



## REFERRAL REPORT

Report Date: May 6, 2025  
Contact: Andrew Misiak  
Contact No.: 604.673.8496  
RTS No.: 17940  
VanRIMS No.: 08-2000-20  
Meeting Date: May 20, 2025

TO: Vancouver City Council  
FROM: General Manager of Planning, Urban Design and Sustainability  
SUBJECT: CD-1 Rezoning: 1665-1685 West 11th Avenue

### **RECOMMENDATION TO REFER**

THAT the rezoning application and plans, described below, be referred to Public Hearing together with the recommendations set out below and with the recommendation of the General Manager of Planning, Urban Design and Sustainability to approve the application, subject to the conditions set out below;

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary by-law, in accordance with the recommendations set out below, for consideration at the Public Hearing.

### **RECOMMENDATION FOR PUBLIC HEARING**

- A. THAT the application by Acton Ostry Architects Inc., on behalf of the registered owners of lands located 1665-1685 West 11th Avenue as listed in Schedule 1 with corresponding lot Parcel Identifiers (PIDs) and legal descriptions, to rezone the lands from RM-3 (Residential) District to CD-1 (Comprehensive Development) District, to increase the maximum floor space ratio (FSR) from 1.0 to 6.5 and the maximum building height from 10.7 m (35 ft.) to 65.2 m (214 ft.), with additional height for the portion with rooftop amenity and mechanical equipment, to permit a 20-storey residential rental building, with 20% of the residential floor area for below-market rental units, be approved in principle;

FURTHER THAT the draft CD-1 By-law, prepared for the Public Hearing in accordance with Appendix A, be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by Acton Ostry Architects Inc., on behalf of Palmar Properties Inc., received December 20, 2023 and resubmission plans received October 1, 2024;

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

- B. THAT subject to approval in principle of the rezoning and the Housing Agreement described in Part 2 of Appendix B, the Director of Legal Services be instructed to prepare the necessary Housing Agreement By-law for enactment prior to enactment of the CD-1 By-law, subject to such terms and conditions as may be required at the discretion of the Director of Legal Services and the General Manager of Planning, Urban Design and Sustainability.
- C. THAT Recommendations A and B be adopted on the following conditions:
- (i) THAT the passage of the above resolutions creates no legal rights for the applicant or any other person, or obligation on the part of the City, and any expenditure of funds or incurring of costs is at the risk of the person making the expenditure or incurring the cost;
  - (ii) THAT any approval that may be granted following the Public Hearing shall not obligate the City to enact a by-law rezoning the property, and any costs incurred in fulfilling requirements imposed as a condition of rezoning are at the risk of the property owner; and
  - (iii) THAT the City and all its officials, including the Approving Officer, shall not in any way be limited or directed in the exercise of their authority or discretion, regardless of when they are called upon to exercise such authority or discretion.

### **REPORT SUMMARY**

This report evaluates an application to rezone the site at 1665-1685 West 11th Avenue from RM-3 (Residential) District to CD-1 (Comprehensive Development) District, under the *Broadway Plan* (Plan). The proposal is to permit a 20-storey residential building containing 190 units, with 20% of the residential floor area for below-market rental units.

Staff have assessed the application and conclude it meets the intent of the Plan. Staff recommend that the application be referred to a Public Hearing, with the recommendation of the General Manager of Planning, Urban Design and Sustainability to approve it in principle, subject to the public hearing, and conditions contained in Appendix B.

### **COUNCIL AUTHORITY/PREVIOUS DECISIONS**

- Vancouver Plan (2022)
- Broadway Plan (2022, last amended 2024)
- Interim Housing Needs Report (2025)
- Housing Vancouver Strategy (2017)
- Family Room: Housing Mix Policy for Rezoning Projects (2016)
- High-Density Housing for Families with Children Guidelines (1992, last amended 2022)
- Tenant Relocation and Protection Policy (2015, last amended 2019)
- Rental Incentives Bulletin (2019, last amended 2024)

- Community Amenity Contributions Policy for Rezoning (1999, last amended 2024)
- Green Buildings Policy for Rezoning (2010, last amended 2024)
- Vancouver Development Cost Levy By-law No. 9755
- Vancouver Utilities Development Cost Levy By-law No. 12183
- Urban Forest Strategy (2018)
- Public Art Policy and Procedures for Rezoned Developments (2014, last amended 2021)
- Transit-Oriented Areas (TOA) Designation By-law (2024)
- Transit-Oriented Areas (TOA) Rezoning Policy (2024)

## **REPORT**

### **Background/Context**

#### **1. Site and Context**

The site is comprised of three lots located mid-block on the north side of West 11th Avenue, between Pine and Fir Streets in the Fairview South neighbourhood (see Figure 1). The total site area is 1,742 sq. m (18,751 sq. ft.), with a frontage of 45.72 m (150 ft.) along W 11th Avenue and a depth of 38 m (125 ft.). There is a lane to the north of the site. The site and surrounding area are zoned RM-3 (Residential) district and generally developed with low-rise (three-storey) apartment buildings. Directly across the street at 1676 W 11th Avenue there is an active rezoning application to develop a 20-storey secured rental building which is under staff review. One block over at 1726 W 11th Avenue, a rezoning application proposing a 20-storey and 19-storey mixed-use building was approved by Council at Public Hearing on December 10, 2024.

The site is developed with three three-storey residential buildings with 22 rental units. Ten tenancies are eligible for tenant protection under the City's *Tenant Relocation and Protection Policy* (TRPP) for the Plan area.

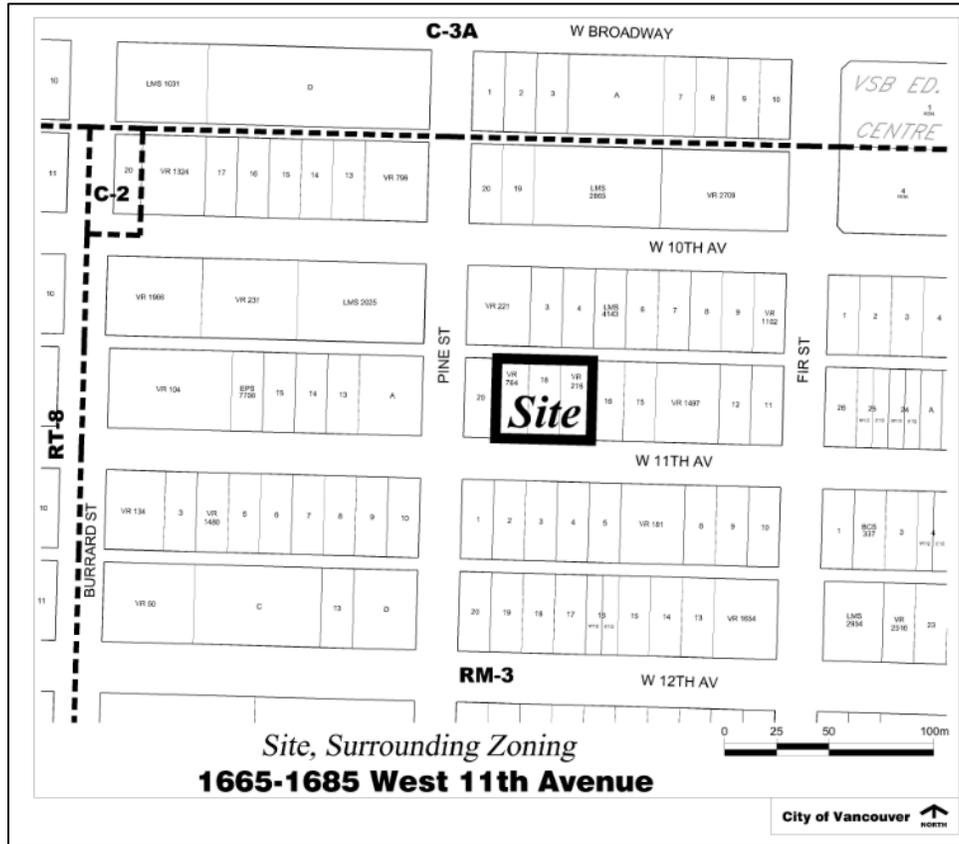
**Neighbourhood Amenities** – The following amenities exist in the area:

- **Parks:** Granville Park (450 m), Burrard Slopes Park (650 m), Shaughnessy Park (1.1 km), Angus Park (1.2 km) and Delamont Park (1.2 km).
- **Community Spaces:** Firehall Library (378m) South Granville Seniors Centre (550 m), Ohel Ya'akov Community Kollel (750 m), and Canadian Memorial Centre for Peace (800 m), False Creek Community Centre (1.3km).
- **Childcare:** Montessori Daycare Society (700 m), West Point Grey Daycare (850 m), CEFA Early Learning Vancouver – Kitsilano (850 m) and Kitsilano Area Childcare Society (1.2 km), False Creek YMCA Child Care (1.3 km).

**Local School Capacity** – The site is located within the catchment of Henry Hudson Elementary School and Kitsilano Secondary School. According to the Vancouver School Board (VSB)'s *2020 Long Range Facilities Plan*, Hendry Hudson will be operating under capacity at 72% and Kitsilano Secondary at 96% capacity, by 2031.

The VSB report notes that overall enrolment trends for the wider area are changing. The VSB continues to explore options to reduce pressure on schools in this area, monitor development, and work with City staff to help plan for future growth.

Figure 1: Location Map



**2. Policy Context**

**Broadway Plan (2022)** – The *Broadway Plan* (Plan) is a comprehensive community plan for the area within Vine Street to Clark Drive and 1st Avenue to 16th Avenue. The 30-year plan focuses on opportunities to integrate new housing, jobs, and amenities around the new Broadway Subway. The site is located within the Fairview South – Area A (FSOA) sub-area of the Plan.

The Plan allows for consideration of rezoning at this location for a secured rental building with 20% of the residential floor area for below-market rental units. A maximum density of 6.5 FSR and a maximum height of 20 storeys may be considered where there is a minimum frontage of 45.7 m (150 ft.).

**Vancouver Plan (2022)** – The *Vancouver Plan* was approved by Council in 2022 and is a land use strategy to guide long-term growth of the City over the next 30 years. The *Vancouver Plan* serves as a framework, with further implementation planning work to follow over the next few years. The site is located within the *Broadway Plan* area which is generally in alignment with the *Vancouver Plan*.

**Housing Vancouver Strategy (2017)** – *Housing Vancouver* focuses on the right supply of new homes, including rental, to meet the continuum of housing types. The strategy includes 10-year housing approval targets, which were updated in 2024. The new targets aim for 83,000 net new homes overall, including 30,000 purpose-built market rental and 5,500 purpose-built below-

market rental units. This rezoning will contribute towards targets for purpose-built market and below-market rental housing.

**Interim Housing Needs Report (2025)** – Provincial legislation requires Council to receive and consider regular Housing Needs Reports when creating or amending a development plan in relation to Council's housing policies on affordable, rental and special needs housing. The most recent report amendment was received on January 1, 2025.

**Transit-Oriented Areas (TOA) Designation By-law and Transit-Oriented Areas (TOA) Rezoning Policy** – To align with provincial legislation, Council adopted a by-law and rezoning policy that establishes heights and densities for developments within Transit-Oriented Areas (TOAs). This site is within Tier Three of the TOA legislation, which permits up to eight storeys and a density of 3.0 FSR. As the Plan allows more height and density, the application is being assessed under the *Broadway Plan* policies.

### ***Strategic Analysis***

#### **1. Proposal**

The rezoning application received on October 1, 2024 proposes a residential rental building containing 190 units with 20% of the residential floor area for below-market rental units (see Figure 2). The proposed building has a total floor area of 11,323 sq. m (121,880 sq. ft.) of residential use, a proposed height of 65.2 m (214 ft.), with additional height for the portion with rooftop amenity and mechanical equipment, and a floor space ratio (FSR) of 6.5. The proposal includes underground vehicle and bicycle parking, accessed from the rear lane.

