CITY OF VANCOUVER

REFERRAL REPORT

Report Date:	February 25, 2025
Contact:	Dr. Susanne Rühle
Contact No.:	604-326-4844
RTS No.:	17697
VanRIMS No.:	08-2000-20
Meeting Date:	March 11, 2025

TO: Vancouver City Council

FROM: General Manager of Planning, Urban Design and Sustainability

SUBJECT: CD-1 Rezoning: 461-479 East 16th 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 Fabric Living on behalf of:

- Main to Fraser Investments Inc., the registered owner of the lands located at 471 East 16th Avenue *[PID 014-496-984; Lot 16 Block 99 District Lot 301 Plan 1652],*

- Joan Jose Silvestre, Ana Maria Silvestre and Jovito Silvestre, the registered owners of the lands located at 461 East 16th Avenue *[PID 003-883-825; Strata Lot 1 District Lot 301 Strata Plan VR. 345, together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form 1],*

- Tieu Ha Truong, the registered owner of the lands located at 463 East 16th Avenue *[PID 003-883-841; Strata Lot 2 District Lot 301 Strata Plan VR. 345, together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form 1],*

- Wen Shao Huang, the registered owner of the lands located at 465 East 16th Avenue *[PID 014-497-000; Lot 17 Block 99 District Lot 301 Plan 1652]*,

- Bertha Miriam Esquitin and Jose Ramon Teres-Flores, the registered owners of the lands located at 475 East 16th Avenue *[PID 026-454-556; Strata Lot 1 Block 99 District Lot 301 Group 1 New Westminster District Strata Plan BCS1551, together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V],*

- Gregory James Moodie and Megan Hollstedt, the registered owners of the lands located at 479 East 16th Avenue *[PID 026-454-564; Strata Lot 2 Block 99 District Lot 301 Group 1 New Westminster District Strata Plan BCS1551, together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V],*

to rezone the lands from RM-4N (Residential) District to CD-1 (Comprehensive Development) District to increase the floor space ratio (FSR) from 1.45 to 8.0 and the building height from 10.7 m (35 ft.) to 64.0 m (210 ft.) with additional height for the portion with rooftop amenity, to permit the development of a 20-storey mixed-use building with additional height for the portion with rooftop amenity, containing 211 rental units, of which a minimum of 20% of the residential floor area will be secured as below-market rental units, with commercial space on the ground floor, 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 Francl Architecture, received April 4, 2024 and revised January 22, 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 the CD-1, generally as set out in Appendix C;

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

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

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

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

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

REPORT SUMMARY

This report evaluates an application to rezone the site at 461-479 East 16th Avenue from RM-4N (Residential) District to CD-1 (Comprehensive Development) District. The proposal is to permit a 20-storey mixed-use building with additional height for the portion with rooftop amenity, containing 211 rental housing units, of which a minimum of 20% of the residential floor area will be secured as below-market rental units, with commercial space on the ground floor, under the *Broadway Plan* (Plan).

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

COUNCIL AUTHORITY/PREVIOUS DECISIONS

- Vancouver Plan (2022)
- Broadway Plan (2022, last amended 2024)
- Interim Housing Needs Report (2025)
- Housing Vancouver Strategy (2017)
- Family Room: Housing Mix Policy for Rezoning Projects (2016)
- High-Density Housing for Families with Children Guidelines (1992, last amended 2022)
- Tenant Relocation Plan Policy (2019, last amended 2022)
- Rental Incentives Bulletin (2019, last amended 2024)
- Rental Housing Stock Official Development Plan (2021)
- Urban Forest Strategy (2016, last amended 2018)
- Public Art Policy for Rezoned Developments (2014)

- Community Amenity Contributions Policy for Rezonings (1999, last amended 2024)
- Vancouver Development Cost Levy By-law No. 9755
- Vancouver Utilities Development Cost Levy By-law No. 12183
- Latecomer Policy (2021)
- Green Buildings Policy for Rezonings (2010, last amended 2024)

REPORT

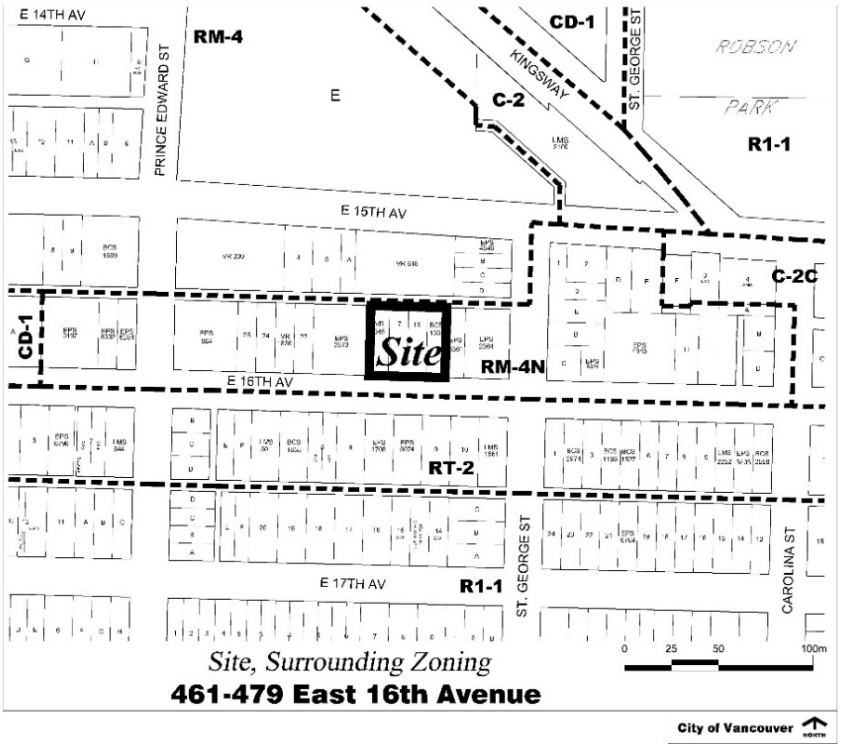
Background/Context

1. Site and Context

The subject site is comprised of four legal parcels located on the north side of East 16th Avenue mid-block between Prince Edward and St. George Streets in the Mount Pleasant neighbourhood (see Figure 1). The site has an area of approximately 1,496.8 sq. m (16,111 sq. ft.). The surrounding area contains a mix of uses. The project site is zoned RM-4N (Residential) as are surrounding sites on the north side of East 16th Avenue. Mount St. Joseph Hospital is located to the North. Lots south of East 16th are zoned RT-2 and R1-1. Further northwest along Kingsway is Robson Park and a heritage retail village. The site is located in one of the largest known peat areas in the city. The proposed development replaces the existing three ground-oriented houses and duplexes with two units of secondary rental housing.

The neighbourhood is undergoing significant change, with several tower rezoning applications in close proximity currently being processed simultaneously.

Figure 1: Surrounding Zoning and Context



Neighbourhood Amenities – The following amenities are within close proximity:

- *Parks* – Tea Swamp Park (300 m), Robson Park (300 m), McAuley Park (350 m), Prince Edward Park (650 m), Mount Pleasant Park (750 m) and Grimmett Park (750 m).

- *Community and Cultural Spaces* – Mount Pleasant Community Center (1.1 km), Vancouver Public Library Mount Pleasant Branch (1.1 km), Plea Community Center (1.1 km) and Mount Pleasant Neighbourhood House (1.2 km).

- *Childcare* – Sunshine Corner Daycare (550 m), Vancouver School Board StrongStart Early Learning Centre (600 m), Florence Nightingale Elementary Before and After School Care (650 m), Peninsula Montessori Fraser (700 m), Active Little Angels Family Child Care (750 m), YWCA Emma's Early Learning and Care Centre (850 m) and Active Little Angels Family Child Care.

Local School Capacity – The site is located within the catchment area of Florence Nightingale Elementary School and Charles Tupper Secondary School. According to the Vancouver School Board (VSB)'s 2020 *Long Range Facilities Plan*, Florence Nightingale Elementary is currently operating at 76% capacity and by 2031 is forecasted to be operating at 77% capacity. Tupper Secondary School is operating at 75% with an expected capacity of 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 Plan will serve as a framework with further implementation planning work to follow over the next two to four years. The site is located within the *Broadway Plan* area which is generally in alignment with the *Vancouver Plan.*

Broadway Plan – Comprehensive community plan for the area within Vine Street to Clark Drive and 1st Avenue to 16th Avenue. The 30-year plan focuses on opportunities to integrate new housing, jobs, and amenities around the new Broadway Subway. The site is located within the Mount Pleasant South Apartment Areas - Area B (MSAB) sub-area 10.23 of the Plan. There is a maximum of two towers per block in this sub-area. Sub-section 10.23.1 of the Plan permits 20-storey rental housing buildings with a minimum of 20% of the residential floor area secured at below-market rents on lots with existing market rental housing with an FSR up to 6.5.

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

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

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

Strategic Analysis

1. Proposal

The proposal is for a 20-storey mixed-use building with additional height for the portion with rooftop amenity, containing 211 rental housing units, of which a minimum of 20% of the residential floor area will be secured as below-market rental units, with commercial space on the ground floor. The proposed height is 64 m (210 ft.) and the floor space ratio (FSR) is 8.0. Vehicle and bicycle parking are provided underground with access from the lane.

Figure 2: Project Perspective Looking Northwest from 16th Ave

Original Submission

Revised Submission

2. Land Use

The proposed commercial uses and rental housing with a minimum of 20% of the residential floor area secured at below-market rents are consistent with the Plan's direction for this location.

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

In assessing urban design performance, staff considered the built-form expectations of the Plan (Mount Pleasant South Apartment Areas - Area B (MSAB) sub-area 10.23).

Form of Development – The application is for a 20-storey tower with ground floor local serving retail (see Figure 2). The site has a frontage of 132 ft. (40.3 m), which is less than the minimum of 150 ft. (45.7 m) required by the Plan. The proposal otherwise generally satisfies all applicable policies and guidelines and does not impose future development limitations for adjacent sites. The adoption of a tower design without a podium is consistent with the Plan. Staff have

reviewed the site-specific conditions to ensure the criteria are met and are supportive of the site frontage and design choices. The proposal also generally meets the Plan's expectations for tower separation, view cones and building dimensions.

