rental and social housing unit mixes. Note to Applicant: The proposed market rental and social housing unit mix should be designed to accommodate returning tenants exercising the Right of First Refusal to return to the new building, as outlined in the Tenant Relocation and Protection Policy (TRPP) and TRPP Bulletin. See Housing Condition 2.7.
	1.9	**Delete:** 1.9 The development should be designed in accordance with the High-Density Housing for Families with Children Guidelines, including the provision of: (a) An outdoor amenity area to include areas suitable for a range of children's play activities and urban agriculture appropriate in size for the scale of the project and situated to maximize sunlight access (S. 3.3.2, 3.4.3); (b) A minimum of 2.3 sq. m (24.7 sq. ft.) of bulk storage for each dwelling unit (S. 4.4.2); (c) A multi-purpose indoor amenity space appropriate in size for the scale of the project, with a wheelchair accessible washroom and kitchenette. Consider positioning this adjacent to the children's play area to enable parental supervision from the amenity room (S. 3.7.3); and (d) A balcony for each unit with 1.8 by 2.7 m minimum dimensions (S. 4.3.2). Note to Applicant: 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. Note to Applicant: Bulk storage should be designed in accordance with the Bulk Storage and In-suite Storage – Multiple Dwelling Residential Developments Bulletin. **Replace:** 1.9 The development should be designed in accordance with applicable City design guidelines, including but not limited to: (a) A minimum of 2.3 sq. m (24.7 sq. ft.) of bulk storage for each dwelling unit; (b) Common outdoor residential amenity space appropriate in size for the scale of the project designed to support a range of activities, such as children's play activities and urban agriculture; (c) Indoor amenity space appropriate in size for the scale of the project including at least one space that is equipped with basic functions such as kitchen, accessible washroom and storage; (d) Private outdoor space for all dwelling units, with a minimum depth of 1.8 m (6 ft.) and a minimum area of 4.5 sq. m (48.4 sq. ft.).

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		Note to applicant: A ratio of approximately 2.0 sq. m (21.5 sq. ft) per dwelling unit for outdoor amenity space and 1.2 sq. m (13 sq. ft) per unit for indoor amenity space is recommended. Note to applicant: Where features accessory to dwelling units such as external bulk storage or parking are offered to tenants, they should be offered to below-market rental tenants under the same conditions as to market rental tenants (e.g. access, cost, period etc.).
8530-8550 Cambie Street	1.7	**Delete:** The proposed unit mix, including 248 studio units (25%), 395 one-bedroom units (40%), 283 two-bedroom units (28%), 74 three-bedroom units (7%), is to be included in the Development Permit drawings. Note to Applicant: Any changes in the unit mix from the rezoning application may be varied under the discretion of the Director of Planning or Development Permit Board provided that it does not go lower than 35% of the market rental units and 35% of the below-market rental units, designed to be suitable for families with children. **Replace:** 1.7 The proposed unit mix to be included in the Development Permit drawings must include at least 35% two-or-more bedroom units. Note to Applicant: Requirements for family-size units with two or more bedrooms and three or more bedrooms should be met within both the market rental and below-market rental unit mixes.
	1.8	**Delete:** 1.8 The development should be designed in accordance with the High-Density Housing for Families with Children Guidelines, including the provision of: (a) An outdoor amenity area to include areas suitable for a range of children's play activities and urban agriculture appropriate in size for the scale of the project and situated to maximize sunlight access (S. 3.3.2, 3.4.3); (b) A minimum of 2.3 sq. m (24.7 sq. ft.) of bulk storage for each dwelling unit (S. 4.4.2); (c) A multi-purpose indoor amenity space appropriate in size for the scale of the project, with a wheelchair accessible washroom and kitchenette. Consider positioning this adjacent to the children's play area to enable parental supervision from the amenity room (S. 3.7.3); and (d) A balcony for each unit with 1.8 by 2.7 m minimum dimensions (S. 4.3.2). Note to Applicant: 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.

