CITY OF VANCOUVER

REFERRAL REPORT

Report Date:	October 29, 2024
Contact:	Leifka Vissers
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VanRIMS No.:	08-2000-20
Meeting Date:	November 12, 2024

TO: Vancouver City Council

FROM: General Manager of Planning, Urban Design and Sustainability

SUBJECT: CD-1 Rezoning: 1726 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 zoning by-laws, in accordance with the recommendations set out below, for consideration at the Public Hearing.

RECOMMENDATION FOR PUBLIC HEARING

A. THAT the application by Sightline Properties on behalf of Jordan Holdings Ltd., the registered owner of the lands located at 1726 West 11th Avenue [*Lots 6 to 10, all of Block 388 District Lot 526 Plan 1949; PIDs 014-183-714, 014-183-722, 014-183-731, 014-183-749 and 014-183-757 respectively*] to rezone the lands from RM-3 (Residential) District to CD-1 (Comprehensive Development) District, to increase the floor space ratio (FSR) from 1.0 to 6.8 and the building height from 36.6 m (120 ft.) to 62.3 m (207 ft.), with additional height for the portion with rooftop amenity, to permit a 19-storey and a 20-storey mixed-use tower containing rental residential units, of which 20% of the residential floor area will be secured as below-market rental units, and ground-floor commercial, 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 Ciccozzi Architecture and provided to the City

on October 17, 2023, provided that the Director of Planning may allow minor alterations to this form of development when approving the detailed scheme of development;

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

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

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

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

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

E. THAT Recommendations A to D be adopted on the following conditions:

(i) THAT the passage of the above resolutions creates no legal rights for the applicant or any other person, or obligation on the part of the City, and any expenditure of funds or incurring of costs is at the risk of the person making the expenditure or incurring the cost;

(ii) THAT any approval that may be granted 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 1726 West 11th Avenue from RM-3 (Residential) District to CD-1 (Comprehensive Development) District. The proposal is to permit a 19-storey and a 20-storey tower with a three-storey podium containing 283 rental residential units of which 20% are to be secured at below-market rent, with commercial space at ground level, enabled under the *Broadway Plan* (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)
- Transit-Oriented Areas Designation By-Law (2024)
- Transit Oriented Areas Rezoning Policy (2024)
- Housing Needs Report (2022)
- Housing Vancouver Strategy (2017)
- Rental Housing Stock Official Development Plan (2021)
- Rental Incentives Bulletin (2019, last amended 2024)
- 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 (2019, last amended 2022)
- Community Amenity Contributions Policy for Rezonings (1999, last amended 2024)
- Vancouver Utilities Development Cost Levy By-law No. 12183
- Green Buildings Policy for Rezonings (2009, last amended 2023)
- Urban Forest Strategy (2016, last amended 2018)
- Public Art Policy for Rezoned Developments (2014)
- Vancouver Development Cost Levy By-law No. 9755

REPORT

Background/Context

1. Site and Context

The subject site (see Figure 1) consists of five lots, located on the southwest corner of the intersection of West 11th Avenue and Pine Street, with a lane to the rear. The site area is approximately 2,901.7 sq. m (31,234 sq. ft.) and is currently developed with rental residential building constructed in 1971. The surrounding properties are zoned primarily residential.

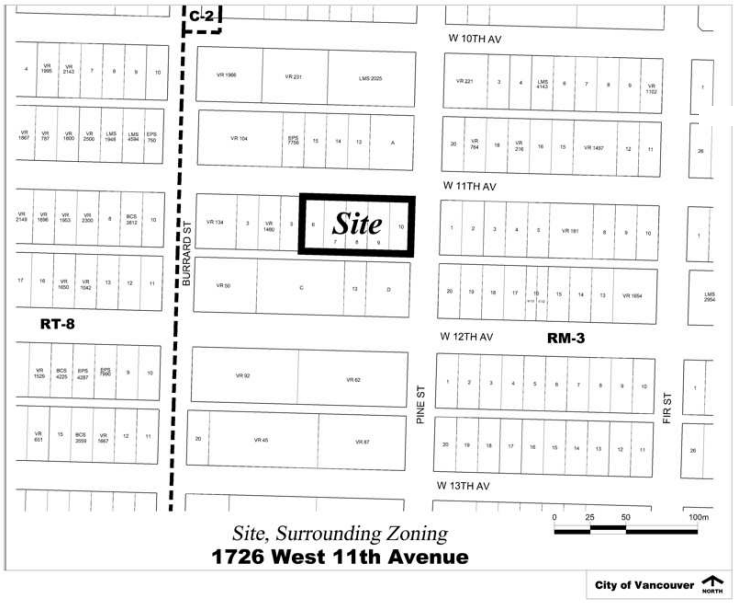
Neighbourhood Amenities – The following amenities exist in the area:

- *Parks* – Granville Park (300 m) and Arbutus Greenway Park (600 m)
- *Community Spaces* – Douglas Park Community Centre (2 km)
- *Childcare* – Tennyson School Childcare (500 m), Montessori Daycare Society (600 m) and Kitsilano Area Childcare Society (700 m)

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



2. Policy Context

Vancouver Plan – The *Vancouver Plan* was approved by Council on July 22, 2022, and is a land use strategy to guide long-term growth of the City over the next 30 years. The approved *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* which is generally in alignment with the *Vancouver Plan.*

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 B sub-area of the Plan that sets out provisions for 20-storeys in height and a density of 6.5 for rental housing use. The Plan anticipates a maximum of two towers on this block.

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 units.

Housing Needs Report – On April 27, 2022, Council resolved at a public meeting to receive a *Housing Needs Report* (HNR) prepared by staff. Further to the BC Provincial government's requirement, Council must consider the most recent HNR when developing a development plan, or when amending a development plan in relation to Council's housing policies respecting

affordable housing, rental housing and special needs housing. This zoning amendment would facilitate the delivery of secured rental housing including a component of below market rental units and address the data and findings within the HNR.

Transit-Oriented Areas (TOA) Designation By-law and Transit-Oriented Areas (TOA) Rezoning Policy – To align with provincial legislation, in June 2024, 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 an FSR of 3.0. As the Plan allows more height and density, the application is being assessed under the Plan policies.

Strategic Analysis

1. Proposal

The proposal is for a 20-storey and a 19-storey residential tower with a three-storey podium and commercial use at ground level. There are 283 rental residential units proposed, of which 20% or approximately 57 units will be below-market rental units. The proposed FSR is 6.8. Vehicle and bicycle parking are provided below grade with access from the lane.

2. Land Use

The proposed mixed use is consistent with the Plan's direction for residential and commercial at this location.

3. Form of Development, Height and Density
(Refer to drawings in Appendix D and statistics in Appendix I)

In assessing urban design performance, staff considered the built form expectations of the Plan.

Form of Development – This application is consistent with the Plan for two towers at 20-storeys and 19-storeys (see Figure 2). While the sub-area anticipates a four-storey podium, the application proposes a three-storey podium which is compatible with existing neighbourhood character and preserves solar access across the street. The proposal meets the Plan's expectations with regards to number of towers, height, setbacks, tower separation and floor plate size.

Height – The Plan anticipates 20 storeys with an additional partial storey for rooftop amenities. The proposed tower heights of 19 and 20 storeys are within the Plan's permitted maximum.

Density – The Plan estimates a density of up to 6.5 FSR with additional density provided that ground level local-serving retail/service or childcare uses are provided. The application complies with the objectives of the Plan with a density of 6.8 FSR, which includes ground-level commercial.

Public Realm and Interface – The Plan envisions high-quality pedestrian realm along the future Greenway/Blue Green System on Pine Street. Staff have prepared a condition to further enhance the pedestrian realm interface along Pine Street by requiring a publicly accessible open space/plaza with public art at the corner intersection of Pine Street and West 11th Avenue.

Figure 2: Proposal Looking Northeast

Private Amenity Space – The development offers on-site common indoor and outdoor amenities for the residents at grade along the lane and the podium levels.

Urban Design Panel – A review by the Urban Design Panel was not required due to the project's consistency with expectations of the Plan.

Conclusion - Staff reviewed the site-specific conditions and have concluded that the proposal reflects the Plan's built form, height and density and is appropriate for the context. Staff support the application subject to the Urban Design conditions detailed in Appendix B.

