CITY OF VANCOUVER

REFERRAL REPORT

Report Date: January 6, 2026
Contact: Luke Reynolds
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RTS No.: 18381
VanRIMS No.: 08-2000-20
Meeting Date: January 20, 2026

TO: Vancouver City Council

FROM: General Manager of Planning, Urban Design and Sustainability

SUBJECT: CD-1 Rezoning: 10 East 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.

RECOMMENDATIONS FOR PUBLIC HEARING

A. THAT the application by Stuart Howard Architects Inc., on behalf of Northview Apartments Ltd., the registered owner of the lands located at 10 East 11th Avenue [*Lots 1 and 2 Except the south 6 feet now lane, Block 38 District Lot 302 Plan 198; PIDs 015-630-285 and 015-630-307 respectively*], to rezone the lands from R5-3 (Residential) District to CD-1 (Comprehensive Development) District, to permit a maximum height of 51.0 m (167 ft.) with additional height for the portion with rooftop amenity and a maximum FSR of 6.8 to permit the development of a 15-storey mixed-use building containing ground-level commercial space and 115 rental units, be approved in principle;

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

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by Stuart Howard Architects Ltd. dated January 21, 2025;

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

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

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

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

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

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

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

(ii) THAT any approval that may be granted 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.

Purpose and Executive Summary

This report evaluates an application to rezone the site at 10 East 11th Avenue from R5-3 (Residential) to CD-1 (Comprehensive Development) District. The proposal is for a 15-storey mixed-use building with 115 rental units, of which 20% of the residential floor area will be secured for below-market rental units, and commercial space on the ground floor.

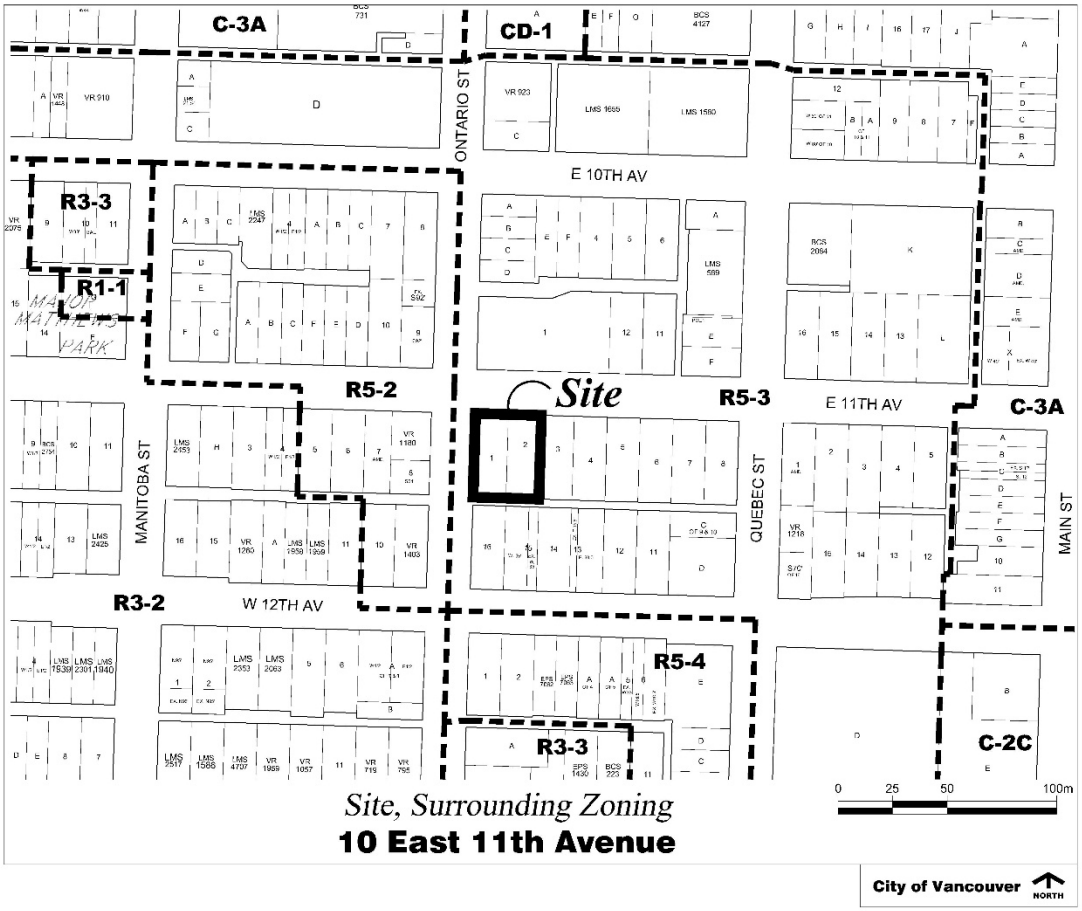
This application is consistent with the *Broadway Plan* (Plan). The General Manager of Planning, Urban Design and Sustainability recommends approval in principle subject to conditions contained in Appendix B.