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		ii. (ii) Bulk storage should be designed in accordance with the Bulk Storage and Insuite Storage – Multiple Dwelling Residential Developments Bulletin. **Replace:** 1.8 The development should be designed in accordance with applicable City design guidelines, including but not limited to: (a) A minimum of 2.3 sq. m (24.7 sq. ft.) of bulk storage for each dwelling unit; (b) Common outdoor residential amenity space appropriate in size for the scale of the project designed to support a range of activities, such as children's play activities and urban agriculture; (c) Indoor amenity space appropriate in size for the scale of the project including at least one space that is equipped with basic functions such as kitchen, accessible washroom and storage; (d) Private outdoor space for all dwelling units, with a minimum depth of 1.8 m (6 ft.) and a minimum area of 4.5 sq. m (48.4 sq. ft.). Note to applicant: A ratio of approximately 2.0 sq. m (21.5 sq. ft) per dwelling unit for outdoor amenity space and 1.2 sq. m (13 sq. ft) per unit for indoor amenity space is recommended. Note to applicant: Where features accessory to dwelling units such as external bulk storage or parking are offered to tenants, they should be offered to below-market rental tenants under the same conditions as to market rental tenants (e.g. access, cost, period etc.).
8427-8483 Cambie Street	1.6	**Delete:** 1.6 The proposed strata unit mix, including 87 studio units (26%), 117 one-bedroom units (35%), 91 two-bedroom units (28%) and 35 three-bedroom units (11%) is to be included in the development permit drawings. Note to Applicant: Any changes in the unit mix from the rezoning application may be varied under the discretion of the Director of Planning or Development Permit Board provided that it does not go lower than 35% of the dwelling units designed to be suitable for families with children. **Replace:** 1.6 The proposed strata unit mix to be included in the Development Permit drawings must include at least 35% two-or-more bedroom units, including 5% three-or-more bedroom units.
	1.8	**Delete:** 1.8 The development should be designed in accordance with the High-Density Housing for Families with Children Guidelines, including the provision of: (a) An outdoor amenity area to include areas suitable for a range of children's play activities and urban agriculture appropriate in size for the scale of the project and situated to maximize sunlight access (S. 3.3.2, 3.4.3);

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		(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 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 Insuite Storage – Multiple Dwelling Residential Developments Bulletin. **Replace:** 1.8 The development should be designed in accordance with applicable City design guidelines, including but not limited to: (a) A minimum of 2.3 sq. m (24.7 sq. ft.) of bulk storage for each dwelling unit; (b) Common outdoor residential amenity space appropriate in size for the scale of the project designed to support a range of activities, such as children's play activities and urban agriculture; (c) Indoor amenity space appropriate in size for the scale of the project including at least one space that is equipped with basic functions such as kitchen, accessible washroom and storage; (d) Private outdoor space for all dwelling units, with a minimum depth of 1.8 m (6 ft.) and a minimum area of 4.5 sq. m (48.4 sq. ft.). Note to applicant: A ratio of approximately 2.0 sq. m (21.5 sq. ft) per dwelling unit for outdoor amenity space and 1.2 sq. m (13 sq. ft) per unit for indoor amenity space is recommended.
5027-5053 Boundary Road	1.15	**Delete:** 1.15 The development should be designed in accordance with the High-Density Housing for Families with Children Guidelines, including the provision of: (a) An outdoor amenity area to include areas suitable for a range of children's play activities and urban agriculture appropriate in size for the scale of the project and situated to maximize sunlight access (S. 3.3.2, 3.4.3); (b) A minimum of 2.3 sq. m (24.7 sq. ft.) of bulk storage for each dwelling unit (S. 4.4.2); (c) A multi-purpose indoor amenity space appropriate in size for the scale of the project, with a wheelchair accessible washroom and

