CITY OF VANCOUVER

REFERRAL REPORT

Report Date:	April 1, 2025
Contact:	Daniel Feeney
Contact No.:	604.326.4868
RTS No.:	17854
VanRIMS No.:	08-2000-20
Meeting Date:	April 15, 2025

TO: Vancouver City Council

FROM: General Manager of Planning, Urban Design and Sustainability

SUBJECT: CD-1 Rezoning: 2180 West 6th 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 Francl Architecture, on behalf of Hollybush Holdings Ltd., the registered owner of the lands located at 2180 West 6th Avenue [*Lots A to C of Block 284 District Lot 526 Plan 2113 and Lot 4 of Block 284 District Lot 526 Plan 590; PIDs 004-338-880, 004-338-928, 004-338-910 and 004-321-791 respectively*], to rezone the lands from RM-4 (Residential) District to CD-1 (Comprehensive Development) District, to increase the floor space ratio (FSR) from 0.75 to 7.76 and the building height from 10.7 m (35 ft.) to 79.6 m (261 ft.), with additional height for the rooftop amenity, to permit a 24-storey mixed-use building containing 166 rental units, of which 20% of the residential floor area will be secured as below-market rental units, ground-floor commercial, and an in-kind childcare facility 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;

AND FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by Francl Architecture, received April 17, 2024, with revisions received July 26, 2024, 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 2180 West 6th Avenue from RM-4 (Residential) District to CD-1 (Comprehensive Development) District. The proposal is to permit a 24-storey mixed-use building for residential, commercial, and a childcare facility with an additional partial storey for a rooftop amenity space. The proposal consists of 166 rental units, of which 20% of the residential floor area will be secured as below-market rental units.

Staff have assessed the application and conclude that it meets the intent of the *Broadway Plan* (Plan). Staff recommend that the application be referred to a Public Hearing, with the

recommendation of the General Manager of Planning, Urban Design and Sustainability to approve it in principle, subject to the Public Hearing, and conditions contained in Appendix B.

COUNCIL AUTHORITY/PREVIOUS DECISIONS

- Vancouver Plan (2022)
- Broadway Plan (2022, last amended 2024)
- Interim Housing Needs Report (2022, last amended 2025)
- Housing Vancouver Strategy (2017)
- Family Room: Housing Mix Policy for Rezoning Projects (2016)
- High-Density Housing for Families with Children Guidelines (1992, last amended 2022)
- Community Amenity Contributions Policy for Rezonings (1999, last amended 2024)
- Tenant Relocation and Protection Policy (2015, last amended 2019)
- Rental Incentives Bulletin (2019)
- Urban Forest Strategy (2014, last amended 2018)
- Public Art Policy for Rezoned Developments (2014)
- Green Buildings Policy for Rezonings (2010, last amended 2024)
- Latecomer Policy (2021)
- Vancouver Development Cost Levy By-law No. 9755
- Vancouver Utilities Development Cost Levy By-law No. 12183
- Childcare Design Guidelines (1993, last amended 2021)
- Transit-Oriented Areas (TOA) Designation By-law (2024)
- Transit-Oriented Areas (TOA) Rezoning Policy (2024)

REPORT

Background/Context

1. Site and Context

The subject site is comprised of four parcels located on the south side of West 6th Avenue between Yew and Arbutus Streets (see Figure 1). The site area is 1,672 sq. m (18,000 sq. ft.) and is zoned RM-4 (Residential).

Figure 1: Surrounding Zoning and Context

The site currently consists of a three-storey apartment building from 1968 with 31 rental units. At the time of application, 30 of the 31 units were tenanted with residential tenants. The City's *Tenant Relocation and Protection Policy* (TRPP) applies. The surrounding area contains a mix of uses including residential and commercial. The neighbourhood is undergoing significant change with future redevelopment of the Plan, as well as with the extension of Skytrain. The future Broadway Subway Arbutus Station is two blocks to the south.

Neighbourhood Amenities – The following amenities are within close proximity:

- *Parks* – Delamont Park (110 m), Rosemary Brown Park (360 m), and Connaught Park (415 m).

- *Community and Cultural Spaces* – Kitsilano Neighbourhood House (200 m), Kitsilano War Memorial Community Centre and Ice Rink (500 m), and Kitsilano Library (1 km).

- *Childcare* – Reach for the Stars Montessori Learning Academy IV (160 m), Kitsilano Area Childcare Society (190 m), Bumble Bear Daycare – Kitsilano Neighbourhood House (200 m), Core Education and Fine Arts Early Learning (265 m) and The Montessori Daycare Society (650 m).

Local School Capacity – The site is within the catchment area of General Gordon Elementary School and Kitsilano Secondary School. According to the Vancouver School Board (VSB)'s 2020 *Long Range Facilities Plan*, General Gordon Elementary is currently operating at 97% capacity and by 2031 is forecasted to be operating at 77% capacity. Kitsilano Secondary is operating at 103% with an expected capacity of 96% 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 serves as a framework with further implementation planning work to follow over the coming years. The site is located within the Broadway Plan area which is generally in alignment with the *Vancouver Plan.*

Broadway Plan – The Plan is a comprehensive community plan for the area within Vine Street to Clark Drive and 1st Avenue to 16th Avenue. The 30-year plan focuses on opportunities to integrate new housing, jobs, and amenities around the new Broadway Subway.

The site is located within the Kitsilano North – Area A (KKNA) sub-area 8.1 of the Plan. The Plan allows consideration of 20-storey rental housing towers up to 6.5 FSR, with a minimum of 20% of the residential floor area secured at below-market rents. Minor increases in height and density can be considered for ground-level commercial or private childcare. Further increases in height and density can also be considered for delivery of in-kind amenities such as a public childcare facility.

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

Transit-Oriented Areas (TOA) Designation By-law and Transit-Oriented Areas (TOA) Rezoning Policy – To align with provincial legislation, Council adopted a by-law and rezoning policy that establishes heights and densities for developments within Transit-Oriented Areas (TOAs). This site is within Tier 2 of the TOA legislation which allows up to 12 storeys and 4.0 FSR. As the Broadway Plan allows more height and density, the application is being assessed under the Broadway Plan policies.

Strategic Analysis

1. Proposal

The proposal is for a 24-storey building with 166 rental units of which 20% of the residential floor area secured as below-market rental housing, ground-floor commercial, and an in-kind childcare facility (Figure 2). The proposed height is 79.6 m (261 ft.) with additional height for the portion with rooftop amenity. A total floor area of 12,977 sq. m (139,680 sq. ft.) and a floor space ratio (FSR) of 7.76 are proposed. Three levels of underground parking are accessed from the lane. Revisions to the application were provided to include an in-kind childcare facility on the fifth level with subsequent increases to the proposed height and density.

Land Use

The proposed residential, institutional, and commercial uses are consistent with the Plan.

2. 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 (Kitsilano North – Area A).

Form of Development – This application is consistent with the Plan for a tower on podium form of development (see Figure 2). While the Plan anticipates a 20-storey tower on a four-storey podium, this application proposes a 24-storey tower on a four-storey podium. An increase in height and density was deemed supportable to deliver a turn-key childcare facility on the podium rooftop and retail spaces at grade.

Tower Separation – The typical tower separation standard between residential towers is 24.4 m (80 ft.). The subject proposal generally provides sufficient separation to the south. The proposal however provides a 9 m (30 ft.) tower setback from the eastern property line. A future tower development to the east would be required to provide a 15 m (50 ft.) tower setback from the shared property line. Due to the lot configuration to the east, staff have determined that an increased tower setback on the adjacent property would still allow for a tower development to be considered.

Figure 2: Proposed Building Looking Southeast

Height – The Plan anticipates 20 storeys with additional height to accommodate a potential partial-storey rooftop amenity. The partial storey would be set back to limit its visibility. While the proposed 24 storeys is above the Plan's permitted maximum, the height is deemed an appropriate urban design response given the delivery of commercial space and an in-kind childcare facility.

Density – The Plan establishes a density of up to 6.5 FSR with additional 0.3 FSR for delivery of local serving retail or private childcare. The application proposes a density of 7.76 FSR, which includes 0.36 FSR for childcare, which is supported to allow for the inclusion of an in-kind

childcare facility and retail space.

Shadowing – Shadows were reviewed and deemed in accordance with the Plan. No shadow impacts on the 4th Avenue high street or nearby Delamont Park were identified.

Public Realm and Interface – The Plan envisions improved and enhanced streetscapes with new widened sidewalks, dedicated cycling facilities, private restaurant patios, public seating areas, green infrastructure, and design elements to optimize street tree growth. The proposal fronts a greenway and includes retail patio spaces, dedicated cycling facilities, public art, landscaping and seating, all contributing to opportunities for an active public realm.