Height – The Plan anticipates up to 20 storeys plus additional height for the part with rooftop amenity and a potential for a minor increase in density of up to 0.3 FSR for the provision of ground floor commercial space intended for local-serving retail, service or restaurant use. The proposed height is within the Plan's permitted maximum.

Density – The Plan estimates a density of up to 6.5 FSR with a consideration for a minor increase of up to 0.3 FSR for ground-level local-serving retail or service uses, which the project provides. The applicant is proposing an increase of the FSR to a total of 8.0. Staff has reviewed the specific site conditions and support this increase in density for this project. Adding density will ensure financial project viability and offset the cost implications for the sewer upgrades.

Floorplate Size – The proposed density of FSR 8.0 results in a floorplate size of approximately 7,150 sq. ft., which is within approximately 10% of the 6,500 sq. ft. plate size recommended by the Plan. Staff have analyzed the impact of the larger plate on the overall form of development and to the urban context. They have concluded that the proposed tower is still consistent with other built form guidelines of the Plan and can therefore be supported.

Unit Livability – The studio units do not meet the minimum size of 398 sq. ft. outlined in section 11 of the Zoning and Development By-law. While it is possible for the Director of Planning to vary this requirement to 320 sq. ft. subject to unit livability, 21 of the studios are smaller than 320 sq ft. A number of the family-sized units also are below the recommended sizes for two- and three-bedroom units, which may impact livability. Staff have provided a condition to improve livability for all units.

Public Realm and Interface – The Plan envisions animated building facades with entrances, windows, balconies and patios as well as engaging landscape design. The proposal meets these expectations. Staff have prepared conditions to enhance neighbourliness and interface (see also Landscape conditions in Appendix B).

Private Amenity Space – The on-site common indoor and outdoor amenities for the residents at grade and atop the tower are not meeting the recommended size of 15 sq. ft. per unit. All units also need private open spaces (e.g., a balcony) of the appropriate size. Conditions to address this have been added in Appendix B.

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 and 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 211 units, including 168 market rental units and 43 below-market rental units (a minimum of 20% of the residential floor area), to

the City's inventory of rental housing, which would contribute to the targets set out in the *Housing Vancouver Strategy* (see Figure 3).

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, where 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 36.3% family units in a mix of 26.2% two-bedroom and 10.1% three-bedroom units for the market rental portion of the building, which meets this policy. It proposes 34.9% family units in a mix of 25.6% two-bedrooms and 9.3% three-bedrooms for the below-market rental portion of the building, thereby not meeting this policy. A condition of approval and a provision in the CD-1 By-law has been included to ensure the Plan policy requirement for a minimum of 25% two-bedroom units and minimum of 10% three-bedroom units is met separately in both the market rental and below-market portions. All family units must be designed in accordance with the *High-Density Housing for Families with Children Guidelines*.

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

Housing Type	CATEGORY	10-YEAR TARGETS	Units Approved Towards Targets
Purpose-Built Market Rental Units[2]	Market Rental	30,000	5,633 (19%)
	Developer-Owned Below Market Rental	5,500	768 (14%)
	Total	35,500	6,401 (18%)

1. *New 10-year targets were adopted in 2024, with tracking starting from January 1, 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 31, 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.*

Average Rents and Income Thresholds – Figure 4 below shows starting rents for below-market rental units. These starting rents are applicable for the below-market units which will comprise at least 20% of the residential floor area that is counted in the calculation of the floor space ratio and will be targeted to moderate-income households. 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 columns on the right. 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 rental units will be 20% below the city-wide average market rents at the time of initial occupancy. On unit turnover, rents in the below-market rental units may be reindexed to 20% below the city-wide average market rent by unit type current at the time of unit turnover.

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 D.

Figure 4: 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)		
	Proposed Average Unit Size	Starting Rents (2024)[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	33.4 sq. m	$1,294	$51,776	$1,776	$71,040	$2,200	$88,000	$79,550
1-bed	45.5 sq. m	$1,470	$58,784	$2,116	$84,640	$2,885	$115,400	$108,000
2-bed	56.4 sq. m	$2,052	$82,080	$2,839	$113,560	$3,809	$152,360	$141,300
3-bed	67.2 sq. m	$2,819	$112,768	$3,245	$129,800	$5,565	$222,600	$213,000

1. *Starting rents shown are calculated based on a 20% discount to city-wide average market rents as published by CMHC in the October 2024 Rental Market Survey. Rents at initial occupancy will set at the same discount to city-wide average market rent current at the time of occupancy permit issuance.*
2. *Data from October 2023 CMHC Rental Market Survey for buildings completed in 2014 or later on the Eastside of Vancouver.*
3. *Based on the following 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).*

Security of Tenure – Purpose-built rental housing offers permanent rental housing and security of tenure, unlike rented condominiums or basement suites in the secondary rental market. All units in the 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 Provincial Residential Tenancy Act annual allowable rental increase. Conditions related to securing the units are contained in Appendix B.

Existing Residential Tenants – The rezoning site contains existing rental residential uses, including two units of secondary rental housing. Both of the existing residential tenancies are eligible under the *City's Tenant Relocation and Protection Policy (TRPP)* for the 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, summarised in Appendix F of this report.

All residential tenancies are also protected under the Provincial Residential Tenancy Act.

5. Transportation and Parking

The site is located one block south and two blocks west of the bus service along Fraser Street and Kingsway. The Prince Edward Street bikeway is nearby. Parking, loading, bicycle and passenger loading spaces are required to meet the Parking By-law. Proposed parking reductions may be considered at the development permit stage with acceptable Transportation Demand Management (TDM). Engineering conditions related to transportation, public realm and parking are included in Appendix B.

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. The applicant has submitted preliminary modelling analysis detailing design and construction strategies to meet energy and emissions as well as embodied carbon targets in the Vancouver Building By-law, a summary of the resilient building measures considered for the application, and a commitment to fulfil energy system sub-metering and enhanced commissioning requirements throughout the project.

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.

The site contains three existing trees on the site, all of which are proposed for removal. There are four City street trees for which protection during construction is required. A total of 12 new trees are proposed subject to a landscape plan and arborist report during the development permit process. See Appendix B for landscape and tree conditions.

7. Public Input

Public Notification – A rezoning information sign was installed on the site on May 13, 2024. Approximately 961 notification postcards were distributed within the neighbouring area on or about May 23, 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 May 29, 2024 to June 11, 2024. Questions were submitted by the public and posted with a response over a two-week period. A digital model was made available for online viewing.

Public Response and Comments – Public input is collected via online questions, comment forms, through email, and by phone. A total of 272 submissions were received.

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

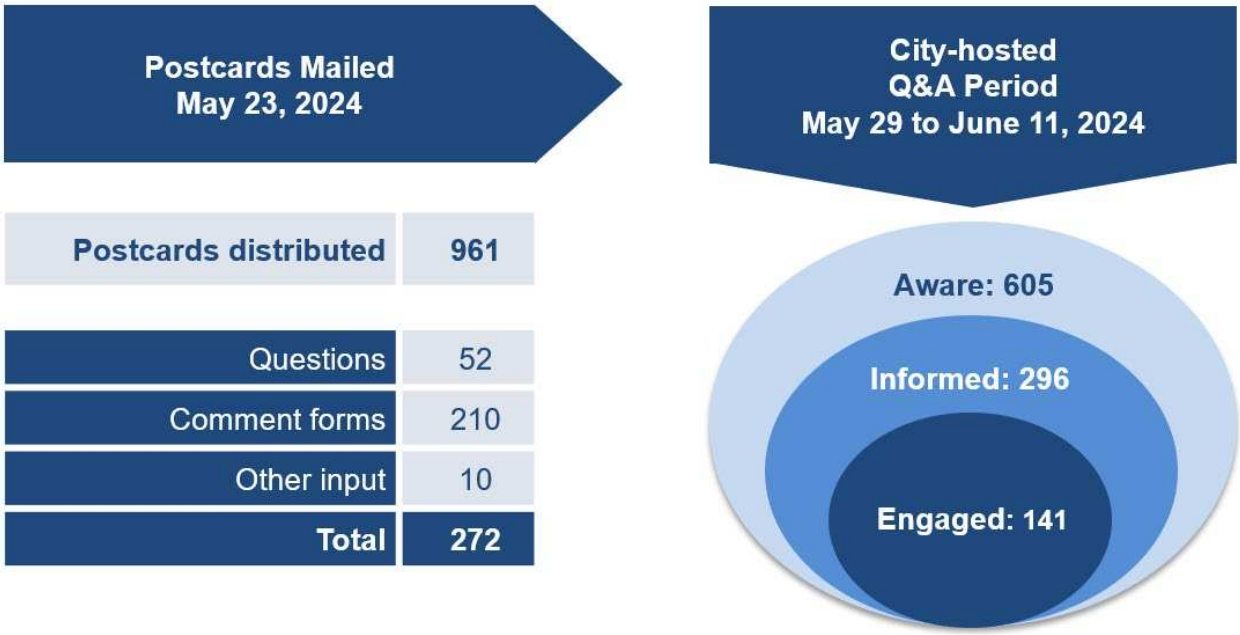
Generally, comments of support fell within the following areas:

- **Housing:** The proposed development adds much needed rental housing stock to the area and will aid in addressing the housing shortage within this area.

- **Height and Density:** The proposed density of the development is supported and is seen as an appropriate strategy to accommodate population growth.

- **Commercial Use:** The inclusion of commercial and retail spaces, such as a café or bodega, is supported and will provide liveability and vibrancy to the area.

Figure 5: Overview of Notification and Engagement



Generally, comments of concern fell within the following areas:

- **Soil Conditions:** Concerns about constructing a tower with an underground parkade in a groundwater area of concern, particularly on peat bog lands with poor existing soil conditions. Neighbours are worried about soil stability, impact on surrounding developments, water table, drainage and flooding. Particularly, neighbouring properties are anxious about damage to their buildings and potential challenges during construction of below-grade parking. The preliminary hydrogeological report has not shown enough analysis to measure the stability of the marshy lands for this development.

