REFERRAL REPORT

Report Date:	May 6, 2025
Contact:	Leifka Vissers
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RTS No.:	17937
VanRIMS No.:	08-2000-20
Meeting Date:	May 20, 2025

TO: Vancouver City Council

FROM: General Manager of Planning, Urban Design and Sustainability

SUBJECT: CD-1 Rezoning: 469-483 East 10th 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 Fastmark Acquisitions Corp. on behalf of:

- Malouf Blanchard and Sharon Blanchard, the registered owners of 469 East 10th Avenue [*PID 011-895-071; Lot 13 Block 124 District Lots 264A Plans 1355 and 1771*];

- Xiaoling Zhen, the registered owner of 477 East 10th Avenue [*PID 006-715-095; Lot 12 Block 124 District Lot 264A Plans 1355 and 1771*]*;and*

- Dina Mintz, the registered owner of 483 East 10th Avenue [*PID 032-075-081; Lot 1 Block 124 District Lot 264A Group 1 New Westminster District Plan EPP117446*]*,*

to rezone the lands from RT-5 (Residential) District to CD-1 (Comprehensive Development) District, to increase the floor space ratio (FSR) from 0.75 to 5.5 and the building height from 10.7 m (35 ft.) to 56.2 m (184 ft.), with additional height for the portion with rooftop amenity, to permit a 17-storey residential building containing rental residential units, of which 20% of the residential floor area will be secured as below-market rental units, be approved in principle;

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

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by GBL Architects received April 16, 2024;

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

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

C. THAT Recommendations A and B be adopted on the following conditions:

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

(ii) THAT any approval that may be granted following the public hearing shall not obligate the City to enact a by-law rezoning the property, and any costs incurred in fulfilling requirements imposed as a condition of rezoning are at the risk of the property owner; and

(iii) THAT the City and all its officials, including the Approving Officer, shall not in any way be limited or directed in the exercise of their authority or discretion, regardless of when they are called upon to exercise such authority or discretion.

REPORT SUMMARY

This report evaluates an application to rezone 469-483 East 10th Avenue from RT-5 (Residential) District to CD-1 (Comprehensive Development) District. The proposal is to permit a 17-storey building containing 138 rental units with 20% of the residential floor area for below-market rental units, per 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, last amended 2024)
- Interim Housing Needs Report (2022, last amended 2025)
- Housing Vancouver Strategy (2017)
- Family Room: Housing Mix Policy for Rezoning Projects (2016)
- High-Density Housing for Families with Children Guidelines (1992, last amended 2022)
- Tenant Relocation and Protection Policy (2015, last amended 2019)
- Community Amenity Contributions Policy for Rezonings (1999, last amended 2024)
- Vancouver Utilities Development Cost Levy By-law No. 12183
- Vancouver Development Cost Levy By-law No. 9755
- Green Buildings Policy for Rezonings (2009, amended 2024)
- Urban Forest Strategy (2014, last amended 2018)
- Transit-Oriented Areas Designation By-law (2024)
- Transit Oriented Areas Rezoning Policy (2024)

REPORT

Background/Context

1. Site and Context

The subject site (see Figure 1) is located mid-block on the north side of 10th Avenue, between Guelph and St. George Streets. There is a lane to the rear. The site area is approximately 1,614 sq. m (17,378 sq. ft.) and is currently developed with three detached houses. Of the nine units of secondary rental housing, six are eligible under the City's *Tenant Relocation and Protection Policy* (TRPP).

Figure 1: Surrounding Zoning and Context

Neighbourhood Amenities – The following amenities exist in the area:

- *Parks* – Guelph Park (Dude Chilling Park) (300 m) and Sahalli Park (400 m)
- *Cultural and Community Spaces* – Mt. Pleasant Family Centre Society (500 m) and Mount Saint Joseph Hospital (500 m)
- *Childcare* – Wee Care Daycare Centre (850 m)

Local School Capacity – The site is located within the catchment of Nightingale Elementary School and Tupper Secondary School. According to the Vancouver School Board (VSB)'s 2020 *Long Range Facilities Plan*, both Nightingale Elementary School and Charles Tupper Secondary School are expected to be under capacity, at 77% and 67% 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.

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 – The 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 within the Mount Pleasant RT Areas – Area B (MRTB) sub-area of the Plan. The Plan allows for consideration of rezoning at this location for secured rental housing.

City-Initiated Zoning Changes (rezoning) in Areas of Broadway and Cambie Corridor Plans – City staff are currently working on City-initiated zoning amendments for certain areas of Broadway and Cambie Corridor. This initiative aims to standardize regulations and simplify the development process through new zoning district schedules. A referral report outlining proposed zoning amendments is expected to be brought to Council in 2025.

The site is located within the proposed City-initiated rezoning area of the Broadway Plan. However, the consideration of these proposed zoning amendments does not prevent the current application from proceeding through a CD-1 rezoning process.

Transit-Oriented Areas (TOA) Designation By-law and Transit-Oriented Areas (TOA) Rezoning Policy – To align with provincial legislation, Council adopted a by-law and rezoning policy that establishes heights and densities for developments within Transit-Oriented Areas (TOAs). This site is within Tier 3 of the TOA legislation, which accommodates 3.0 FSR and 8 storeys. The application is being assessed under the Broadway Plan policies, which allow heights and densities that exceed the TOA minimums.

Strategic Analysis

1. Proposal

The proposal is for a 17-storey residential tower with 138 rental residential units of which 20% of the residential floor area will be below-market rental units. The proposed floor space ratio (FSR) is 5.5. Vehicle and bicycle parking are accessed from the lane.

2. Land Use

The proposed residential use is consistent with Plan for residential at this location.

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

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

Form of Development – This application is consistent with the Plan for a 17-storey tower (see Figure 2). The proposal generally meets the Plan's expectations for setbacks, tower separation, and floorplate size.

Figure 2: View of Proposal Looking North

Height – The Plan establishes a height maximum of 18 storeys. The proposed 17-storey height is within the Plan's permitted maximum and exceeds the TOA minimums.

Density – The proposal's density of 5.5 FSR meets the Plan's density of 5.5 FSR and exceeds the TOA minimums.