Context and Background

1. Site and Context

The subject site is located at the southeast corner of the intersection of East 11th Avenue and Ontario Street (see Figure 1). The surrounding neighbourhood consists of primarily residential, including single-detached dwellings and low-rise residential. The neighbourhood is undergoing significant change with future redevelopment as per the *Broadway Plan* as well as with the Skytrain extension. The future Mount Pleasant Station will be located 270 m to the northeast.

Figure 1: Site and Surrounding Zoning



2. Policy Context

- **Broadway Plan:** This site is located in Mount Pleasant Centre - Area A (MCEA) sub area 10.9.1 and the residential and commercial uses proposed are consistent with the Plan.

- **Transit-Oriented Areas (TOA) Designation By-law and Transit-Oriented Areas (TOA) Rezoning Policy:** This site is within Tier 2 of the TOA and is not consistent with the height designation. As the Plan allows more height and density, the application is being assessed under the *Broadway Plan* policies.

- **Housing Needs Report:** The Vancouver Charter requires that when Council amends or adopts an affordable and special needs housing zoning by-law, also known as

inclusionary zoning, Council must consider the most recent housing needs report, and the housing information on which it is based. The most recent housing needs report amendment was received on January 1, 2025.

Discussion

1. Proposal

The proposal is for a 15-storey mixed-use building with 115 rental units, of which a minimum of 20% of the residential floor area is for below-market units (Figure 2). Indoor/outdoor rooftop amenity space and ground floor commercial uses are proposed. A building height of 44.9 m (147 ft.) and a floor space ration (FSR) of 6.8 is proposed. Three levels of underground parking are to be accessed from the lane.

Figure 2: Proposed Building Looking South



2. Form of Development

Policy Compliant or Minor Change

This application proposes a mixed-use tower of 15-storeys with a four-storey podium achieving a total 6.8 FSR. In general, the proposed built form meets the Plan's expectations (see Figure 3). Staff have conditions to further refine and improve the form of development.

Figure 3: Urban Design Analysis Summary

Issue	Policy	Proposal	Impacts	Outcomes
Site Frontage	150 ft. May be reduced to 99 ft.	99 ft.	N/A	The project satisfies the Plan's built form and site design policies; block study demonstrates tower separation requirements are met. Refer to Condition 1.2 in Appendix B to improve the building setback. As a result, an additional storey would be supported.

Urban Design Panel:
A review by the Urban Design Panel was not required due to the application's consistency with the expectations and policy of the Plan.

Conclusion:
Staff reviewed the site-specific conditions and have concluded that the proposal reflects the 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.

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

3. Housing

The *Housing Vancouver Strategy* seeks to deliver a range of housing tenures across the housing continuum. This application, if approved, would add 115 units, including 95 market rental units and 20 below-market rental units, to the City's inventory of rental housing, which would contribute to the targets set out in the *Housing Vancouver Strategy* (see Figure 4[1]).

The *Rental Housing Stock Official Development Plan* (RHS ODP) applies to developments of three or more residential units that includes the *demolition* of a rental housing unit in R5 districts. Since the subject site is currently zoned R5-3 and will involve the demolition of existing rental units, the rental replacement requirements under the RHS ODP apply. As such, this application will provide one-for-one replacement of the 20 existing rental housing units.

Figure 4: Progress Towards 10 Year Housing Vancouver Targets (2024-2033) for Purpose-Built Market and Developer-Owned Below-Market Rental Housing as of September 30, 2025

Housing Type	Category	10-Year Targets	Units Approved Towards Targets
Purpose-Built Market Rental Housing Units	Market Rental	30,000	12,299 (41%)
	Developer-Owned Below Market Rental	5,500	2,046 (37%)
	Total	35,500	14,345 (40%)

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 2024, the purpose-built apartment vacancy rate was 1.6% in Vancouver. The vacancy rate (based on the Canada Mortgage and Housing Corporation (CMHC) Market Rental Survey) for the Mount Pleasant/Renfrew Heights area, which this site is located, is 1.8%. 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, thereby meeting the Plan. These units must be designed in accordance with the *High-Density Housing for Families with Children Guidelines*. The application as proposed is consistent with the policy and a provision is included in the CD-1 By-law to meet the minimum unit mix requirements.