- **Traffic and Parking:** The proposed development will negatively impact traffic, with specific concerns regarding traffic congestion, adequacy of traffic infrastructure, and vehicular safety along East 16th Avenue.

- **Height and Density:** The proposed height of the building is too tall and does not fit the scale of the surrounding neighbourhood.

- **Neighbourhood Fit:** The development does not maintain the character of the neighbourhood. Commercial space does not belong on a residential road.

8. Response to Public Comments

Soil Conditions – The City is aware that the site is located in one of the City's largest known peat areas and therefore presents a geotechnical risk. Specialized Engineering staff have reviewed the provided application materials as well as all communications and third-party reports received from the public.

Staff expect that the risks associated with dewatering peat during construction, i.e., potential on-site and off-site impacts given the presence of compressible soils and the associated zone of influence, be addressed in the geotechnical report. It will include clear details of all analyses made to support recommendations and conclusions and are to be submitted at the development permit stage. In addition, at the building permit stage, a geotechnical review will be completed by internal geotechnical engineers prior to building permit issuance.

Conditions in Appendix B require the provision of a Final Hydrogeological Study, which addresses the requirements outlined in the Groundwater Management Bulletin, including an updated Groundwater Management Plan, results of the proposed additional work detailed in Preliminary Hydrogeology Report, construction-related and permanent groundwater management, an updated Impact Assessment to confirm that there are no significant risks from groundwater extraction or diversion using the results obtained from the future hydrogeological investigation and provision that peat will not be dewatered due to the associated risk of offsite settlement.

As part of the rezoning application, the applicant and the public were made aware of these requirements and that further staff review will take place during the development permit and again at building permit stage.

Engineering staff note that the applicant is responsible for engaging a qualified professional engineer or geoscientist to provide design and construction recommendations that ensure the development will not result in negative offsite impacts as it relates to groundwater and soil conditions.

In addition, the City requested the provision of three preconstruction surveys for street improvement and upgrades to sewers and additional catch basins in the surrounding area. For all Engineering conditions, please refer to Appendix B.

Traffic and Parking – The development is required to comply with the Parking By-law, prioritizing vehicle parking for accessible and visitor spaces, loading and bike parking. The site is well-served by public transit and close to a bike way. A TDM Plan is required to further alleviate traffic impacts and reduce the demand for vehicle use. The project is also required to provide street improvements. In addition, a new pedestrian/cyclist actuated signal will be installed at the intersection of Prince Edward Street and East 16th Avenue and lighting will be updated at the intersection of St. George St. and East 16th Avenue. Both will improve pedestrian movement and overall safety for all road users.

Height and Density – The proposed height, scale, uses and density are generally consistent with the intent of the Plan. It is appropriate due the proximity to transit routes, schools, services and shopping amenities in the neighbourhood, away, but close to arterials.

Neighbourhood Fit – The Plan includes a comprehensive approach to creating a built environment that supports thriving, resilient, and liveable communities by incentivizing new

housing options in close proximity to transit, shopping, services, and amenities. It supports an active public realm including cafes, parks, plazas. The project proposes a retail or café space that will provide a hub for neighbours to connect.

9. 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 at below-market rents, and have determined that no CAC is expected.

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

Based on rates in effect as of September 30, 2024 and the proposed 11,803.3 sq. m (127,046 sq. ft.) of residential floor area and 171.1 sq. m (1,842 sq. ft.) of commercial floor area, it is estimated that the project will pay DCLs of $1,937,271. The value of the anticipated City-wide DCL waiver on the residential floor area is estimated to be $3,002,517.

DCL rates are subject to future adjustment by Council including annual inflationary adjustments. A development may qualify for 12 months of in-stream rate protection from DCL rate increases, provided that an application has been received prior to the rate adjustment. See the City's DCL Bulletin for details on DCL rate protection.

Public Art – The application is subject to the *Public Art Policy and Procedures for Rezoned Developments* as the proposed floor area meets the minimum 9,290 sq. m (100,000 sq. ft.). The public art contribution is estimated at $255,204. The final contribution will be calculated based on the rate in effect and the floor area at the development permit stage. Applicants may elect to provide on-site artwork or cash in lieu (at 80% of the public art budget).

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

FINANCIAL IMPLICATIONS

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

CONCLUSION

Staff conclude that the proposed land use and form of development are consistent with the intent of the Plan. If approved, this application would contribute to achieve key housing goals outlined in the Housing Vancouver Strategy.

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 as 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.

* * * * *

461-479 East 16th 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 6.6 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 Mixed-Use Residential Building;

   (b) Cultural and Recreational Uses;

   (c) Institutional Uses;

   (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 each 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;

(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;

(e) restaurant; and

(f) outdoor eating area in combination with retail store,

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 1,496.8 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 8.0.

6.3 The floor space ratio for retail uses and restaurant use combined must not exceed 0.3.

6.4 A minimum of 171.1 m^2 must be provided for either retail uses, restaurant use, or both.

6.5 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.

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

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

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

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

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

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

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

(ii) bicycle storage, and

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

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

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

6.7 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.

6.8 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 64 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 permitted common rooftop amenity space or mechanical appurtenances must not exceed 72.6 m.

Horizontal Angle of Daylight

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

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

8.3 Each exterior window must be located so that a plane or planes extending from the window and formed by an angle of 50 degrees, or 2 angles with a sum of 70 degrees, to encounter no obstruction over a distance of 24.0 m.

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

8.5 An obstruction referred to in section 8.3 above means:

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

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

8.6 The Director of Planning or Development Permit Board may vary the horizontal angle of daylight requirement if the Director of Planning or Development Permit Board considers all applicable Council policies and guidelines; and

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

(b) the habitable room is within a unit assigned to below-market rental units containing a minimum of 3 bedrooms, where the horizontal angle of daylight requirement is varied for no greater than 1 of the habitable rooms in the unit.

* * * * *

461-479 East 16th 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 Francl Architecture, received April 4, 2024 and revised January 22, 2025.

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

Urban Design

1.1 Design development to build upon the pedestrian interface.

Note to Applicant: Suggested strategies include re-orienting the commercial use and its patio to maximize its frontage, further activating the street and enhancing privacy for the adjacent development; and integrating the rear services into the building footprint as much as possible.

1.2 Design development to ensure livability of all dwelling units (also see Housing condition 1.9).

Note to Applicant: Refer to Section 11.3.1 of the Zoning and Development By-law and the *High-Density Housing Guidelines for Families with Children* for minimum unit sizes and recommended unit sizes per unit type. As per section 11.3.1 the minimum unit size is 398 sq. ft. This may be varied at the discretion of the Director of Planning to a minimum of net 320 sq. ft. for studio units. See also Housing condition 1.9 b) for storage requirements.

Landscape

1.3 Design development to improve the public-private realm interface with special attention to the streetscape and lane interface.

Note to Applicant: This may be achieved by the following:

(a) Provide visually interesting and robust planting and surface paving treatment on private property along the East 16th Avenue;

(b) Provide site furniture and pedestrian-friendly materials, such as benches, lighting etc.;

(c) Enhance the lane interface and provide screening for garbage staging and BC Hydro switch station / transformer where possible; and

(d) Coordinate landscape features such as dog-run area, bench with built-in exhaust, raised planters and seating areas, etc. illustrated on the landscape plan with the architectural site; currently they are not consistent.

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

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

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

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

1.6 Provision of a soil-depth overlay sheet, included with the landscape plans.

1.7 Provision of a Tree Management Plan as part of the Landscape Plans, in coordination with arborist report tree management plan.

Note to Applicant: It is preferred that the arborist tree management plan become the primary document for tree removal/ protection related matters.

Housing

1.8 The proposed total unit mix, including a total of 97 studio units (46%), 38 one-bedroom units (18%), 55 two-bedroom units (26.1%) and 21 three-bedroom units (10%) is to be revised in the development permit drawings to achieve at least 10% three-bedroom units and 25% two-bedroom units, separately in both the market rental and below-market rental portions. Currently, the applicant only provides 9.3% three-bedroom units in the below-market portion of the building, thereby not meeting the requirement.

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. Unit mix requirement must be met without rounding up to the nearest whole number.

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);

Note to Applicant: Provide confirmation that all units have bulk storage, with preference for in suite storage for all family units.

(c) A multi-purpose indoor amenity space appropriate in size for the scale of the project, with a wheelchair accessible washroom and kitchenette. Consider positioning this adjacent to the children's play area to enable parental supervision from the amenity room (S. 3.7.3); and

Note to Applicant: The proposed indoor amenity areas are insufficient in size for the scale of the project, an increase in floor area is expected at the Development Permit stage.

(d) A balcony for each unit with 1.8 m by 2.7 m minimum dimensions (S. 4.3.2).

Note to Applicant: Provide confirmation that all units meet the minimum dimensions; some balconies appear undersized.

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

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

Sustainability

1.11 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*.

Engineering

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 are required, if the loading bay cannot be relocated.

Note to Applicant: Existing wood pole in lane conflicts with access.

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.

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 ft. long and 18 in. 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) Portions of footings that are shown encroaching into City property.

Note to Applicant: See Section 2 South-North on A3_101.

(d) Ensure proposed accessibility ramp is entirely accommodated on private property.

(e) 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.

1.19 Provision of a Transportation Demand Management (TDM) Plan

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

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

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

(i) Ramps exposed to weather with a 15% slope and greater must be heated.

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

(a) Clear unloading area or raised rear dock, minimum 1.8 m (6 ft.) wide, with suitable access to facilitate goods loading /unloading.

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

(a) Stair-free access route to bicycle spaces.