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

Urban Design Panel – A review by the Urban Design Panel was not required as the proposal is consistent with the expectations of the Plan.

Staff reviewed and have concluded that the proposal reflects the Plan's built form, height and density and is appropriate for the context.

3. Childcare Facility

Located on Level 5, the 37-space childcare facility consists of a minimum of 429 sq. m (4,618 sq. ft.) of indoor space and 390 sq. m (4,198 sq. ft.) of outdoor space. The facility offers a 12-space program for 0-3 year olds and a 25-space program for 3-5 year olds. The orientation of the outdoor childcare space is on Level 5, south facing, adjacent to the lane. Conditions in Appendix B require the childcare facility to be designed and delivered per the City's Childcare Design Guidelines.

City Ownership – Upon completion of construction, the childcare facility will be delivered turn-key as an air space parcel to the City at a nominal cost. Dedicated mechanical and electrical systems, garbage and recycling areas, vehicle parking, and bicycle spaces will be secured for use by the operator of the facility.

Non-Profit Operator – Should the application be approved and as the project proceeds to construction, staff will undertake processes to secure a non-profit organization to operate the childcare facility. Selection criteria would typically include an organization with a mandate and programs that meet Council's objectives and the needs of the community. A typical model would entail leasing the facility to the selected non-profit operator, with the operator being responsible for the administration, programming and operation of the facility and associated facility costs, including regular maintenance and repairs. The City would typically be responsible for major repairs, and lifecycle replacement of major systems and structural components.

4. Housing

The *Housing Vancouver Strategy* seeks to deliver a range of housing tenures across the housing continuum. This application, if approved, would add 166 units, including approximately 132 market rental units and 34 below-market rental units, to the City's inventory of rental housing, which would contribute to the targets set out in the Housing Vancouver Strategy (see Figure 3).

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

Housing Type	Category	10-Year Targets[1]	Units Approved Towards Targets[2]
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.*

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 Kitsilano area, which this site is located, is 1%. 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 38% family units in a mix of 27% two-bedroom and 11% three-bedroom units overall. In the below-market rental portion, the application proposes seven (23%) two-bedroom units and four (13%) three-bedroom units, thereby not meeting this policy for the below-market rental units. A condition of approval and a provision in the CD-1 By-law has been included to ensure the Plan policy requirement for a minimum of 25% two-bedroom units and minimum of 10% three-bedroom units is met separately in both the market rental and below-market portions. All family units must be designed in accordance with the High Density Housing for Families with Children Guidelines.

Average Rents and Income Thresholds – Figure 4 shows starting rents for below-market rental units for 2024. Average market rents and incomes served for newer rental buildings on the westside are shown in the middle two columns, and costs for home ownership are shown in the right columns. Figure 4 demonstrates that below-market rental housing and market rental housing provide options are more affordable than home ownership. If approved, starting rents for the below-market rental units will be 20% less the city-wide average market rents at the time of initial occupancy. On unit turnover, rents in the below-market units may be reindexed to 20% less the city-wide average market rent by unit type current at the time of unit turnover.

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

	Below-Market Rental Units		Newer Rental Buildings - Westside		Monthly Costs of Ownership for Median-Priced Apartment – Westside (with 20% down payment)		
	2025 Starting Rents [1]	Average Household Income Served	Average Market Rent (CMHC, 2023)[2]	Average Household Income Served	Monthly Costs of Ownership (BC Assessment 2021)[3]	Average Household Income Served	Down Payment at 20%
Studio	$1,223	$48,928	$1,902	$76,080	$2,837	$113,480	$106,000
1-bed	$1,429	$57,152	$2,306	$92,240	$3,473	$138,920	$132,000
2-bed	$1,969	$78,752	$3,372	$134,880	$5,193	$207,720	$198,400
3-bed	$2,395	$95,808	$4,434	$177,360	$7,982	$319,280	$311,890

1. *Starting rents shown are calculated based on a 20 per cent discount to city-wide average market rents as published by CMHC in the fall 2024 Rental Market Report.*
2. *Data from October 2023 CMHC Rental Market Survey for buildings completed in 2014 or later on the Westside of Vancouver. Based on the assumptions: Median of all BC Assessment strata apartment sales prices in Vancouver Eastside/Westside in 2021 by unit type, 20% down-payment, 5% mortgage rate (in-line with qualifying rate), 25-year amortization, $250-$350 monthly strata fees and monthly property taxes at $2.92 per $1,000 of assessed value (2021 assessments and property tax rate).*
3. *Based on the assumptions: Median of all BC Assessment strata apartment sales prices in Vancouver Westside in 2021 by unit type, 20% down-payment, 5% mortgage rate (in-line with qualifying rate), 25-year amortization, $250-$350 monthly strata fees and monthly property taxes at $2.92 per $1,000 of assessed value (2021 assessments and property tax rate).*

To qualify for a below-market rental unit, a household's gross annual income cannot exceed the maximum income requirements for the unit type (see Figure 4) with at least one household member per bedroom.
Policy 12.2.17 of the Plan specifies that below-market rental units will be subject to tenant income testing and monitoring requirements, as described in the *Rental Incentive Programs Bulletin*.

Security of Tenure – Purpose-built rental housing offers permanent rental housing and security of tenure, unlike rented condominiums or basement suites in the secondary rental market. All 166 units in the proposal would be secured through a Housing Agreement and Section 219 Covenant for the longer of 60 years or the life of the building. Covenants will be registered on title to prohibit the stratification and/or separate sale of individual units.

The Housing Agreement will secure not less than 20% of the residential floor area that is counted in the calculation of the floor space ratio for below-market units to be rented at rates targeted to meet the affordability needs of moderate income households. Rent increases during each tenancy are capped at the Residential Tenancy Act annual allowable rental increase. Conditions related to securing the units are contained in Appendix B.

Existing Tenants – The rezoning site contains existing rental residential uses, including 31 units of primary rental housing. Of the 30 existing residential tenancies, 26 are eligible under the TRPP for the Plan area. The applicant has provided a Tenant Relocation Plan (TRP) for eligible tenants which meets the requirements of the City's TRPP. The TRP is summarized in

Appendix F of this report. All residential tenancies are protected under the provincial Residential Tenancy Act.

5. Transportation and Parking

The site is well served by public transit, located within two blocks of the future Broadway Subway Arbutus Station as well as within one block of frequent bus service on Arbutus Street. The property is also within one block of the Arbutus Greenway, and three blocks to the Cypress Street bike route.

Parking, loading, bicycle and passenger loading spaces are required to meet the Parking By-law at the time of development permit. Proposed parking reductions may be considered at the development permit stage with acceptable Transportation Demand Management (TDM) measures. Engineering conditions require a number of transportation and road upgrades including new lanes, sidewalk, and street lighting, with details included within 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 submitted preliminary modelling analysis with strategies to meet energy and emissions targets in the Building By-law, a summary of the resilient building measures, 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 application proposes retention of the four existing street trees along 6th Avenue.

There are seven on-site trees proposed for removal due to poor condition and conflict with the proposed building footprint. Staff have prepared a condition to retain two on-site trees located along the east property line. Approximately seven new on-site trees are proposed at the ground level. Landscaping is proposed within the amenity areas located above the podium and rooftop. A detailed tree review, and the final number of new trees will be determined through the development permit process. See Appendix B for landscape conditions.

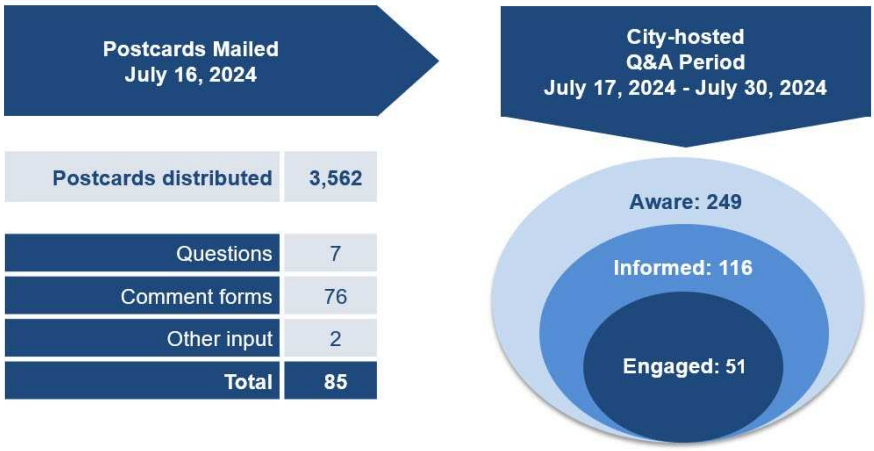
7. Public Input

Public Notification – A rezoning information sign was installed on the site on July 3, 2024. Approximately 3,562 notification postcards were distributed within the neighbouring area on or about July 16, 2025. Application information and an online comment form was provided on the Shape Your City (shapeyourcity.ca/) platform.