The rezoning application first submitted in December 2023 included a private childcare facility. The applicant has chosen to remove the private childcare in the current submission.

#### **Land Use**

The proposed residential use is consistent with the Plan.

#### **2. Form of Development, Height and Density** (refer to drawings in Appendix C and statistics in Appendix G)

In assessing urban design performance, staff considered the Plan's built-form expectations.

**Form of Development** – This application is consistent with the Plan for a tower form (see Figure 2). The proposal generally meets the Plan's expectations for number of towers on the block, tower separation, floorplate size, and setbacks.

**Height** – At this location, the Plan anticipates a 20-storey building with an additional partial storey for rooftop amenity. The proposed height complies with the Plan.

**Density** – The Plan allows a density of up to 6.5 FSR in this location. The application complies with the Plan's objectives and proposes a density of 6.5 FSR.

**Figure 2: View of Proposed Building from West 11th Avenue (looking north)**



**Public Realm and Interface** – The Plan envisions an animated public realm with landscape setbacks and an engaging building interface. The proposal reflects this. Appendix B includes a condition to further enhance the building’s interface with the public realm.

**Private Amenity Space** – The development offers on-site common indoor and outdoor amenities for the residents.

**Urban Design Panel** – A review by the Urban Design Panel was not required due to consistency with the Plan’s expectations.

### **3. Housing**

The *Housing Vancouver Strategy* seeks to deliver a range of housing tenures across the housing continuum. This application, if approved, would add approximately 190 units (including approximately 38 below-market rental units) to the City’s inventory of rental housing, which would contribute to the targets set out in the *Housing Vancouver Strategy* (see Figure 3).

**Figure 3: Progress Towards 10 Year Housing Vancouver Targets (2024-2033) for Purpose-Built Market and Developer-Owned Below-Market Rental Housing as of December 31, 2024**

Housing Type	Category	10-year Targets <sup>1</sup>	Units Approved Towards Targets <sup>2</sup>
Purpose-Built Market Rental Units <sup>2</sup>	Market Rental	30,000	5,633 (19%)
	Developer-Owned Below Market Rental	5,500	768 (14%)
	Total	35,500	6,401 (18%)

1. New 10-year targets were adopted in 2024, with tracking starting from January 1st, 2024.
2. Previous targets established in 2017 included 20,000 purpose-built rental, market and below-market combined, with tracking starting in 2017. As of December 31st, 2023, 87% of the previous targets had been reached.
3. Unit numbers exclude the units in this proposal, pending council's approval of this application.

**Vacancy Rates** – Vancouver has exhibited historically low vacancy rates in the last 30 years. In 2023, the purpose-built apartment vacancy rate was 0.8% in Vancouver. The vacancy rate (based on Canada Mortgage and Housing Corporation (CMHC) Market Rental Survey) for the Westside/South Granville – Oak area, which this site is located, is 0.40%. A vacancy rate of between 3% and 5% is considered to represent a balanced market.

**Housing Mix** – The Plan requires a minimum of 35% family units, including a minimum of 10% of units with three or more bedrooms and 25% of units with two bedrooms. This application proposes 37% family units in a mix of two-bedroom and three-bedroom units, thereby exceeding the Plan. A condition of approval and a provision in the CD-1 By-law has been included to ensure the Plan policy requirement for a minimum of 25% two-bedroom units and minimum of 10% three-bedroom units is met separately in both the market rental and below-market portions. All family units must be designed in accordance with the High Density Housing for Families with Children Guidelines.

**Average Rents and Income Thresholds** – Figure 4 shows starting rents for below-market units, set at 20% less city-wide average market rent for 2023. If approved, starting rents for the below-market units will be 20% less the city-wide average market rents at the time of initial occupancy. On unit turnover, rents in the below-market units may be reindexed to 20% less the city-wide average market rent by unit type current at the time of unit turnover. Figure 4 provides a comparison of average below-market and market rents.

Average market rents in newer rental buildings on the westside are also shown in the middle two columns in Figure 4. The market rental housing component will provide options that are more affordable than home ownership, as illustrated in Figures 4 and 5.

To qualify for a below-market rental unit, a household's gross annual income cannot exceed the maximum income requirements for the unit type, (see Figure 4) with at least one household member per bedroom. Policy 12.2.17 of the *Plan* specifies that below-market rental units will be subject to tenant income testing and monitoring requirements that apply under the *Secured Rental Policy*, as described in the *Rental Incentive Programs Bulletin*. All residents will have equal access to common indoor and outdoor amenities and facilities shown in Appendix D.

**Figure 4: Below-Market Unit Average Rents, Market Rents in Newer Buildings and Household Incomes Served**

	Proposed Average Unit Size-Gross Floor Area (Sq. Ft.)	Below-Market Units -Starting Rents (2023) <sup>1</sup>	Average Market Rent in Newer Buildings – Westside (CMHC, 2023) <sup>2</sup>	Average Household Income Served	DCL By-Law Maximum Averages – Westside (C MHC, 2023) <sup>3</sup>	Average Household Income Served
Studio	404	\$1,223	\$1,902	\$76,080	\$2,235	\$89,408
1-bed	534	\$1,429	\$2,306	\$92,240	\$2,576	\$103,048
2-bed	738	\$1,969	\$3,372	\$134,880	\$3,567	\$142,692
3-bed	943	\$2,395	\$4,434	\$177,350	\$4,095	\$163,812

1. Starting rents shown are calculated based on a 20 per cent discount to city-wide average market rents as published by CMHC in the October 2023 Rental Market Survey. Rents at initial occupancy will set at the same discount to city-wide average market rent current at the time of occupancy permit issuance.
2. Data from October 2023 CMHC Rental Market Survey for buildings completed in 2014 or later on the Westside of Vancouver
3. For studio, 1-, 2-, and 3-bedroom units, the maximum DCL rents are the average rents for all residential units built since the year 2015 in the City of Vancouver as published by CMHC in the October 2023 Rental Market Survey.

**Figure 5: Cost of Ownership and Household Incomes Served**

	Monthly Costs of Ownership for Median-Priced Apartment with 20% down-payment – Westside (BC Assessment 2021) <sup>1</sup>	Average Household Income Served – Westside	Down-payment at 20% – Westside Apartment
Studio	\$2,837	\$113,480	\$106,000
1-bed	\$3,473	\$138,920	\$132,000
2-bed	\$5,193	\$207,720	\$198,400
3-bed	\$7,982	\$319,280	\$311,890

1. Based on the assumptions: Median of all BC Assessment strata apartment sales prices in Vancouver Westside in 2021 by unit type, 20% down-payment, 5% mortgage rate (in-line with qualifying rate), 25-year amortization, \$250-\$350 monthly strata fees and monthly property taxes at \$2.92 per \$1,000 of assessed value (2021 assessments and property tax rate)

**Security of Tenure** – Purpose-built rental housing offers permanent rental housing and security of tenure, unlike rented condominiums or basement suites in the secondary rental market. All units in the proposed building would be secured as rental units through a Housing Agreement and Section 219 Covenant for the longer of 60 years or the life of the building. Covenants will be registered on title to prohibit the stratification and/or separate sale of individual units.

The Housing Agreement will secure not less than 20% of the residential floor area that is counted in the calculation of the floor space ratio for below-market units to be rented at rates targeted to meet the affordability needs of moderate income households. Between tenancies, the rent for a below-market rental unit will be re-indexed to the current CMHC average rent by unit type, applying the same discount rate as was secured at the time of occupancy permit issuance. Rent increases during each tenancy are capped at the Residential Tenancy Act annual allowable rental increase. Conditions related to securing the units are contained in Appendix B.

**Tenants** – The rezoning site contains existing rental residential uses, including 19 units of primary rental and three units of secondary rental housing. Ten out of the 22 existing residential tenancies are eligible under the City’s *Tenant Relocation and Protection Policy* (TRPP) for the Plan area.

The applicant has provided a *Tenant Relocation Plan* (TRP) for eligible tenants which meets the requirements of the City’s TRPP for the Broadway Plan area. The TRP is summarised in Appendix D of this report.

All residential tenancies are protected under the provincial Residential Tenancy Act.

#### 4. Transportation and Parking

The site is well serviced by public transit. It is within 500 m of the future South Granville SkyTrain Station. Bus service is also available within 400 m for the No.9, 99, 16 and N17 routes.

The proposal includes below-grade parking accessed from the lane. Parking is required to meet the Parking By-law. Engineering conditions are included in Appendix B and include Pine Street/West 11<sup>th</sup> Avenue intersection street lighting upgrade, upgraded street lighting (roadway and sidewalks) and existing lane, speed humps, and street improvements with appropriate transition along West 11<sup>th</sup> and the lane.

#### 5. Environmental Sustainability and Natural Assets

**Green Buildings** – The *Green Buildings Policy for Rezoning*s requires that rezoning applications satisfy the green and resilient building conditions stated within the Policy.

**Natural Assets** – The *Urban Forest Strategy* seeks to preserve, protect and strengthen Vancouver’s urban forest and tree canopy. The Protection of Trees By-law requires permission to remove trees that meet certain conditions to protect as many healthy, viable trees while still meeting the challenges of development and housing priorities.

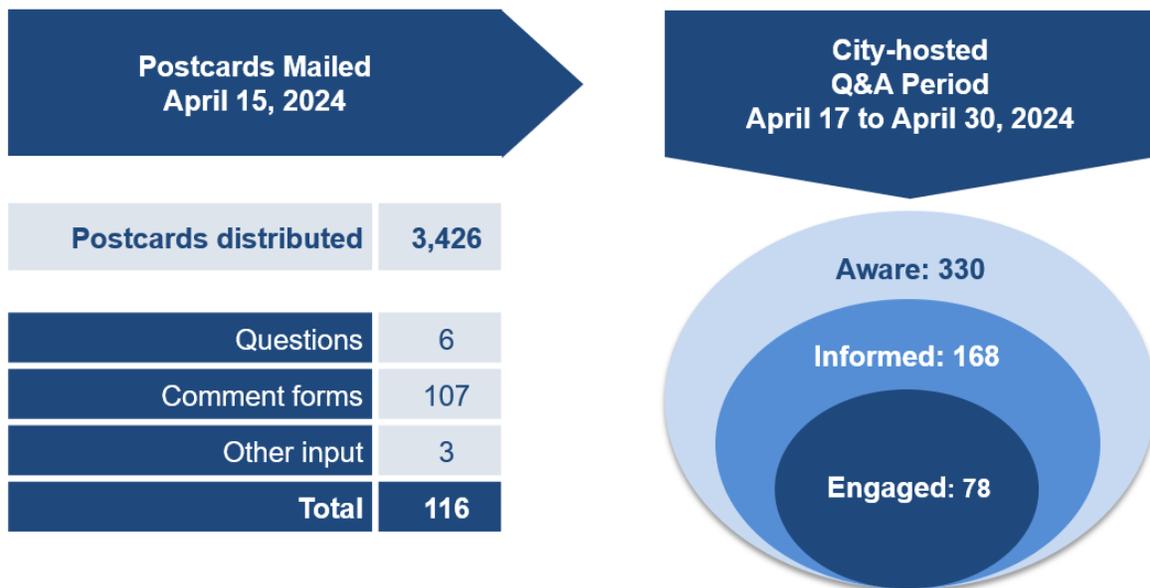
There are 17 on-site trees of which three are proposed for retention and 14 are proposed for removal to enable redevelopment of the site. There are also two privately owned off-site trees of which one is proposed for retention and the other is proposed for removal. The final number of new trees will be determined through the development permit process.