Average Rents and Income Thresholds – Figure 5 below shows starting rents for below-market rental units for 2024. Average market rents and incomes served for newer rental buildings on the east side are shown in the middle two columns, and costs for home ownership are shown in the right-hand columns. Figure 5 demonstrates that below-market rental housing and market rental housing provide options that are more affordable than home ownership.

If approved, starting rents for the below market units will be 20% less the city-wide average market rents at the time of initial occupancy. On unit turnover, rents in the below-market units may be reindexed to 20% less the city-wide average market rent by unit type current at the time of unit turnover.

Figure 5: Below-Market Unit Average Rents, Market Rents in Newer Buildings, Cost of Ownership and Household Incomes Served

	Below-Market Rental Units		Newer Rental Buildings Eastside		Monthly Costs of Ownership for Median-Priced Apartment – Eastside (with 20% down payment)		
	2025 Starting Rents[1]	Average Household Income Served[4]	Average Market Rent[2]	Average Household Income Served[4]	Monthly Costs of Ownership[3]	Average Household Income Served[4]	Down-payment at 20%[3]
Studio	$1,294	$51,776	$1,879	$75,160	$2,200	$88,000	$79,550
1-bed	$1,470	$58,784	$2,194	$87,760	$2,885	$115,400	$108,000
2-bed	$2,052	$82,080	$2,880	$115,200	$3,809	$152,360	$141,300
3-bed	$2,819	$112,768	$3,815	$152,600	$5,565	$222,600	$213,000

1. *Starting rents shown are calculated based on a /20 per cent discount to city-wide average market rents as published by CMHC in the October 2024 Rental Market Report and set in the Rental Incentive Programs Bulletin for the year 2025.*
2. *Data from October 2024 CMHC Rental Market Survey for buildings completed in 2015 or later on the Eastside of Vancouver*
3. *Based on the assumptions: Median of all BC Assessment strata apartment sales prices in Vancouver Eastside 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)*
4. *Incomes are estimated based on rents or monthly ownership costs at 30% of income*

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, 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 G.

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 115 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 not less than 20% of the residential floor area that is counted in the calculation of the floor space ratio for below-market units to be rented at rates targeted to meet the affordability needs of moderate income households. 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 20 units of primary rental housing. Of the 20 existing residential tenancies, 18 are eligible under the City's *Tenant Relocation and Protection Policy* (TRPP) for the *Broadway Plan* area.

Should this project be approved by Council, the applicant will be required to submit a Tenant Relocation Plan (TRP) for all eligible tenants that meets the requirements of the City's TRPP for

the Plan area prior to Development Permit issuance. Staff have prepared a draft TRP which reflects the *Broadway Plan* tenant protections, summarized in Appendix E of this report.

The existing residential tenancies are governed by the Residential Tenancy Act (British Columbia).

4. Transportation and Parking

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

5. Public Input

Public input primarily included mailed postcards, a site sign, a webpage with a digital model, an online comment form, and question and answer (Q&A) period. Refer to the application webpage: https://www.shapeyourcity.ca/10-e-11-ave

In total, approximately 69 submissions were received. Comments supported the new rental housing along a major transit route, the density for the neighbourhood, and the building design. Concerns included impacts on neighbourhood character, traffic and parking challenges, and the inclusion of commercial despite commercial already being located along the nearby arterials. Refer to Appendix D for a full summary of the public input collected and responses to public comments.

6. Public Benefits

Refer to Appendix F for full summary of public benefits.

- **Development Cost Levies (DCLs):** The applicant has requested a Class A waiver of the City-wide DCLs. It is expected that the project will pay DCLs of $1,112,666 based on rates in effect as of December 10, 2025. The value of the DCL waiver for the residential floor area is estimated to be $1,617,090.
- **Community Amenity Contributions (CAC):** This application is subject to a negotiated CAC. Real Estate Services staff have determined that based on the cost of securing the market rental and below-market rental housing, no CAC is anticipated.
- **Public Art:** The application is not subject to the Public Art Policy and Procedures for Rezoned Developments as the total floor area is below the minimum threshold of 9,290 sq. m (100,000 sq. ft.).

Financial Implications

This project is expected to provide 115 rental units, with a minimum of 20% of the residential floor area secured at below-market rates, and DCLs. See Appendix F for additional details.

Conclusion

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

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APPENDIX A
10 East 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 Units” means dwelling units that meet the requirements of approved Council policies and guidelines for below-market rental housing, as secured by a housing agreement and registered on title to the property.

Uses

4. Subject to approval of the form of development, to all conditions, guidelines and policies adopted by Council, and to the conditions set out in this by-law or in a development permit, the only uses permitted within this CD-1 and the only uses for which the Director of Planning or Development Permit Board will issue development permits are:

   (a) Cultural and Recreational Uses;

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

   (c) Institutional Uses, limited to Child Day Care Facility;

(d) Live-work Use;

(e) Office Uses;

(f) Retail Uses;

(g) Service Uses;

(h) Utility and Communication Uses; and

(i) 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 units.