Housing

The *Housing Vancouver Strategy* seeks to deliver a range of housing tenures across the housing continuum. This application, if approved, would add 283 units, including 226 market rental units and 57 below-market rental units (20% of the residential floor area) 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 June 30, 2024

Housing Type	Category	10-Year Targets	Units Approved Towards Targets
Purpose-Built Market Rental Units	Market Rental	30,000	3,087 (10%)
	Developer-Owned Below Market Rental	5,500	353 (6%)
	Total	35,500	3,440 (9%)

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 the Canada Mortgage and Housing Corporation (CMHC) Market Rental Survey) for the South Granville/Oak area, which this site is located, was 0.4%. 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 35% family units in a mix of two-bedroom and three-bedroom units, and will need to meet the unit mix requirements for each of the market rental and below market rental components. These units must be designed in accordance with the *High-Density Housing for Families with Children Guidelines*. A provision is included in the CD-1 By-law to meet the minimum unit mix requirements.

Average Rents and Income Thresholds – Figure 4 below shows starting rents for below-market units for 2023 and average market rents and incomes served for newer rental buildings on the westside. Figures 4 and 5 demonstrate that below-market rental housing and market rental housing provide options that are more affordable than home ownership.

If approved, the starting rents for the below-market units will be 20% less than 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 than city-wide average market rent by unit type current at the time of unit turnover.

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

	Below-Market Units Average Starting Rents (2023)[1]	Average Household Income Served in Below-Market Rental Unit	Average Market Rent in Newer Buildings – Westside (CMHC, 2023)[2]	Average Household Income Served in Newer Building – Westside
Studio	$1,223	$48,928	$1,902	$76,080
1-bed	$1,429	$57,152	$2,306	$92,240
2-bed	$1,969	$78,752	$3,372	$134,880
3-bed	$2,395	$95,808	$4,434	$177,360

1. *Starting rents shown are calculated based on a 20% discount to city-wide average market rents as published by CMHC in the fall 2023 Rental Market Report.*
2. *Data from October 2023 CMHC Rental Market Survey for buildings completed in 2014 or later on the Westside of Vancouver.*

To qualify for a below-market rental unit, a household's gross annual income cannot exceed the maximum income requirements for the unit type, 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 5: Cost of Ownership and Household Incomes Served

	Monthly Costs of Ownership for Median-Priced Apartment with 20% down-payment – Westside (BC Assessment 2021)[1]	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 283 units in the proposal would be secured through a Housing Agreement and Section 219 Covenant for the longer of 60 years or the life of the building. Covenants will be registered on title to prohibit the stratification and/or separate sale of individual units.

The Housing Agreement will secure no 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 59 units of primary rental. 53 out of the 59 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 enhanced tenant protection requirements of the City's *TRPP* for the Plan area. The TRP is summarized in Appendix E.

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

4. Transportation and Parking

The site is well served by public transit. It is within 600 m of both the future South Granville and Arbutus Skytrain Stations.

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 improvements to sidewalks, to the laneway, in addition to upgrades to street lighting.

5. Environmental Sustainability and Natural Assets

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

Natural Assets – The *Urban Forest Strategy* seeks to 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 28 on-site trees recommended for removal to enable redevelopment of the site. There are six street trees on City lands adjoining the site, and protection of these street trees during construction is required. See Appendix B for landscape and tree conditions.

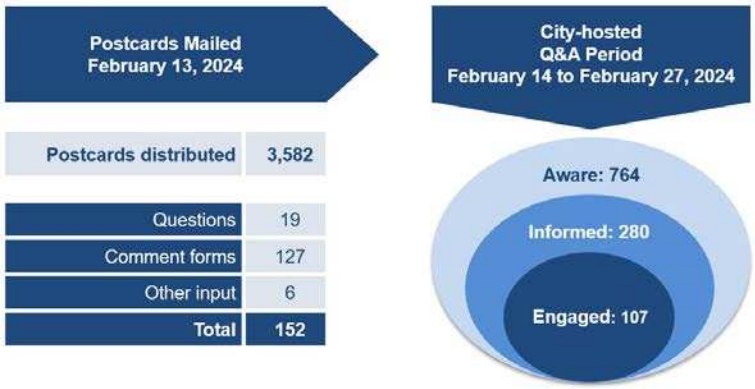
6. Public Input

Public Notification – A rezoning information sign was installed on the site on January 26, 2024. Approximately 3,582 notification postcards were distributed within the neighbouring area on or about February 13, 2024. Application information and an online comment form was provided on the Shape Your City (shapeyourcity.ca/) platform.

Question and Answer Period – A question and answer period was held from February 14 to February 27, 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 152 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:** The development provides much needed below market and rental housing.
- **Commercial use:** The proposed retail space is welcomed.
- **Design:** The building design is aesthetically pleasing.

- **Height, density, and massing:** Due to the location along a major transit route, the height and density is appropriate.

Generally, comments of concern fell within the following areas:

- **Height, density, and massing:** The height and density of the proposal is too much for an area that only has low- to mid-rise buildings.

- **Affordability:** The units will not be affordable.

- **Commercial use:** It does not make sense to have retail on a local, residential street as there are existing stores on Broadway two blocks north of the site. The economic viability of the business is questionable and the business will bring unwanted foot and vehicle traffic to the neighbourhood.

- **Traffic:** The development will exacerbate existing traffic congestion and street parking issues in the area.

Response to Public Feedback:

The proposed building heights are aligned with the Plan height proposed, including a three-storey podium, designed to complement the existing density and character of the neighbourhood. With respect to affordability, housing conditions require that 80% of the proposed floorspace be secured as market-rate rental housing which is more affordable than homeownership in this area, with at least 20% of the residential floor area to be rented at 20% below-market rental rates. The proposed 76 sq. m commercial unit is intended to be locally-serving and not anticipated to generate significant traffic. The development is required to comply with the Parking By-law, prioritizing vehicle parking for accessible and visitor spaces, loading, and bike spaces. With close proximity to frequent transit and cycling networks, a transportation demand management (TDM) plan is required to further alleviate traffic impacts.

7. Public Benefits

Community Amenity Contributions (CAC) – 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 20% of the residential floor area at below-market rents and have determined no CAC is expected.

Development Cost Levies (DCLs) – The site is subject to the City-wide DCL and Utilities DCL, which will be calculated on the floor area proposed at the development permit stage.

In accordance with the provisions of Section 3.1A(d) of the Vancouver DCL By-law and the Area Specific DCL By-law the applicant has requested a 100% waiver of the City-wide DCL attributed to the residential floor area qualifying as Class A “for-profit affordable rental housing”. Class A means rental housing where a minimum 20% of the residential floor area is secured as below-market rental units with maximum average rents for each type of unit that do not exceed the rates set out in the DCL By-laws. 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 City-wide DCL 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 19,655.6 sq.m (211,565 sq. ft.) of residential the value of the DCL waiver for the residential floor area is estimated to be $4,997,165. DCLs payable on the residential portion are estimated to be $3,131,162. Compliance with DCL waiver requirements will continue to be assessed through the development permit stage up to occupancy permit issuance at which point the applicant will be required to submit a rent roll that sets out the initial monthly rents for each unit.

The DCLs on the proposed 76 sq.m (818 sq. ft.) of commercial floor area cannot be waived and are estimated to be $25,374. DCL rates 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 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 Public Art Policy for Rezoned Developments requires rezonings with a floor area of 9,290.0 sq. m (100,000 sq. ft.) or greater to contribute public art or provide 80% cash in lieu as a condition of rezoning. Based on $1.98 per sq. ft and 212,383 sq. ft., this project will contribute a public art budget of approximately $420,518.

Financial Implications

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

CONCLUSION

Staff conclude that the proposed land use, height, density, and public benefits are consistent with the intent of the Plan.

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, including approval in principle of the form of development as shown in the plans included as Appendix D.

* * * * *

1726 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 purposes of calculating the total dwelling unit area for section 5.1 of this by-law, “Dwelling Unit Area” is the floor area of each dwelling unit, measured to the inside of all perimeter walls, excluding any floor area as required by section 6.5 of this by-law; and

   (b) “Below-market Rental Housing 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 Council approval of the form of development, to all conditions, guidelines and policies adopted by Council, and to the conditions set out in this by-law or in a development permit, the only uses permitted within this CD-1 and the only uses for which the Director of Planning or Development Permit Board will issue development permits are:

   (a) Cultural and Recreational Uses;

   (b) Dwelling Uses, limited to Mixed-use Residential Building;

   (c) Institutional Uses;

(d) Live-Work Use;

(e) Manufacturing Uses;

(f) Office Uses;

(g) Retail Uses;

(h) Service Uses;

(i) Utility and Communication Uses; and

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

Conditions of Use

5.1 A minimum of 20% of the total dwelling unit area must be below-market rental housing units.

5.2 The design and layout of at least 35% of the total number of below-market rental housing units and at least 35% of the total number of other dwelling units must:

(a) be suitable for family housing; and

(b) have 2 or more bedrooms, of which:

(i) at least 25% of the total dwelling units must be 2-bedroom units, and
(ii) at least 10% of the total dwelling units must be 3-bedroom units.