Public Realm and Interface – The Plan envisions landscaped setbacks and ground-oriented units to maintain a welcoming and attractive urban environment. With sufficient setbacks for planting and residential units facing the street, the application meets design expectations with strategies for an active public realm.

Private Amenity Space – The development offers on-site common indoor and outdoor amenities for the residents at the ground level and atop the tower.

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

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

4. Housing

The *Housing Vancouver Strategy* seeks to deliver a range of housing tenures across the housing continuum. This application, if approved, would add 138 units, including 110 market rental units and 28 below-market rental units to the City's inventory of rental housing, which would contribute to the targets set out in the strategy (see Figure 3).

Vacancy Rates – Vancouver has exhibited historically low vacancy rates in the last 30 years. In 2023, 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 area, which this site is located, is 1.8%. A vacancy rate of between 3% and 5% is considered to represent a balanced market.

Figure 3: Progress Towards 10-Year Housing Vancouver Targets (2024-2033) for Secured Market Rental Housing as of December 31, 2024

Housing Type	Category	10-Year Targets	Units Approved Towards Targets[3]
Purpose-Built Market Rental Units[3]	Market Rental	30,000	5,633 (19%)
	Developer-Owned Below Market Rental	5,500	768 (14%)
	Total	35,000	6,401 (18%)

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

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 35.51% 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 4 below shows starting rents for below-market rental units for 2023. Average market rents and incomes served for newer rental buildings on the eastside are shown in the middle two columns, and costs for home ownership are shown in the right hand columns. Figure 4 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 4: Below -Market Unit Average Rents, Market Rents in Newer Buildings 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)		
	Starting Rents (2023)[1]	Average Household Income Served	Average Market Rent (CMHC, 2023)[2]	Average Household Income Served	Monthly Cost of Ownership (BC Assessment 2021)[3]	Average Household Income Served	Down-payment at 20%
Studio	$1,294	$51,776	$1,776	$71,040	$2,200	$88,000	$79,550
1-bed	$1,470	$58,784	$2,116	$84,640	$2,885	$115,400	$108,000
2-bed	$2,052	$82,080	$2,839	$113,560	$3,809	$152,360	$141,300
3-bed	$2,819	$112,768	$3,245	$129,800	$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 fall 2024 Rental Market Report and set in the Rental Incentive Programs Bulletin for the year 2025.

2. Data from October 2023 CMHC Rental Market Survey for buildings completed in 2014 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 (see Figure 4), with at least one household member per bedroom. Policy 12.2.17 of the *Plan* specifies that below-market rental units will be subject to tenant income testing and monitoring requirements, as described in the *Rental Incentive Programs Bulletin*.

Security of Tenure – Purpose-built rental housing offers rental housing and security of tenure, unlike rented condominiums or basement suites in the secondary rental market. All 138 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.

Existing Tenants – The rezoning site contains existing rental residential uses, including nine units of secondary rental housing. Of the nine existing residential tenancies, six are eligible under the TRPP. The applicant has provided a Tenant Relocation Plan (TRP) for eligible tenants, summarized in Appendix D.

5. Transportation and Parking

The site is well served by public transit. It is located one block from rapid transit routes and within close proximity to future Skytrain stations and is located on the 10th Avenue Bikeway.

The proposal includes 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.

6. 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.

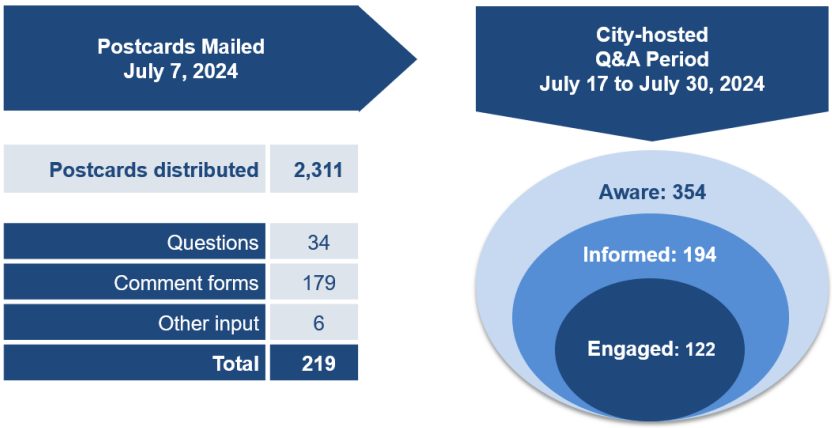
There are three existing trees on the site and one shared tree for removal. There are five street trees on City lands adjoining the site, and protection of these street trees during construction is required. See Appendix B for landscape and tree conditions.

7. Public Input

Public Notification – A rezoning information sign was installed on the site on July 1, 2024. Approximately 2,311 notification postcards were distributed within the neighbouring area on or about July 7, 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 July 17 to July 30, 2024. Questions were submitted by the public and posted with a response over a two week period. A digital model was made available for online viewing.

Figure 5: Overview of Notification and Engagement



Public Response and Comments – Public input is collected via online questions, comment

forms, through email, and by phone. A total of 219 submissions were received. Below is a summary of feedback received from the public by topic.

Generally, comments of support fell within the following areas:

- **Neighbourhood context:** The development is supported due to proximity to transit, availability of sustainable transportation options, location in a high-traffic area while being off major arterials.
- **Density:** Density is supported, with support for even greater density here.
- **Housing:** The development adds much-needed housing.
- **Design:** The design is attractive. The colours used are suitable for the building.
- **Parking and traffic:** The vehicle parking provided is appropriate and eliminates the need for street parking.

Generally, comments of concern fell within the following areas:

- **Height, density, and massing:** The height of the proposal would be too tall in an area with low- to mid-rise developments.
- **Tree retention:** There are concerns regarding removal of trees on-site or nearby. The developer should maintain and replace trees.
- **Traffic and parking:** The traffic and parking changes are expected to negatively impact congestion, create safety concerns, and highlight the need for road upgrades, as the roads in the area are too narrow.
- **Neighbourhood character:** The development takes away from the neighbourhood character, history, and natural environment. The project would also not provide any value to the community and destroy heritage homes.