1.23 Update the architectural plans to provide:

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

(b) 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, including but not limited to:

(a) An updated Groundwater Management Plan which includes:

(i) Adequate characterization and monitoring of hydro stratigraphic units above the proposed slab depth. This may include any discrete high permeable zones which would contribute to groundwater;

(ii) Results of the proposed additional work detailed in Section 8.0 of the Preliminary Hydrogeology Report (dated January 25, 2024);

(iii) Construction-related and permanent groundwater management, including anticipated groundwater discharge rates for City approval; and

(iv) Provision that every effort will be made to prevent or limit the long-term discharge of groundwater to the sewer system, with the details reflected in the Groundwater Management Plan.

(b) An updated Impact Assessment which achieves the following objective:

(i) Analysis to confirm that there are no significant risks from groundwater extraction/diversion using the results obtained from the future hydrogeological investigation; and

(ii) Provision that peat will not be dewatered due to the associated risk of offsite settlement.

Note to Applicant: As the site presents a geotechnical risk, the City expects that the risks associated with dewatering peat during construction (i.e., potential on-site and off-site impacts given the presence of compressible soils and the associated zone of influence) will be addressed in the geotechnical report, including clear details of all analyses made to support recommendations and conclusions. At the building permit stage, geotechnical review will be completed by internal geotechnical engineers prior to building permit issuance.

(c) Provision of immediate notification to the City of any changes that may be material to the City's review of the submitted final hydrogeological study (e.g., if the proposed excavation depth increases); and

Note to Applicant: Email the City at groundwater@vancouver.ca.

(d) Submission of the anticipated start date for excavation, and the contact details for the professional services that have been retained to conduct the discharge flow monitoring prior to building permit issuance for excavation.

Note to Applicant: The monitoring must include daily average flow rates and be submitted monthly to groundwater@vancouver.ca. A hold will be placed on the issuance of a building permit for excavation. To remove the hold, provide an anticipated start date for excavation and the contact details for the professional services that have been retained to conduct this monitoring to groundwater@vancouver.ca.

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; and

(b) Abandonment or removal of all existing storm, sanitary, and combined sewer mains that are no longer in use due to the development of the 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 (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.

1.29 Provision of three preconstruction surveys submitted to Streets Design over a period of three months, prior to building permit issuance.

Note to Applicant: The proposed development is in a peat region. The surveys are to include survey data from the proposed development site to a distance of 100 m radius, in 25 m increments. Provision of further monitoring surveys during and post construction will be required as necessary. Additional surveys maybe required at or during construction as determined by the City Engineer.

Prior to and during construction activities, the existing infrastructure at and adjacent to the development site shall be monitored to ensure the functionality of the existing infrastructure meets current City standards.

For further information contact Streets.Design@vancouver.ca.

PART 2: CONDITIONS OF BY-LAW ENACTMENT

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

Engineering

2.1 Make arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for a resolution approving the cancellation of Strata Plans VR. 345 and BCS1551 and the dissolution of the strata corporations as noted in Section 272 of the Strata Property Act.

2.2 Make arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for consolidation of Lots 16 and 17 Block 99 District Lot 301 Plan 1652 and the newly cancelled Strata Plans VR. 345 and BCS1551 to create a single parcel.

2.3 Provision of a Services Agreement to detail the on- 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. Except as explicitly provided for in Condition 2.4, the Services are not excess and/or extended services, and the applicant is not entitled to a Latecomer Agreement.

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

Note to Applicant: Based on the confirmed Fire Underwriter’s Survey Required Fire Flows and domestic flows submitted by Aplin Martin dated January 11, 2024, with an FSR of 6.8, 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. Should the development require water service connections larger than servicing main, the developer shall upsize the existing main to the satisfaction of the General Manager of Engineering Services. If the Water Demand or Fire Underwriter's Survey calculation changes in a manner that necessitates an upgrade to the water system, the developer is responsible for 100% of the cost of the upgrading.

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

As per the City of Vancouver Building By-law, the principal entrance must be within 90m of a fire hydrant. Should the final design of the building change such that this requirement is no longer satisfied, provision of a new hydrant to be installed in accordance with the aforementioned by-law will be required. The developer is responsible for 100% of the cost of this upgrade.

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

Implementation of development(s) at 461 East 16th Avenue require the following in order to improve sanitary and storm sewer flow conditions.

Off-site servicing upgrade to be delivered:

(i) Separate 143 m of existing 600 mm COMB main to 1050 mm STM and 600 mm SAN in East 15th Avenue from MH400182 at the intersection of Prince Edward Street and East 15th Avenue to MH418425 at the intersection of Sophia Street and East 15th Avenue.

(ii) Separate 50 m of existing 600 mm COMB main to 1050 mm STM and 600 mm SAN on Sophia Street from MH418425 at the intersection of Sophia Street and East 15th Avenue to MH418435 at the intersection of Sophia Street and lane south of East 14th Avenue.

Note to Applicant: Developer to contact City Engineer for coordination on sewer upgrade at the intersection of East 15th Avenue and Prince Edward Street in detail design stage.

The sewer servicing plan for this area is under development. Developer to contact City Engineer prior to commencing design or analysis of sewer system as the upgrade requirement may be modified based on servicing plan (requirement will be approximately equivalent to the above condition).

Developer's engineer to submit design brief, calculations and/or model, and design drawings to the City. All submittals including Issued for Construction

(IFC) drawings are required to be reviewed and accepted by the City Engineer prior to building permit issuance.

Development to be serviced to the existing 250 mm SAN and 450 mm STM sewers on East 16th Avenue.

The City reserves the right to deliver the East 15th Avenue and Sophia Street combined sewer separation upgrade as per the provisions under the Services Agreement at the applicant's cost. Prior to commencing any design work, the Applicant is to contact the Development Water Resources Management (DWRM) Branch at utilities.servicing@vancouver.ca.

(c) Provision of street improvements with appropriate transitions along East 16th Avenue adjacent to the site, including:

(i) Minimum 1.8 m wide front boulevard;

(ii) Minimum 2.4 m (8 ft.) wide broom finish saw-cut concrete sidewalk;

(iii) Curb and gutter, including road reconstruction as required to accommodate the new curb and gutter;

(iv) Full depth road reconstruction up to centerline of the road; and

Note to Applicant: Road reconstruction on East 16th Avenue to meet City "Higher-zoned lane" standards and peat conditions as applicable.

(v) Installation of one new catch basin on East 16th Avenue.

Note to Applicant: Final design of these street improvements should also follow the upcoming *Broadway Public Realm Plan*.

The *Streets Design Guidelines* are viewable online at https://vancouver.ca/streets-transportation/streetscape-design-guidelines.aspx and are to be used alongside the City design guidelines and construction standards. Confirm if your site is within a *Streetscape Design Guideline* area and follow the applicable guidelines.

(d) Provision of improvements at the intersection of Prince Edward Street and East 16th Avenue including:

(i) Delivery or funding of a new pedestrian/cyclist actuated signal.

(e) Provision of street improvements along lane south of East 15th Avenue, adjacent to the site and appropriate transitions, including the following:

(i) Full depth pavement reconstruction; and

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

(ii) Installation of one new lane catch basin at western extent of the site.

Note to Applicant: A new storm main extension will be required in the lane to connect the catch basin.

(f) Provision of speed humps in the lane south of East 15th Avenue between Prince Edward Street and St. George Street;

(g) Provision of St George Street and East 16th Avenue entire intersection street lighting upgrade to current City standards and IESNA recommendations;

(h) Provision of upgraded street lighting (roadway and sidewalk) and existing lane 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.

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

(j) Provision of street trees where space permits; and

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 in. 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.

(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.

The preparation of this legal agreement includes the requirement for collection of a fee by Development Building and Licences for service as approved in the following Council Report: https://council.vancouver.ca/20231003/documents/r2.pdf and will be due prior to issuance of the development permit.

2.4 Provision of one or more Latecomer Agreements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for the following works, which constitute excess and/or extended services:

(a) Off-site sewer separation as per 2.3.b.i and 2.3.b.ii; and

Note to Applicant: The benefiting area for these works is under review.

(b) Intersection upgrades at Prince Edward Street and East 16th Avenue as per condition 2.3.d.

Note to Applicant: The benefiting area for these works is under review.

Note to Applicant: An administrative recovery charge will be required from the applicant to settle the latecomer agreement. The amount, which will be commensurate with the costs incurred by the City to administer the latecomer scheme, will be provided by the City and specified in the latecomer agreement.

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

Housing

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

(a) A no separate sales covenant;

(b) A no stratification covenant;

(c) The Owner will not rent, licence to use or sublet, nor will it allow to be rented, licenced to use or sublet, any Rental Housing Unit for a term of less than 90 consecutive days at a time, or, if the definition of "Short-Term Rental Accommodation" in the Vancouver Zoning and Development Bylaw (3575) is amended hereafter, such other length of consecutive days at a time as specified in such definition, so that the Rental Housing Unit will not to be deemed to be "Short-Term Rental Accommodation;

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

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

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

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

(i) For new tenants, annual household income cannot exceed (4) four times the annual rent for the unit (i.e., at least 25% of household income is spent on rent); and

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

(h) That the applicant will verify the ongoing eligibility of existing tenants in below-market rental 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 on the operation of the below-market rental housing units which will ensure that the City can confirm that the units are being operated as agreed, and will include a rent roll for the below-market rental housing units, and a summary of the results of eligibility testing for these units; and

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

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

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

(a) Provide a Tenant Relocation Plan to the satisfaction of the General Manager of Planning, Urban Design and Sustainability as per the 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; and

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

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

Public Art

2.7 Execute an agreement satisfactory to the Director of Legal Services and the ACCS Deputy General Manager, Arts, Culture & Tourism (ACT) for the provision of public art in accordance with the City's *Public Art Policy*, such agreement to provide for security in a form and amount satisfactory to the aforesaid officials; and provide development details to the satisfaction of the Head of Public Art.
Note to Applicant: Provide development details to the satisfaction of the Head of Public Art (a checklist will be provided) confirming the selection of Option A: Art on Site, or Option B: 80% cash-in-lieu of art.

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

Environmental Contamination

2.8 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 Climate Change Strategy, have been provided to the City.