5.3 All commercial uses and accessory uses must be carried on wholly within a completely enclosed building, other than the following:

(a) display of flowers, plants, fruits and vegetables in conjunction with a permitted use;

(b) farmers' market;

(c) neighbourhood public house;

(d) public bike share; and

(e) restaurant,

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

Floor Area and Density

6.1 Computation of floor area must assume that the site area is 2,901.7 m^2, being the site area at the time of the application for the rezoning evidenced by this by-law, prior to any dedications.

6.2 The maximum floor space ratio for all uses combined is 6.8.

6.3 A minimum of 76 m^2 of floor area at grade must be used for commercial uses.

6.4 Computation of floor area must include all floors having a minimum ceiling height of 1.2 m, both above and below base surface, measured to the extreme outer limits of the building.

6.5 Computation of floor area and dwelling unit area must exclude:

(a) balconies and decks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, provided that:

(i) the total area of these exclusions must not exceed 12% of the permitted floor area, and

(ii) the balconies must not be enclosed for the life of the building;

(b) patios and roof decks, if the Director of Planning considers the impact on privacy and outlook;

(c) floors or portions thereof that are used for:

(i) off-street parking and loading located at or below base surface, provided that the maximum exclusion for a parking space does not exceed 7.3 m in length,

(ii) bicycle storage, and

(iii) heating and mechanical equipment, or uses that the Director of Planning considers similar to the foregoing;

(d) entries, porches, verandahs and covered circulation 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^2 per dwelling unit, there will be no exclusion for any of the residential storage area above base surface for that unit; and

(f) all storage area below base surface for non-dwelling uses.

6.6 The Director of Planning or Development Permit Board may exclude common amenity areas from the computation of floor area, to a maximum of 10% of the total permitted

floor area, if the Director of Planning or Development Permit Board considers the intent of this by-law and all applicable Council policies and guidelines.

6.6 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 housing units as storage area.

6.7 Computation of floor area may exclude, at the discretion of the Director of Planning or Development Permit Board, unenclosed outdoor amenity area on the podium underneath building overhangs, lattice or weather protection, except that they must remain unenclosed for the life of the building.

Building Height

7.1 Building height must not exceed 63.2 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 and mechanical appurtenances including elevator overrun and rooftop access structures, the height of the portion of the building with permitted common rooftop amenity space or mechanical appurtenances must not exceed 66.7 m.

Horizontal Angle of Daylight

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.

8.3 Each exterior window must be located so that a plane or planes extending from the window and formed by an angle of 50 degrees, or two angles with a sum of 70 degrees, to encounter no obstruction over a distance of 24.0 m.

8.4 The plane or planes referred to in section 8.3 above must be measured horizontally from the centre of the bottom of each window.

8.5 An obstruction referred to in section 8.3 above means:

(a) any part of the same building excluding permitted projections; or

(b) the largest building permitted on any adjoining site.

8.6 The Director of Planning or Development Permit Board may vary the horizontal angle of daylight requirement if:

(a) the Director of Planning or Development Permit Board considers all applicable Council policies and guidelines; and

(b) the minimum distance of unobstructed view is at least 3.7 m.

* * * * *

1726 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 Ciccozzi Architecture received October 17, 2023 and provides that the Director of Planning may allow minor alterations to this form of development when considering the detailed scheme of development submitted with the development application.

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

Urban Design

1.1 Design development to improve the pedestrian realm interface along the future Greenway / Blue Green System on Pine Street;

Note to Applicant: Refer to the *Plan*, Sections 14.1.4 and 15. This may be achieved by the following suggested design strategies:

a) At the residential frontage:

i) Increasing the width of the planter wall to a minimum 1.5 m (5 ft.) and introducing publicly-accessible seating and/or enhanced natural landscaping; and,

Note to Applicant**:** Refer also to Landscape condition 1.3 (b).

b) At the retail frontage:

i) Publicly accessible open space/plaza with public art proposed at the corner intersection of Pine Street and West 11th Avenue to demonstrate clear functional programming (i.e., play, greenspace/respite or social) to ensure this open space/plaza is inclusive and accessible;

Note to Applicant: Refer also to Public Art condition 2.7

1.2 Design development to ensure 3.7 m (12 ft.) front yard below-grade setback is provided along West 11th Avenue;

Note to Applicant: Refer to the *Plan*, Sections 11.1.50, 11.4.8 and Landscape condition 1.3 (a). Detention tank located within the required front yard below-grade setback is not supported and this setback must be free and clear of any constructions in order to

contribute to passive rainwater management and to provide sufficient growing medium to support the health of the urban tree canopy.

Landscape

1.3 design development to plant additional trees on private property and layered planting oriented towards the street at locations noted below to improve the pedestrian interface;

(a) provision of an additional tree and planting at the Northwest corner within the front yard setback;

Note to Applicant: This will require deletion of a portion of the patio that encroaches in the front yard setback at the northwest corner and relocation of the proposed stormwater detention tank to comply with the required front yard below-grade setback. Refer also to Urban Design condition 1.2.

(b) Increase the width of the planter between the Eastern property line and the patio so the planter can accommodate small trees and increased planting;

Note to Applicant: Refer to Urban Design conditions 1.1, 1.2. and Landscape condition 1.4 (c). Explore either removing, reducing in height, or setting back by 0.3 m and screening with soft landscaping, the planter wall directly on the Eastern property line in order to achieve a more “park-like feel” along the greenway, per section 14.1.4 (a) of the Broadway Plan.

(c) Provision of one small tree per private patio, and a total of a minimum of four small trees along the eastern property line;

Note to Applicant: Sufficient soil volumes must be provided through either providing planters on the parkade slab integrated with the patio design, or by dropping the parkade slab below.

1.4 Provision of a detailed Landscape Plan illustrating soft and hard landscaping.

Note to Applicant: The plans should be at 1/8 in.: 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.

1.5 Provision of detailed architectural and landscape cross sections (minimum 1/4 in. scale) through common open spaces, semi-private patio areas and the public realm;

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.

1.6 Provision of a “Tree Management Plan”, coordinated with arborist report to show:

(a) Scaled and dimensioned tree protection barriers around the trees on private and public property coordinated with arborist report;
(b) Tree numbering for all on-site and off-site trees; and
(c) Notations of all recommendations from Arborist, i.e., trigger points, grading and pruning specifications, etc.

1.7 Coordination for the provision of new street trees or any proposed City-owned tree removals adjacent to the development site;

Note to Applicant: New street trees to be shown and confirmed on the development permit plans. Contact Engineering (604.871.6131) to confirm tree planting locations and Park Board (604.257.8587) for tree species selection and planting requirements. Provide a notation on the plan as follows, "Final spacing, quantity and tree species 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. Root barriers shall be 8 ft. long and 18 in. deep. Planting depth of root ball must be below sidewalk grade. Call Park Board for inspection after tree planting completion".

1.8 Provision of high efficiency irrigation for all planted areas and hose bibs for all patios and common areas greater than 9.3 sq. m (100 sq. ft.);

Note to Applicant: On the plan, illustrate irrigation connection points and hose bib symbols accurately and provide a highlighted note to verify the irrigation is to be designed and constructed. Hose bibs are requested to encourage patio gardening and hand watering on private patio and amenity decks.

1.9 Provision of a soil depth overlay sheet, included with the landscape plans;

1.10 Provision of an Outdoor Lighting Plan.

Note to applicant: Refer to *Dark Night Design Principles*. https://vancouver.ca/files/cov/outdoor-lighting-design-tips.pdf. Provide dimmers and timers for lights where feasible.

Housing

The proposed unit mix is to meet the minimum requirement of 25.0% two-bedroom units and 10.0% three-bedroom units, designed to be suitable for families, across each of the market rental unit and below market rental unit components, and 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 in each of the market rental unit and below market rental unit components.

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);
Note to Applicant: Play area to be incorporated into the outdoor amenity area, and adjacent to the indoor amenity room to allow for adult supervision.

(b) A minimum of 2.3 sq. m (24.7 sq. ft.) of bulk storage for each dwelling unit (S. 4.4.2);
Note to Applicant: Provide confirmation that all units have bulk storage, with preference for in suite storage for all family units.

(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: Provide confirmation that all units meet the minimum dimensions.

1.12 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:

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

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

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

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

1.14 The owner or representative is to contact Engineering Services 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 is required for any major crane erection/removal or slab pour that requires additional street use beyond the already identified project street use permissions.

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

1.15 Submission of letter prior to development permit issuance confirming acknowledgement that this application falls within the area with potential impacts due to the Broadway Subway Project construction and that 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) for more information on impacts to access and street use for your project.