#### 6. Public Input

**Public Notification** – A rezoning information sign was installed on the site on April 2, 2024. Approximately 3,426 notification postcards were distributed within the neighbouring area on or about April 15, 2024. Application information and an online comment form was provided on the Shape Your City ([shapeyourcity.ca/](https://shapeyourcity.ca/)) platform.

**Question and Answer Period** – A question and answer period was held from April 17, 2024 to April 30, 2024. Questions were submitted by the public and posted with a response over a two-week period. A digital model was made available for online viewing.

**Public Response and Comments** – Public input is collected via online questions, comment forms, through email, and by phone. A total of 116 submissions were received.

**Figure 6: Overview of Notification and Engagement**

Below is a summary of feedback received from the public by topic.

Generally, comments of support fell within the following areas:

- **Housing and rental:** The proposed development would make a significant impact on addressing the housing crisis by introducing urgently needed rental and housing units.
- **Childcare facility:** The development provides much needed childcare facility and will benefit the community.
- **Location:** Development is supported given adjacency to transit hubs and sustainable travel options.

Generally, comments of concern fell within the following areas:

- **Height and density:** The proposed height and density is too big and does not fit into the neighbourhood context.
- **Traffic and parking:** The proposed development will increase traffic congestion and does not have an adequate amount of parking spaces.
- **Tenant displacement:** Long-term tenants are being displaced into an unaffordable housing market.

### Response to Public Comments

*Childcare facility* – The applicant removed the private childcare facility from the revised application received on October 1, 2024.

*Height and Density* – The application meets the height and density per the Plan, which helps provide new secured rental housing with below-market housing in close proximity to public transit. The Plan includes direction to create a built environment that supports resilient and liveable communities.

*Traffic and parking* – The proposal is required to meet the Parking By-law. This site is well served with transportation options and is in close proximity to frequent transit network.

*Tenant displacement* – The Plan provides enhanced tenant protections under the TRPP. Existing tenants who are eligible can move back into the new building at their current rent or at a 20% discount off of the city-wide average market rents, whichever is lower. The tenants will also receive temporary rent top-up to help mitigate rent increases before returning to the new building.

## 7. Public Benefits

**Community Amenity Contributions (CACs)** – This application is subject to a negotiated CAC under the *Community Amenity Contributions Policy for Rezonings*. Real Estate Services staff reviewed the application and the cost of securing the rental housing units including the 20% of the residential floor area as below-market rental units, and have determined no CAC is expected.

**Development Cost Levies** – The site is subject to both the City-wide DCL and Utilities DCL, which will be calculated on the floor area proposed at the development permit stage. This application has requested and is expected to be eligible for a Class A (100%) waiver of the City-wide DCLs applicable to the residential floor area. This application is therefore subject to the maximum starting rents by unit type applicable to “class A for-profit affordable rental housing” as per the Development Cost Levy By-law, if applicable and as may be amended from time to time. These requirements will be secured by a Housing Agreement, and compliance will be assessed through the development permit stage to occupancy permit issuance, ensuring that a final rent roll that sets out the initial monthly rents is submitted.

Based on rates in effect as of September 30, 2024, and the proposed 11,323 sq. m (121,880 sq. ft.) of residential floor area, it is estimated that the developer will pay DCLs of \$1,803,641. The value of the anticipated City-wide DCL waiver on the residential floor area is estimated to be \$2,878,420. DCL rates are subject to future adjustment by Council including annual inflationary adjustments.

A development may qualify for 12 months of in-stream rate protection from DCL rate increases, provided that an application has been received prior to the rate adjustment. See the City’s [DCL Bulletin](#) for details on DCL rate protection.

**Public Art Program** – The application is subject to the *Public Art Policy and Procedures for Rezoned Developments* as the proposed floor area exceeds the minimum 9,290 sq. m (100,000 sq. ft.). Applicants may elect to provide on-site artwork or cash-in-lieu (at 80% of the public art budget), which must be discussed with Public Art staff before by-law enactment.

The public art budget will be calculated on the floor area proposed at the development permit stage. Based on the current (2016) rate, the public art budget is estimated to be \$241,321. As a condition of by-law enactment, a legal agreement is required to be registered on title to specify and define all obligations with respect to the elected option.

This project sits in the area of the *Plan*, which includes a key direction to, “Focus public art investment in public spaces, including plazas, parks, and as a component of complete streets, to centre art in daily life.” The City is seeking to identify opportunities to deploy shared resources to advance this direction and policies enumerated in section 17.6 of the *Plan*.

**Other Benefits** – The secured market rental and below-market rental units in this proposed development will contribute to the City’s secured rental housing stock.

A summary of the public benefits associated with this application are included in Appendix F.

### ***FINANCIAL IMPLICATIONS***

As noted in the Public Benefits section, this project is expected to provide market and below-market rental housing, a DCL payment and a public contribution. See Appendix F for additional details.

### ***CONCLUSION***

The General Manager of Planning, Urban Design and Sustainability recommends that the application be referred to Public Hearing together with the draft CD-1 By-law provisions generally shown in Appendix A with a recommendation that these be approved, subject to the Public Hearing, along with the conditions of approval listed in Appendix B.

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**SCHEDULE 1**

<b>Address</b>	<b>Owner(s)</b>	<b>Parcel Identifier</b>	<b>Legal Description</b>
1665 West 11th Avenue	Palmar Properties Inc.	003-740-048	Strata Lot 1 District Lot 526 Strata Plan VR. 216, together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1.
		002-470-993	Strata Lot 2 District Lot 526 Strata Plan VR. 216 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1
		003-740-064	Strata Lot 3 District Lot 526 Strata Plan VR. 216, together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1.
		003-740-072	Strata Lot 4 District Lot 526 Strata Plan VR216, together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1
		003-740-081	Strata Lot 5 District Lot 526 Strata Plan VR. 216, together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1.
1675 West 11th Avenue	Palmar Properties Inc.	007-372-418	Lot 18 Block 369 District Lot 526 Plan 1949
1685 West 11th Avenue	Palmar Properties Inc.	005-831-687	Strata Lot 1 District Lot 526 Strata Plan VR. 764, together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1.
		005-831-695	Strata Lot 2 District Lot 526 Strata Plan VR. 764, together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1.
	1200831 B.C. Ltd. <sup>1</sup>	005-831-733	Strata Lot 3 District Lot 526 Strata Plan VR. 764, together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1.
	Palmar Properties Inc.	005-831-750	Strata Lot 4 District Lot 526 Strata Plan VR764 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1
	Mark Edward Pallai	005-831-776	Strata Lot 5 District Lot 526 Strata Plan VR. 764 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1
		005-831-784	Strata Lot 6 District Lot 526 Strata Plan VR. 764, together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1.

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<sup>1</sup> Represented by Mark Edward Pallai

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**1665-1685 WEST 11TH AVENUE  
PROPOSED CD-1 BY-LAW PROVISIONS**

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

**Zoning District Plan Amendment**

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

*[Note: Schedule A, not attached to this appendix, is a map that amends the City of Vancouver zoning map. Should the rezoning application be referred to Public Hearing, Schedule A will be included with the draft by-law that is prepared for posting.]*

**Designation of CD-1 District**

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

**Definitions**

3. Words in this by-law have the meaning given to them in the Zoning and Development By-law, except that:
  - (a) for the purpose of calculating the total dwelling unit area for section 5.1 of this by-law, "Dwelling Unit Area" is the floor area of each dwelling unit, measured to the inside of all perimeter walls, excluding any floor area as required by section 6.4 of this by-law; and
  - (b) "Below-Market Rental Units" means dwelling units that meet the requirements of approved Council policies and guidelines for below-market rental housing, as secured by a housing agreement and registered on title to the property.

**Uses**

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

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## Conditions of Use

- 5.1 A minimum of 20% of the total dwelling unit area must be below-market rental units.
- 5.2 The design and layout of at least 35% of the total number of below-market rental units and at least 35% of the total number of other dwelling units must:
- (a) be suitable for family housing; and
  - (b) have 2 or more bedrooms, of which:
    - (i) at least 25% of the total dwelling units must be 2-bedroom units, and
    - (ii) at least 10% of the total dwelling units must be 3-bedroom units.

## Floor Area and Density

- 6.1 Computation of floor area must assume that the site area is 1,742 m<sup>2</sup>, being the site area at the time of the application for the rezoning evidenced by this By-law, prior to any dedications.
- 6.2 The maximum floor space ratio for all uses combined must not exceed 6.5.
- 6.3 Computation of floor area must include all floors having a minimum ceiling height of 1.2 m, both above and below base surface, measured to the extreme outer limits of the building.
- 6.4 Computation of floor area and dwelling unit area must exclude:
- (a) balconies and decks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, provided that:
    - (i) the total area of these exclusions must not exceed 12% of the permitted floor area, and
    - (ii) the balconies must not be enclosed for the life of the building;
  - (b) patios and roof decks, if the Director of Planning considers the impact on privacy and outlook;
  - (c) floors or portions thereof that are used for:
    - (i) off-street parking and loading located at or below base surface, provided that the maximum exclusion for a parking space does not exceed 7.3 m in length,
    - (ii) bicycle storage, and
    - (iii) heating and mechanical equipment, or uses that the Director of Planning considers similar to the foregoing;

- (d) entries, porches and verandahs if the Director of Planning first approves the design;
  - (e) all residential storage area above or below base surface, except that if residential storage area above base surface exceeds 3.7 m<sup>2</sup> per dwelling unit, there will be no exclusion for any of the residential storage area above base surface for that unit; and
  - (f) all storage area below base surface for non-dwelling uses.
- 6.5 The Director of Planning or Development Permit Board may exclude common amenity areas from the computation of floor area, to a maximum of 10% of the total permitted floor area, if the Director of Planning or Development Permit Board considers the intent of this by-law and all applicable Council policies and guidelines
- 6.6 Where floor area associated with residential storage area is excluded, a minimum of 20% of excluded floor area above base surface must be located within the below-market rental units as storage area.

### **Building Height**

- 7.1 Building height must not exceed 65.2 m.
- 7.2 Despite section 7.1 of this by-law and the building height regulations in section 10 of the Zoning and Development By-law, if the Director of Planning permits common rooftop amenity space or mechanical appurtenances including elevator overrun and rooftop access structures, the height of the portions of the building with the permitted common rooftop amenity space or mechanical appurtenances must not exceed 72.5 m.

### **Access to Natural Light**

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

\* \* \* \* \*

**1665-1685 WEST 11TH AVENUE  
CONDITIONS OF APPROVAL**

*Note: If the application is referred to a Public Hearing, these Conditions of Approval will be referenced in the Summary and Recommendations included in the hearing agenda package. Any changes to the conditions approved by Council will be contained in its decision. Applicants are advised to consult the hearing minutes for any changes or additions to these conditions.*

**PART 1: CONDITIONS OF APPROVAL OF THE FORM OF DEVELOPMENT**

Note: Consideration by Council at the public hearing of the proposed form of development is in reference to plans prepared by Acton Ostry Architects Inc., on behalf of Palmar Properties Inc. received December 20, 2023 and resubmission plans received October 1, 2024.

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

**Urban Design**

- 1.1 Design development to improve the public realm interface and neighbourliness.

Note to Applicant: This can be achieved by reducing at-grade blank walls through terracing and/or natural grading especially at the perimeter.

- 1.2 Design development to improve the livability of the proposed ground units at the rear of the building.

Note to Applicant: This may be achieved by providing a landscape buffer between the loading zone and residential units.

- 1.3 Strongly consider the provision of a two-way drive knock-out panel to mitigate the challenge for the adjacent site in providing an on-site parking ramp.