Response to Public Comments:

- **Height, density, and massing:** The 17-storey building height is below the maximum 18 storeys established in the Plan. The proposed density meets the Plan's 5.5 FSR maximum.
- **Tree retention:** Landscape conditions 1.5 and 1.7 ensure tree retention and additional planting at the development permit stage.
- **Traffic and parking:** The applicant is to submit a Transportation Demand Management (TDM) Plan to offer sustainable transportation methods to reduce reliance on vehicles.

- **Neighbourhood character:** The proposal aligns with the form of development envisioned under the Plan. There are no heritage homes on site nor is the development expected to impact nearby heritage homes.

8. 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 the 20% of the residential floor area as below-market rental units and have determined no CAC is expected.

Development Cost Levies (DCLs) – This site will be subject to both the City-wide DCL and the Utilities DCL, which are payable at time of building permit issuance based on rates in effect at that time and 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 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.

Based on rates in effect as of September 30, 2024 and the proposed 8,880 sq. m (95,581 sq. ft.) of residential floor area the value of the DCL waiver is estimated to be $2,257,384. The value of Utility DCLs payable is estimated to be $1,414,495.

Compliance with DCL waiver requirements will continue to be assessed through the development permit stage 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.

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

Public Art Program – The application is not subject to the *Public Art Policy and Procedures for Rezoned Developments* as the proposed floor area does not meet the minimum 9,290 sq. m (100,000 sq. ft.).

Financial Implications

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

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.

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469-483 EAST 10TH 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) Dwelling Uses, limited to Multiple Dwelling; and

   (b) 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 below-market rental units and at least 35% of the total number of other dwelling units must:

(a) be suitable for family housing; and

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

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

Floor Area and Density

6.1 Computation of floor area must assume that the site area is 1,614.5 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 5.5.

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.

6.7 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 56.2 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 portions of the building with the permitted common rooftop amenity space or mechanical appurtenances must not exceed 60.2 m.

Access to Natural Light

8.1 Each habitable room must have at least 1 window on an exterior wall of a building.

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

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469-483 EAST 10TH 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 GBL Architects received April 16, 2024.

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

Urban Design

1.1 Design development to reinforce visual screening of semi-private outdoor spaces located at grade, along the side property limits;

Note to Applicant: Refer to Broadway Plan, section 11. Building and landscape design should create clearly delineated transitions from the public realm to the private, balancing privacy and sociability. This may be achieved by providing additional layers and increased depth of planting and/or grade changes around semi-private outdoor areas, particularly along the East property limit. Also refer to Landscape condition 1.5.

1.2 Design development to provide functional private outdoor open space or balconies for all dwelling units;

Note to Applicant: Refer to High Density Housing for Families with Children Guidelines, section 4.3. Private open space should be able to accommodate a range of activities including sitting out, tending plants, barbecuing, outdoor eating, quiet children's play, and minor household maintenance. This can be achieved by ensuring that all balconies are a minimum of 1.8m x 2.7m.

1.3 Design development to provide functional residential indoor amenity spaces;

Note to Applicant: Refer to section 3.7 of the High-Density Housing for Families with Children Guidelines. The guideline criteria for indoor amenity includes wheelchair accessible washroom(s) and kitchenette. This can be achieved by providing a kitchenette and easy access to an accessible washroom for indoor amenity rooms at the Ground Floor Level and at the rooftop level.

Landscape

1.4 Provision of a letter of consent for the removal of shared/neighbour owned trees 203, and 204.

Note to Applicant: Letter of consent to be provided prior to Development Permit stage, as failure to obtain this letter may have significant impacts to overall Form of Development. In the event this letter cannot be obtained, further analysis and coordination with the project arborist and the design team will be required to quantify scope of work, its impact on adjacent retained trees, and to confirm and finalize a design that facilitates safe retention of these trees.

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

Note to Applicant: The plans should be at 1/8": 1 ft. scale minimum. The Plant list should include the common and botanical name, size and quantity of all existing/ proposed plant material. Plant material should be clearly illustrated on the Plan and keyed to the Plant List. The landscape plan should include the public realm treatment (to the curb) and all existing or proposed street trees, adjoining walkways, surface materials, PMT/Vista transformers and public utilities such as lamp posts, hydro poles, fire hydrants.

1.6 Provision of detailed architectural and landscape cross sections (minimum 1/4" inch 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.

1.7 Provision of confirmed trenching locations for utility connections, avoiding conflict with tree root zones and addition of the following note:

"Trenching for utility connections to be coordinated with Engineering Department to ensure safe root zones of retained trees. Methods of tree protection for street trees to be approved by Park Board".

Note to Applicant: Methods of tree protection for street trees (as approved by Park Board Urban Forestry) to be shown on plan. Relocation of trenching locations are required if in conflict with tree

Housing

1.8 The proposed unit mix, including 47 studio units (34.06%), 42 one-bedroom units (30.43%), and 34 two-bedroom units (24.64%), and 15 three-bedroom units (10.87%) 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.

1.9 The development should be designed in accordance with the High-Density Housing for Families with Children Guidelines, including the provision of:

(a) an outdoor amenity area to include areas suitable for a range of children's play activities and urban agriculture appropriate in size for the scale of the project and situated to maximize sunlight access (S. 3.3.2, 3.4.3);
(b) a minimum of 2.3 sq. m (24.7 sq. ft.) of bulk storage for each dwelling unit (S. 4.4.2);
(c) a multi-purpose indoor amenity space appropriate in size for the scale of the project, with a wheelchair accessible washroom and kitchenette. Consider positioning this adjacent to the children's play area to enable parental supervision from the amenity room (S. 3.7.3); and
(d) a balcony for each unit with 1.8 by 2.7 m minimum dimensions (S. 4.3.2).

1.10 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:

1.11 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.

1.12 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

1.13 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 & 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

1.14 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.

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

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

Note to Applicant: Existing wood pole in lane conflicts with access. Vehicle access to the site must be unobstructed. Pole relocation proposals must include submitted letters from the appropriate public utility companies confirming that relocation is possible.

1.17 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 use types, 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. Pick up operations should not require the use of public property for storage, pick up or return of bins to the storage location.

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

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 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. “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. An Engineering Project Coordinator will engage the Developer to facilitate the delivery of any City design after Development Permit issuance.

(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 pavers and special surface treatments from the boulevard along East 10th Ave and the lane; and

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

ii. existing retaining wall/fencing from City boulevard along East 10th Ave.