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

1.16 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.

1.17 Provision of a lighting simulation to support all offsite lighting upgrades to City standards and IESNA recommendations.

1.18 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.

Refer to the Garbage and Recycling Facility Storage Amenity Design Supplement for more information at Guidelines: Garbage and Recycling Storage Facility Design (vancouver.ca)

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

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

i. "This plan is "NOT FOR CONSTRUCTION" and is to be submitted for review to Engineering Services a minimum of 8 weeks prior to the start of any construction proposed for public property. No work on public property may begin until such plans receive “For Construction” approval and related permits are issued. Please contact Engineering, Development and Major Projects and/or your Engineering, Building Site Inspector for details.”

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

iii. “The required Green Infrastructure improvements on 1726 West 11th Avenue will be as per City-issued design.”

Note to Applicant: Callouts must be included along with the note. For further information, contact Green Infrastructure Implementation Branch, ESRGGIIDL@vancouver.ca.

iv. “Off-site assets are to be constructed to the satisfaction of the General Manager of Engineering Services and as per the approved City geometric design, with the final design and location to be determined once the City geometric is received.”

Note to Applicant: Drawings submitted as part of the Development Permit application will be preliminary with appropriate placeholders, and the final off-site geometric design will be provided by the City of Vancouver.

(b) Existing locations of:

i. Street furniture; and
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.

(c) Streetscape designed in compliance with the “All other City Areas” Streetscape Design Guidelines.

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

and are to be used alongside the City design guidelines and construction standards.

1.20 Provision of planting treatment in the curb bulge along West 11th Avenue including shrubs and ground cover that meet the following guidelines:

(a) Provision of all plant material within the same continuous planting area that is located on street right-of-way within 10.0 m (33 ft.), measured from the corner, of an intersection, pedestrian crossing, entrance to a driveway or other conflict areas where sightlines need to be maintained for safety reasons, shall not exceed a mature height of 0.6 m (2 ft.) measured from the sidewalk.

(b) All plant material within the street Right-of-Way that is located outside of the areas described in the bullet above shall not exceed 1.0 m (3.3 ft.) in height, measured from the sidewalk.

(c) Plant shall be planted in such a way as to not encroach on the sidewalk, street, lane, and/or bike lane and shall provide a minimum 0.45 m (1.5 ft.) buffer of low groundcover in planting beds adjacent to sidewalks.

1.21 Provision of updated architectural and landscape plans to reflect the Public Bike Share (PBS) space in compliance with the Design Standards for Public Bike Share to the satisfaction of the General Manager of Engineering Services, including:

(a) Minimum 16.0 m by 4.0 m (52 ft. by 13 ft.) station fully on private property near the intersection of Pine Street and West 11th Avenue;

Note to Applicant: The proposed PBS space as shown is far away from the corner of Pine Street and West 11th Avenue. Relocate PBS space closer to the intersection to reduce distance from corner and improve access and visibility of the station from the Pine Street bikeway/greenway.

(b) relocation of all utilities (i.e., vents, drains, access points etc.) outside of the station footprint and provide an uninterrupted broom finished saw-cut concrete surface;

(c) maximum 3% cross-slope and 5% grade along the length of the station;

(d) minimum 5.0 m (16.4 ft.) vertical clearance; and

(e) drawn and labeled on-site electrical connection to the station.

1.22 Provision of parking access per Parking By-law Section 4 and the Design Supplement:

(a) Two-way vehicle flow including:

i. convex mirrors or view portals on the main ramp and throughout parkade;

1.23 Provision of Loading spaces, per the Parking By-law Section 5 and the Design Supplement, including:

(a) convenient, internal, stair-free loading access to/from all site uses;

Note to Applicant: Amendments to loading rates and design requirements in the Parking By-law were approved by Council on November 15, 2023. New requirements came into effect January 1, 2024, and apply to all development permits received after this date.

1.24 Provision of bicycle spaces, per Parking By-law Section 6, including:

(a) An elevator for all spaces located below the first level of underground parking, accommodating two people with two bicycles. A separate bicycle call button is to be provided on all floors requiring bicycle access to allow users to call the bicycle elevator directly.

Note to applicant: Provide doors on both ends to allow bicycles to easily roll in and out. The elevator shall be a freight style elevator with durable finishes and minimum interior dimensions of 1.7 m (5.5 ft.) x 2.0 m (6.7 ft.) and 1.1 m (3.5 ft.) wide doors.

(b) An alcove for access to spaces located off the vehicle ramp and/or manoeuvring aisle.

1.25 Provision of the following general revisions to architectural plans:

(a) All types of parking, loading, bicycle, end-of-trip facilities, and passenger loading spaces individually numbered and labelled on the drawings.

(b) Dimension the columns and column encroachments into parking spaces.

(c) Identify columns in the parking layouts.

(d) Provide 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.

(e) Label design elevations at all breakpoints on both sides of ramps, drive aisles, loading and passenger loading spaces, accessible spaces, and entrances.

1.26 Provision of on-site rainwater management in accordance with Building By-law requirements (Book II, Division B, Article 2.4.2.5) in effect in January 2024.

Note to Applicant: The applicant will be required to demonstrate compliance with these requirements at the building permit application stage. See vancouver.ca/rainwater for more information.

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

(a) The 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.

1.28 Provision of a Transportation Demand Management (TDM) Plan.

Note to applicant: Amendments to the Parking Bylaw and the Transportation Demand Management (TDM) Administrative Bulletin were approved by Council on November 15, 2023. New requirements came into effect January 1, 2024, and apply to all development permits received after this date.

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

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

For questions on this requirement, please contact Utilities Management Branch at 604-829-9447 or at umb@vancouver.ca.

1.30 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, and Shaw, etc.) and the applicant is to provide documented acceptance from the third-party utilities prior to submitting to the City.

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

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

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

1.31 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 or call 604-871-6373.

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

Sustainability

1.32 All new buildings in the development will meet the requirements of the Green Buildings Policy for Rezonings (amended July 25, 2023) located here https://guidelines.vancouver.ca/policy-green-buildings-for-rezonings.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, and the General Manager of Engineering Services, as necessary, and at the sole cost and expense of the owner/developer, make arrangements for the following:

Engineering

2.1 Make arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for consolidation of Lots 6 to 10, all of Block 388 District Lot 526 Plan 1949 to create a single parcel.

2.2 Provision of a statutory Right-of-Way (SRW) for public use of the plaza proposed at the corner of West 11th Avenue and Pine Street.

2.3 Provision of a statutory Right-Of-Way (SRW) being a minimum of 16.0 m (52 ft.) by 4.0 m (13 ft.) located fully on private property to accommodate space for a Public Bike Share Station at the intersection of Pine St and West 11th Avenue.

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

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

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

Note to Applicant: Based on the confirmed Fire Underwriter's Survey Required Fire Flows and domestic flows submitted by Aplin & Martin Consultants Ltd. dated August 10, 2023, no water main upgrades are required to service the development.

The main servicing the proposed development is 150 mm. 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 to the aforementioned bylaw will be required. The developer is responsible for 100% of the cost of this upgrade.

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

Note to Applicant: Implementation of development(s) at 1726 West 11th Avenue does not require any sewer upgrades in order to maintain acceptable sewer flow conditions.

The Sewer servicing plan for this area is under development. Developer to contact City Engineer prior to commencing design or analysis of sewer system.

Development to be serviced to the existing 200 mm SAN on West 11th Avenue.

(c) Provision of street improvements with appropriate transitions, along Pine Street adjacent to the site, including:

i. minimum 1.5 m (5.0 ft.) wide front boulevard;

ii. minimum 2.1 m (7.0 ft.) wide broom finish saw-cut concrete sidewalk;

iii. extension of the corner plaza treatment to the curb bulge along Pine Street including pavement, public seating and public bike racks as per City standards.

Note to Applicant: Street furniture shall be provided and installed by the City's street furniture contractor, and coordinated with City of Vancouver Street Furniture Coordinator. All proposals for street furniture installation

in the street right-of-way must be highlighted and display "The street furniture proposals are a separate application to the City Street Furniture Coordinator."

iv. curb bulge, including road reconstruction if/as required to accommodate the curb bulge; and

v. curb ramps.

Note to Applicant: 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. Confirm if your site is within a Streetscape Design Guideline area and follow the applicable guidelines.

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

i. minimum 2.1m (7.0 ft.) wide broom finish saw-cut concrete sidewalk;

ii. curb bulge, including road reconstruction if/as required to accommodate the curb bulge; and

iii. curb ramps.