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

Public Response and Comments – Public input is collected via online questions, comment forms, through email, and by phone. A total of 85 submissions were received.

Figure 5: Overview of Notification and Engagement



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

Generally, comments of support fell within the following areas:

- **Amenities:** The proposed development would introduce childcare into the neighbourhood.
- **Height, density, and massing:** Due to the location of the development and proximity to transit and a bike route, the height and density is appropriate.
- **Housing:** The proposal adds family-sized units and much needed housing units into community.

Generally, comments of concern fell within the following areas:

- **Neighbourhood character, height, density, and location:** The development detracts from the neighbourhood character, history, and natural environment by incorporating high rises. The height would be too tall as the neighbourhood is currently characterized by low to mid rise developments.

- **Infrastructure and amenities:** The surrounding amenities and infrastructure are insufficient to support the increased density. Additional services such as first responder services, schools, community centres and park spaces would be appreciated.

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

Response to Public Comments

Neighbourhood character, location and height – The proposed 24-storeys is above the Plan's permitted maximum but is an appropriate urban design response given the delivery of an in-kind childcare facility and commercial space. Further, given the site is located two blocks from the future Broadway Arbutus Station, a higher density building form is supported. Overall, the Plan aims to provide new affordable housing opportunities, particularly secured rental, within off-

arterial locations.

Infrastructure and amenities – Engineering staff determined that local infrastructure upgrades, including a storm and sewer upgrade, are necessary to facilitate the proposed development. The applicant qualifies for a latecomer agreement for the storm and sewer upgrade and future development proposals within the area will also be subject to engineering review and infrastructure upgrades may be required at that time.

This application includes an in-kind childcare facility which will be delivered turn-key to the City to address the need for amenities within a growing area. Future amenities will be delivered by other developments to align with the Plan's Public Benefits Strategy, which is a 10-year capital strategy for delivering public amenities and infrastructure to address the renewal and growth needs of the area. Public Benefit Strategy directions include but are not limited to affordable housing, childcare, parks and open spaces, community and civic facilities.

Sunlight and views – The Plan's solar access requirements apply to parks, public school yards, and village shopping streets/plazas. Staff reviewed the proposal's shadow study and confirmed that no shadows will be cast on the spaces protected under the Plan. In terms of views, the site is not located within a protected view corridor. Overall, the proposal is consistent with the urban design expectations of the Plan.

8. Public Benefits

Community Amenity Contributions (CAC) – This application is subject to a negotiated CAC under the *Community Amenity Contributions Policy for Rezonings*.

Real Estate Services staff reviewed the application and the cost of securing the rental housing units, including the 20% of the residential floor area at below-market rents, and the in-kind childcare facility, and have determined that no additional CAC is expected.

In-kind Childcare – The proposal included the construction of a purpose-built 37-space childcare facility (estimated value of $7,150,000) to be delivered turn-key within a fee-simple airspace parcel transferred to the City upon completion of construction. The on-site childcare advances opportunities to meet the need for childcare spaces in and around the Plan area.

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

In accordance with the provisions of Section 3.1A(d) of the Vancouver DCL By-law and the Area Specific DCL By-law the applicant has requested a 100% waiver of the City-wide DCL attributed to the residential floor area qualifying as Class A "for-profit affordable rental housing". Class A means rental housing where a minimum 20% of the residential floor area is secured as below-market rental units with maximum average rents for each type of unit that do not exceed the rates set out in the DCL By-laws.

Based on rates in effect as of September 30, 2024 and the proposed 12,223 sq. m (131,569 sq. ft.) of residential floor area and 164 sq. m (1,765 sq. ft.) of commercial floor, it is estimated the project will pay DCLs of $2,001,971. In addition, the childcare facility is also subject to $20 in nominal DCLs under the DCL By-law. The value of the DCL waivers for the residential floor area is estimated to be $3,107,660. Compliance with the DCL waiver requirements will continue to be assessed through the development permit stage up to

occupancy permit issuance at which point the applicant will be required to submit a rent roll that sets out the initial monthly rents for each unit.

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

Public Art – The Public Art Policy for Rezoned Developments requires rezonings having a floor area of 9,290 sq. m (100,000 sq. ft.) or greater to contribute public art or provide 80% cash in lieu as a condition of rezoning. Public art budgets are based on a formula (2016) of $21.31 per sq. m ($1.98 per sq. ft.) for areas contributing to the total FSR calculation.

With an estimated 139,680 sq. ft. contributing to the FSR, this project will contribute a public art budget of approximately $276,566. Please note that the Public Art rate is finalized at the development permit stage and is subject to Council approval of periodic adjustments to address inflation.

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, an in-kind childcare facility to be delivered turn-key to the City, 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 Plan. If approved, this application would contribute approximately 166 rental units with 20% of the residential floor area secured at below-market rates, along with a 37-space in-kind childcare facility.

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. Staff recommend that these be approved, subject to the Public Hearing, along with the conditions of approval listed in Appendix B, including approval in principle of the form of development as shown in the plans included as Appendix D.

* * * * *

2180 West 6th 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) Institutional Uses, limited to Child Day Care Facility;

   (c) Retail Uses;

   (d) Service Uses; and

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

Conditions of Use

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

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

(a) be suitable for family housing; and

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

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

(ii) at least 10% of the total dwelling units must be 3-bedroom units.

5.3 All commercial uses and accessory uses must be carried on wholly within a completely enclosed building except for:

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

(b) farmers' market;

(c) neighbourhood public house;

(d) public bike share; and

(e) restaurant,

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

Floor Area and Density

6.1 Computation of floor area must assume that the site area is 1,672 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 must not exceed 7.76.

6.3 A minimum of 164 m^2 must be provided for commercial uses at the ground level.

6.4 A minimum of 429 m^2 of floor area must be used for child day care facility use secured to the City's satisfaction for public use and benefit.

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 15% 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 from the computation of floor area common amenity areas from the computation of floor area, to a maximum of 10% of the total permitted floor, 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 79.6 m.

7.2 Despite section 7.1 of this by-law and the building height regulations in section 10 of the Zoning and Development By-law, if the Director of Planning permits common rooftop amenity space or mechanical appurtenances including elevator overrun and rooftop access structures, the height of the portions of the building with the permitted common rooftop amenity space or mechanical appurtenances must not exceed 85.0 m.

Access to Natural Light

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

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

* * * * *

2180 West 6th 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 15, 2024, with revisions received July 26, 2024.

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

Urban Design

1.1 Ensure a sensitive interface to adjacent developments and reduce potential overlook.

Note to Applicant: Suggested strategies include landscape buffers along the property lines and integrating the parking stairs into the building; and reorienting side-facing podium units.

Landscape

1.2 Provision of updated Arborist Report with coordinated drawings that reflect the finalized removal/ retention strategy regarding Trees 5896, 5897 and City Tree 04.

Note to Applicant: As per the latest Park Board comments, City Tree 04 has been hydro pruned and is not a tree Park Board Urban Forestry wishes to retain. It is approved for removal and tree values will not be required.

Due to the new lane dedication and site constraints, the Applicant now has the option to remove Trees 5896 and 5897, Landscape planning will support the removal if the applicant chooses to do so. The decision to remove or retain these trees is at the discretion of the applicant.

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

1.4 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.

1.5 Provision of an arborist “letter of undertaking” to include signatures by the owner and arborist.

Note to Applicant: The signatures confirm that all parties are aware of the roles and responsibilities and that the project is on track to satisfy the steps and recommendations outlined by the arborist. For example, advanced planning will be needed to ensure that certain works, such as site supervision checkpoints, are coordinated.

Housing

1.6 The proposed unit mix, including 46 studio units (28%), 57 one-bedroom units (34%), and 44 two-bedroom units (27%), 19 three-bedroom units (11%) 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 portions.

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

1.7 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 appropriate in size for the scale of the project and situated to maximize sunlight access (S. 3.3.2, 3.4.3);
Note to Applicant: Play area to be incorporated into the outdoor amenity area, and adjacent to the indoor amenity room to allow for adult supervision.