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

(a) be suitable for family housing; and

(b) have 2 or more bedrooms, 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 combination with a permitted use;

(b) farmers' market;

(c) neighbourhood public house;

(d) public bike share; and

(e) restaurant,

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

Floor Area and Density

6.1 Computation of floor area must assume that the site area is 1,157.5 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 The total floor area for commercial uses must be a minimum of 140 m^2.

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 need exceed 12% of the permitted floor area, and

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

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

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

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

(ii) bicycle storage, and

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

(d) entries, porches and verandahs if the Director of Planning first approves the design;

(e) all residential storage area above or below base surface, except that if residential storage area above base surface exceeds 3.7 m^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.

6.7 Where floor area associated with residential storage area is excluded, a minimum of 20% of excluded floor area above base surface must be located within the below-market rental units as storage area.

Building Height

7.1 Building height must not exceed 51.0 m.

7.2 Despite section 7.1 of this by-law and building height regulations in section 10 of the Zoning and Development By-law, the Director of Planning, after considering the impact on building placement, massing, views, overlook, shadowing and noise, may permit architectural features, common rooftop amenity space or mechanical appurtenances including elevator overrun and rooftop access structures, or any other appurtenances that the Director of Planning considers similar to the foregoing, to exceed the maximum building height.

Access to Natural Light

8.1 Each habitable room must have at least one window on an exterior wall of a building.

8.2 For the purposes of section 8.1 above, habitable room means any room except a bathroom or a kitchen.

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APPENDIX B
CONDITIONS OF APPROVAL

Note: 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 Stuart Howard Architects Inc, received on January 21, 2025.

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

Urban Design

1.1 Design development to promote neighbourliness and minimize impact on adjacent property.

Note to Applicant: This may be achieved by providing approximate 5-feet green buffer between the east property line and the proposed ramp and exit stairs. The proposed rear stair should be relocated to preserve the required 80-foot tower separation from potential future towers across the lane.

1.2 Design development to reduce the perceived massing and improve the streetscape and the pedestrian experience.

Note to Applicant: This may be achieved by:

(a) For portion of the building above the fourth storey, providing approximately 20 ft. setback from the rear property line. One additional storey maybe supported to redistribute the density.

(b) Enhancing the architectural expression to minimize the perceived building length along Ontario Street.

(c) Referencing the finer-grained scale of the residential neighbourhood in the building composition where viable.

1.3 Design development to improve the livability of the of the dwelling units.

Note to Applicant: Refer to the *High-Density Housing for Families with Children Guidelines* (Section 4.3 and 4.4), ensure all units have access to private outdoor space and storage. Furthermore, all podium-level units should have primary windows facing the street or lane; units only facing side yard are not supportable.

Landscape

1.4 Provision of revised Arborist Report documents coordinated with development plans to ensure feasible retention of neighbour-owned trees.

Note to Applicant: The Arborist Report must be fully coordinated with all development documents, particularly regarding neighbour-owned Trees A and B. Significant paving and ramp construction appear to encroach upon their Tree Protection Zones (TPZ) and should be addressed. To safely retain Trees A and B, further coordination between the arborist and the design team may be necessary.

The report notes an existing retaining wall and grade difference between properties, these elements require further detail. Clarification is needed on whether the retaining wall can remain or must be removed. The report should also address excavation, shoring, and any TPZ encroachments.

Unless a signed letter of consent from the neighbouring property owner supports their removal, these trees must be retained.

1.5 Provision of a complete Arborist Report that includes a finalized removal/retention strategy, if applicable, with analysis and rationale for each tree that is coordinated with the site plan.

Note to Applicant: Provided report lacks rationale for proposed tree removals.

1.6 Design development to provide a greater proportion of planting areas and feature landscaping including trees within the below grade setback areas along Ontario and East 11th Avenue.

Note to Applicant: Provide further consideration of programming and a more refined landscape design in order to reduce the amount of hardscape paving, improve the public realm interface, and achieve the intent of the below grade setbacks. Refer to sections 11.4.8 and 19.3.1 of the *Broadway Plan*.

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

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

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

Note to Applicant: The sections should illustrate the slab design and location, the soil profile, tree root ball, tree canopy and any associated landscaping. For private patios and amenity areas, illustrate and dimension planters on slab, planter sizes (inside

dimension), soil, root ball, retaining walls, steps, patios and portions of the adjacent building, such as residential units or amenity rooms.