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

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

i. full depth pavement reconstruction; and

Note to Applicant: Lane reconstruction to meet City higher-zoned lane standards.

ii. new standard concrete lane crossing, with new lane returns and ramps on both sides, at the lane entrance on Pine St.

Note to Applicant: 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. Confirm if your site is within a Streetscape Design Guideline area and follow the applicable guidelines.

(f) Provision for the construction of, or full funding for, future street improvements from the centerline of Pine Street and West 11th Avenue. adjacent to the site including any transition areas to connect existing and new curb alignments, all to the satisfaction of the General Manager of Engineering Services, with the improvements generally including:

i. new concrete curb and gutter.

Note to Applicant: City of Vancouver to provide approved Geometric design. All elements of the Geometric design must be constructed to meet City Standards including, but not limited to relocation of existing catch basins or installation of new catch basins where required to accommodate the geometric design.

(g) Provision of speed humps in the lane south of West 11th Avenue between Burrard Street and Pine Street.

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

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

(j) Provision of lane lighting on standalone poles with underground ducts, if BC Hydro poles with attached City lane lights are planned to be removed.

Note to Applicant: The ducts must be connected to the existing City street lighting grid.

(k) Provision of new or replacement duct banks that meet current City standard.

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

Note to Applicant: The detailed Electrical Design will be required prior to the start of any associated electrical work to the satisfaction of the General Manager of Engineering Services, and, in conformance with current City Engineering Design Manual, Construction Specifications, Standard Detail Drawing, Canadian Electrical Code and the Master Municipal Construction Documents. Submission of the detailed Electrical Design does not occur until the Rezone has been enacted and a City Project Coordinator is assigned to the project.

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

i. installation of a rainwater tree trench (RTT) on the frontage of West 11th Avenue to treat and retain 90% of average annual rainfall from the plaza SRW area to the greatest extent practical.

Note to Applicant: These improvements generally include placement of street trees, structural soil or soil cell and perforated pipe sub drain connected to the sewer system under proposed sidewalk to provide the minimum soil volume storage for street trees as per the Engineering Design Manual. Selected tree species to be coordinated with Urban Forestry, Streets and Transportation.

Note to Applicant: Green Infrastructure (GI) should be used to manage rainwater from the street right-of-way as required in the Rain City Strategy.

The retention standard for the right-of-way is to treat and retrain the first 48mm of rainfall (i.e., 90% of annual rainfall) where possible according to the City's Rain City Strategy. The water quality standard is to remove 80% of TSS (by mass) for the first 48 mm of rainfall for highly impervious surfaces, as per the Rainwater Management Bulletin (2018).

For further information, contact Green Infrastructure Implementation Branch, ESRGGIIDL@vancouver.ca

(m) 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.

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

Housing

2.5 Make arrangements to the satisfaction of the General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services to enter into a Housing Agreement and a Section 219 Covenant to secure all residential units as Class A for-profit affordable rental housing, (as defined in the Vancouver Development Cost Levy By-law No. 9755), excluding Seniors Supportive or Assisted 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 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 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 issuance of an Occupancy Permit, to the satisfaction of the General Manager of Planning, Urban Design or Sustainability (or successor in function) and the Director of Legal Services;

(f) Following initial occupancy, on a change in tenancy for a below-market rental housing unit, the starting rent for such new tenancy will be at least 20% below the rent for private rental apartment units city-wide as published by the Canada Mortgage and Housing Corporation in the most recent Rental Market Survey Data Tables for Vancouver for that unit type at the time of the change in tenancy;

(g) That the applicant will verify eligibility of new tenants for the below-market rental housing 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 five (5) years after initial occupancy:

i. For such tenants, annual household income cannot exceed 5 times the annual rent for the unit (i.e. at least 20% of income is spent on rent); and
ii. There should be at least one occupant per bedroom in the unit.

(i) On an annual basis, or at the request of the City, the applicant will report to the City of Vancouver on the operation of the below-market rental housing 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 or Sustainability (or successor in function) and the Director of Legal Services may require in their sole discretion.

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

2.6 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 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

2.7 Execute an agreement satisfactory to the Director of Legal Services and the ACCS Deputy General Manager, Arts, Culture & Tourism (ACT) 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: Consult with the Head of Public Art regarding opportunities for investment in public spaces as per the *Broadway Plan.*

Note to Applicant: Provide development details to the satisfaction of the Head of Public Art (a checklist will be provided) confirming the selection of Option A, Art on Site, or Option B, 80% cash-in-lieu of art.

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

Environmental Contamination

2.8 If applicable:

(a) Submit a site disclosure statement to Environmental Services;

(b) As required by the Manager of Environmental Services and the Director of Legal Services, in their discretion, do all things and/or enter into such agreements deemed necessary to fulfill the requirements of Section 571(B) of the Vancouver Charter; and

(c) If required by the Manager of Environmental Services and the Director of Legal Services, in their discretion, enter into a remediation agreement for the remediation of the site and any contaminants which have migrated from the site on terms and conditions satisfactory to the Manager of Environmental Services, the General Manager of Engineering Services and Director of Legal Services, including a Section 219 Covenant that there will be no occupancy of any buildings or improvements constructed on the site pursuant to this rezoning until separate Certificates of Compliance, satisfactory to the City, for the on-site and off-site contamination, issued by the BC Ministry of Environment and Climate Change Strategy, have been provided to the City.

Agreements

Note to Applicant: 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 registrable 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-laws at no cost to the City.

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

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1726 West 11th Avenue
DRAFT CONSEQUENTIAL AMENDMENTS

DRAFT AMENDMENTS TO THE SIGN BY-LAW NO. 11879

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

"1726 West 11th Avenue	[CD-1 #]	[By-law #] C-2"

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

Amend Schedule B (Intermediate Zone) by adding the following:

"[CD-1 #]	[By-law #]	1726 West 11th Avenue"