(b) A minimum of 2.3 sq. m (25 sq. ft.) of bulk storage for each dwelling unit (S. 4.4.2);

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

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

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

1.8 The below-market units should be designed to the same standards of livability as the market rental units. Clearly label the proposed below-market units and market rental units on the architectural drawings.

Sustainability

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

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

Childcare Facility

1.10 Design, fit, finish, and equip the 37-space childcare facility with adequate space for each program, indoor space that is contiguous with the outdoor space, at a height of not less than 12 ft. floor-to-floor, to the satisfaction of the General Manager of Arts, Culture, and Community Services and the General Manager of Real Estate, Environment, and Facilities Management, to ensure that the facility is functional and efficient, licensable by the Community Care Facilities Licensing and meets the intent of the City's *Childcare Design Guidelines*, *Childcare Technical Guidelines*, the Facilities Standard Manual, and/or other guidelines and standards as applicable at the time of the issuance of the development permit.

Note to Applicant: Staff generally support the draft concept for the childcare in the rezoning application, which shows the indoor space on the north side and the contiguous outdoor space on the south side of the development. However, the preliminary internal layout shown in the rezoning application building is not supported. If the project is approved, applicants to work with City staff on reducing internal circulation space to reallocate maximum amount of indoor area towards programmable space. This may include changing the shape of the indoor space footprint and adjusting the exterior walls of Level 5.

1.11 Design development to ensure that the 37-space childcare facility has a minimum gross programmable area of 429 sq. m (4,618 sq. ft.).

Ensure sufficient indoor space for each program. The 12-space program for 0-3 year olds requires 140 sq. m (1,507 sq. ft.) of net indoor space (Refer to Table 2 in the Childcare Design Guidelines) and the 25-space program for 3-5 year olds requires 190 sq. m (2,045 sq. ft.) of net indoor space (Refer to Table 4 in the Childcare Design Guidelines). A net to gross ratio of 1 to 1.3 is recommended at the initial planning stage.

The required indoor programmable area of 429 sq. m does not include other requirements such as lobbies and circulation space, staircases, dedicated mechanical and electrical rooms, dedicated garbage and recycling room, dedicated elevator and elevator lobby, dedicated vehicle and bike parking areas, etc.

1.12 Design development to ensure that the 37-space childcare facility has an outdoor space that is no less than 390 sq. m (4,198 sq. ft.). A 25% reduction to the outdoor space has been applied to this facility due to its proximity to a public park.

Note to Applicant: Each licensed program within the childcare centre must have its own, separate and dedicated outdoor play space including covered space, with direct and contiguous access between indoor and outdoor program space.

Park Board renews and upgrades parks and playgrounds as part of a City-wide program and according to a prioritization that includes safety audit analysis – use of playground by childcare centres will not have cause to alter these timelines. Playgrounds and park amenities can be put out of commission by Park Board during periods of damage / renewals / maintenance / future changes of programming or during times of permitted special events.

1.13 Design development to ensure that the indoor and outdoor spaces of the childcare centre are designed to maximize opportunities for healthy child development while ensuring an operationally sustainable facility for the non-profit operator.
Note to applicant: Provision of detailed design of the indoor and outdoor childcare areas is strongly encouraged ahead of the official development permit submission, including the provision of area table calculations broken down by childcare programs. Refer to Childcare Design Guidelines Tables 2 and 4 as examples. Detailed indoor and outdoor design will be required prior to issuance of a development permit, and seeking staff input in advance will help streamline the DP submission reviews.

1.14 Design the childcare facility to ensure the outdoor play area complies with the minimum daily sunlight exposure requirements.

1.15 Provide total 5 dedicated parking stalls for the exclusive use of the childcare facility. Include one (1) universally accessible stall and the rest of the stalls must be regular size (no small car stalls).

Note to Applicant: Ensure location of parking drop-off stalls is safe and in proximity to the childcare facility elevator, without the need for users to cross a drive aisle.

1.16 Provide bicycle parking as per the Parking Bylaw.

1.17 Design development to provide a dedicated elevator for the childcare facility, and a guaranteed unfettered access to an additional non-exclusive use elevator in the event of the childcare facility elevator's incapacity, such as servicing or breakdown.

Note to Applicant: A legal agreement securing such non-exclusive use arrangement for the additional elevator will be required as a condition for an Occupancy Permit. Refer to City of Vancouver Childcare Technical Guidelines for elevator requirements.

1.18 Design development to provide utility / service rooms to safely accommodate the mechanical, electrical, garbage/recycling, janitorial and similar systems and equipment servicing the childcare facility, secured for exclusive use of the childcare facility. Design development to include a written Basis of Design (including the description of the proposed building systems) and a Commissioning Plan for the proposed childcare facility, for review and acceptance by the Real Estate, Environment, and Facilities Management prior to release of development permit.

Note to Applicant: Building systems serving the Childcare Facility's air space parcel are required to comply with the applicable design and technical guidelines and meet the intent of the City's Facilities Standards manual. These systems should be designed in a way that allows them to be independently operated and maintained, with the utilities separately metered and the monitoring systems (DDC, security) separately monitored.

The Commissioning Provider (as that term is defined in BC Housing Building Commissioning Guidelines) should be mutually agreed to by the Owner and the City of Vancouver. These systems should be designed in a way that minimizes their maintenance costs and needs for specialized maintenance.

1.19 Design development to provide distinct visual identity to the childcare facility from the street, with prominent identification and signage at the ground level entrance.

1.20 Childcare facility to be universally accessible for peoples with disabilities.

1.21 Design development of the building above the childcare facility outdoor areas to minimize balconies and employ strategies to mitigate the potential risk of items falling off balconies and openable windows onto the play space below.

Engineering

1.22 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

1.23 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

1.24 Submission of letter prior to development permit issuance confirming acknowledgement that this application falls within the area with potential impacts due to the Broadway Subway Project construction and that you have contacted the Rapid Transit Office for more detailed information.

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

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

1.25 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.

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

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

Note to Applicant: Clarify pick up operation functionality and designated staging area.

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

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

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

(a) Display of the following notes:

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

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

(iii) “The required Green Infrastructure improvements on 2180 W 6th Ave. will be as per City-issued design.”

Note to Applicant: Callouts and dimensions must be included along with the note. An Engineering Project Coordinator will engage the Developer to facilitate the delivery of any City design after development permit issuance.

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

(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) Decorative pavement type I and II encroachments from W 6th Ave. boulevard.

Note to Applicant: See sheet L1-301 and A1-301. Refer to the Streetscape Design Guidelines for City standard treatments https://vancouver.ca/streets-transportation/streetscape-design-guidelines.aspx.

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

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

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

1.30 Provision of vehicle spaces, per Parking By-law Section 4 and the Design Supplement:

(a) A minimum 2.7 m (9 ft) width for standard and visitor spaces adjacent one wall or column if located more than 1.2 m (4 ft) from either end of the stall.

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

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

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

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

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

1.33 Update the architectural plans to provide:

(a) Dimensions of columns and column encroachments into parking spaces;

(b) 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

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

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

Note to Applicant: A revised version of the Groundwater Management Bulletin was released on November 1, 2024.

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

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

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

1.36 Provision of the Developer's Engineer to submit sewer design brief, calculations and/or model, and design drawings to the City Engineer prior to Building Permit issuance.

Note to Applicant: All submittals, including Issued for Construction (IFC) drawings, are required to be reviewed and accepted by the City.

1.37 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

1.38 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) 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

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

1.39 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.caor call 604-871-6373.

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

PART 2: CONDITIONS OF BY-LAW ENACTMENT

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

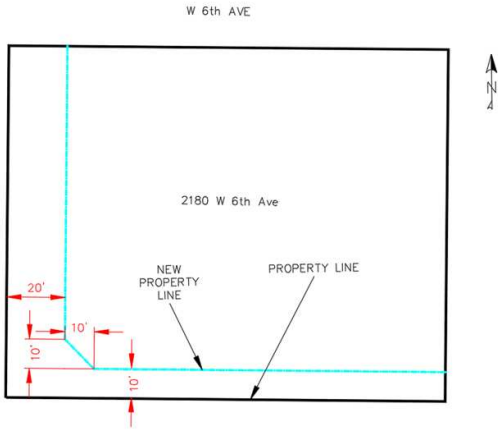
Engineering

2.1 Make arrangements to the satisfaction of the General Manager of Engineering Services, the Director of Legal Services, and the Approving Officer for the consolidation of Lots A, B and C, Plan 2113, and Lot 4, Plan 590, all of Block 284, District Lot 526 to create a single parcel and dedication of the following for road purposes:

(a) The west 20 ft.;

(b) The south 10 ft.; and

(c) An additional 10 x 10 ft. corner cut at the southwest corner of the site as per diagram below.