Sustainability

1.9 All new buildings in the development will meet the requirements of the Green Buildings Policy for Rezonings (amended November 27, 2024) located here:

https://guidelines.vancouver.ca/policy-green-buildings-for-rezonings.pdf

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

Housing

1.10 The proposed unit mix, including 74 studio units (64%), 29 two-bedroom units (25%), and 12 three-bedroom units (10%) is to be included in the Development Permit drawings.

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

Note to Applicant: The proposed market rental and below-market rental unit mix should be designed to accommodate returning tenants exercising the Right of First Refusal to return to the new building. Returning tenants must be offered a unit appropriate to their household as defined by the CMHC National Occupancy Standard, as outlined in the *Tenant Relocation and Protection Policy* and TRPP Bulletin, at below-market rents or existing rents, as applicable. See rezoning condition 2.6.

1.11 This 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: Design development to position the children's play area adjacent to indoor amenity room.

(b) A minimum of 2.3 sq. m (24.7 sq. ft.) of bulk storage for each dwelling unit (S. 4.4.2), with preference for in suite storage for 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 a 1.8 by 2.7 m minimum dimensions (S. 4.3.2)

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

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 at StreetUseReview@vancouver.ca to acquire the project's permissible street use after Building Permit issuance.

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

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

1.15 Provision of any gas service to connect directly to the building without any portion of the service connection above grade within the road right-of-way.

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

1.17 Provision of garbage and recycling storage amenity design to the satisfaction of the General Manager of Engineering Services as presented in the Garbage and Recycling Storage Amenity Design Supplement.

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

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

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

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

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

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

(b) Existing locations of:

(i) Street furniture; and

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

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

(ii) Poles and guy wires

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

(c) Deletion of:

(i) Proposed retaining walls shown within the South 4 ft. future dedication area and over East 11th Avenue.

Note to Applicant: Sheet A1.01 shows retaining walls at the driveway entry proposed within the future lane dedication and retaining walls proposed over East 11th Avenue (See sheets A1.01, A3.02, A3.04 and Landscape plans).

(ii) Feature paving from the boulevard.

Note to Applicant: Pathways to the sidewalk are to be standard concrete.

(d) All proposed streetscape materials on City property to be City standard materials.

Note to Applicant: Deviations from the standard streetscape materials must be justified in a report and approved by City prior to the Development Permit application. Encroachment agreements may be required for non-standard streetscape materials on City property.

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

1.19 Provision of 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 Ontario Street and East 11th Avenue;

(b) Relocate all utilities (i.e., vents, drains, access points etc.) outside of the station footprint and provide 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;

(e) Show and label location of on-site electrical connection to the station.

1.20 Parking, loading, bicycle, and passenger loading space quantities must be provided and maintained in accordance with the requirements of the Vancouver Parking By-Law.

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

(a) Review of the parking and loading design considering vehicle and truck turning movements and identification of vehicle turning swaths considering the following:

(i) Two-way flow the full length of the ramp/driveway access from the lane into the parkade;

(ii) Loading to and from the lane;

Note to Applicant: For the parallel Class B loading space, turning swath drawings to be submitted demonstrating access and egress to the parallel Class B loading space accommodating Class B design vehicles as illustrated in Table 3 of the Parking and Loading Design Supplement. Refer to Table 3 for passenger vehicle requirements for turning swaths for the parking ramp.

(b) Safe functional grades on the ramp and in parking areas, including:

(i) Maximum 10% ramp grade for the first 6.1 m (20 ft) from the property line;

Note to Applicant: A 4.0 ft. dedication is required in the lane. The 10% ramp grade is to begin from the new property line after the 4.0 ft. dedication.

1.22 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;

(b) Minimum 3.4 m (11.2 ft.) width, 10.2 m (33.5 ft.) length for Class B spaces;

(c) Minimum 1.3 m (4.3 ft.) side clearance for Class B spaces;

Note to Applicant: If parallel Class B loading is proposed adjacent the lane, the minimum 1.3 m (4.3 ft.) side clearance requirement for Class B spaces may be able to be reduced.

(d) Clear unloading area or raised rear dock, minimum 1.8 m (5.9 ft.) wide, with suitable access to facilitate goods loading/unloading.

Note to Applicant: Council approved amendments to the Parking Bylaw for loading rates and design requirements. These requirements will apply to site development permits following this rezoning.

1.23 Provision of the following general revisions to architectural plans, including:

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

(b) Dimension of columns and column encroachments into parking spaces;

(c) Identification of columns in the parking layouts;

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

1.24 Provision of a Final Hydrogeological Study, to the satisfaction of the General Manager of Engineering Services and the Director of Planning, which addresses the requirements outlined in the Groundwater Management Bulletin.

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

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

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

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

1.26 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.