**Landscape Design**

- 1.4 Design development to ensure safe retention of the neighbour-owned tree OS1, including the following:

- (a) Provide coordinated application documents confirming existing retaining wall near tree OS1 can be retained as per arborist recommendations, including revised arborist report and signed letter of assurance, revised landscape and architectural drawings including details and sections, as required, outlining recommended mitigation measures.

Note to Applicant: Unless a signed letter of consent from the owner of this tree confirming support to remove tree OS1 is provided, this tree is to be retained per above condition.

- 1.5 Provision of a revised and coordinated arborist documents with respect to the following:

- (a) Provide an arborist letter of assurance for all work taking place within Critical Root Zones of retained trees. Ensure this is signed by all required parties.
- (b) Provide finalized submission arborist documents. The documents submitted at rezoning are marked as draft status.
- (c) Revise arborist report to clearly address all development works. There is no discussion over the proposed fence or patio works within CRZ of trees 4213, 4214, and 4215.

Note to Applicant: If trees 4212, 4214, and 4215 are required to be removed after demolition as per arborist recommendations, replacement trees are to be provided in the same general location to take advantage of the underground setback and parkade notch.

- 1.6 Design development for front yard landscape setback to soften the transition of the built environment and provide additional replacement trees.

Note to Applicant: This can be achieved by relocating the proposed storm water detention tank as far east as possible. This will allow additional replacement trees to be planted in this setback area to maximize tree canopy cover, in order align with the Urban Forest Strategy.

- 1.7 Consideration to add additional, taller vegetation to the rooftop amenity area.

Note to Applicant: Adding taller vegetation along the south side of the amenity area roof deck near the harvest table can help to provide shade, and a buffer for this amenity area. This will align with the Outdoor Space sub-section of section 11.4 of the Broadway Plan, and allow of the general enjoyment of nature on the roof top amenity area.

- 1.8 Provision of revised and coordinated landscape documents with respect to tree retention items:

- (a) Illustrate and show all existing trees per arborist documents and show if they are retained or removed and also include tree labels per the arborist document.
- (b) Illustrate and dimension tree protection barriers, including any phased protection barriers.
- (c) Note all areas requiring arborist supervision and any critical arborist notes relating to retention of existing trees.

Note to Applicant: If required, a separate tree retention plan can be included within the Landscape drawing set.

- 1.9 Provision of a detailed Landscape Plan illustrating soft and hard landscaping for the complete site, including rooftops (where applicable).

Note to applicant: The plans should be at 1/8": 1 ft. scale minimum. The Plant List should include the common and botanical name, size and quantity of all existing/ proposed plant material. Plant material should be clearly illustrated on the Plan and

keyed to the Plant List. The landscape plan should include the public realm treatment (to the curb) and all existing or proposed street trees, adjoining walkways, surface materials, PMT/Vista transformers and public utilities such as lamp posts, hydro poles, fire hydrants.

- 1.10 Provision of detailed architectural and landscape cross sections (minimum 1/4" inch scale) through common open spaces, semi-private patio areas and planters.

Note to applicant: the sections should illustrate the slab design and location, the soil profile, tree root ball, tree canopy and any associated landscaping. For private patios and amenity areas, illustrate and dimension planters on slab, planter sizes (inside dimension), soil, root ball, retaining walls, steps, patios and portions of the adjacent building, such as residential units or amenity rooms.

- 1.11 Coordination of new proposed street trees with Engineering and the Park Board, confirming quantities, species, size and locations and addition of the following note on the plans:

Final location, quantity, tree species to the satisfaction of the General Manager of Engineering. Contact Engineering Services (Streets Design Branch) at 604-871-6131 to confirm planting location. New tree must be of good standard, minimum 6 cm calliper and installed with approved root barriers, tree guards and appropriate soil. Root barriers shall be 8 feet long and 18 inches deep. Planting depth of root ball must be below sidewalk grade. New street trees to be confirmed prior to issuance of the building permit. Call Park Board at 311 for tree species selection and planting requirements. Park Board to inspect and approve after tree planting completion.

## Sustainability

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

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

## Housing

- 1.13 The proposed unit mix, including 93 studio units (49%), 30 one-bedroom units (16%), 48 two-bedroom units (25%) and 19 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 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.

- 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 enables parental supervision from the amenity room (S. 3.7.3); and
- (d) A balcony for each unit with 1.8 by 2.7 m minimum dimensions (S. 4.3.2).

Note to Applicant: Provide balcony dimensions on the Development Permit drawings.

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

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

## Engineering

Arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for the following:

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

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

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

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

- 1.17 The owner or representative is to contact Engineering Services at [StreetUseReview@vancouver.ca](mailto:StreetUseReview@vancouver.ca) to acquire the project's permissible street use after Building Permit issuance.

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

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

- 1.18 Provision of any gas service to connect directly to the building without any portion of the service connection above grade within the road right of way.
- 1.19 Provision of a lighting simulation to support all offsite lighting upgrades to City standards and IESNA recommendations.
- 1.20 Submission of a letter prior to Development Permit issuance confirming acknowledgement that this application falls within the area with potential impacts due to the Broadway Subway Project construction and that you have contacted the Rapid Transit Office for more detailed information.

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

<https://vancouver.ca/streets-transportation/ubc-line-rapid-transit-study.aspx>

- 1.21 Arrangements to the satisfaction of the General Manager of Engineering Services and the appropriate public utility companies for pole relocation if vehicle access to the site cannot be relocated.

Note to Applicant: Vehicle access to the site must be unobstructed. Pole relocation proposals must include submitted letters from the appropriate public utility companies confirming that relocation is possible.

- 1.22 Provision of garbage and recycling storage amenity design to the satisfaction of the General Manager of Engineering Services.

Note to Applicant: Draw and label container outlines and if the site is mixed use, demonstrate separated solid waste amenities for commercial and residential use, and label each amenity. Amenities designed below grade require written confirmation from a waste hauler that access and pick up from the location can be made without reliance of the lane for extended bin storage. If this cannot be confirmed, then an on-site garbage bin staging area is to be provided adjacent the lane.

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

(a) Display of the following notes:

- (i) "This plan is **NOT FOR CONSTRUCTION** and is to be submitted for review to Engineering Services a minimum of 8 weeks prior to the start of any construction proposed for public property. No work on public property may

begin until such plans receive “For Construction” approval and related permits are issued. Please contact Engineering, Development and Major Projects and/or your Engineering, Building Site Inspector for details.”

- (ii) "Tree species, final spacing, quantity and location to the satisfaction of the General Manager of Engineering Services. New trees must be of good standard, minimum 6 cm caliper, and installed with approved root barriers, tree guards and appropriate soil volumes. Root barriers shall be of rigid construction, 8 feet long and 18 inches deep, centre on each street tree adjacent to the sidewalk and any off street bike facility. Planting depth of root ball must be below sidewalk grade. Contact Park Board at [pbdevelopment.trees@vancouver.ca](mailto:pbdevelopment.trees@vancouver.ca) for inspection after tree planting completion.”

- (b) Existing locations of:

- (i) Street furniture; and

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

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

- (ii) Poles and guy wires.

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

- (c) Deletion of:

- (i) Proposed feature paving from City boulevard.

Note to Applicant: Surface treatments in hardscape areas of the boulevard and plaza are to be in standard concrete only.

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

1.24 Update the architectural plans to provide:

- (a) All types of parking, loading, bicycle, end-of-trip facilities and passenger loading spaces individually numbered, and labelled on the drawings;
- (b) Dimensions of columns and column encroachments into parking spaces;

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

1.25 Provision of a [Transportation Demand Management \(TDM\) Plan](#).

Note to Applicant: Submit TDM Plan A, B, C or D. Council approved amendments to the Parking By-law and the Transportation Demand Management (TDM) Administrative Bulletin. These requirements will apply to site development permits following this rezoning.

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

- (a) Two-way vehicle flow, including layout not requiring vehicles to back up for more than 10 m (32.8 ft.).

1.27 Provision of loading spaces, per the [Parking By-law Section 5](#) and the [Design Supplement](#), including:

- (a) Clear unloading area or raised rear dock, minimum 1.8 m (5.9 ft.) wide, with suitable access to facilitate goods loading/unloading; and
- (b) Resolution of maneuvering conflicts with waste removal.

Note to Applicant: Council approved amendments to loading rates and design requirements in the Parking By-law and Design Supplement. These requirements will apply to site development permits following this rezoning.

1.28 Provision of the Developer's Engineer to submit a sewer abandonment plan that details the following:

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

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

1.29 Provision of all third-party utility services (e.g., BC Hydro, TELUS, Shaw) to be underground. BC Hydro service to the site to be primary and all required electrical plants to be provided within private property.

Note to Applicant: BC Hydro System Vista, Vista switchgear, pad mounted transformers, low profile transformers and kiosks as well as telecommunications kiosks are to be located on private property with no reliance on public property for placement of these features.

For questions on this requirement, please contact Utilities Management Branch at 604-829-9447 or at [umb@vancouver.ca](mailto:umb@vancouver.ca).

1.30 A Key Plan shall be submitted by the applicant and approved by the City prior to any third party utility drawing submissions and third party utility service drawings will not be reviewed by the City until the Key Plan is defined and achieves the following objectives:

- (a) The Key Plan shall meet the specifications in the City of Vancouver Engineering Design Manual Section 2.4.4 Key Plan <https://vancouver.ca/files/cov/engineering-design-manual.PDF>; and
- (b) All third party service lines to the development are to be shown on the plan (e.g., BC Hydro, Telus, Shaw, etc.) and the applicant is to provide documented acceptance from the third party utilities prior to submitting to the City.

Note to Applicant: It is highly recommended that the applicant submits a Key Plan to the City for review as part of the Building Permit application.

Use of street for temporary power (e.g., temporary pole, pole mounted transformer or ducting) is to be coordinated with the City well in advanced of construction. Requests will be reviewed on a case-by-case basis with justification provided substantiating need of street space against other alternatives. If street use for temporary power is not approved, alternate means of providing power will need to be proposed. An electrical permit will be required.

<https://vancouver.ca/files/cov/Key%20Plan%20Process%20and%20Requirements.pdf>

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

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

For more information, please contact Engineering, Streets Design Branch at [building.grades@vancouver.ca](mailto:building.grades@vancouver.ca) or call 604-871-6373.

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

1.32 A revised version of the Groundwater Management Bulletin was released on November 1, 2024. All RZ and DP applications for developments with 1 or more levels of below-ground structure (but excluding lower density residential buildings with 8 or fewer units) located in an area of concern for groundwater will have to meet the requirements of the revised Bulletin. Further information on requirements can be found here: <https://guidelines.vancouver.ca/bulletins/bulletin-groundwater-management.pdf>

## **PART 2: CONDITIONS OF BY-LAW ENACTMENT**

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

### **Engineering**

Arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for the following:

- 2.1 Cancellation of Strata Plans (VR216 and VR764) and the dissolution of the strata corporations in accordance with the Strata Property Act. The registration of a reference plan and an indefeasible title for the new parcels by the Land Title Office is required.
- 2.2 Consolidation of Lot 18 Block 369 District Lot 526 Plan 1949 and the newly cancelled Strata Plans (VR216 and VR764) to create a single parcel.
- 2.3 Provision of a Services Agreement to detail the on-site and off-site works and services necessary or incidental to the servicing of the site (collectively called the "Services") such that they are designed, constructed, and installed at no cost to the City and all necessary street dedications and rights of way for the services are provided. No development permit for the site will be issued until the security for the services are provided. The timing for the delivery of the Services shall be determined by the General Manager of Engineering Services in his sole discretion and holds shall be placed on such permits as deemed necessary in his sole discretion. The Services are not excess and/or extended services, and the applicant is not entitled to a Latecomer Agreement.
  - (a) Provision of adequate water service to meet the fire flow demands of the project.