2.2 Make arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for release of an Easement and Indemnity Agreement 474620M (commercial crossing) prior to building occupancy.

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

2.3 Provision of 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, or any portion thereof, or for any building or improvements thereon will be issued until the letter of credit, as security for the Services, is provided. The timing for the delivery of the Services shall be determined by the General Manager of Engineering Services in his sole discretion and holds shall be placed on such permits as deemed necessary in his sole discretion. 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 March 28, 2024, with an FSR of 7.1, no water main upgrades are required to service the development.

The main servicing the proposed development is 200 mm. Should the development require water service connections larger than 200 mm, the developer shall upsize the existing main to the satisfaction of the General Manager of Engineering Services. The developer is responsible for 100% of the cost of the upgrading. The maximum water service connection size is 300 mm.

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

(b) Provision of adequate sewer (storm and sanitary) service to meet the demands of the project, and to improve COMB sewer flow conditions, implementation of development(s) at 2180 West 6th Avenue require a local servicing upgrade, entailing:

(i) Separate 145 m of existing 300 mm COMB main to 450 mm STM and 200 mm SAN in W 6th Av from [MH_ FJCW7I] fronting 2116 W 6th Av to [MH_FPSNSO] in the Yew St and West 6th Avenue intersection.

Note to Applicant: The lengths and diameters of these improvements are approximate and subject to detailed design by Developer's Engineer.

Note to Applicant: 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).

Development to be serviced to the proposed STM and SAN sewers in W 6th Ave.

Note to Applicant: These works constitute excess and/or extended services and will be subject to a latecomer agreement, to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services.

(c) Provision of street improvements with appropriate transitions, along West 6th Avenue. adjacent to the site, including:

(i) Minimum 2.4 m wide broom finish saw-cut concrete sidewalk.

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

(d) Provision of street improvements with appropriate transitions, along new north-south lane, on the west side of the site adjacent to the site, including:

(i) Full depth pavement construction;

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

(ii) Installation of two new lane catch basins near the south-west corner of the site;

(iii) Installation of a new storm main in the lane to accommodate the new lane catch basins.

(iv) New standard concrete lane crossing, with new lane returns and ramps on both sides, at the new lane entrance on W 6th Ave.

Note to Applicant: Refer to https://vancouver.ca/streets-transportation/street-design-construction-resources.aspx.

These works constitute excess and/or extended services and will be subject to a latecomer agreement, to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services.

(e) Provision of street improvements with appropriate transitions, along the new east-west lane, on the south side of the site adjacent to the site, including:

(i) Full depth pavement construction.

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

Note to Applicant: Refer to https://vancouver.ca/streets-transportation/street-design-construction-resources.aspx.

(f) Provision of green infrastructure improvements adjacent to the site to the satisfaction of the General Manager of Engineering Services, including installation of:

(i) Installation of porous asphalt on future north-south laneway, to treat and retain 90% of average annual rainfall from the laneway to the greatest extent practical.

Note to Applicant: Permeable pavement structure will be applied from edge to edge for the entire width of the laneway fronting the property. A pair of catch basins will be installed or relocated at the downstream end of the laneway to remove access runoff to the drainage system.

Permeable pavement structure may include permeable pavement material, rock reservoir/subbase, storage and underdrain, etc.

The proposed permeable laneway pavement structure should provide equal performance and design life as the City "Higher-Zoned Laneway" pavement structure.

City can provide a draft Permeable Lane Design Memo and Construction Spec with the consultant to assist them with the design.

Note to Applicant: Green Infrastructure (GI) should be used to manage rainwater from the street right-of-way as required in the Rain City Strategy. The retention standard for the right-of-way is to treat and retain 90% of average annual rainfall where possible. These design standards are applied to the prescribed GI measures listed above.

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

https://vancouver.ca/home-property-development/green-rainwater-infrastructure-design-resources.aspx

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

(h) Provision of Yew Street/West 6th Avenue entire intersection street lighting upgrade to current City standards and IESNA recommendations.

(i) Provision of new or replacement duct banks that meets current City standard. Note to Applicant: Duct banks are to consist of electrical communication ducts and cables and connect to existing electrical and communication infrastructure.

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

(j) Provision of street trees where space permits.

Note to Applicant: Final spacing, quantity and location to the satisfaction of the General Manager of Engineering Services. Tree species to the approval of the City Arborist.

Street tree planting to include appropriate soil volumes and approved root barriers of rigid construction, 8' long and 18" deep, centre on each street tree adjacent to the sidewalk and any off-street bike facility. Installation of Engineered Soil under new sidewalks may be required to obtain appropriate soil volumes based on site conditions.

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

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

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) Local sewer upgrade per condition 2.3 (b); and

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

(b) Street improvements along new north-south lane, on the west side of the site adjacent per condition 2.3 (d).

Note to Applicant: The benefiting area for these works is 2196 W 6th Avenue and 2218 Yew Street.

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

Childcare Facility

2.5 Make arrangements to the satisfaction of the Director of Legal Services, in consultation with the General Manager of Arts, Culture and Community Services and the General Manager of Real Estate, Environment and Facilities Management, for the provision, at no cost to the City, of a turn-key 37-space childcare facility within a fee-simple air space parcel which meets the City's requirements for a licensable childcare facility. To secure this condition, the applicant will enter into one or more agreements with the City which include, but may not be limited to, the following provisions and requirements, all to be satisfied at no cost to the City:

(a) Design, construction and delivery of a turn-key and fully fit, finished, equipped and supplied 37-space childcare facility with a 12 space program for 0-3 year olds and a 25-space program for 3-5 year olds, which is licensable by CCFL (Community Care Facilities Licensing or its successor in function),

contained within a separate air space parcel and meets the intent of the City of Vancouver's Childcare Design Guidelines, City of Vancouver's Childcare Technical Guidelines, the Facilities Standard Manual and City's other guidelines and standards that are applicable at the time of the issuance of development permit.

Note to Applicant: For information purposes, the Fit, Furnish and Equip (FF&E) is estimated at minimum $2,500 per childcare space to be provided to the childcare operator. Exact costs may vary based on the operator's needs at the time of facility occupancy.

(b) The childcare facility will have a minimum of 429 sq. m. (4,618 sq. ft.) total gross programmable indoor area, a dedicated adjacent outdoor space of minimum of 390 sq. m (4,198 sq. ft.) total programmable outdoor area, floor-to-floor heights at minimum 12 ft., and all be on one universally-accessible floor level;

(c) The fee-simple air space parcel with the childcare facility will, in addition to the childcare's programmable indoor and outdoor areas, have the following accessory use spaces: a dedicated entrance with a street presence, dedicated elevator, dedicated garbage and recycling area(s), dedicated mechanical, electrical, data, communications and similar utility/service rooms, dedicated drop-off and vehicle parking spaces for users, dedicated bike spaces, dedicated stroller storage, dedicated storage room(s), access to and shared use of the stairwell, access to and shared use of the secondary elevator, and access to any other accessory use spaces that may be required by the applicable design and technical guidelines at the time of the issuance of Development Permit, and all with convenient, barrier-free and safe access to the childcare entrance.

(d) Transfer to the City at no cost an air space parcel in fee simple containing the childcare facility, together with the appropriate rights and obligations applicable to the ownership and operation of this legal parcel including reciprocal easements and indemnities, repair and maintenance, cost sharing, insurance and other applicable legal obligations.

(e) The construction and delivery of the facility is to be secured by assurances including a Letter of Credit (LC), provided to the City prior to the full building permit issuance, the amount of which will be settled as part of the agreements required prior to rezoning enactment; all LCs must be in compliance with and in the form set out on the City's Letter of Credit Policy ADMIN 032: https://policy.vancouver.ca/ADMIN032.pdf.

(f) The applicant will grant the City an option to purchase, for a nominal purchase price, the childcare facility air space parcel, exercisable upon completion of the childcare facility and registration of the related air space plan.

(g) An occupancy hold on the building to be constructed on the site subject to the completion of the design and construction of the childcare facility and satisfactory acceptance of the childcare facility by the City.

(h) Agreement to grant a perpetual right in favour of the City and the users of the childcare facility in the form of an easement, for uninterrupted 24/7 access to and use of any and all portions of the fee-simple air space parcel with the childcare facility, including all dedicated (exclusive use) spaces, shared (non-exclusive use) spaces and any other spaces in the building or on site that may be required to access them.