1.27 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

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

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

For more information, please contact Engineering, Streets Design Branch at building.grades@vancouver.ca or call 604-871-6373.

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

PART 2: CONDITIONS OF BY-LAW ENACTMENT

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

Engineering

2.1 Make arrangements to the satisfaction of the General Manager of Engineering Services, the Director of Legal Services, and the Approving Officer for the consolidation of Lots 1 and 2, Except the South 6 Feet of both now Lane, Block 38, District Lot 302 Plan 198 to

create a single parcel and subdivision of that site to result in the dedication of the South 4 feet for lane purposes.

Note to Applicant: A subdivision plan and application to the Subdivision and Strata Group is required. For general information see the subdivision website at: http://vancouver.ca/home-property-development/apply-to-subdivide-or-join-properties.aspx

2.2 Make arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for release of an Easement and Indemnity Agreement 390185M (commercial crossing) prior to building occupancy.

Note to Applicant: Arrangements are to be secured prior to zoning enactment, with release to occur prior to issuance of an occupancy permit for the site. Provision of a letter of commitment will satisfactorily address this condition for zoning enactment.

2.3 Provision of entry into an agreement to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services, for a statutory right-of-way (SRW) to provide a (16.0 m (52 ft.) by 4.0 m (13 ft.)) Public Bike Share Station on private property at the intersection of Ontario Street and East 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, or any portion thereof, or for any building or improvements thereon will be issued until the letter of credit or such other form of alternative security that may be acceptable to the City in its sole discretion, as security for the services is provided. The timing for the delivery of the Services shall be determined by the General Manager of Engineering Services in his sole discretion and holds shall be placed on such permits as deemed necessary in his sole discretion. The Services are not excess and/or extended services, and the applicant is not entitled to a Latecomer Agreement.

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

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

Note to Applicant: Based on the confirmed Fire Underwriter's Survey Required Fire Flows and domestic flows submitted by Creus Engineering dated Mar 4, 2025, no water main upgrades are required to service the development.

The main servicing the proposed development is 300 mm. 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.

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

Note to Applicant: Implementation of development(s) at 10 East 11th Avenue does not require any sewer upgrades.

Development to be serviced to the existing 200 mm SAN and 300 mm STM sewers in East 11th Avenue.

Note to Applicant: If the tie-in location is not consistent with the existing connection, please contact the City to confirm capacity. Sewer upgrades may be required.

The City of Vancouver Council has approved a Vancouver Building Bylaw change that will go into effect on January 1st, 2026. The onsite rainwater release rate requirement has been changed to the following: The post-development 10-year flow rate discharged from the site shall be no greater than 25 L/s/Ha of site area, and the first 15 mm of rainfall over areas not covered in landscaping shall be controlled to 5 L/s/ha. The post-development estimate shall utilize the 2100 IDF curves to account for climate change. Acceptable calculation methods will also be specified. This site will be required to comply with these requirements. More information is available at vancouver.ca/rainwater.

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

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

(ii) Corner curb ramps;

(iii) Removal of the existing driveway crossing and reconstruction of the curb.

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

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

(ii) Corner 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.

(e) Provision of street improvements with appropriate transitions, along the lane south of East 11th Avenue adjacent to the site, including:

(i) Full depth pavement reconstruction;

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

(ii) New standard concrete lane crossing, with new lane returns and ramps on both sides, at the lane entrance on Ontario Street.
Note to Applicant: Refer to the City design guidelines and construction standards.

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

(f) Provision of speed humps in the lane south of East 11th Avenue between Ontario Street and Quebec Street.

(g) Provision of upgraded street lighting (roadway and sidewalk), public plaza and existing lane lighting to current City standards and IESNA recommendations.

(h) Provision of Ontario Street and East 11th Avenue entire intersection street lighting upgrade to current City standards and IESNA recommendations.

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

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

(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.

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

(k) Provision of street trees where space permits.

Note to Applicant: Final spacing, quantity and location to the satisfaction of the General Manager of Engineering Services. Tree species to the approval of the City Arborist. Street tree planting to include appropriate soil volumes and approved root barriers of rigid construction, 8 ft. long and 18 in. deep, centre on each street tree adjacent to the sidewalk and any off-street bike facility.

Installation of Engineered Soil under new sidewalks may be required to obtain appropriate soil volumes based on site conditions.