(d) all proposed streetscape materials on City of Vancouver 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 of Vancouver prior to the DP issuance. Encroachment agreements may be required for non-standard streetscape materials on City of Vancouver 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 Loading spaces, per the Parking By-law Section 5 and the Design Supplement, including convenient, internal, stair-free loading access to/from all site uses;

1.20 Provision of bicycle spaces, per Parking By-law Section 6, including an alcove for access to spaces located off the vehicle ramp and/or maneuvering aisle;

1.21 Update the architectural plans to provide:

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

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

(c) Section drawings showing elevations and minimum vertical clearances for parking levels, loading bays, ramps, and to the underside of raised security gates considering mechanical projections and built obstructions;

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

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

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

The preparation of the related TDM legal agreement, due prior to Development Permit issuance, includes the requirement for collection of a fee by Development Building and Licenses for service as approved in the following report

https://council.vancouver.ca/20231003/documents/r2.pdfand will be due prior to issuance of the Development Permit.

1.23 Provision of the Developer's Engineer is to submit a sewer abandonment plan that details 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.

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

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

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

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

(a) The Key Plan shall meet the specifications in the City of Vancouver Engineering Design Manual Section 2.4.4 Key Plan https://vancouver.ca/files/cov/engineering-design-manual.PDF; and

(b) All third-party service lines to the development are to be shown on the plan (e.g., BC Hydro, TELUS, and Shaw, etc.) and the applicant is to provide documented acceptance from the third-party utilities prior to submitting to the City.

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

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

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

1.26 Show all City supplied building grades (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

1.27 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

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

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 12 and 13, Plans 1355 AND 1771 and Lot 1, Plan EPP117446, all of Block 124, District Lot 264A to create a single parcel and subdivision of that site to result in the dedication of the north 2 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 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. Services are not excess and/or extended services, and the applicant is not entitled to a Latecomer Agreement.

(a) Provision of adequate water service to meet the 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 March 20th, 2024, no water main upgrades are required to service the development.

The main servicing the proposed development is 200 mm. Should the development require water service connections larger than 200 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.

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

Note to Applicant: Implementation of development(s) at 469 East 10 Avenue does not require any sewer upgrades.

Development to be serviced to the existing 250 mm SAN and 375 mm STM sewers in the lane north of East 10th Avenue.

(c) Provision of street improvements with appropriate transitions, along East 10th Avenue adjacent to the site, including:

i. Minimum 2.1 m wide broom finish saw-cut concrete sidewalk.

Note to Applicant: The 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.

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

i. full depth pavement reconstruction.

Note to Applicant: Lane reconstruction to meet City of Vancouver "Higher-Zoned Lane" standards.

ii. Installation of one new lane catch basin at the eastern extent of the site.

Note to Applicant: Refer to the City design guidelines and construction standards.

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

(e) Provision of speed humps in the lane North of East 10th Ave between Guelph St. and St George Street.

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

(g) Provision of St. George Street and East 10th Avenue entire intersection street lighting upgrade to current City standards and IESNA recommendations

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

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

(i) 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.

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

(j) 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.

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

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

Housing

2.3 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 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 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 one month at a time;

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

(e) That a rent roll indicating the agreed maximum average initial monthly rents for the below-market rental housing 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.

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

(a) Provide a Tenant Relocation Plan to the satisfaction of the General Manager of Planning, Urban Design and Sustainability as per the Broadway Plan and the Tenant Relocation and Protection Policy that is effective at the time of submission of the Development Permit Application.

(b) Provide a notarized declaration prior to issuance of the Development Permit that demonstrates that each tenant has been given written notice of the intent to redevelop the property; that indicates the number of units occupied on the date of the notice; and includes copies of a letter addressed to each eligible tenant summarizing the Tenant Relocation Plan offer and signed as received by each eligible tenant.

(c) Provide an Interim Tenant Relocation Report to the satisfaction of the General Manager of Planning, Urban Design and Sustainability prior to issuance of the Demolition Permit. The Report must include, but may not be limited to, the names of tenants; whether each tenant has indicated interest in the Right of First Refusal to return to the new building; each tenant's choice of either the financial compensation or temporary rent top-up option; the names of any tenants who have ended their tenancy; the reason for its end (e.g. tenant decision or mutual agreement to end tenancy); the outcomes of their search for alternate accommodation (if assistance was requested by the tenant), and their temporary rent top up amount for the first year of tenancy in the alternative unit (if applicable) and total compensation amount(s); the names of tenants still remaining in the building; the status of the applicant's search for relocation options (if assistance was requested by the tenant) and/or additional assistance rendered, as required through their Tenant Relocation Plan. A copy of the

Temporary Rent Top-Up Calculation Form for each tenant that chooses the Temporary Rent Top up option must also be provided with the Interim Tenant Relocation Report.

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

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

Environmental Contamination

2.5 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.

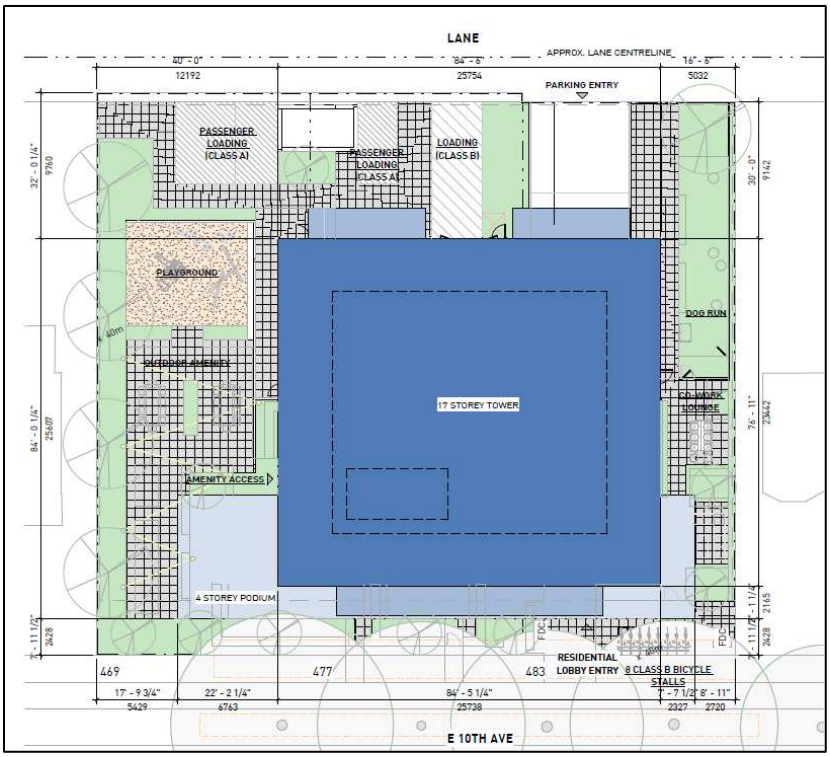
The preceding agreements are to be registered in the appropriate Land Title Office, with priority over such other liens, charges and encumbrances affecting the subject site as is considered advisable by the Director of Legal Services, and otherwise to the satisfaction of the Director of Legal Services 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.