Agreements

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

* * * * *

461-479 East 16th Avenue
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 AMENDMENTS TO THE SIGN BY-LAW NO. 11879

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

"461-479 East 16th Avenue [CD-1 #] [By-law #] C-2"

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

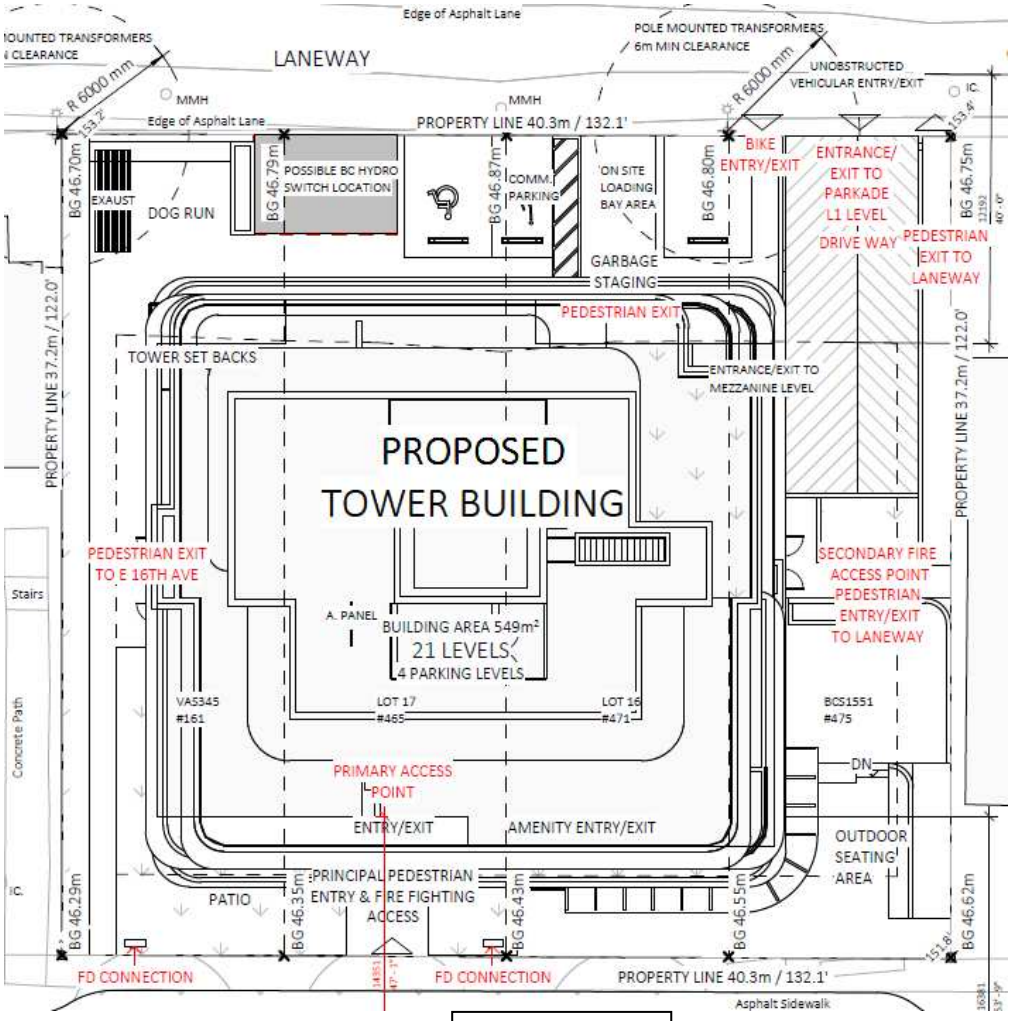
Amend Schedule B (Intermediate Zone) by adding the following:

"[CD-1 #] [By-law #] 461-479 East 16th Avenue"

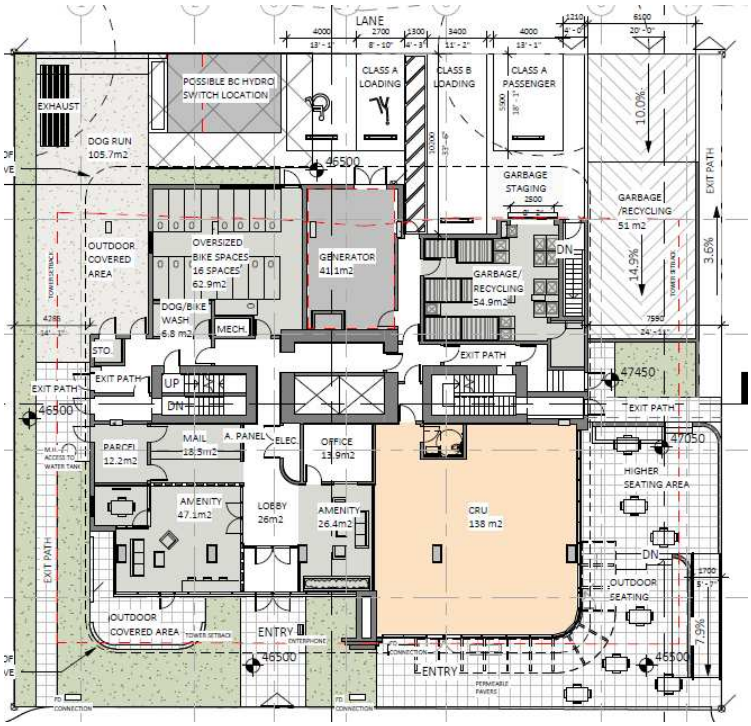
* * * * *

461-479 East 16th Avenue
FORM OF DEVELOPMENT DRAWINGS
Original Submission April 4, 2024 and Revised Drawings January 22, 2025

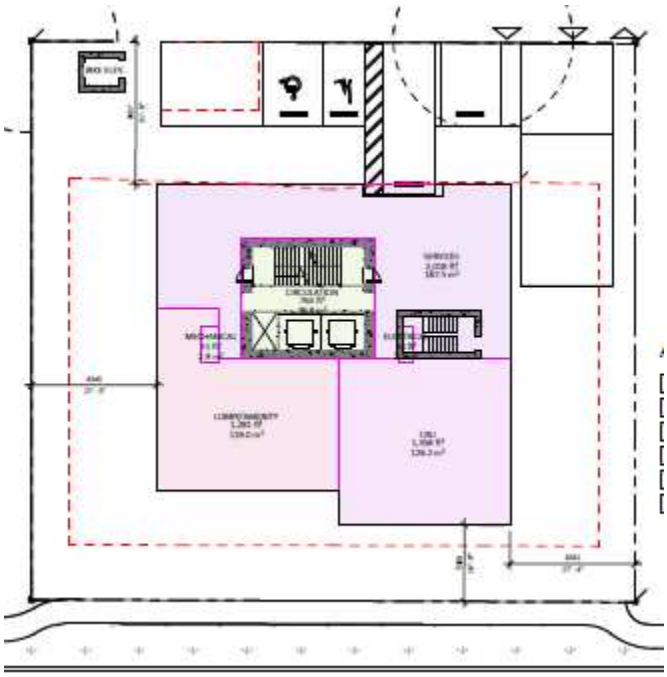
Site Plan (Original Submission)



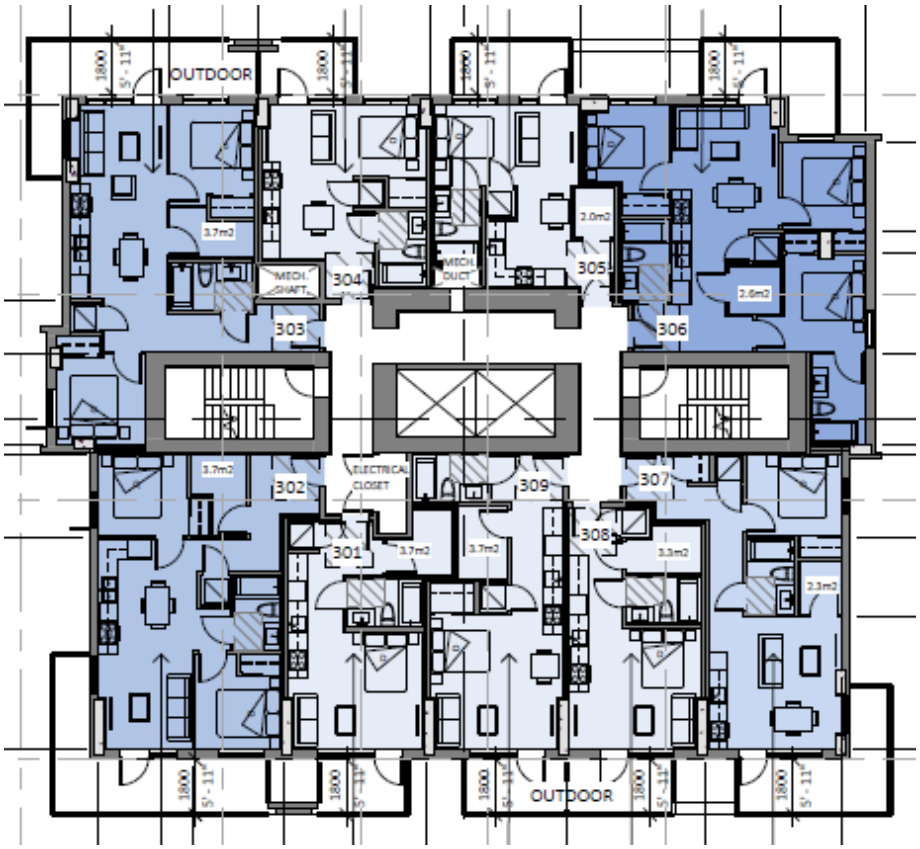
Level 1 Floor Plan (Original)