(i) Minimize the obligations of the childcare facility toward contributions to the common area costs of the overall development, to reflect those costs which are deemed to be directly attributable to the childcare facility or which are related to any part of the development for which the users or invitees of the childcare facility may (from time to time) have the use of and/or access to.

(j) Such other terms and conditions as the Director of Legal Services, in consultation with the General Manager of Arts, Culture and Community Services and the General Manager of Real Estate, Environment and Facilities Management may in their sole discretion require.

2.6 Provision of a Shared Use Loading Agreement to the satisfaction of the General Manager of Arts, Culture and Community Services and the Director of Legal Services for one Class B loading space to be used between the childcare facility and commercial uses in the western-most load court and labeling of the space as 'Daycare and Commercial Loading'.

Housing

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

(a) A no separate sales covenant;

(b) A no stratification covenant;

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

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

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

(f) Following initial occupancy, on a change in tenancy for a below-market rental housing unit, the starting rent for such new tenancy will be at least 20% below the rent for private rental apartment units city-wide as published by the Canada

Mortgage and Housing Corporation in the most recent Rental Market Survey Data Tables for Vancouver for that unit type at the time of the change in tenancy;

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

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

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

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

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

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

(i) On an annual basis, or at the request of the City, the applicant will report to the City of Vancouver on the operation of the below-market rental housing 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: 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.

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

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

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

(c) Provide an Interim Tenant Relocation Report to the satisfaction of the General Manager of Planning, Urban Design and Sustainability prior to issuance of the Demolition Permit.

The Report must include, but may not be limited to, the names of tenants; whether each tenant has indicated interest in the Right of First Refusal to return to the new building; each tenant's choice of either the financial compensation or

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

Note: 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

2.9 Execute an agreement satisfactory to the Director of Legal Services and the Director of Arts, Culture and Community Services for the provision of public art in accordance with the City's *Public Art Policy,* such agreement to provide for security in a form and amount satisfactory to the aforesaid officials; and provide development details to the satisfaction of the Director of Legal Services and the Director of Arts, Culture and Community Services.

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

Environmental Contamination

2.10 If applicable:

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

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

(c) If required by the Manager of Environmental Services and the Director of Legal Services, in their discretion, enter into a remediation agreement for the remediation of the site and any contaminants which have migrated from the site on terms and conditions satisfactory to the Manager of Environmental Services, the General Manager of Engineering Services and Director of Legal Services, including a Section 219 Covenant that there will be no occupancy of any

buildings or improvements constructed on the site pursuant to this rezoning until separate Certificates of Compliance, satisfactory to the City, for the on-site and off-site contamination, issued by the BC Ministry of Environment and Climate Change Strategy, have been provided to the City.

Agreements

Note: 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.

* * * * *

2180 West 6th Avenue
DRAFT CONSEQUENTIAL AMENDMENTS

DRAFT AMENDMENTS TO THE SIGN BY-LAW No. 11879

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

“2180 West 6th Avenue	[CD-1 #]	[By-law #]	C-2”

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

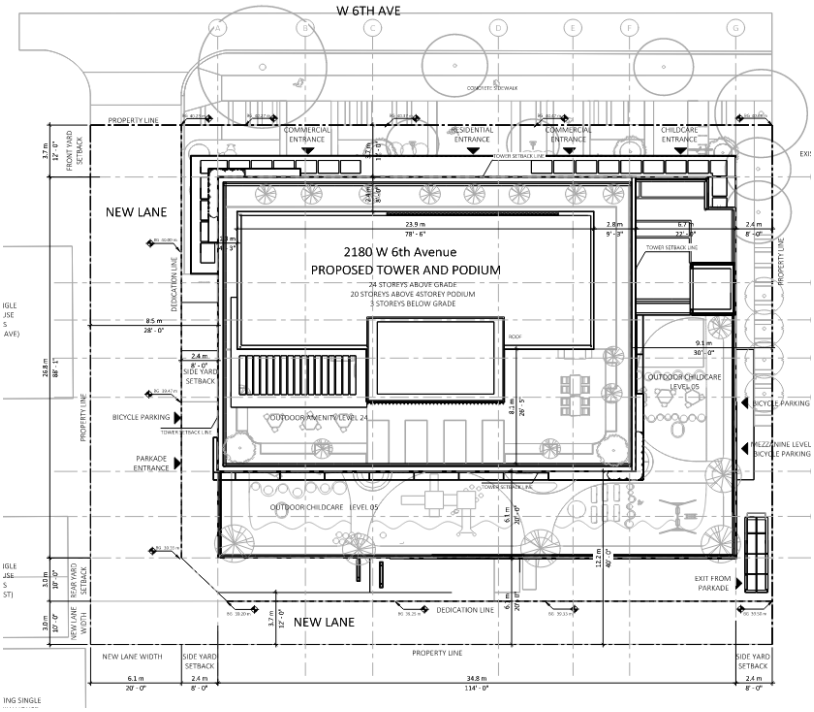
Amend Schedule B (Intermediate Zone) by adding the following:

“[CD-1 #]	[By-law #]	2180 West 6th Avenue”