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

Housing

2.5 Make arrangements to the satisfaction of the General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services to enter into a Housing Agreement and a Section 219 Covenant to secure all residential units as class A for profit affordable rental housing, excluding Seniors Supportive or Independent Living Housing, and including at least 20% of the residential floor area that is counted in the calculation of the dwelling unit area per the CD-1 By-law to be secured as below-market rental dwelling housing units, and the remaining units to be secured as market rental units, subject to the conditions set out below for such units, subject to the conditions set out below for such units and in accordance with the requirements set out in the *Broadway Plan*, for a term equal to the longer of 60 years and the life of the building and such other terms and conditions as the General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services may require. The agreement or agreements will include but not be limited to the following terms and conditions:

(a) A no separate-sales covenant;

(b) A no stratification covenant;

(c) A provision that none of the units will be rented for less than 90 consecutive days at a time;

(d) That the average initial starting monthly rents by unit type for the below-market rental housing dwelling units in the project will be at least 20% below the average market rent for private rental apartment units city-wide as published by the most recent Canada Mortgage and Housing Corporation in the Rental Market Survey Data Tables for Vancouver at the time when the Occupancy Permit is issued;

(e) That a rent roll indicating the agreed maximum average initial monthly rents for the below-market rental housing dwelling units will be required prior issuance of an Occupancy Permit, to the satisfaction of the General Manager of Planning, Urban Design or Sustainability (or successor in function) and the Director of Legal Services;

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

(g) That the applicant will verify eligibility of new tenants for the below-market rental housing dwelling units, based on the following:

(i) For new tenants, annual household income cannot exceed (4) four times the annual rent for the unit (i.e. at least 25% of household income is spent on rent); and
(ii) There should be at least one occupant per bedroom in the unit.

(h) That the applicant will verify the ongoing eligibility of existing tenants in below-market rental housing dwelling units every five (5) years after initial occupancy:

(i) For such tenants, annual household income cannot exceed 5 times the annual rent for the unit (i.e. at least 20% of income is spent on rent); and

(ii) There should be at least one occupant per bedroom in the unit.

(i) On an annual basis, or at the request of the City, the applicant will report to the City of Vancouver on the operation of the below-market rental housing dwelling units which will ensure that the City can confirm that the units are being operated as agreed, and will include a rent roll for the below-market rental housing dwelling units, and a summary of the results of eligibility testing for these units; and

(j) Such other terms and conditions as the General Manager of Planning, Urban Design or Sustainability (or successor in function) and the Director of Legal Services may require in their sole discretion.

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

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, temporary rent top-up or lump sum rent top-up option; the names of any tenants who have ended their tenancy; the reason for its end (e.g. tenant decision or mutual agreement to end tenancy); the outcomes of their search for alternate accommodation (if assistance was requested by the tenant), and their temporary rent top-up amount for the first year of tenancy in the alternative unit (if applicable) and total compensation amount(s); the names of tenants still remaining in the building; the status of the applicant's search for relocation options (if assistance was requested by the tenant) and/or additional assistance rendered, as required through their Tenant Relocation Plan. A copy of the Temporary Rent Top-Up Calculation Form for each tenant that chooses the Temporary Rent Top-Up option must also be provided with the Interim Tenant Relocation Report.

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

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

Environmental Contamination

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

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

(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 Parks, have been provided to the City.

Agreements

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

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

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

* * * * *

APPENDIX C
PROPOSED CONSEQUENTIAL BY-LAW AMENDMENTS

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

DRAFT AMENDMENT TO THE SIGN BY-LAW NO. 11879

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

"10 East 11th Avenue [CD-1#] [By-law #] C-2"

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

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

"[CD-1#] [By-law #] 10 E 11th Avenue"

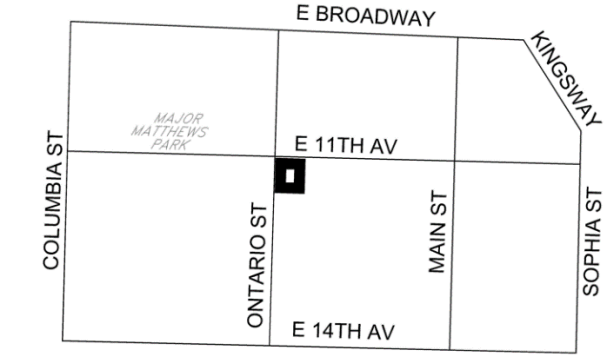
* * * * *

APPENDIX D
ADDITIONAL INFORMATION

Public Consultation Summary

Event	Date(s)	Details
Webpage published	April 4, 2025	https://www.shapeyourcity.ca/10-e-11-ave
Postcard mailed	May 5, 2025	3,142 notices mailed (approximate)
Site sign installed	April 22, 2025	n/a
Online comment form	April 2025 to July 2025	54 submissions • 9 responses support • 43 responses opposed • 2 responses mixed
Question and Answer (Q&A) period (2 weeks)	May 7, 2025 to May 20, 2025	5 submissions
Other input (phone calls, direct emails, etc.)	April 2025 – October 2025	10 submissions
Total webpage views	April 4, 2025 to December 15, 2025	947 page views
Total Submissions (Comments submitted + questions asked + other input methods)		69 submissions

Map of Notification Area



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

Areas of support:

- **Height, density and massing:** Due to the location of the proposed development along a major transit route, the height and density is appropriate. However, even greater density would be supported.
- **Building design:** Appreciate the building design and its visual appeal.
- **Housing:** The proposed development adds much needed rental housing and below-market rental (BMR) units.