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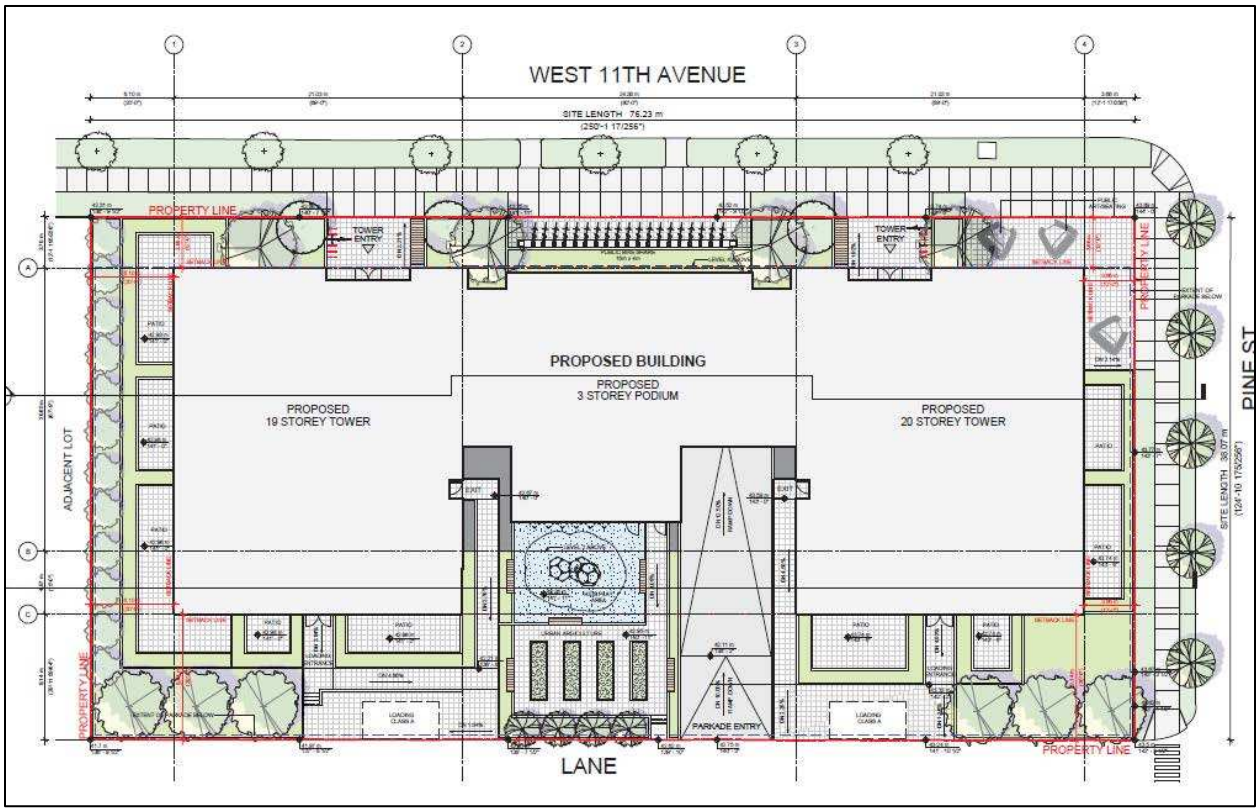
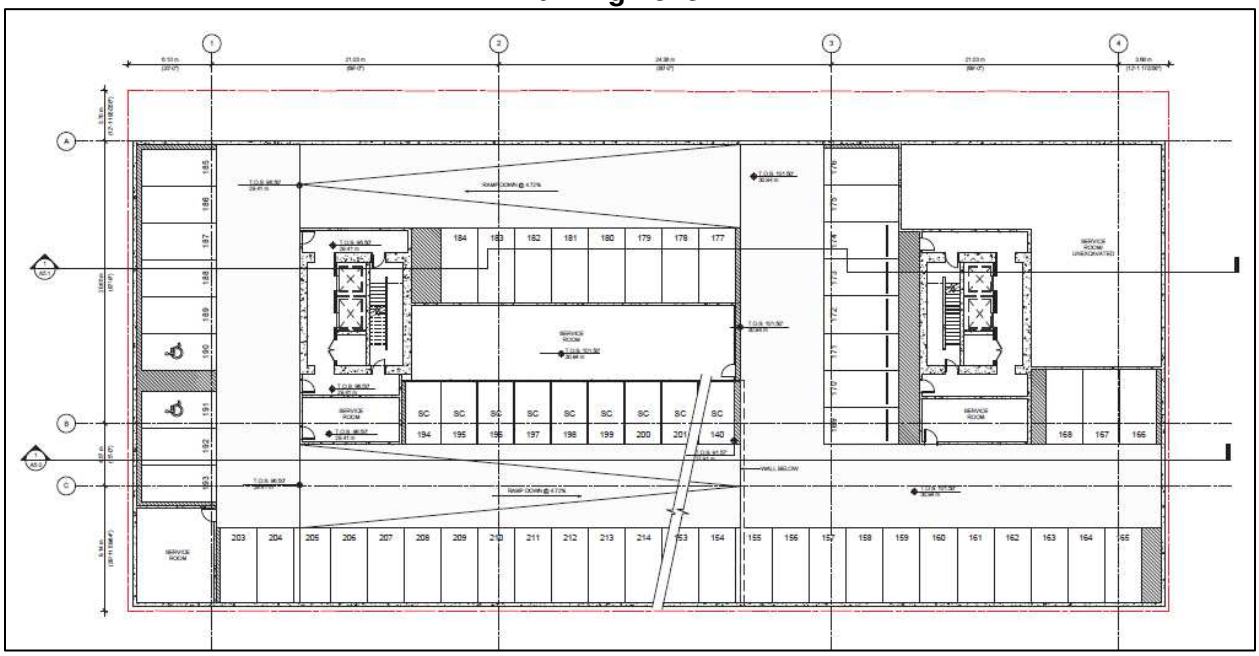
1726 West 11th Avenue
FORM OF DEVELOPMENT DRAWINGS