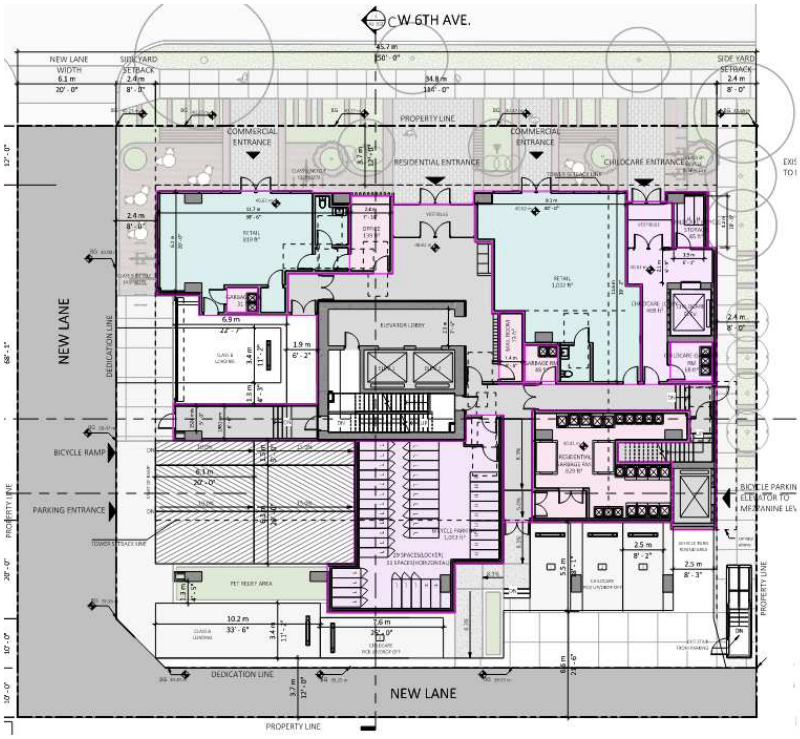
* * * * *

2180 West 6th Avenue
FORM OF DEVELOPMENT DRAWINGS

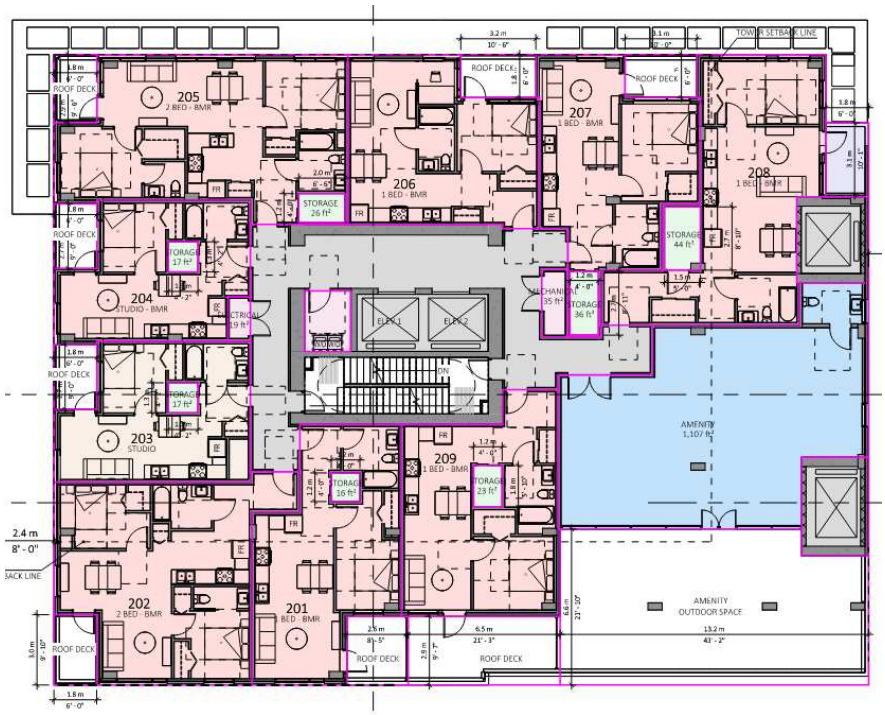
Site Plan



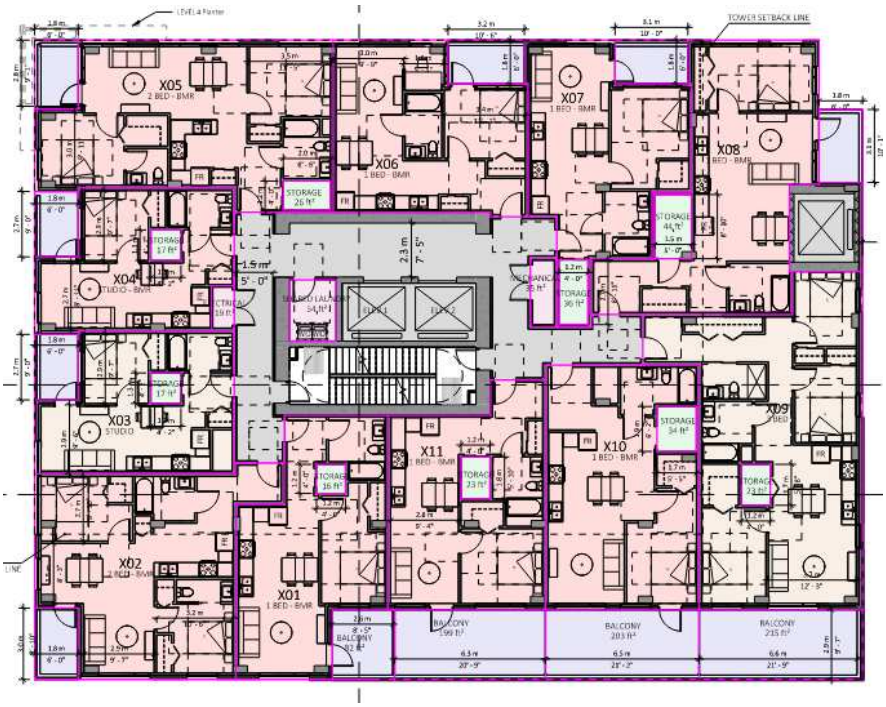
Ground Floor Plan



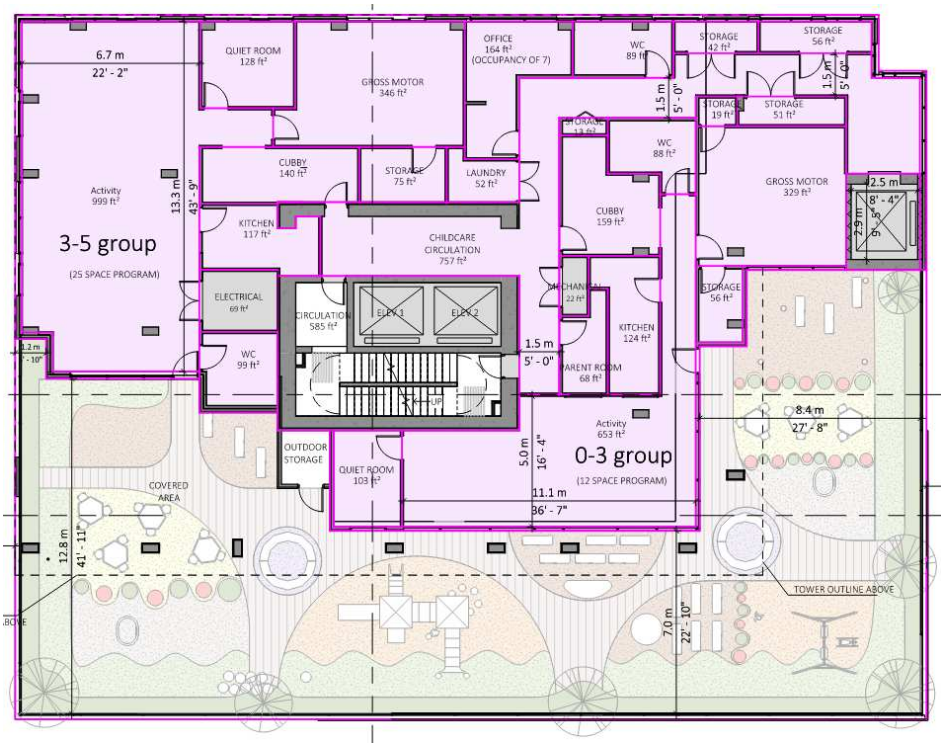
Level 2 Floor Plan



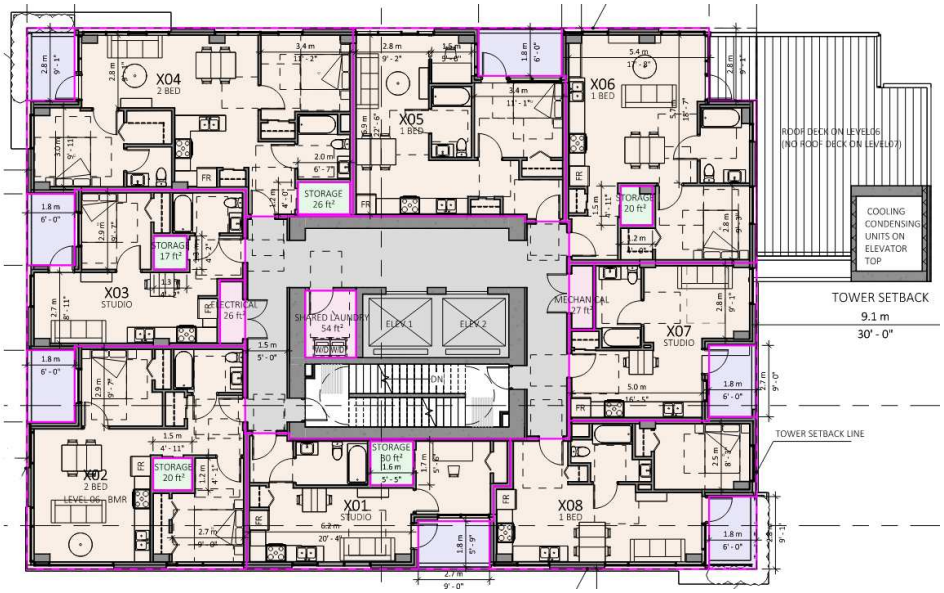
Level 3 to 4 Floor Plan



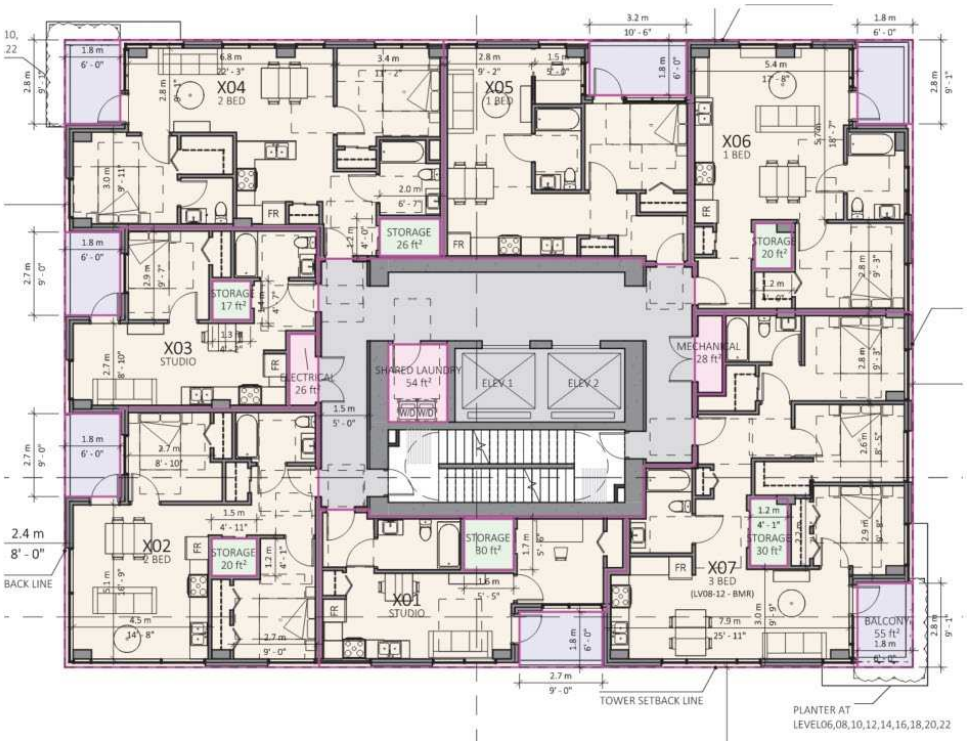
Level 5 Childcare Facility



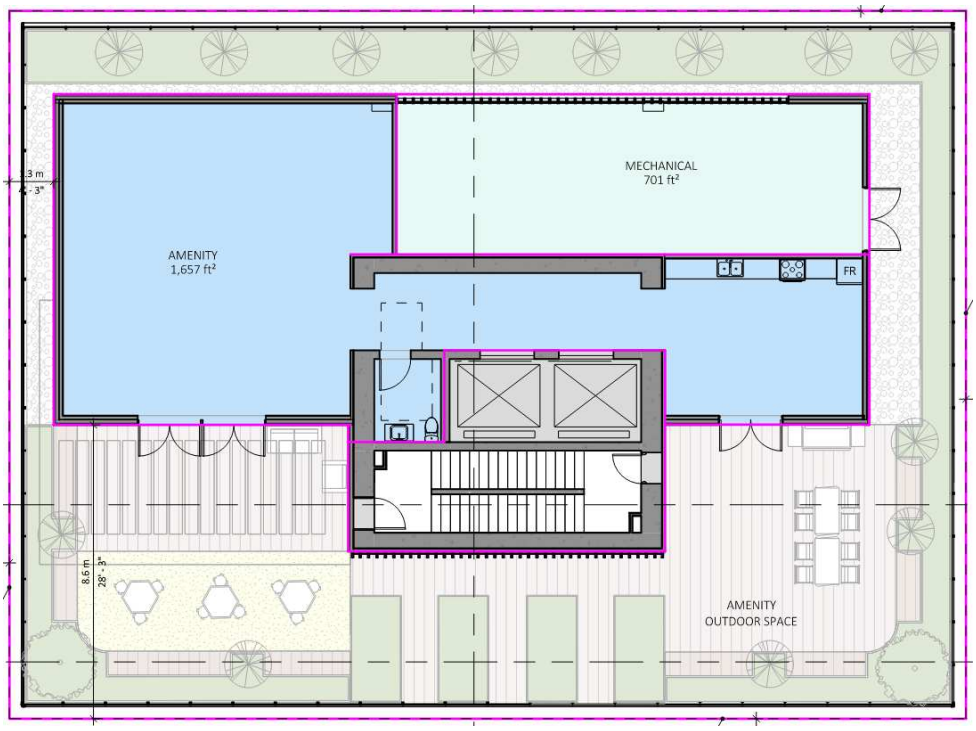
Level 6 to 7 Floor Plan



Level 8 to 24 Floor Plan



Rooftop



Perspective View – From 6th Avenue

Perspective View – From 6th Avenue at the Ground Level

Perspective View – From 6th Avenue and Yew Street

Perspective View – From the South Overlooking the Outdoor Space for Childcare Facility

* * * * *

2180 West 6th Avenue
PUBLIC CONSULTATION SUMMARY

1. List of Engagement Events, Notification, and Responses

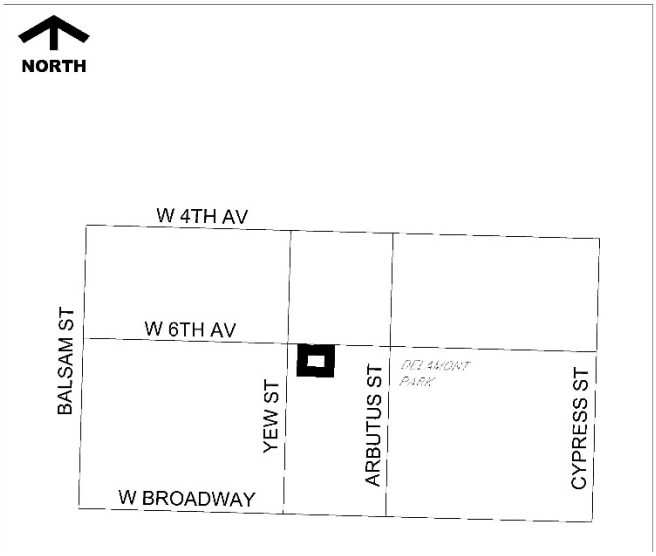
	Date	Results
Event		
Question and Answer Period (City-led)	**July 17, 2024 – July 30, 2024**	**249 participants (aware)*** • **116 informed** • **51 engaged**
Public Notification		
Postcard distribution – Question and Answer Period	**July 16, 2024**	**3,562 notices mailed**
Public Responses		
Online questions	**July 17, 2024 – July 30, 2024**	**7 submittals**
Online comment forms • **Shape Your City platform**	**June 2024 – January 2025**	**76 submittals**
Overall position • **support** • **opposed** • **mixed**	**June 2024 – January 2025**	**76 submittals** • **14 responses** • **58 responses** • **4 responses**
Other input	**June 2024 – January 2025**	**2 submittals**
Online Engagement – Shape Your City Vancouver		
Total participants during online engagement period	**June 2024 – January 2025**	**1,116 participants (aware)*** • **487 informed** • **87 engaged**

Note: All reported numbers above are approximate.

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

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

2. Map of Notification Area



3. Analysis of All Comments Received

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

Generally, comments of support fell within the following areas:

- **Amenities:** The proposed development would introduce childcare into the neighbourhood.
- **Height, density, and massing:** Due to the location of the development and proximity to transit and bike route, the height and density is appropriate.
- **Housing:** The proposal adds family-sized units and much needed housing units into community.

Generally, comments of concern fell within the following areas:

- **Height, density, and massing:** The height of the proposal would be too tall in an area as the majority of the neighbourhood is characterized by low to mid rise developments.
- **Neighbourhood character:** The development detracts from neighbourhood character, history, and natural environment by incorporating high rises.