Note to Applicant: Based on the confirmed Fire Underwriter's Survey Required Fire Flows and domestic flows submitted by Creus Engineering Ltd. dated November 30, 2023, no water main upgrades are required to service the development.

The main servicing the proposed development is 150 mm on W 11<sup>th</sup> Ave. Should the development require water service connections larger than 150 mm, the developer shall upsize the existing main to the satisfaction of the General Manager of Engineering Services. The developer is responsible for 100% of the cost of the upgrading. The maximum water service connection size is 300 mm.

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

As per the City of Vancouver Building Bylaw, the principal entrance must be within 90 m of a fire hydrant. Should the final design of the building change such

that this requirement is no longer satisfied, provision of a new hydrant to be installed in accordance with the aforementioned bylaw will be required. The developer is responsible for 100% of the cost of this upgrade.

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

Note to Applicant: Implementation of development(s) at 1665-1685 W 11th Avenue does not require any sewer upgrades.

Development to be serviced to the existing 200 mm City SAN on W 11th Avenue and 300 mm City STM sewers on W 11th Avenue.

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

- (i) 2.1 m wide broom finish saw-cut concrete sidewalk; and

- (ii) Minimum 1.8 m wide front boulevard.

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

- (i) Full depth lane pavement reconstruction.

Note to Applicant: Lane reconstruction to meet City "Higher-Zone Lane" standards. Refer to the City design guidelines and construction standards.

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

- (e) Provision of speed humps in the lane north of West 11th Avenue between Pine Street and Fir Street.

- (f) Provision of upgraded street lighting (roadway and sidewalk) and existing lane lighting to current City standards and IESNA recommendations.

- (g) Provision of Pine Street/West 11th Avenue entire intersection street lighting upgrade to current City standards and IESNA recommendations.

- (h) Provision of new or replacement duct banks that meets current City standard.

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

Note to Applicant: A Development and Major Projects construction coordinator will contact the Applicant in the Development Permit stage and coordinate the submission of the detailed Electrical design. The detailed Electrical design is required prior to the start of any associated electrical work and is to conform with the current City Engineering Design Manual, Construction Specifications,

Standard Detail Drawing, Canadian Electrical Code, and the Master Municipal Construction Documents.

- (i) Provision of street trees where space permits.

Note to Applicant: Final spacing, quantity and location to the satisfaction of the General Manager of Engineering Services. Tree species to the approval of the City Arborist. Street tree planting to include appropriate soil volumes and approved root barriers of rigid construction, 8' long and 18" deep, centre on each street tree adjacent to the sidewalk and any off-street bike facility. Installation of Engineered Soil under new sidewalks may be required to obtain appropriate soil volumes based on site conditions.

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

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

The preparation of this legal agreement includes the requirement for collection of a fee by Development Building and Licences for service as approved in the following Council Report: <https://council.vancouver.ca/20241127/documents/pspc4.pdf> and will be due prior to issuance of the Development Permit.

## Housing

- 2.4 Make arrangements to the satisfaction of the General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services to enter into a Housing Agreement and a Section 219 Covenant to secure all residential units as class A for profit affordable rental housing (as defined in the Vancouver Development Cost Levy By-law No. 9755), excluding Seniors Supportive or Independent Living Housing, and including at least 20% of the residential floor area that is counted in the calculation of the dwelling unit area per the CD-1 By-law to be secured as below-market rental dwelling housing units, and the remaining units to be secured as market rental units, subject to the conditions set out below for such units, and in accordance with the requirements set out in the Broadway Plan, for a term equal to the longer of 60 years and the life of the building, and such other terms and conditions as the General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services may require. The agreement or agreements will include but not be limited to the following terms and conditions:

- (a) A no separate-sales covenant;
- (b) A no stratification covenant;
- (c) A provision that none of such units will be rented for less than one month at a time;
- (d) That the average initial starting monthly rents by unit type for the below-market rental housing dwelling units in the project will be at least 20% below the average market rent for private rental apartment units city-wide as published by the most recent Canada Mortgage and Housing Corporation in the Rental

Market Survey Data Tables for Vancouver at the time when the Occupancy Permit is issued;

- (e) That a rent roll indicating the agreed maximum average initial monthly rents for the below-market rental housing units will be required prior to issuance of an Occupancy Permit, to the satisfaction of the General Manager of Planning, Urban Design and Sustainability (or successor in function) and the Director of Legal Services;
- (f) Following initial occupancy, on a change in tenancy for a below-market rental housing unit, the starting rent for such new tenancy will be at least 20% below the rent for private market rental apartments units city-wide as published by the Canada Mortgage and Housing Corporation in the most recent Rental Market Survey Data Tables for Vancouver for that unit type at the time of the change in tenancy;
- (g) That the applicant will verify eligibility of new tenants for the below-market rental housing units, based on the following:
  - (i) For new tenants, annual household income cannot exceed (4) four times the annual rent for the unit (i.e. at least 25% of household income is spent on rent); and
  - (ii) There should be at least one occupant per bedroom in the unit.
- (h) That the applicant will verify the ongoing eligibility of existing tenants in below-market rental housing units every (5) five years after initial occupancy:
  - (i) For such tenants, annual household income cannot exceed five times the annual rent for the unit (i.e. at least 20% of income is spent on rent); and
  - (ii) There should be at least one occupant per bedroom in the unit.
- (i) On an annual basis, or at the request of the City, the applicant will report to the City of Vancouver on the operation of the below-market rental housing units which will ensure that the City can confirm that the units are being operated as agreed, and will include a rent roll for the below-market rental housing units, and a summary of the results of eligibility testing for these units; and
- (j) Such other terms and conditions as the General Manager of Planning, Urban Design and Sustainability (or successor in function) and the Director of Legal Services may require in their sole discretion.

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

- 2.5 Enter into a Section 219 Covenant and/or such other agreements as the General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services determine are necessary to require the applicant to:

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

Note to Applicant: If a long period of time elapses between Public Hearing and before issuance of Demolition Permit, the City may request an additional Interim Tenant Relocation Report be submitted.

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

## Public Art

- 2.6 Execute an agreement satisfactory to the Director of Legal Services and the Managing Director of Cultural Services for the provision of public art in accordance with the City's

Public Art Policy, such agreement to provide for security in a form and amount satisfactory to the aforesaid officials; and provide development details to the satisfaction of the Head of Public Art.

Note to Applicant: Applicant to provide development details to the satisfaction of the Head of Public Art (a checklist will be provided) confirming the selection of Option A, Art on Site, or Option B, 80% cash-in-lieu of art. Applicant also to consult with the Head of Public Art regarding opportunities for investments in public spaces as per the Plan.

Note to Applicant: Please contact Public Art staff at [publicart@vancouver.ca](mailto:publicart@vancouver.ca) to discuss your application.

## Environmental Contamination

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

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

## Agreements

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

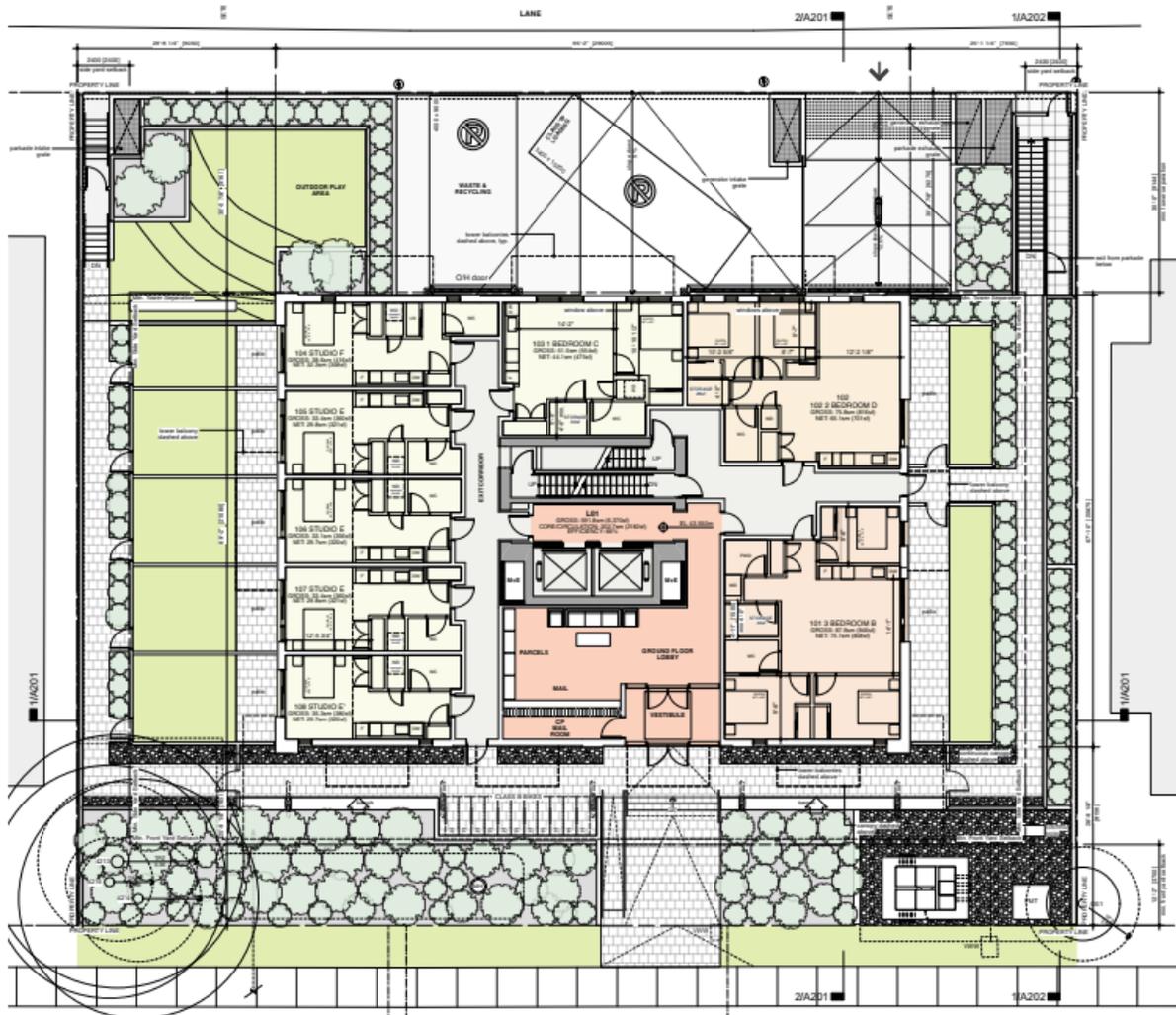
The preceding agreements are to be registered in the appropriate Land Title Office, with priority over such other liens, charges and encumbrances affecting the subject site as is considered advisable by the Director of Legal Services, and otherwise to the satisfaction of the Director of Legal Services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