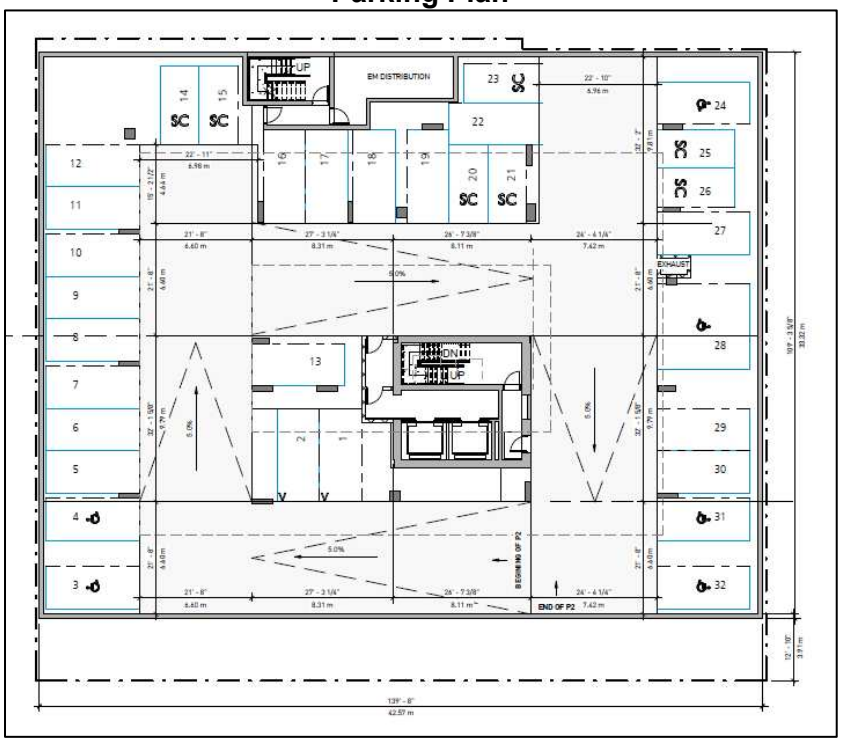
* * * * *

469-483 EAST 10TH AVENUE
FORM OF DEVELOPMENT DRAWINGS

Site Plan

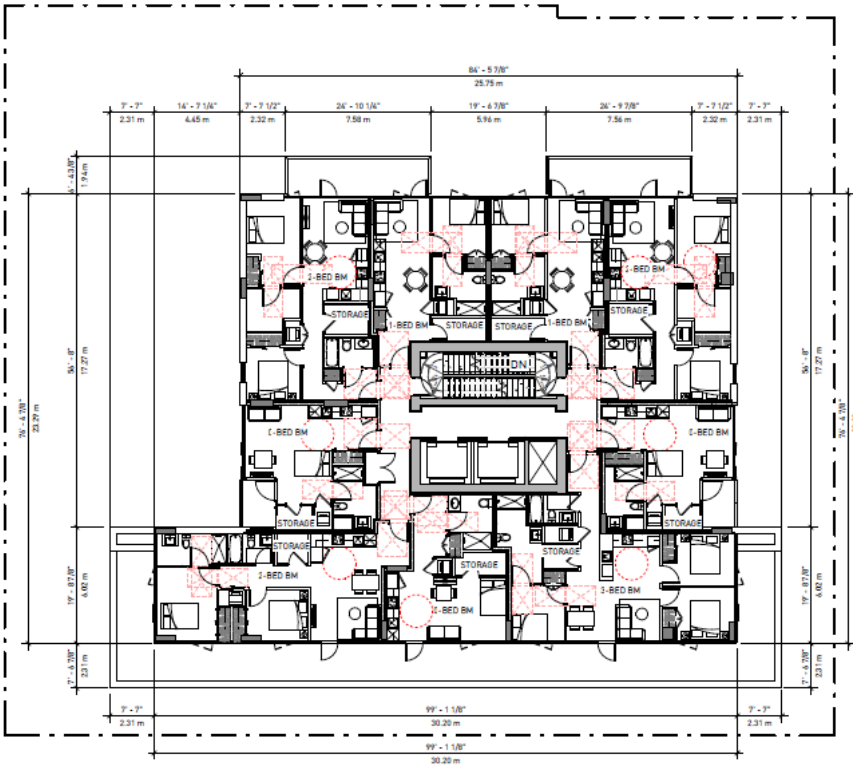


Parking Plan

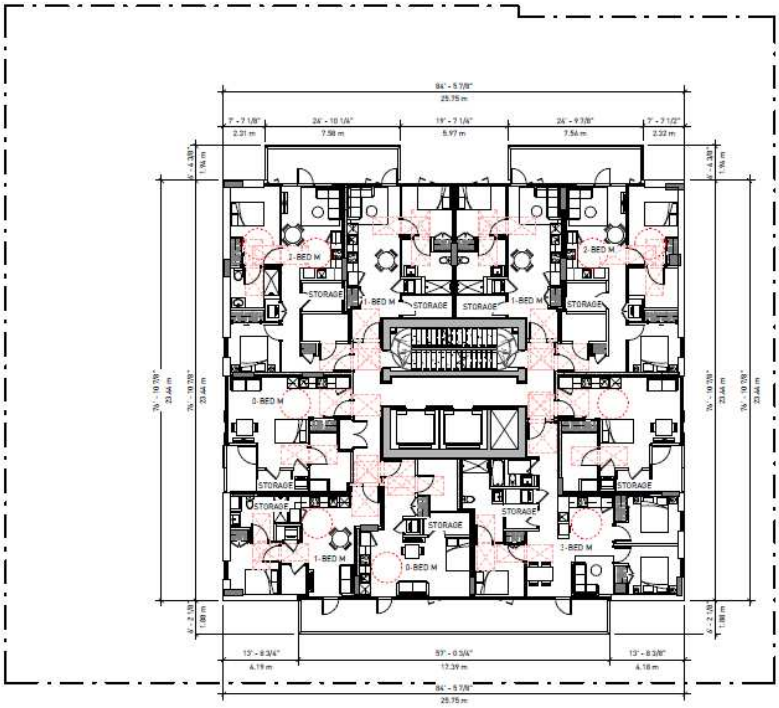


Ground Floor Plan

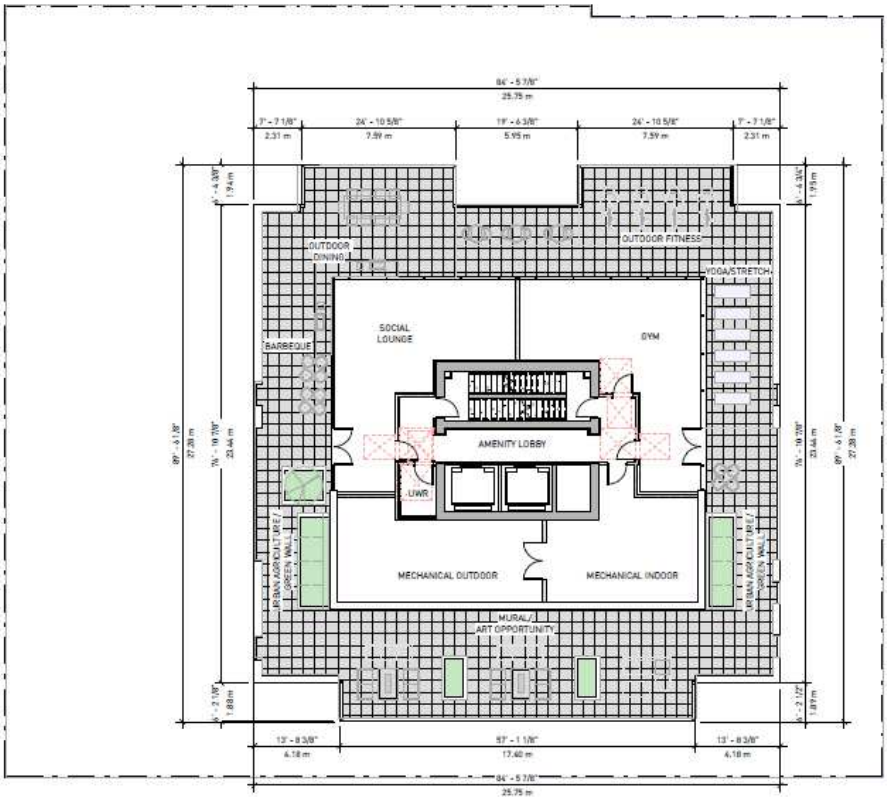
Level 2-4 Floor Plan



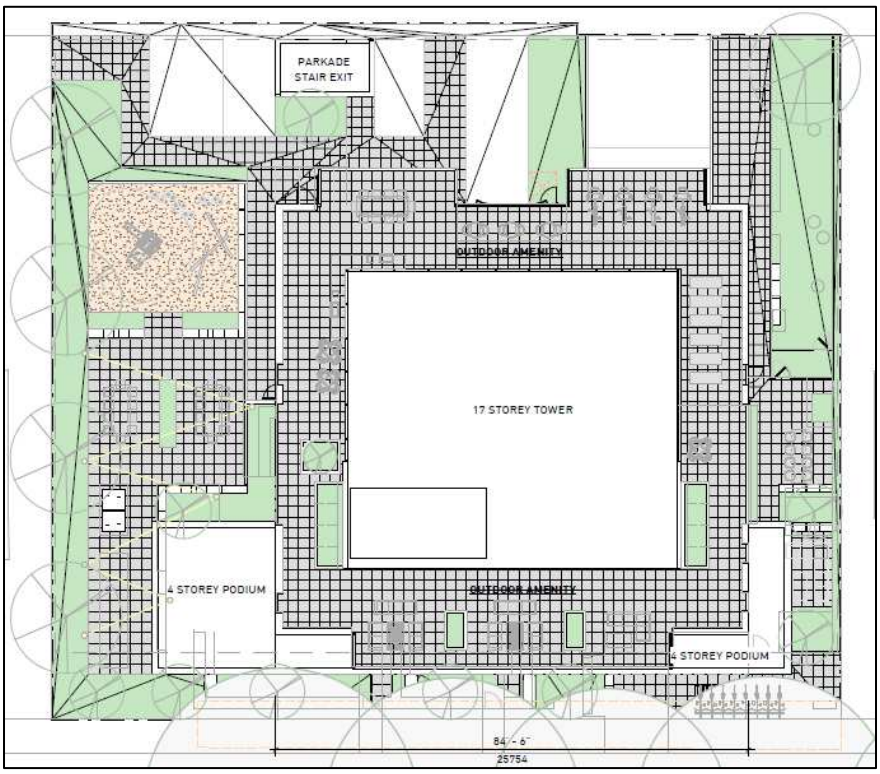
Level 6-16 Floor Plan



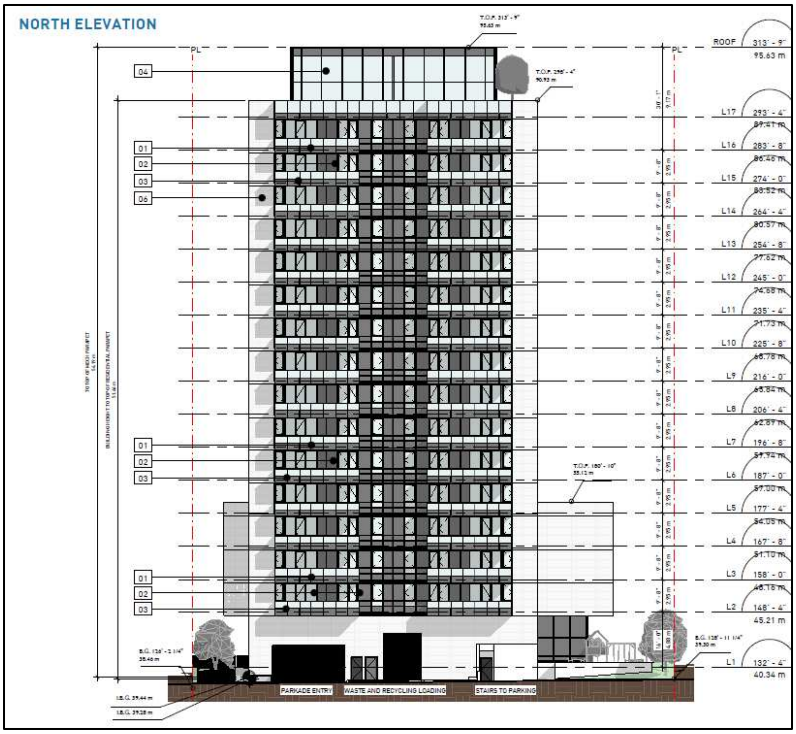
Level 17 Floor Plan



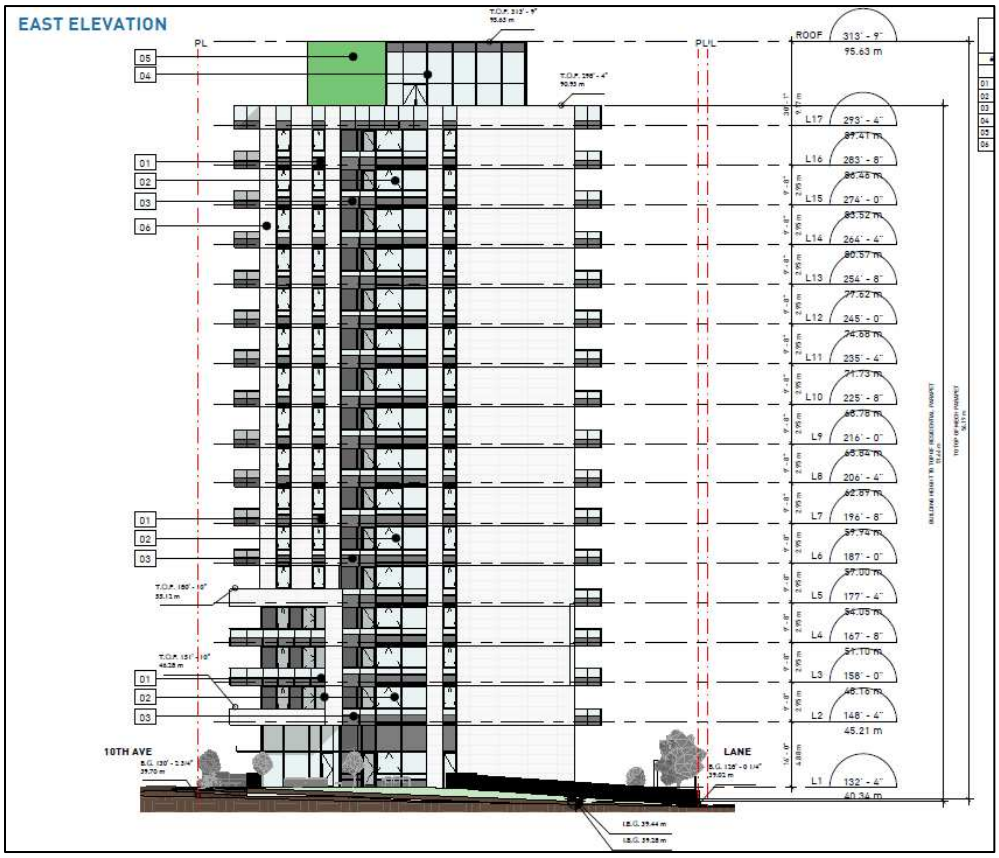
Roof Plan



North Elevation



East Elevation


EAST ELEVATION
PL
PLIL
ROOF
313' - 9"
95.63 m
L17
293' - 4"
L16
283' - 8"
L15
274' - 0"
L14
264' - 4"
L13
254' - 8"
L12
245' - 0"
L11
235' - 4"
L10
225' - 8"
L9
216' - 0"
L8
206' - 4"
L7
196' - 8"
L6
187' - 0"
L5
177' - 4"
L4
167' - 8"
L3
158' - 0"
L2
148' - 4"
45.21 m
L1
132' - 4"
40.34 m
10TH AVE
LANE
05
04
01
02
03
06

* * * * *

469-483 EAST 10TH 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:
	  ○ 4 months' rent for tenancies up to 5 years;
	  ○ 5 months' rent for tenancies over 5 years and up to 10 years;
	  ○ 6 months' rent for tenancies over 10 years and up to 20 years;
	  ○ 12 months' rent for tenancies over 20 years and up to 30 years;
	  ○ 18 months' rent for tenancies over 30 years and up to 40 years; and
	  ○ 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 lump sum rent top-up payment, equivalent to the estimated value of a rent top-up for 33 months.

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. • The 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	• 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 will be required to commit to offering all eligible tenants the Right of First Refusal to return to the new building at either a 20% discount to city-wide average market rents by unit type for the City of Vancouver, as published annually, or at the tenant's current rent, whichever is less.