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		kitchenette. Consider positioning this adjacent to the children's play area to enable parental supervision from the amenity room (S. 3.7.3); and (d) A balcony for each unit with 1.8 by 2.7 m minimum dimensions (S. 4.3.2). Note to Applicant: 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 Insuite Storage – Multiple Dwelling Residential Developments Bulletin. **Replace:** 1.15 The development should be designed in accordance with applicable City design guidelines, including but not limited to: (a) A minimum of 2.3 sq. m (24.7 sq. ft.) of bulk storage for each dwelling unit; (b) Common outdoor residential amenity space appropriate in size for the scale of the project designed to support a range of activities, such as children's play activities and urban agriculture; (c) Indoor amenity space appropriate in size for the scale of the project including at least one space that is equipped with basic functions such as kitchen, accessible washroom and storage; (d) Private outdoor space for all dwelling units, with a minimum depth of 1.8 m (6 ft.) and a minimum area of 4.5 sq. m (48.4 sq. ft.). Note to applicant: A ratio of approximately 2.0 sq. m (21.5 sq. ft) per dwelling unit for outdoor amenity space and 1.2 sq. m (13 sq. ft) per unit for indoor amenity space is recommended.
648-680 East Broadway and 2505 Fraser Street	1.7	**Delete:** 1.7 The proposed strata unit mix, including 18 studio units (16%), 60 one-bedroom units (53%), 24 two-bedroom units (21%) and 11 three-bedroom units (10%) is to be revised in the development permit drawings to achieve at least 10% three-bedroom units and 25% two-bedroom units. Note to Applicant: Any changes in the unit mix from the rezoning application may be varied under the discretion of the Director of Planning or Development Permit Board provided that it does not go lower than 35% of the strata 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. **Replace:** 1.7 The proposed strata unit mix to be included in the Development Permit drawings must include at least 35% two-or-more bedroom units, including 5% three-or-more bedroom units.

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	1.17	**Delete:** 1.17 The proposal should apply the High-Density Housing for Families with Children Guidelines for both the strata-titled and social housing units. **Replace:** 1.17 The proposal should be designed in accordance with applicable design guidelines for both the strata-titled and social housing units.
8080 Yukon Street	1.4	**Delete:** 1.4 Design development to ensure all dwelling units include functional private outdoor space, such as balconies or equivalent features; Note to Applicant: In accordance with the High-Density Housing for Families with Children Guidelines. Refer also to Housing Condition 1.16: • Balconies should be a minimum of 1.8 m x 2.7 m. • For studios and one-bedroom units without full balconies, provide Juliet balconies or large, full-height sliding windows with safety guards. **Replace:** 1.4 Design development to ensure all dwelling units include functional private outdoor space, such as balconies or equivalent features; Note to Applicant: In accordance with applicable City design guidelines at the time of development permit. Refer also to Housing Condition 1.16.
	1.16	**Delete:** 1.16 The development should be designed in accordance with the High-Density Housing for Families with Children Guidelines, including the provision of: (a) An outdoor amenity area to include areas suitable for a range of children's play activities and urban agriculture appropriate in size for the scale of the project and situated to maximize sunlight access (S. 3.3.2, 3.4.3); (b) A minimum of 2.3 sq. m (25 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: For studios and one-bedroom units without full balconies, provide Juliet balconies or full-height sliding windows with safety guards. **Replace:**

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		1.16 The development should be designed in accordance with applicable City design guidelines at the time of development permit, including but not limited to: (a) A minimum of 2.3 sq. m (24.7 sq. ft.) of bulk storage for each dwelling unit; (b) Common outdoor residential amenity appropriate in size for the scale of the project designed to support a range of activities, such as children's play activities and urban agriculture; (c) Indoor amenity space appropriate in size for the scale of the project including at least one space that is equipped with basic functions such as kitchen, accessible washroom and storage; (d) Provide private outdoor space for all dwelling units, with a minimum depth of 1.8 m (6 ft.) and a minimum area of 4.5 sq. m (48.4 sq. ft.). Note to applicant: A ratio of approximately 2.0 sq. m (21.5 sq. ft) per dwelling unit for outdoor amenity space and 1.2 sq. m (13 sq. ft) per unit for indoor amenity is recommended. Note to Applicant: For studios and one-bedroom units without full balconies, provide Juliet balconies or full-height sliding windows with safety guards.

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