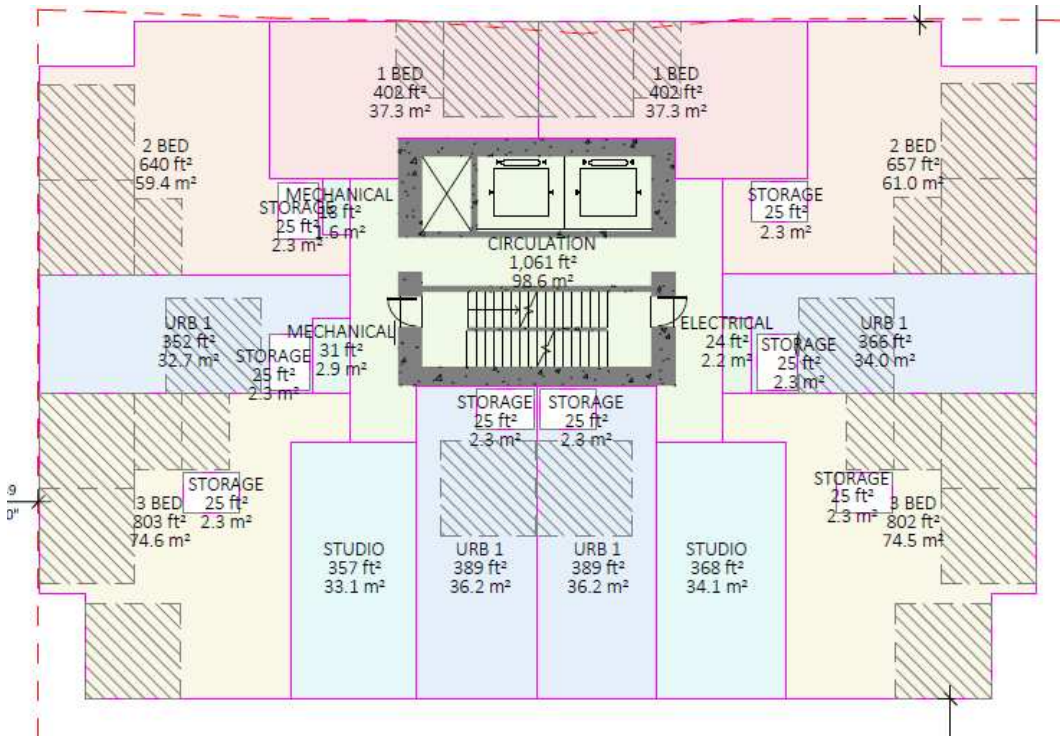
Level 1 Floor Plan (Revised)



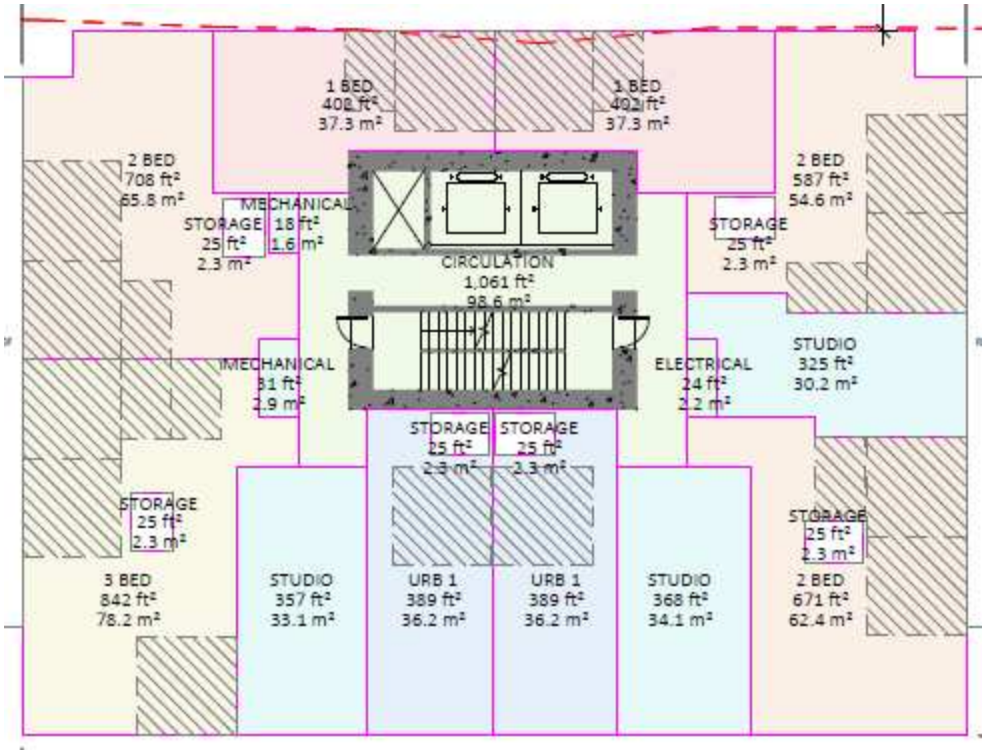
Level 2-17 Floor Plan (Original)



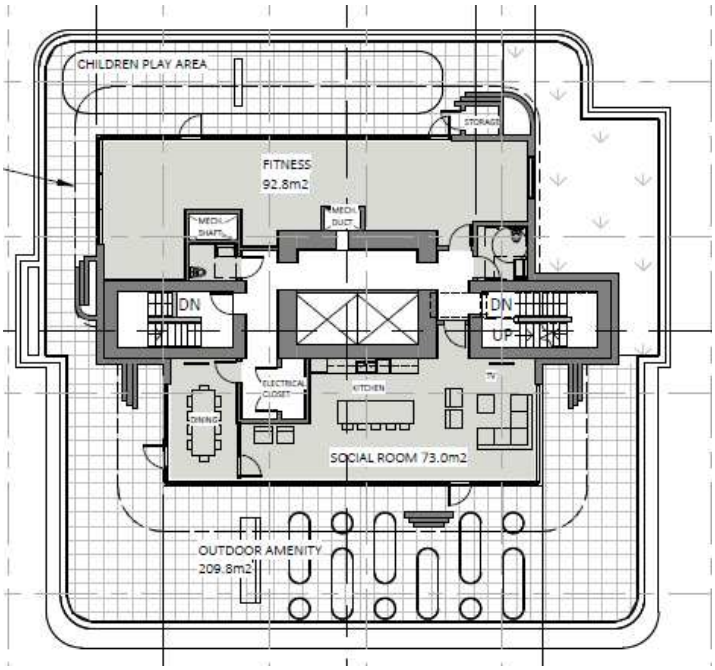
Level 2-3 Floor Plan (Revised)



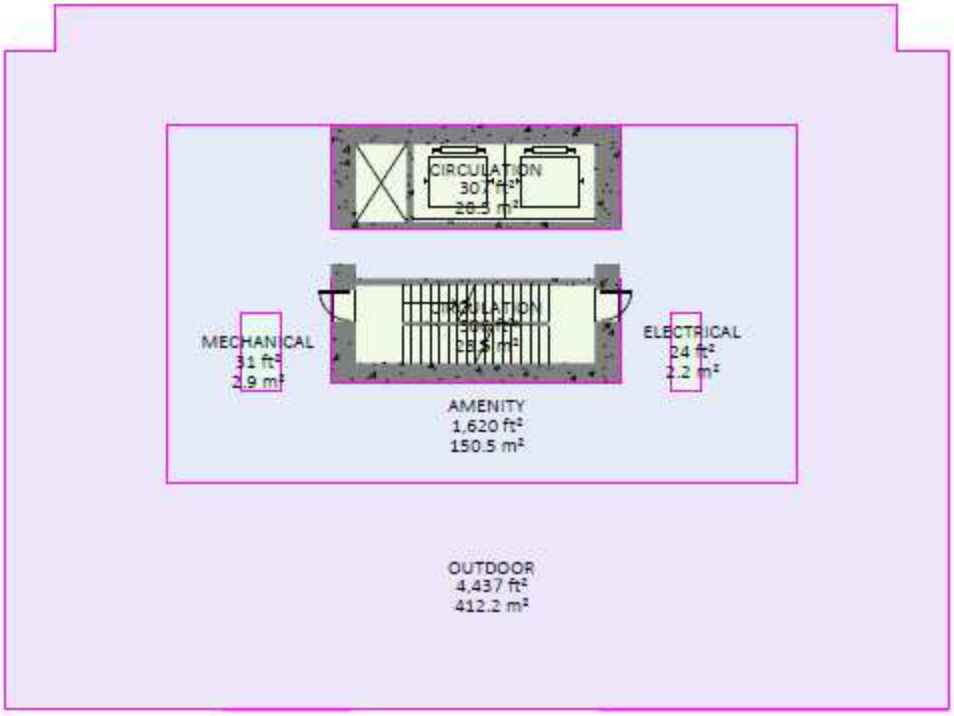
Level 4-20 Floor Plan (Revised)



Rooftop Amenity Floor Plan (Original)



Rooftop Amenity Floor Plan (Revised)



Shadow Studies (Original Submission)