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

\* \* \* \* \*

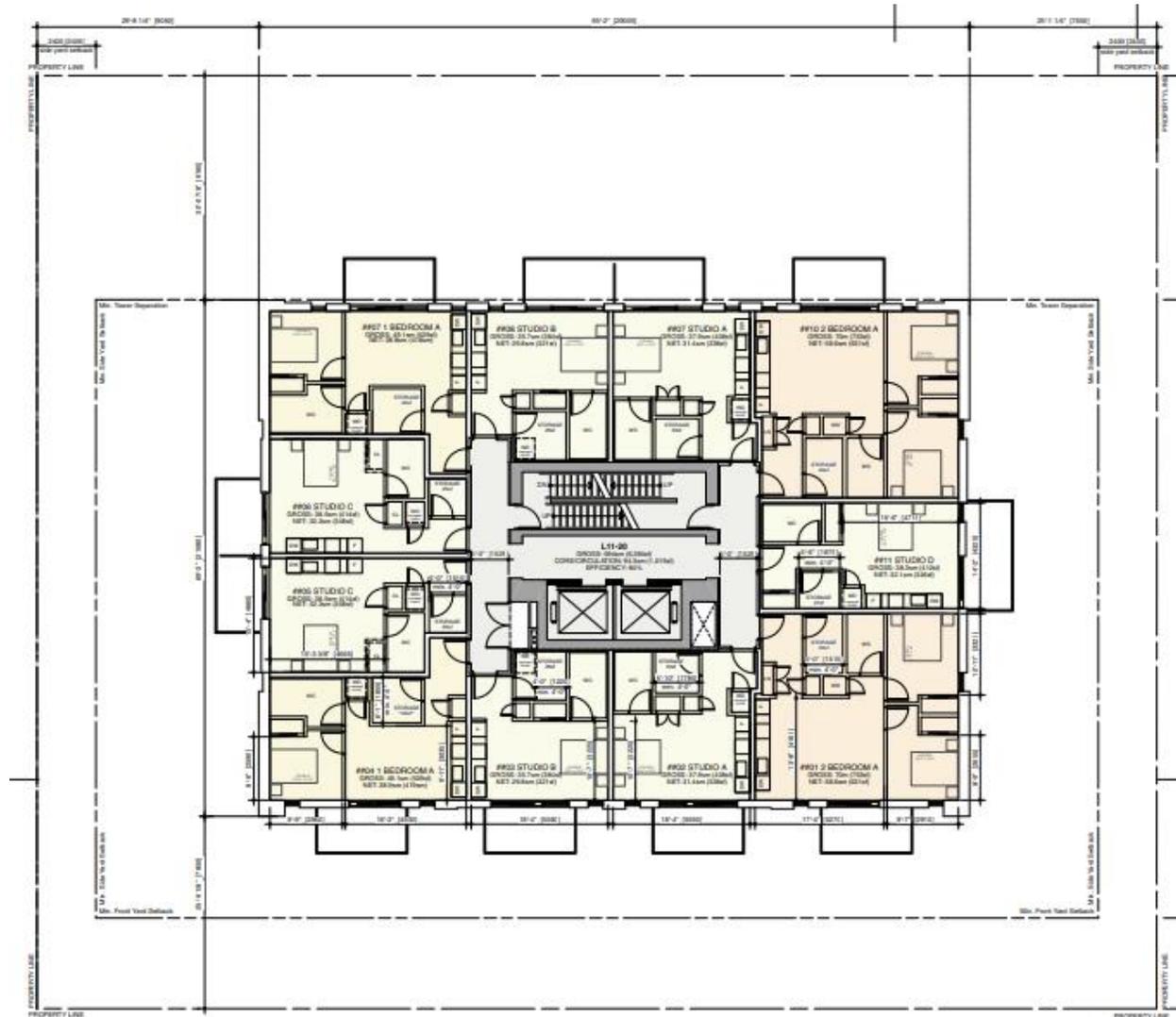
1665-1685 WEST 11TH AVENUE  
FORM OF DEVELOPMENT DRAWINGS