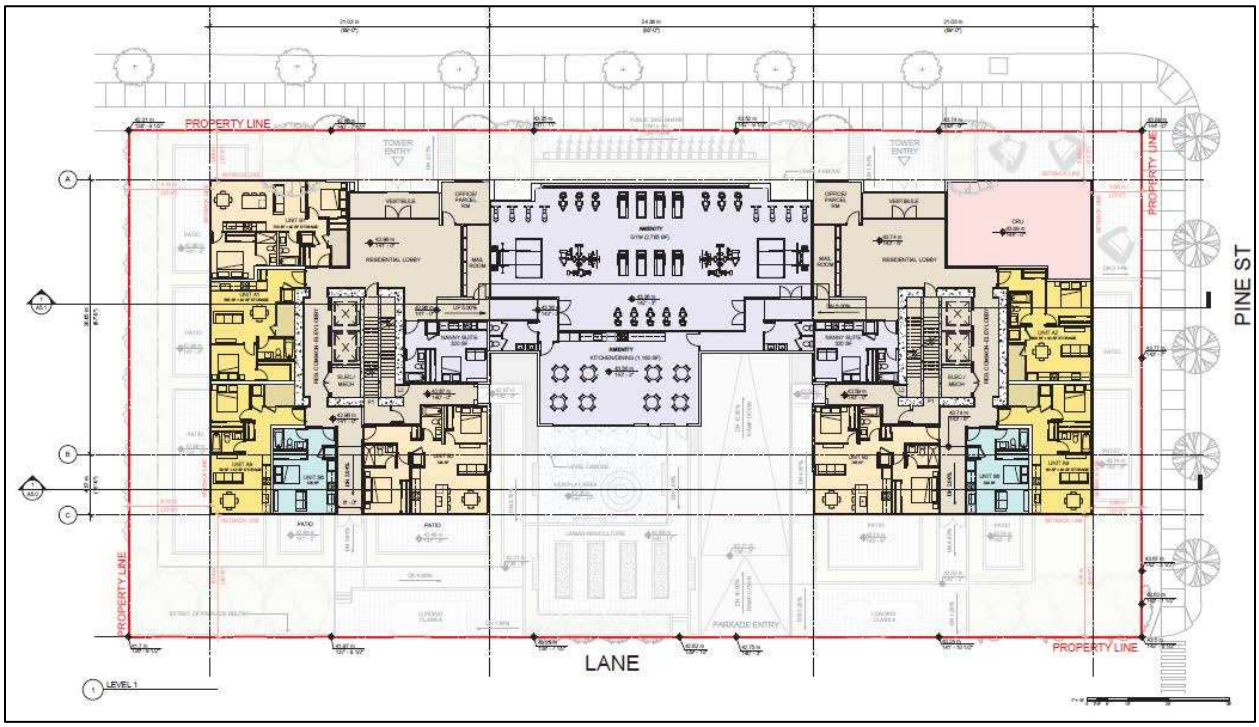
Ground Floor / Site Plan



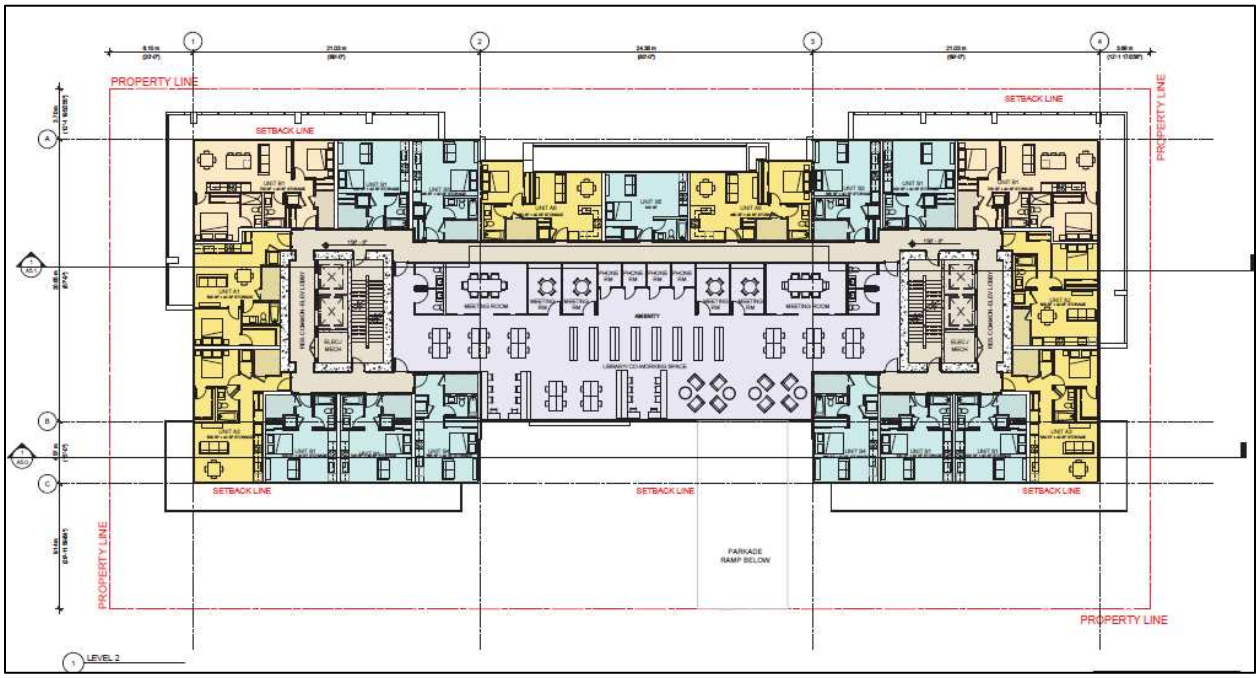
Parking Level 1



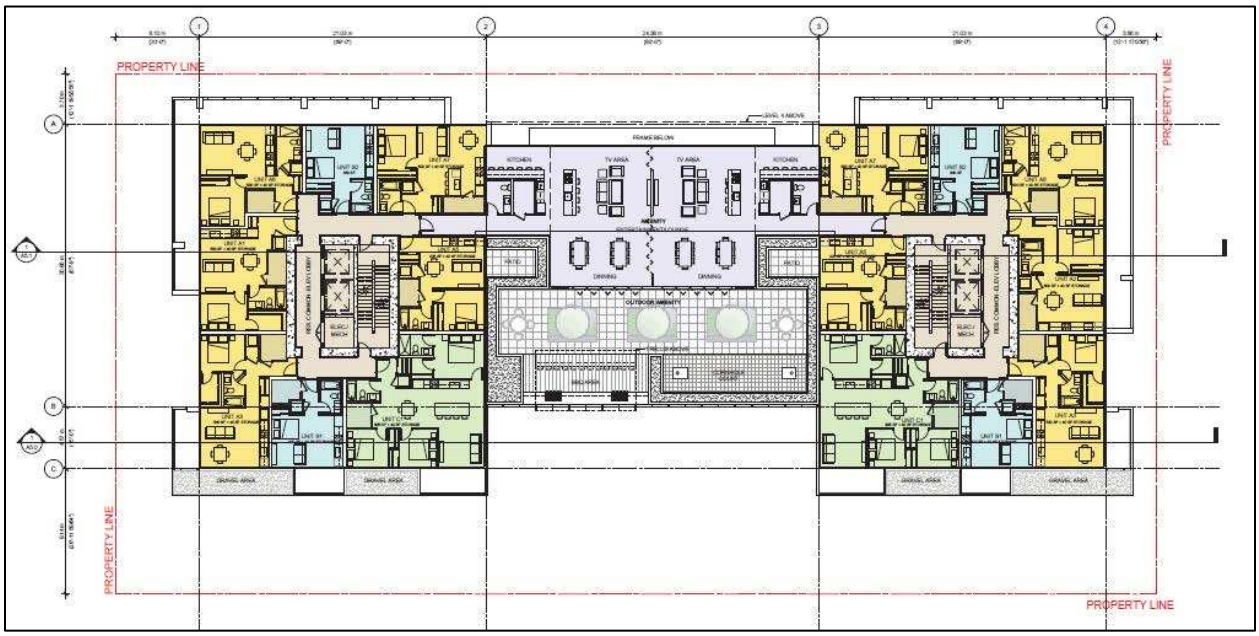
Ground Floor Plan



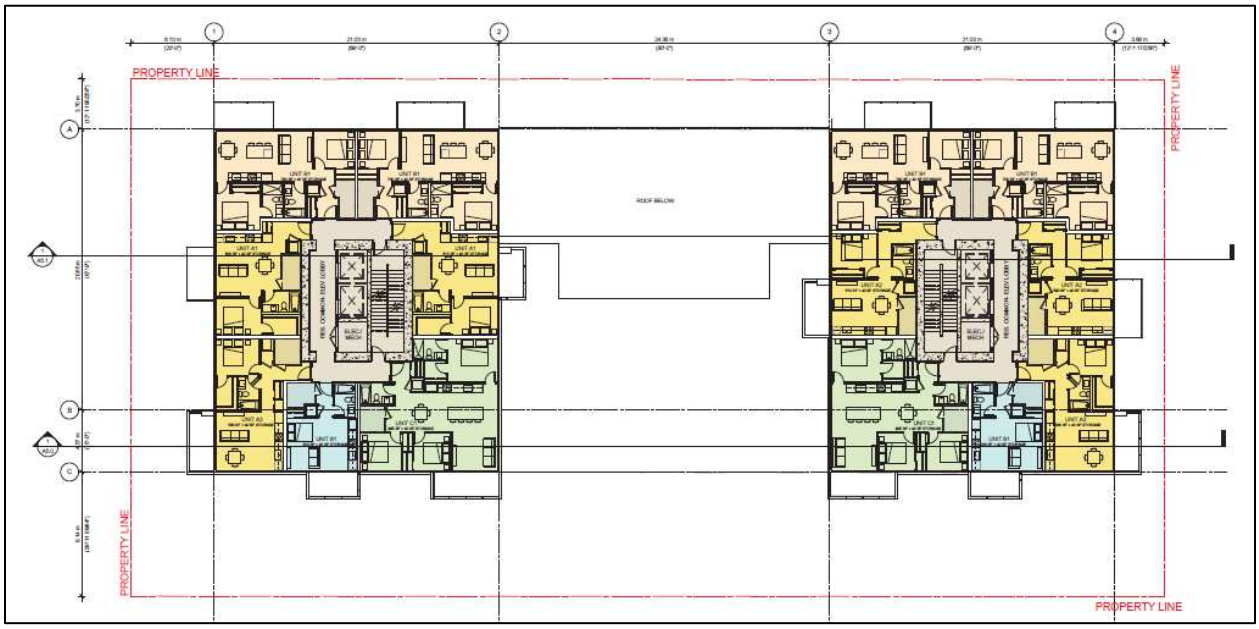
Second Floor Plan



Third Floor Plan

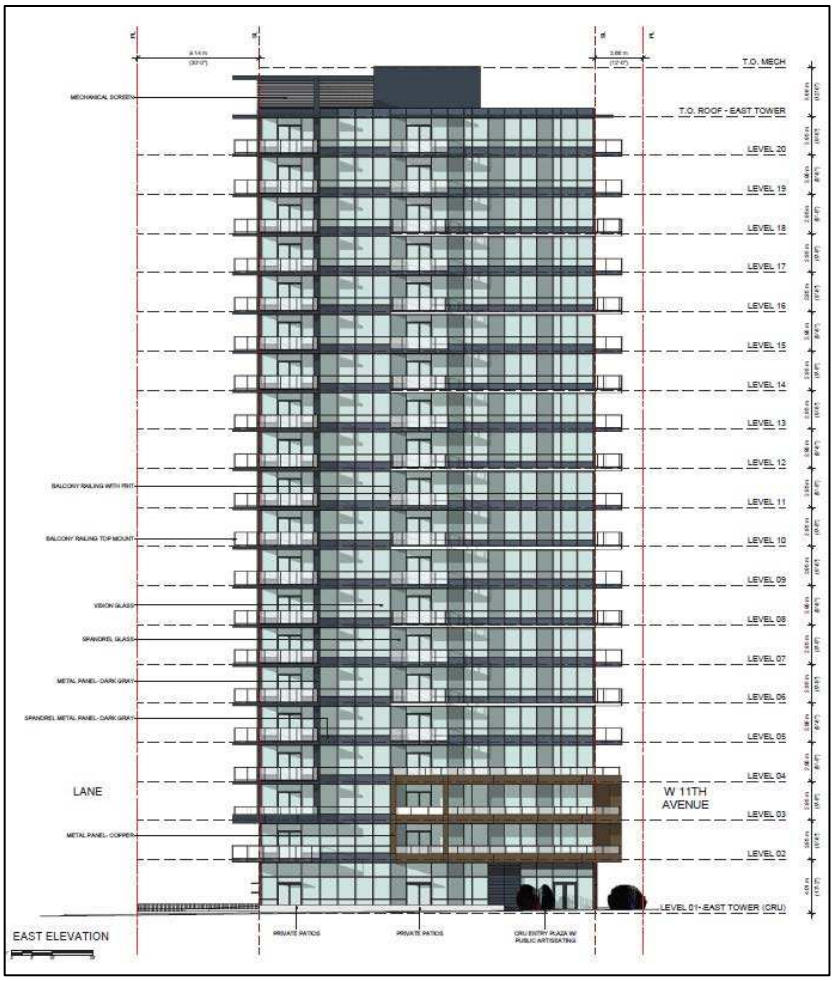


5th to 16th General Floor Plan



North Elevation

East Elevation



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1726 West 11th Avenue
SUMMARY OF TENANT RELOCATION PLAN TERMS