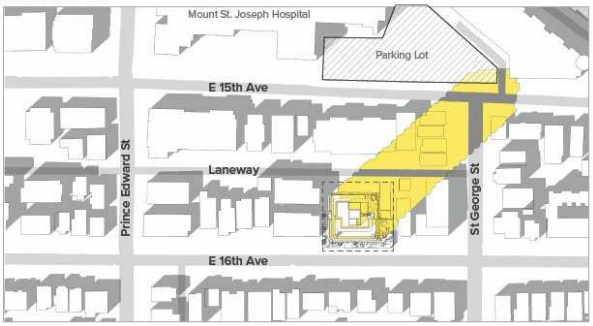
Spring

March 21st - 10AM

March 21st - 12PM

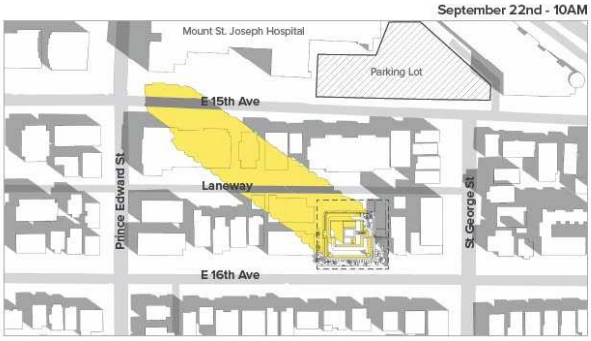
March 21st - 2PM

March 21st - 4PM



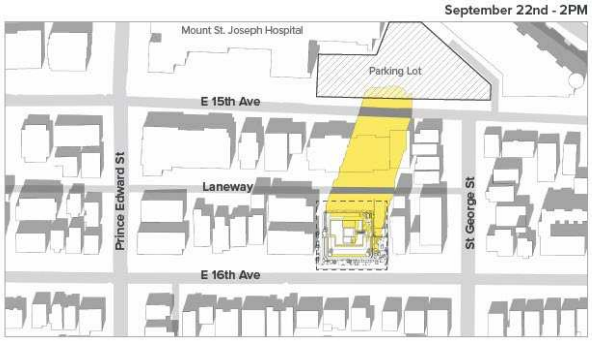
Fall

September 22nd - 10AM

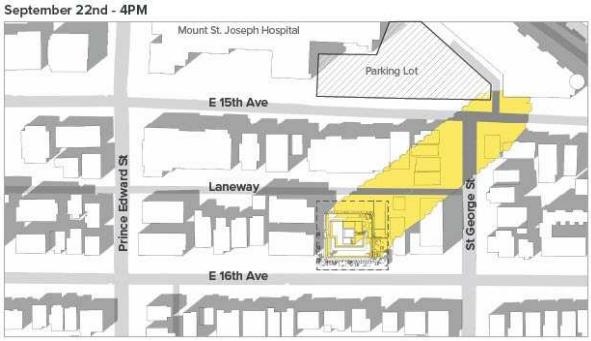


September 22nd - 12PM

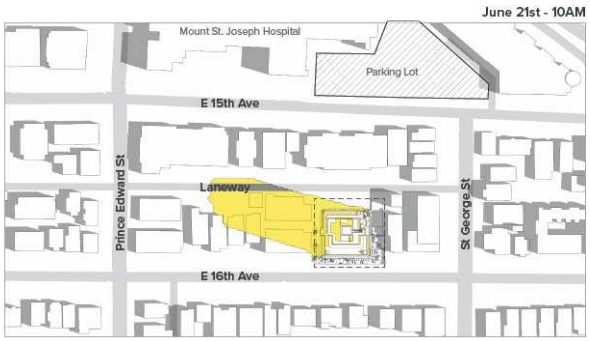
September 22nd - 2PM



September 22nd - 4PM

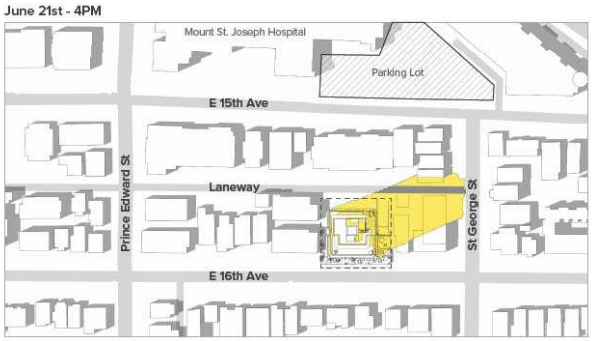


Summer


June 21st - 10AM
Mount St. Joseph Hospital
Parking Lot
E 15th Ave
Laneway
Prince Edward St
St George St
E 16th Ave

June 21st - 12PM
Mount St. Joseph Hospital
Parking Lot
E 15th Ave
Laneway
Prince Edward St
St George St
E 16th Ave

June 21st - 2PM
Mount St. Joseph Hospital
Parking Lot
E 15th Ave
Laneway
Prince Edward St
St George St
E 16th Ave


June 21st - 4PM
Mount St. Joseph Hospital
Parking Lot
E 15th Ave
Laneway
Prince Edward St
St George St
E 16th Ave

Renderings (Original Submission)

Building view from South East

Building view from North East

Renderings (Revised)

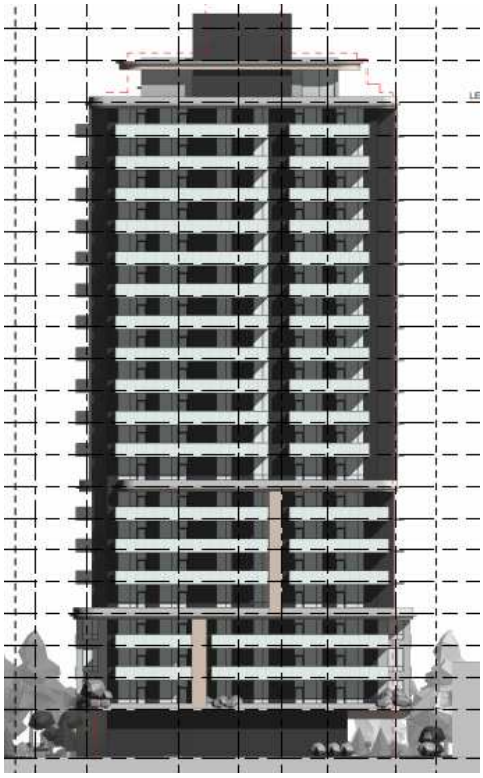
Building view from South East

Building view from North East

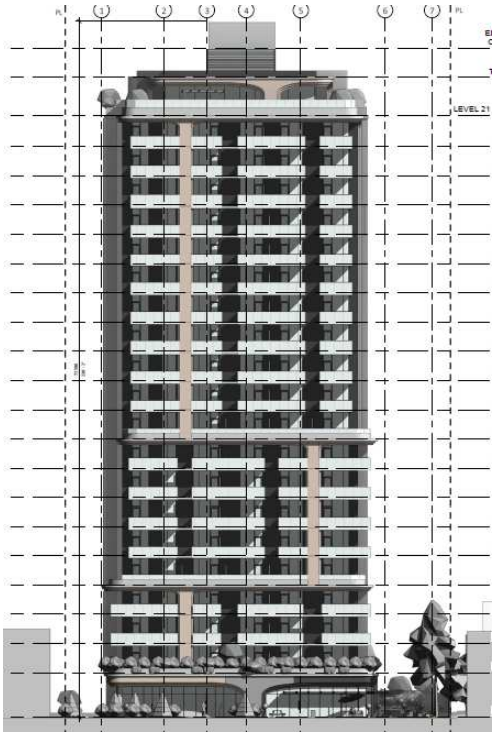
Elevations (Original Submission)

North Elevation (Original)

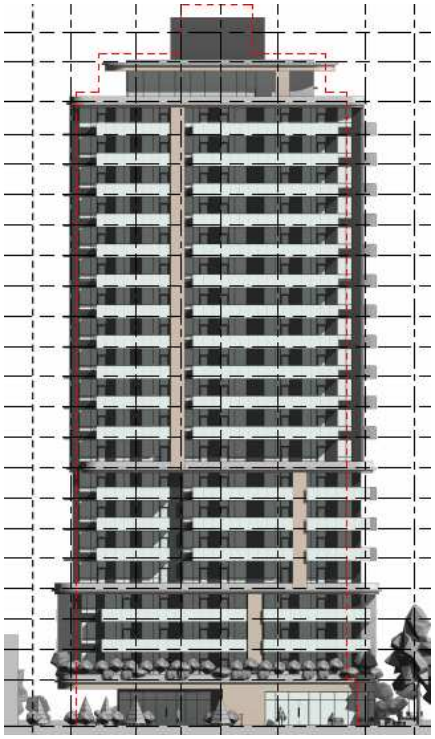
North Elevation (Revised)



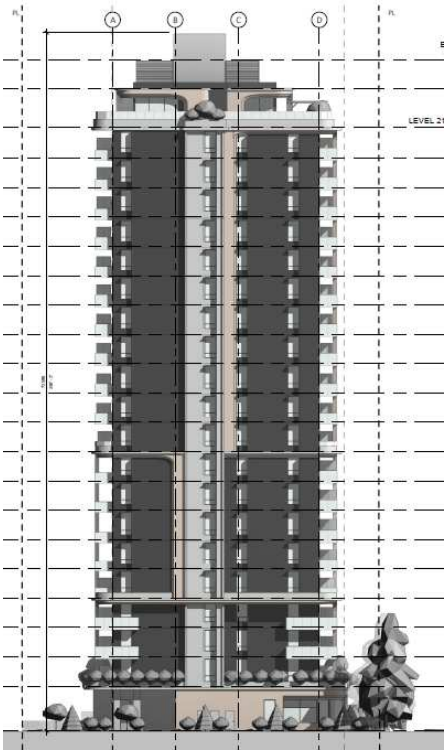
South Elevation (Original)



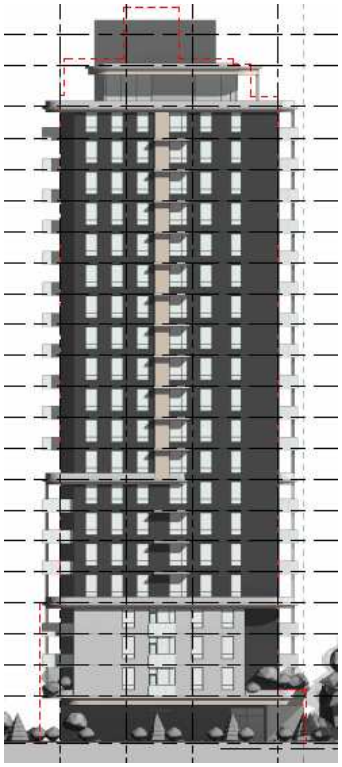
South Elevation (Revised)



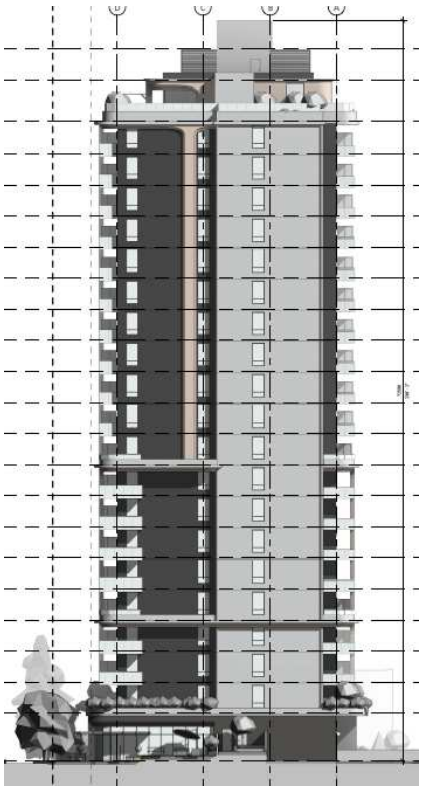
West Elevation (Original)