Level One

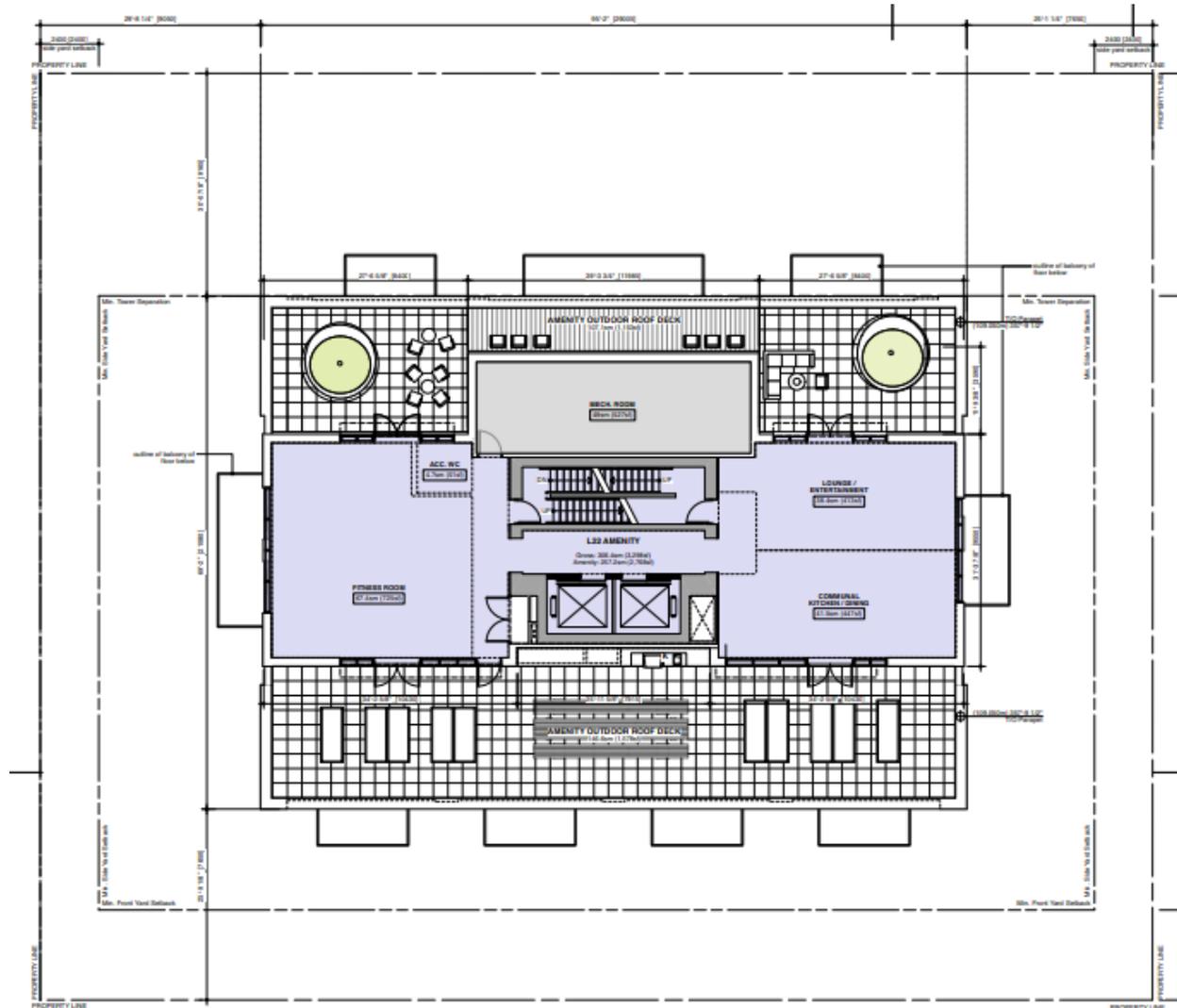




Levels 11-20



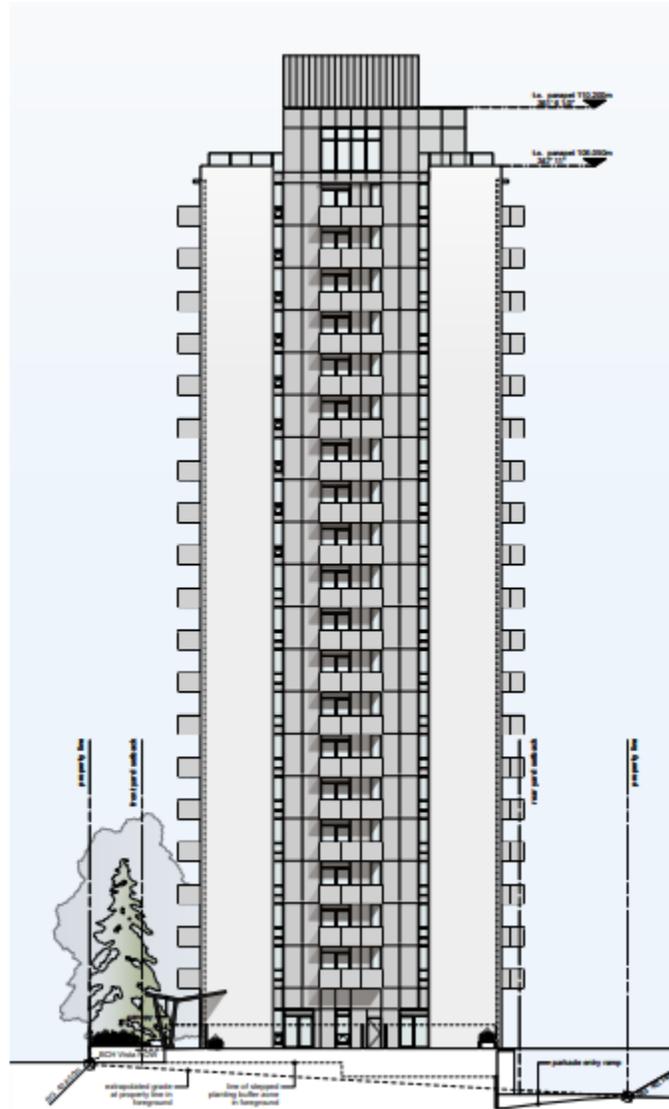
### Rooftop Amenity Space



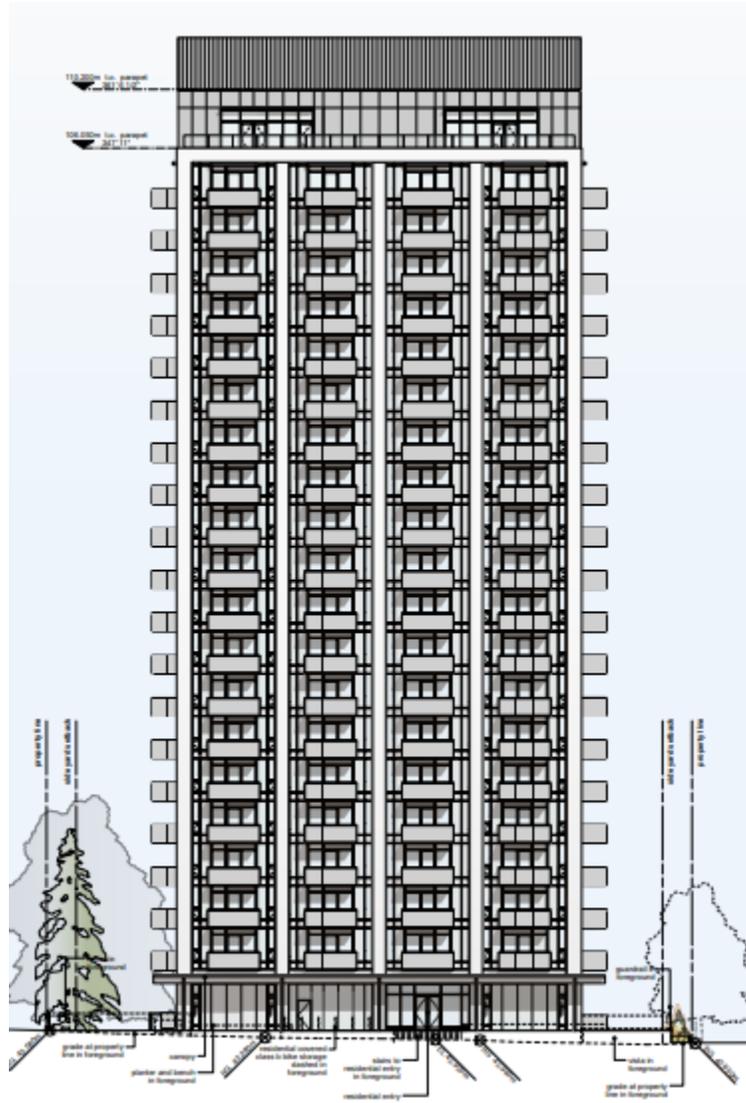




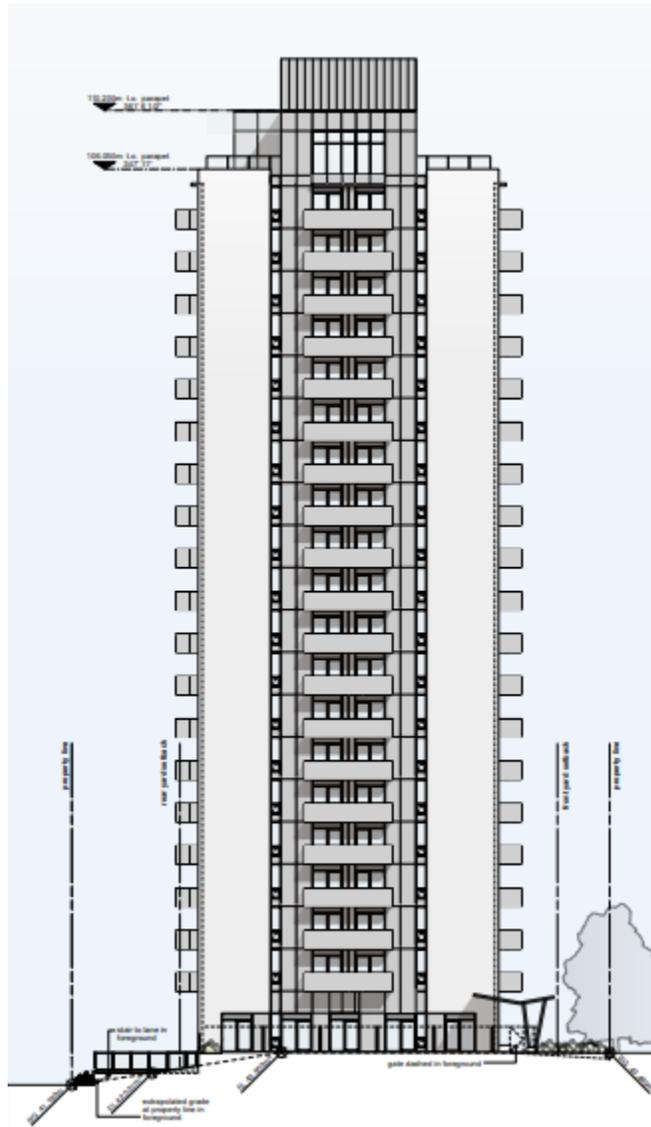
East Elevation



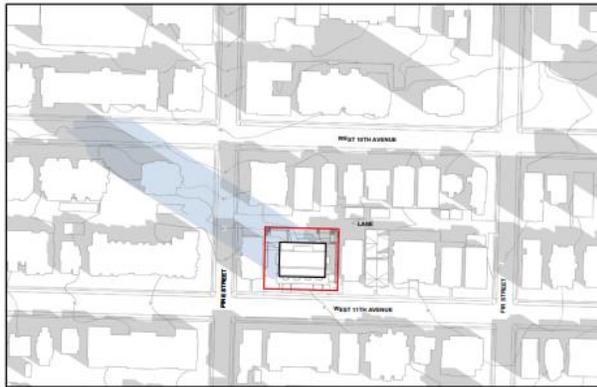
South Elevation



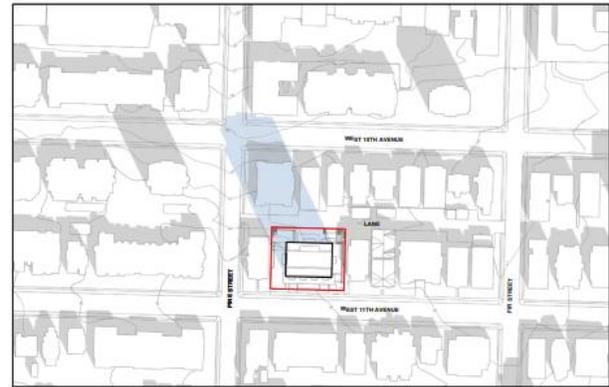
West Elevation



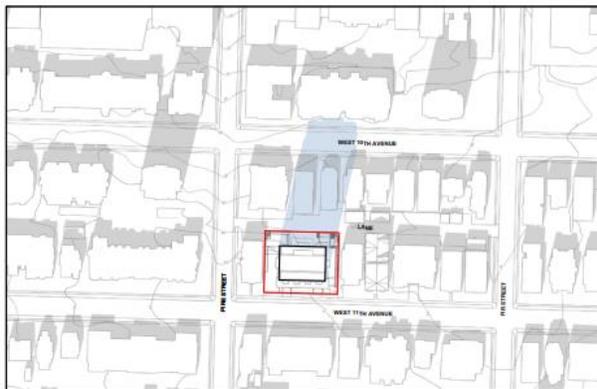
## Shadow Studies



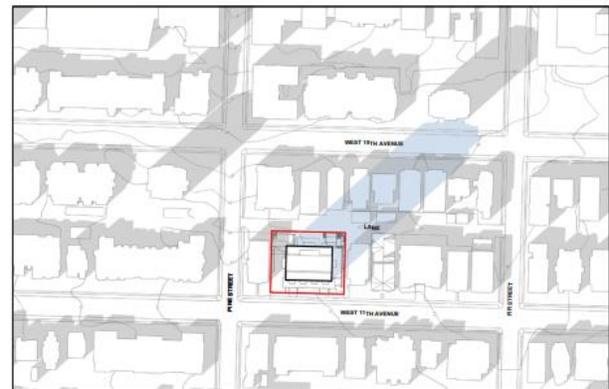
March 21 - 10am (UTC-7)



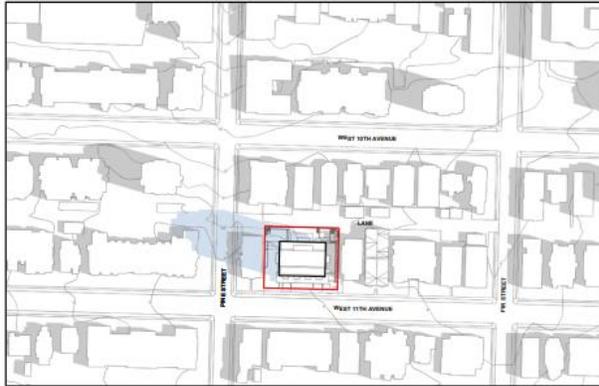
March 21 - 12pm (UTC-7)



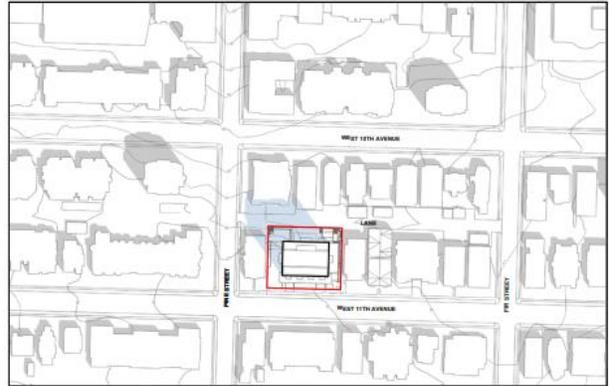
March 21 - 2pm (UTC-7)



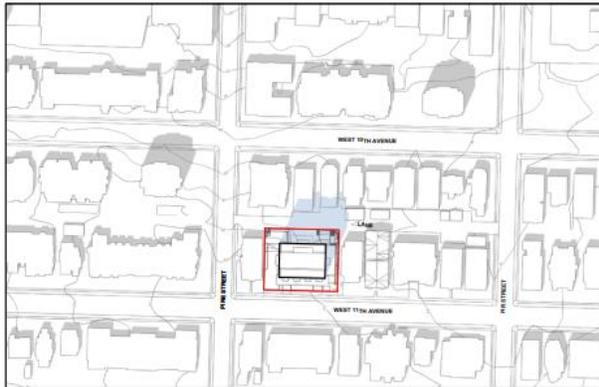
March 21 - 4pm (UTC-7)



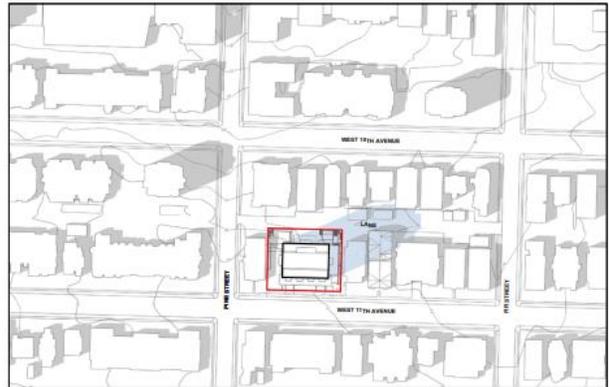
June 21 - 10am (UTC-7)



June 21 - 12pm (UTC-7)



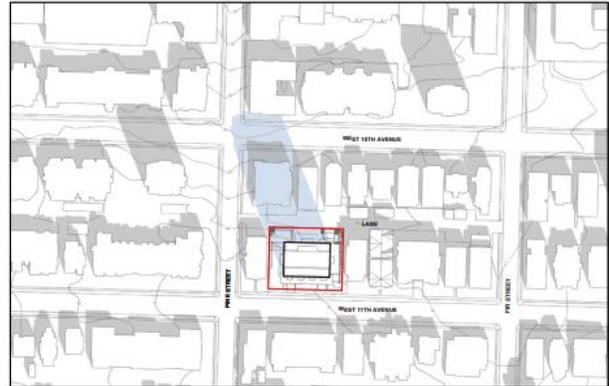
June 21 - 2pm (UTC-7)



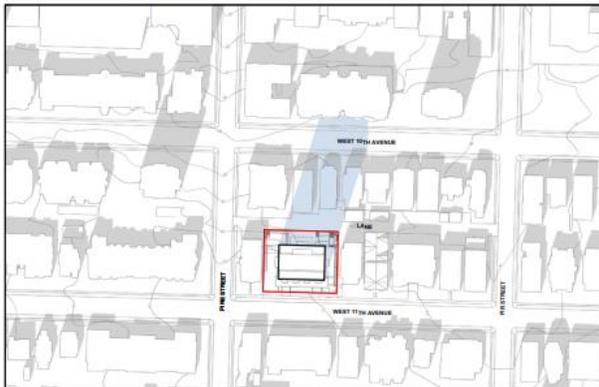
June 21 - 4pm (UTC-7)



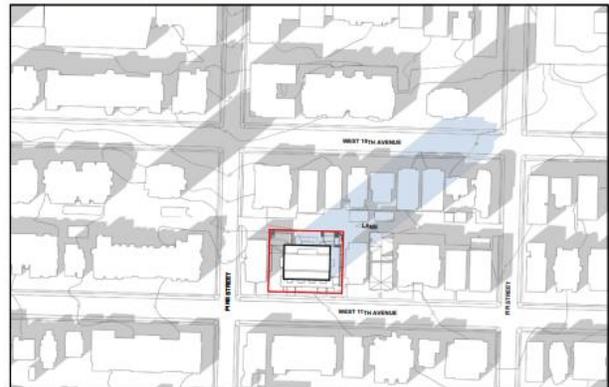
Sept 22 - 10am (UTC-7)



Sept 22 - 12pm (UTC-7)