Areas of concern:

- **Commercial space location:** The proposed commercial businesses are unneeded given the proximity of the proposed development to main arterials on Broadway and Main.
- **Traffic and parking:** The project will exacerbate traffic and parking challenges at the location.
- **Building height and neighbourhood character:** A building of this scale and height does not fit with the existing context of the neighbourhood and will negatively affect the residential character.

Response to Public Comments

The proposed height and density are consistent with both the intents of the *Broadway Plan* and the existing R5-3 zoning, which encourage rental housing and local-serving retail off arterials while maximizing existing and future transit investments, services, and amenities.

Rezoning conditions are included to address safety for all road users and include sidewalks along Ontario Street and East 11th Avenue. The Parking By-law does not require minimum parking requirements, city-wide, except for accessible parking, visitor spaces, and bike parking.

* * * * *

APPENDIX E
DRAFT TENANT RELOCATION PLAN / HOUSING

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. Or: • A one-time lump sum rent top-up payment, equivalent to the estimated value of a rent top-up for 36 months (3 years).
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)	• The City of Vancouver will distribute tenant needs assessment surveys. The survey summary will be used in relocation efforts and to identify tenants' needs and preferences.

	• The applicant is required 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	• For low income tenants and tenants facing other barriers to housing, as defined in the TRP Policy, the applicant must commit to assisting in securing a permanent, suitable affordable housing option.
First Right of Refusal	• The applicant must commit to offering all eligible tenants the Right of First Refusal to return to the new building at either a 20% discount to city-wide average market rents by unit type for the City of Vancouver, as published annually, or at the tenant's current rent plus allowable annual increases, whichever is less.

* * * * *

APPENDIX F
PUBLIC BENEFITS

City-wide DCL[1,2]	$75,684
Utilities DCL[1]	$1,036,982
TOTAL	**$1,112,666**

Other Benefits (non-quantifiable components): 115 rental units, of which 20% of the residential floor area would be rented at below-market rates, secured for the greater of 60 years and the life of the building.

[1] Based on rates in effect as of December 10, 2025 and the proposed 7,525.2 sq. m (81,001 sq. ft.) of residential floor area and 352.2 sq. m (3,791 sq. ft.) of commercial floor area.

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

[2] This application has requested and is expected to be eligible for a Class A (100%) waiver of the City-wide DCL applicable to the residential portion of the building. The application is therefore subject to the maximum average starting rents and unit sizes by unit type applicable to class A for-profit affordable rental housing as per the By-law. These requirements will be secured by a Housing Agreement, and compliance will be assessed through the development permit stage to occupancy permit issuance. The value of the City-wide DCL waiver on the residential floor area is estimated to be $1,617,090.

* * * * *

APPENDIX G
REZONING APPLICATION SUMMARY

Property

Address	Parcel Identifier (PID)	Legal Description
10 East 11th Avenue	015-630-285	Lot 1, Except the South 6 Feet Now Lane, Block 38 District Lot 302 Plan 198
10 East 11th Avenue	015-630-307	Lot 2, Except the South 6 Feet Now Lane, Block 38 District Lot 302 Plan 198

Applicant Team

Applicant	Adam Poole
Developer	Northview Apartments Ltd.
Architect	Stuart Howard Architects Ltd.
Property Owner	Northview Apartments Ltd.

Statistics

	Permitted Under Existing Zoning	Proposed
Zoning	R5-3	CD-1
Site Area	1,157 sq. m (12,459 sq. ft.)	1,157 sq. m (12,459 sq. ft.)
Land Use	Residential, Commercial	Residential, Commercial
Maximum FSR	6.8	6.8
Maximum Height	84.0 m (276 ft.)	51.0 m (167 ft.)
Floor Area	7,878 sq. m (84,793 sq. ft.)	7,878 sq. m (84,793 sq. ft.)
Unit Mix	N/A	74 studio units 0 1-bedroom 29 2-bedroom 12 3-bedoom **115 Total**
Natural Assets	2 on-site trees 2 off-site trees 6 street trees	Remove 2 on-site trees. Retain 2 off-site and 6 street trees. Final numbers to be confirmed at development permit stage.

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