West Elevation (Revised)



East Elevation (Original)



East Elevation (Revised)

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461-479 East 16th Avenue
PUBLIC CONSULTATION SUMMARY

1. List of Engagement Events, Notification, and Responses

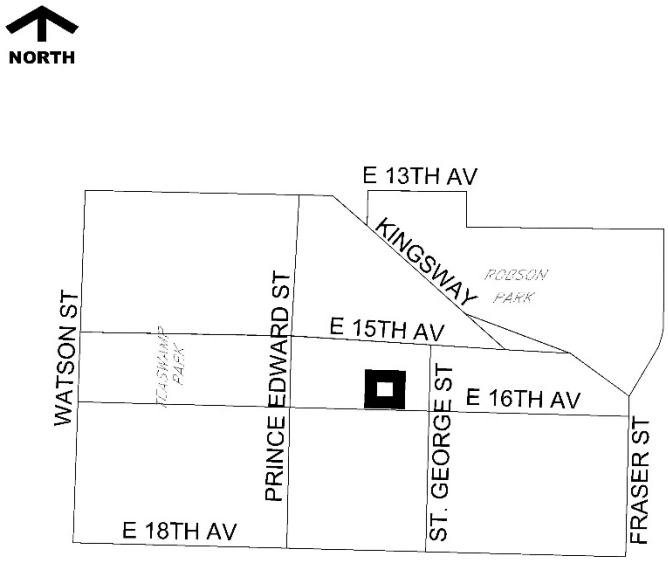
	Date	Results
Event		
Question and Answer Period (City-led)	May 29, 2024 - June 11, 2024	605 participants (aware)* • 296 informed • 141 engaged
Public Notification		
Postcard distribution – Notice of rezoning application and Question and Answer Period	May 23, 2024	961 notices mailed
Public Responses		
Online questions	May 29, 2024 - June 11, 2024	52 submittals
Online comment forms • Shape Your City platform	May 2024 – November 2024	210 submittals
Overall position • support • opposed • mixed	May 2024 – November 2024	210 submittals • 76 responses • 125 responses • 8 responses
Other input	May 2024 – November 2024	10 submittals
Online Engagement – Shape Your City Vancouver		
Total participants during online engagement period	May 2024 – November 2024	1,882 participants (aware)* • 801 informed • 240 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



NOTIFICATION AREA

3. Analysis of All Comments Received

Below is an analysis of all public feedback by topic.

Generally, comments of support fell within the following areas:

- **Housing:** The proposed development adds much needed rental housing stock to the area and will aid in addressing the housing shortage within this area.
- **Height and Density:** The proposed density of the development is supported and is seen as an appropriate strategy to accommodate population growth.
- **Commercial Use:** The inclusion of commercial and retail spaces, such as a café or bodega, is supported and will provide liveability and vibrancy to the area.

Generally, comments of concern fell within the following areas:

- **Soil Conditions: Soil Conditions:** Concerns about constructing a high-rise with an underground parkade in a groundwater area of concern, particularly on peat bog lands with poor existing soil conditions. Neighbours are worried about soil stability, impact on surrounding developments, water table, drainage and flooding. Particularly, neighbouring properties are anxious about damage to their buildings and potential challenges during construction of below-grade parking. The preliminary hydrogeological report has not shown enough analysis to measure the stability of the marshy lands for this development.

- **Traffic and Parking:** The proposed development will negatively impact traffic, with specific concerns regarding traffic congestion, adequacy of traffic infrastructure, and vehicular safety along East 16th Avenue.

- **Height and Density:** The proposed height of the building is too tall and does not fit the scale of the surrounding neighbourhood.

- **Neighbourhood Fit:** The development does not maintain the character of the neighbourhood. Commercial space does not belong on a residential road.

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 proposed design is attractive, with support for the colour scheme.
- The development will positively impact the neighbourhood and revitalise the area.
- The proposal adds affordable housing and below-market rental options.
- The development is supported given its proximity to transit and high-traffic areas.

General comments of concern:

- The proposed development does not provide sufficient parking and will exacerbate existing parking issues in the surrounding area, particularly for hospital visitors and staff.
- The development will negatively affect the cohesion of the neighbourhood and community.
- The project is too high and will cast significant shadows over neighbouring properties, reducing privacy and access to natural light.
- The proposed development is inappropriate for this location and would be better suited at a different area, for example on Kingsway.

Neutral comments/suggestions/recommendations:

- A lower or mid-rise building, such as lower-rise apartment buildings, multi-family dwellings or townhouses would be preferred over the proposed high-rise to better fit the neighbourhood's character and scale.
- Infrastructure (stormwater management, sanitary systems, roads, etc), should be upgraded before any development occurs to support the increased demand and ensure safety and functionality.
- This rezoning application should be approved and/or expedited to address the urgent need for housing.
- Amenities and services, such as schools, childcare and medical services need to be improved and expanded before or alongside this development to accommodate the growing population and maintain quality of life for residents.

* * * * *

461-479 East 16th 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 to exercise their Right of First Refusal to return to the new building, a temporary rent top-up to mitigate rent increases while waiting to return to the new building.
	
	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)	• Staff have distributed tenant needs assessment surveys. These surveys will be used in relocation efforts and to identify tenants' needs and preferences. • Applicant will be required to commit to monitor rental market and provide tenants requesting assistance with three options in Vancouver that best meet the tenants' identified priorities.
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 will be required to commit 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.

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461-479 East 16th Avenue
PUBLIC BENEFITS SUMMARY

Project Summary:

A 20-storey building containing 211 secured-rental residential units of which 20% of the residential floor area are at below-market rental units which replaces the existing three ground-oriented houses and duplexes with two units of secondary rental housing.

Public Benefit Summary:

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

	Current Zoning	**Proposed Zoning**
Zoning District	RM-4	CD-1
FSR (site area = 1,496.8 sq. m [16,111 sq. ft.])	1.45	8.0
Buildable Floor Area	2,170.3 sq. m (23,361 sq. ft.)	11,974.4 sq. m (128,888 sq. ft.)
Land Use	Residential	Residential, Commercial

Summary of development contributions expected under proposed zoning

City-wide DCL[1,2]	$43,495
Utilities DCL[1]	$1,893,776
Public Art[3]	$255,204
TOTAL	**$2,192,475**

Other benefits (non-quantified): 211 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 in-stream rate protection, see the City's DCL Bulletin for more details.

[2] The applicant has requested a DCL waiver for the residential floor area of the proposal and will be subject to the maximum average rents by unit type for the below-market units, in accordance with the DCL By-law, as secured by an amendment to the Housing Agreement. The value of the City-wide DCL waiver on the residential floor area is approximately $3,000,517.

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

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461-479 East 16th Avenue
APPLICANT, PROPERTY, AND DEVELOPMENT PROPOSAL INFORMATION

Property Information

Address	Property Identifier (PID)	Legal Description
461 East 16th Avenue	003-883-825	Strata Lot 1 District Lot 301 Strata Plan VR. 345
463 East 16th Avenue	003-883-841	Strata Lot 2 District Lot 301 Strata Plan VR. 345
465 East 16th Avenue	014-497-000	Lot 17 Block 99 District Lot 301 Plan 1652
471 East 16th Avenue	014-496-984	Lot 16 Block 99 District Lot 301 Plan 1652
475 East 16th Avenue	026-454-556	Strata Lot 1 Block 99 District Lot 301 Group 1 New Westminster District Strata Plan BCS1551
479 East 16th Avenue	026-454-564	Strata Lot 2 Block 99 District Lot 301 Group 1 New Westminster District Strata Plan BCS1551

Applicant Information

Architect	Francl Architecture	
Applicant	Fabric Living	
Registered Owners	461 East 16th Avenue	Joan Jose Silvestre, Ana Maria Silvestre and Jovito Silvestre
	463 East 16th Avenue	Tieu Ha Truong
	465 East 16th Avenue	Wen Shao Huang
	471 East 16th Avenue	Main to Fraser Investments Inc.
	475 East 16th Avenue	Bertha Miriam Esquitin and Jose Ramon Teres-Flores
	479 East 16th Avenue	Gregory James Moodie and Megan Hollstedt

Development Statistics

	Permitted Under Existing Zoning	Proposed	
Zoning	RM-4N	CD-1	
Site Area	1,496.8 sq. m (16,111 sq. ft.)		
Land Use	Residential	Residential, Commercial	
Maximum FSR	1.45	8.0	
Maximum Height	10.7 m (35 ft.)	64 m (210 ft.) to top of parapet 72.6 m (238 ft.) to top of mechanical/elevator overrun	
Floor Area	2,170.3 sq. m (23,361 sq. ft.)	**Total:**	11,974.4 sq. m (128,888 sq. ft.)
		Retail:	171.1 sq. m (1,842 sq. ft.)
		Residential:	11,803.3 sq. m (127,046 sq. ft.)

Unit Mix	N/A	**Below-Market units: 43** 4 3+-bedroom units 11 2-bedroom units 8 1-bedroom units 20 studio units **Family Units:** 34.9% **Market Rental units: 168** 17 3+-bedroom units 44 2-bedroom units 30 1-bedroom units 77 studio units **Family Units**: 36.3% **Total: 211 units** 21 3+-bedroom units 55 2-bedroom units 38 1-bedroom units 97 studio units
Parking and Bicycle Spaces	As per Parking By-law	77 vehicle spaces 283 bicycle spaces 2 loading space To be confirmed at development permit stage
Natural Assets	Three on-site by-law trees; Four City trees	Three on-site trees for removal; Four City trees to be retained; 12 new trees proposed. To be confirmed at development permit stage

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