Sept 22 - 2pm (UTC-7)



Sept 22 - 4pm (UTC-)

\* \* \* \* \*

**1665-1685 WEST 11TH AVENUE  
SUMMARY OF DRAFT TENANT RELOCATION PLAN TERMS**

<b>Tenant Relocation and Protection Requirements</b>	<b>Tenant Relocation Plan Offer</b>
Financial Compensation	<p>The choice of either:</p> <ul style="list-style-type: none"> <li>• Compensation in the form of free rent, a lump sum payment, or a combination of both, will be available for each unit eligible for Tenant Relocation Plan according to the following schedule:               <ul style="list-style-type: none"> <li>○ 4 months' rent for tenancies up to 5 years;</li> <li>○ 5 months' rent for tenancies over 5 years and up to 10 years;</li> <li>○ 6 months' rent for tenancies over 10 years and up to 20 years;</li> <li>○ 12 months' rent for tenancies over 20 years and up to 30 years;</li> <li>○ 18 months' rent for tenancies over 30 years and up to 40 years; and</li> <li>○ 24 months' rent for tenancies over 40 years.</li> </ul> </li> </ul> <p>Or:</p> <ul style="list-style-type: none"> <li>• For tenants that wish to exercise their Right of First Refusal to return to the new building, a temporary rent top-up to mitigate rent increases while waiting to return to the new building.</li> </ul> <p>Or:</p> <ul style="list-style-type: none"> <li>• A one-time lump sum rent top-up payment, equivalent to the estimated value of a rent top-up for 36 months (3 years).</li> </ul>
Notice to End Tenancies	<ul style="list-style-type: none"> <li>• Landlord to provide regular project updates to tenants throughout the development approvals process.</li> <li>• A minimum of four months' notice to end tenancy after all permits are issued is required (e.g. all development, building, and demolition permits in place).</li> </ul>
Moving Expenses (flat rate or arrangement of an insured moving company)	<ul style="list-style-type: none"> <li>• A flat rate of \$750 or \$1000 will be provided to all eligible tenants depending on the type of unit.</li> </ul>
Assistance in Finding Alternate Accommodation (3 options)	<ul style="list-style-type: none"> <li>• Staff will distribute tenant needs assessment surveys. These surveys will be used in relocation efforts and to identify tenants' needs and preferences.</li> <li>• Applicant will be required to commit to monitor rental market and provide tenants requesting assistance with three options in Vancouver that best meet the tenants' identified priorities.</li> </ul>

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Additional Support for Low Income Tenants or Tenants Facing Other Barriers to Appropriate Housing	<ul style="list-style-type: none"><li>• For low income tenants and tenants facing other barriers to housing, as defined in the TRP Policy, the applicant will be required to commit to assisting in securing a permanent, suitable affordable housing option.</li></ul>
First Right of Refusal	<ul style="list-style-type: none"><li>• The applicant will be required to commit to offering all eligible tenants the Right of First Refusal to return to the new building at either a 20% discount to city-wide average market rents by unit type for the City of Vancouver, as published annually, or at the tenant's current rent, whichever is less</li></ul>

\* \* \* \* \*

1665-1685 WEST 11TH AVENUE  
PUBLIC CONSULTATION SUMMARY

1. List of Engagement Events, Notification, and Responses

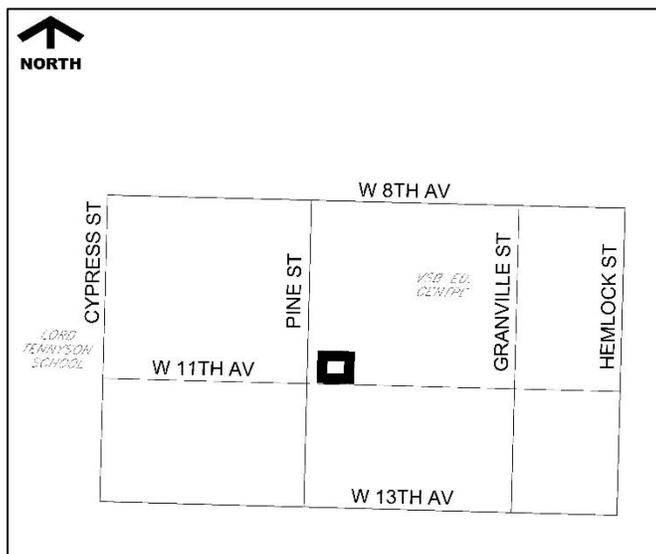
	Date	Results
<b>Event</b>		
Question and Answer Period (City-led)	April 17, 2024 – April 30, 2024	330 participants (aware)* <ul style="list-style-type: none"> <li>• 168 informed</li> <li>• 78 engaged</li> </ul>
<b>Public Notification</b>		
Postcard distribution – Notice of rezoning application and Question and Answer Period	April 15, 2024	3,426 notices mailed
<b>Public Responses</b>		
Online questions	April 17, 2024 – April 30, 2024	6 submittals
Online comment forms <ul style="list-style-type: none"> <li>• Shape Your City platform</li> </ul>	February 2024 – February 2025	107 submittals
Overall position <ul style="list-style-type: none"> <li>• support</li> <li>• opposed</li> <li>• mixed</li> </ul>	February 2024 – February 2025	107 submittals <ul style="list-style-type: none"> <li>• 65 responses</li> <li>• 32 responses</li> <li>• 10 responses</li> </ul>
Other input	February 2024 – February 2025	3 submittals
<b>Online Engagement – Shape Your City Vancouver</b>		
Total participants during online engagement period	April 17, 2024 – April 30, 2024	330 participants (aware)* <ul style="list-style-type: none"> <li>• 168 informed</li> <li>• 78 engaged</li> </ul>

Note: All reported numbers above are approximate.

\* The Shape Your City platform allows staff to capture more nuanced levels of engagement associated with the rezoning application, categorized as:

- **Aware:** Number of unique visitors to the application webpage that viewed only the main page.
- **Informed:** Visitors who viewed documents or the video/photo gallery associated with the application; *informed* participants are a subset of *aware* participants.
- **Engaged:** Visitors that submitted a comment form or asked a question; *engaged* participants are a subset of *informed* and *aware* participants.

## 2. Map of Notification Area



## 3. Analysis of All Comments Received

Below is an analysis of all public feedback by topic.

Generally, comments of support fell within the following areas:

- **Housing and rental:** The proposed development would make a significant impact on addressing the housing crisis by introducing urgently needed rental and housing units.
- **Childcare facility:** The development provides much needed childcare facility and will benefit the community.
- **Location:** Development is supported given adjacency to transit hubs and sustainable travel options.

Generally, comments of concern fell within the following areas:

- **Height and density:** The proposed height and density is too big and does not fit into the neighbourhood context.
- **Traffic and parking:** The proposed development will increase traffic congestion and does not have an adequate amount of parking spaces.
- **Tenant displacement:** Long-term tenants are being displaced into an unaffordable housing market.

The following miscellaneous comments were received from the public (note: these were topics that were not ranked as highly as above).

*General comments of support:*

- Appropriate density.
- Good building design.
- Replacement of older buildings is supported.
- This development supports families in the neighbourhood.
- Adds affordable housing units.

*General comments of concern:*

- Residents feel they have a lack of agency in their own neighbourhood.
- The proposed building would result in fewer street parking spaces.
- The project would increase the density in the area.
- The units are too small.
- There are too many towers in the neighbourhood.

*Neutral comments/suggestions/recommendations:*

- A front driveway would be preferred for childcare pick up and drop off.
- A maximum of up to 12 stories would be preferred.
- Units should accommodate similar appliances that current tenants have.
- Design should be more accessibility friendly.
- Design should be more pet friendly.

\* \* \* \* \*

**1665-1685 WEST 11TH AVENUE  
PUBLIC BENEFITS SUMMARY**

**Project Summary:**

20-storey residential building consisting of 190 units, with 20% of the residential floor area for below market rental units.

**Public Benefit Summary:**

Contribution of 190 rental units, of which 20% of the residential floor area is at below-market rates, secured with a Housing Agreement for the greater of 60 years and the life of the building, and a public art contribution.

	<b>Current Zoning</b>	<b>Proposed Zoning</b>
Zoning District	RM-3	CD-1
Floor Space Ratio (Site area = 1,742 sq. m (18,751 sq. ft.))	1.0	6.5
Buildable Floor Space	1,742 sq. m (18,751 sq. ft.)	11,323 sq. m (121,880 sq. ft.)
Land Use	Residential	Residential

**Summary of Development Contributions Expected under Proposed Zoning:**

City-wide DCL <sup>1,2</sup>	\$0
City-wide Utilities DCL <sup>1</sup>	\$1,803,641
Public Art <sup>3</sup>	\$241,321
<b>TOTAL</b>	<b>\$2,044,962</b>

**Other Benefits** (non-quantified components):

190 rental units, of which 20% of the residential floor area would be rented at below-market rates, secured for the greater of 60 years and the life of the building.

<sup>1</sup> Based on by-laws in effect as of September 30, 2024; by-laws are subject to future adjustment by Council including annual inflationary adjustments. DCLs are payable at building permit issuance based on rates in effect at that time. A development may qualify for 12 months of in-stream rate protection, see the City's [DCL Bulletin](#) for more details.

<sup>2</sup>This application has requested and is expected to be eligible for a Class A (100%) waiver of the City-wide DCL applicable to the residential portion of the building. The value of the anticipated DCL waiver is estimated to be \$2,878,420. The application is therefore subject to the maximum average starting rents and unit sizes by unit type applicable to "class A for-profit affordable rental housing" as per the By-law. These requirements will be secured by a Housing Agreement, and compliance will be assessed through the development permit stage to occupancy permit issuance.

<sup>3</sup> Based on rates in effect as of 2016. Rates are subject to adjustments, see [Public Art Policy and Procedures for Rezoned Developments](#) for details.

**1665-1685 WEST 11TH AVENUE  
APPLICANT, PROPERTY, AND DEVELOPMENT PROPOSAL INFORMATION**

**PROPERTY INFORMATION**

Street Address	Legal Description
1665 West 11th Avenue	Strata Lots 1 to 5 District Lot 526 Strata Plan VR 216, together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1
1675 West 11th Avenue	Lot 18 Block 369 District Lot 526 Plan 1949
1685 West 11th Avenue	Strata Lots 1 to 6 District Lot 526 Strata Plan VR 764, together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1
Property Identifier (PID)	See Schedule 1

**APPLICANT INFORMATION**

<b>Applicant/Architect</b>	Acton Ostry Architect Inc.
<b>Property Owners</b>	See Schedule 1

**DEVELOPMENT STATISTICS**

	Permitted Under Existing Zoning	Proposed
<b>Zoning</b>	RM-3	CD-1
<b>Site Area</b>	1,742 sq. m (18,751 sq. ft.)	1,742 sq. m (18,751 sq. ft.)
<b>Land Use</b>	Residential	Residential
<b>Density</b>	1.0 FSR	6.5 FSR
<b>Maximum Height</b>	10.7 m (35.1 ft.)	65.2 m (214 ft.) to the top of the residential parapet and a maximum of 72.5 m (238 ft.) to the top of the rooftop mechanical appurtenances
<b>Floor Area</b>	1,742 sq. m (18,751 sq. ft.)	11,323 sq. m (121,880 sq. ft.)
<b>Parking and Bicycle Spaces</b>	As per Parking By-law	Vehicle parking spaces: 48 Class A bicycle spaces: 446 Class B bicycle spaces: 11 Loading spaces: 2
<b>Natural assets</b>	17 on-site trees 2 off-site trees	Remove 14 on-site trees. Retain one off-site tree. Potential removal of one off-site tree. (Final number of trees determined at Development Permit)

\*\*\*\*\*