Tenant Relocation and Protection Requirements	Tenant Relocation Plan Offer
Financial Compensation	The choice of either: • 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: o 4 months' rent for tenancies up to 5 years; o 5 months' rent for tenancies over 5 years and up to 10 years; o 6 months' rent for tenancies over 10 years and up to 20 years; o 12 months' rent for tenancies over 20 years and up to 30 years; o 18 months' rent for tenancies over 30 years and up to 40 years; and o 24 months' rent for tenancies over 40 years. Or: • For tenants that wish 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.
Notice to End Tenancies	• Landlord to provide regular project updates to tenants throughout the development approvals process. • A minimum of four months' notice to end tenancy after all permits are issued is required (e.g. all development, building, and demolition permits in place).
Moving Expenses (flat rate or arrangement of an insured moving company)	• A flat rate of $750 or $1000 will be provided to all eligible tenants depending on the type of unit.
Assistance in Finding Alternate Accommodation (3 options)	• Staff will distribute tenant needs assessment surveys. These surveys will be used in relocation efforts and to identify tenants' needs and preferences. • Applicant has committed to monitor rental market and provide tenants requesting assistance with three options in Vancouver that best meet the tenants' identified priorities.
Additional Support for Low Income Tenants or Tenants Facing Other Barriers to Appropriate Housing	• The applicant will assist existing tenants with finding alternate accommodation. • For low income tenants and tenants facing other barriers to housing, as defined in the TRP Policy, the applicant has committed to assisting in securing a permanent, suitable affordable housing option.
First Right of Refusal	• The applicant has committed 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

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1726 West 11th Avenue
PUBLIC CONSULTATION SUMMARY

1. List of Engagement Events, Notification, and Responses

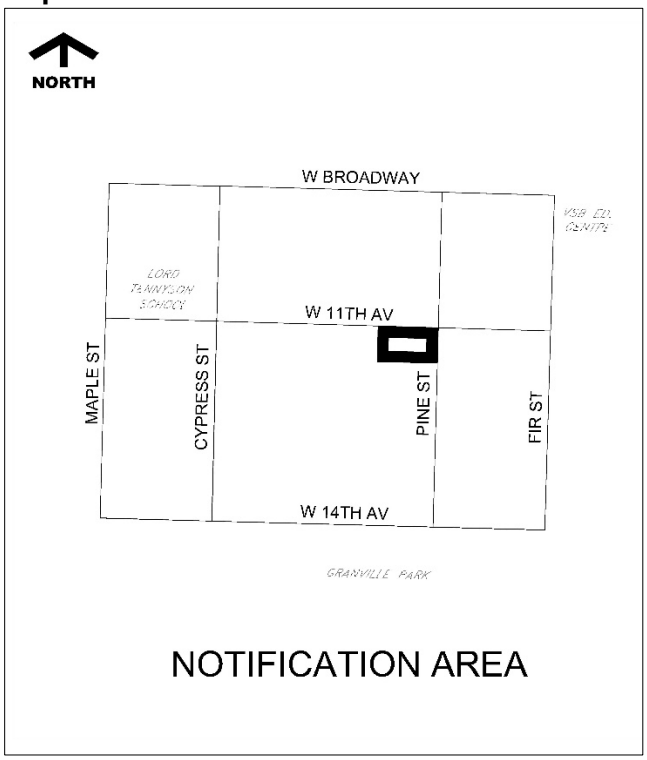
	Date	Results
Event		
Question and Answer Period (City-led)	February 14, 2024 – February 27, 2024	764 participants (aware)* • 280 informed • 107 engaged
Public Notification		
Postcard distribution – Notice of rezoning application and Question and Answer Period	February 13, 2024	3,582 notices mailed
Public Responses		
Online questions	February 14, 2024 – February 27, 2024	19 submittal
Online comment forms • Shape Your City platform	January 2024 – July 2024	127 submittals
Overall position • support • opposed • mixed	January 2024 – July 2024	127 submittals • 42 responses • 72 responses • 13 responses
Other input	January 2024 – July 2024	6 submittals
Online Engagement – Shape Your City Vancouver		
Total participants during online engagement period	January 2024 – July 2024	1,843 participants (aware)* • 655 informed • 133 engaged

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:** The development provides much needed below-market and rental housing.
- **Commercial use:** The proposed retail space is welcomed.
- **Design:** The building design is aesthetically pleasing.
- **Height, density, and massing:** Due to the location of the development along a major transit route, the height and density is appropriate.

Generally, comments of concern fell within the following areas:

- **Height, density, and massing:** The height and density of the proposal is too much for an area that only has low- to mid-rise buildings.
- **Affordability:** The units will not be affordable.
- **Noise:** There will be more noise in the neighbourhood from construction and the new residents of the building.

- **Existing tenants:** The proposal will displace existing tenants.

- **Commercial use:** It does not make sense to have retail on a local, residential street as there are existing stores on Broadway two blocks north of the site. The economic viability of the business is questionable and the business will bring unwanted foot and vehicle traffic to the neighbourhood.

- **Sunlight and views:** The proposed development would block neighbouring apartments' sunlight and views.

- **Traffic:** The development will exacerbate existing traffic congestion and street parking issues in the area.

- **Neighbourhood character:** The development does not fit in with the neighbourhood character in terms of height, massing and design. The project will negatively impact the community.

- **Neighbourhood amenities:** There are not enough amenities (eg. utilities, schools, and community centres) and services (eg. police and healthcare workers) to support additional residents in the area.

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:

- The *Tenant Relocation and Protection Policy* will protect existing tenant and allow them to return to the building once construction is completed.
- This is a good location as there are amenities like grocery stores, schools and bike routes nearby.
- The proposal aligns with the *Plan.*

General comments of concern:

- The proposal is not tall enough.
- The units are too small.
- There are not enough affordable/below-market rental units proposed.
- The proposal does not contribute positively to the existing community.
- There will be privacy concerns for surrounding neighbours.
- Approval of the project will set a precedent for more towers in the area.
- Removal of mature trees on site.

Neutral comments/suggestions/recommendations:

- A lower or mid-rise building is preferred.
- The rezoning should be expedited and approved.

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1726 West 11th Avenue
PUBLIC BENEFITS SUMMARY

Project Summary:

A 19-storey and a 20-storey residential tower over three-storey mixed-use podium. Building to contain rental residential units, of which 20% are to be below-market rates.

Public Benefit Summary:

The project would generate 283 rental residential units, of which 20% of the residential floor area 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.

	Current Zoning	Proposed Zoning
Zoning District	RM-3	CD-1
FSR (site area = 2,901.7 sq. m (31,234 sq. ft.))	1.0	6.8
Buildable Floor Area	2,901 sq. m	19,731 sq. m
Land Use	Residential	Mixed use

Summary of development contributions expected under proposed zoning

City-wide DCL[1,2]	$19,321
Utilities DCL[1]	$3,137,215
Public Art Contribution[3]	$420,518
TOTAL	$3,577,054

Other benefits (non-quantified): 283 rental housing units, of which 20% of the residential floor area would be rented at below-market rates, secured for the greater of 60 years and the life of the building.

[1] Based on by-laws in effect as of September 30, 2024. DCLs are payable at building permit issuance based on rates in effect at that time and the floor area proposed at the development permit stage. DCL By-laws are subject to future adjustment by Council including annual inflationary adjustments. A development may qualify for 12 months of in-stream rate protection. See the City's DCL Bulletin for more details.

[2] This application has requested and is expected to be eligible for a Class A (100%) waiver of the City-wide DCL applicable to the residential portion of the building. The value of the anticipated DCL waiver is estimated at $4,997,165. 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.

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

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1726 West 11th Avenue
APPLICANT, PROPERTY, AND DEVELOPMENT PROPOSAL INFORMATION

Property Information

Address	Property Identifier (PID)	Legal Description
1726 West 11th Avenue	014-183-714, 014-183-722, 014-183-731, 014-183-749, and 014-183-757	Lots 6 to 10, all of Block 388 District Lot 526 Plan 1949

Applicant Information

Architect	Ciccozzi Architecture
Registered Owner	Jordan Holdings Ltd.

Development Statistics

	Permitted Under Existing Zoning	Proposed
Zoning	RM-3	CD-1
Site Area	2,901.7 sq. m (31,234 sq. ft.)	2,901.7 sq. m (31,234 sq. ft.)
Land Use	Residential	Mixed use
Maximum FSR	1.0	6.8
Maximum Height	36.6 m (120 ft.)	63.2 m (207 ft.) to top of parapet and 66.7 m (219 ft.) to top of appurtenances
Floor Area	2,901.7 sq. m (31,234 sq. ft.)	19,731.6 sq. m (212,389 sq. ft.)
Unit Mix	N/A	Studio: 57 1 beds: 127 2 beds: 71 3 beds: 28 Total = 283
Parking and Bicycle Spaces	As per By-law	216 vehicle parking spaces 562 bicycle parking spaces To be confirmed at development permit stage
Natural Assets	28 site trees Six street trees	Retention of six street trees Addition of 32 onsite trees To be confirmed at development permit stage

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