469-483 EAST 10TH AVENUE
PUBLIC CONSULTATION SUMMARY

1. List of Engagement Events, Notification, and Responses

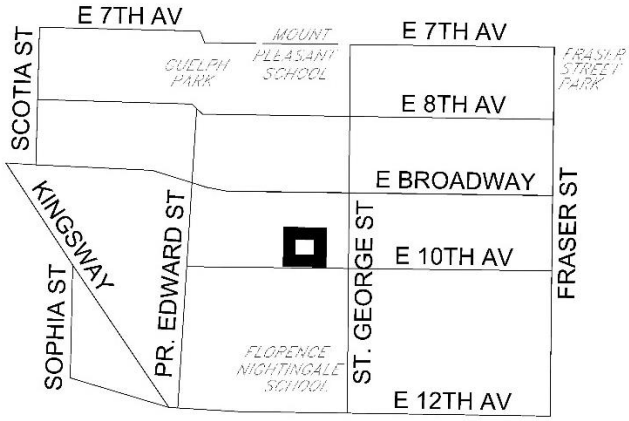
	Date	Results
Event		
Question and Answer Period (City-led)	July 17, 2024 – July 30, 2024	354 participants (aware)* • 194 informed • 122 engaged
Public Notification		
Postcard distribution – Notice of rezoning application and Question and Answer Period	July 7, 2024	2,311 notices mailed
Public Responses		
Online questions	July 17, 2024 – July 30, 2024	34 submittals
Online comment forms • Shape Your City platform	June 2024 – March 2025	179 submittals
Overall position • support • opposed • mixed	June 2024 – March 2025	179 submittals • 29 responses • 129 responses • 20 responses
Other input	June 2024 – March 2025	6 submittals
Online Engagement – Shape Your City Vancouver		
Total participants during online engagement period	June 2024 – March 2025	1,581 participants (aware)* • 651 informed • 209 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:

- **Neighbourhood context:** The development is supported due to its proximity to transit hubs, availability of sustainable travel options, its location in a high-traffic area, and being situated off major arterials.
- **Density:** Density is supported in this area. However, even greater density would be supported.
- **Housing:** The housing development adds much-needed accommodations and is widely supported.
- **Design:** The design is attractive. The colour used are suitable for the building.
- **Parking and traffic:** The vehicle parking provided is appropriate and effectively eliminates the need for street parking.

Generally, comments of concern fell within the following areas:

- **Height, density, and massing:** The height of the proposal would be too tall in an area that only has low to mid rise developments.
- **Tree retention:** There are concerns regarding tree removal include the removal of trees on-site or nearby. The developer should maintain or replant similar trees and preserve trees on-site.
- **Traffic and parking:** The traffic and parking changes are expected to negatively impact traffic, increase congestion, create safety concerns, and highlight the need for road upgrades, as the roads in the area are too narrow. The traffic and parking changes will also have negative impacts on cyclists due to the removal of the bike path.

- **Neighbourhood character:** The development takes away the neighbourhood character, history, and natural environment. The project would also not provide any value to the community and destroy heritage homes.
- **Location:** The proposal is unsuitable for this location, as it would be better suited to larger streets; the current site is considered too narrow.

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 proposal causes no or minimal displacement, with the Tenant Relocation and Protection Policy (TRPP) being applicable.
- The proposal includes provisions for public spaces and amenities.
- The height is supported.
- The proposal adds below market rental units.
- Development is supported given proximity to amenities.

General comments of concern:

- The area currently lacks sufficient amenities and infrastructure to accommodate the proposed density.
- There are concerns that the proposed housing may not be affordable.
- The housing proposal needs to increase affordability, with Below Market Rate (BMR) units required, ideally aiming for 100% BMR housing.
- The proposal raises concerns about insufficient vehicle parking, which worsen parking issues in the surrounding area.

Neutral comments/suggestions/recommendations:

- A lower or mid-rise building with a maximum height of 12 storeys, is preferred over the current proposal.
- Tenants should receive fair compensation and be provided with a reasonable time period to prepare for the rezoning, with a priority placed on addressing the needs of displaced tenants.
- There should be a limit on the number of towers per block.
- The neighborhood should prioritize retaining duplex and triplex housing, avoiding the replacement of existing residential properties.

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469-483 EAST 10TH AVENUE
PUBLIC BENEFITS SUMMARY

Project Summary:

17-storey rental residential building with 20% of the floor area is secured as below-market rental.

Public Benefit Summary:

The project would generate a DCL payment, and 138 rental units of which 20% will be below-market rental.

	Current Zoning	Proposed Zoning
Zoning District	RT-5	CD-1
FSR (site area = 1,614.5 sq. m (17,378 sq. ft.))	0.75	5.5
Buildable Floor Area	1,210.9 sq. m	8,880 sq. m
Land Use	Residential	Residential

Summary of development contributions expected under proposed zoning

City-wide DCL[1, 2]	$0
Utilities DCL[1]	$1,414,495
TOTAL	$1,414,495

Other benefits (non-quantified): 138 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; by-laws are subject to future adjustment by Council including annual inflationary adjustments. DCLs are payable at building permit issuance based on rates in effect at that time. A development may qualify for 12 months of instream 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 to be $2,257,384. 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

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469-483 EAST 10TH AVENUE
APPLICANT, PROPERTY, AND DEVELOPMENT PROPOSAL INFORMATION

Property Information

Address	Property Identifier (PID)	Legal Description
469 East 10th Avenue	011-895-071	Lot 13 Block 124 District Lots 264A Plans 1355 and 1771
477 East 10th Avenue	006-715-095	Lot 12 Block 124 District Lot 264A Plans 1355 and 1771
483 East 10th Avenue	032-075-081	Lot 1 Block 124 District Lot 264A Group 1 New Westminster District Plan EPP117446

Applicant Information

Architect	GBL Architects
Registered Owner	Malouf Blanchard, Sharon Blanchard, Xiaoling Zhen, and Dina Mintz

Development Statistics

	Permitted Under Existing Zoning	Proposed
Zoning	RT-5	CD-1
Site Area	1,614.5 sq. m (17,378 sq. ft.)	1,614.5 sq. m (17,378 sq. ft.)
Land Use	Residential	Residential
Maximum FSR	0.75 FSR	5.5 FSR
Maximum Height	10.7 m (35 ft.)	56.2 m (184 ft.) to top of parapet and 60.2 m (197 ft.) to top of appurtenances.
Floor Area	1,210.9 sq. m (13,034 sq. ft.)	8,880 sq. m (95,581 sq. ft.)
Unit Mix	N/A	47 Studio 42 1-Bedroom 34 2-Bedroom 15 3-Bedroom
Parking and Bicycle Spaces	As per by-law	32 vehicle parking spaces 414 bicycle parking spaces To be confirmed at development permit stage
Natural Assets	5 street trees and 3 site trees	Retention of 5 street trees To be confirmed at development permit stage

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