- **Infrastructure, amenities and housing units:** There are concerns the housing units will not be affordable, and the lack of existing amenities and infrastructure cannot accommodate the increased density. Additional services such as first responder services, schools, community centres and park spaces would be appreciated.

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

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:

- This project introduces commercial and retail spaces.
- The building design is attractive.
- This proposal protects existing tenants.

General comments of concern:

- The proposed building would create more congestion, introduce narrow roads and reduce parking spaces.
- Commercial is not supported as it will increase noise in residential area.
- The project would displace tenants into non-affordable homes.

Neutral comments/suggestions/recommendations:

- The proposal should consider low rise buildings to maintain the character of the area.
- Concerns with the rapid development under the *Broadway Plan.*
- Suggestions to revisit the underused commercial along Broadway and 4th .
- The proposal development should include more greenery.

* * * * *

2180 West 6th Avenue
SUMMARY OF TENANT RELOCATION PLAN TERMS

Tenant Relocation and Protection Requirements	Tenant Relocation Plan Offer
Financial Compensation	The choice of either: • Compensation in the form of free rent, a lump sum payment, or a combination of both, will be available for each unit eligible for Tenant Relocation Plan according to the following schedule: o 4 months' rent for tenancies up to 5 years; o 5 months' rent for tenancies over 5 years and up to 10 years; o 6 months' rent for tenancies over 10 years and up to 20 years; o 12 months' rent for tenancies over 20 years and up to 30 years; o 18 months' rent for tenancies over 30 years and up to 40 years; and o 24 months' rent for tenancies over 40 years. Or: • For tenants that wish 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 has committed to monitor rental market and provide tenants requesting assistance with three options in Vancouver that best meet the tenants' identified priorities.
Additional Support for Low Income Tenants or Tenants Facing Other Barriers to Appropriate Housing	• For low-income tenants and tenants facing other barriers to housing, as defined in the *TRP Policy*, the applicant has committed to assisting in securing a permanent, suitable affordable housing option.
First Right of Refusal	• The applicant has committed to offering all eligible tenants the Right of First Refusal to return to the new building at either a 20% discount to city-wide average market rents by unit type for the City of Vancouver, as published annually, or at the tenant's current rent, whichever is less.

* * * * *

2180 West 6th Avenue
PUBLIC BENEFITS SUMMARY

Project Summary:

A 24-storey mixed-use building containing 166 secured-rental residential units of which 20% of the residential floor area are at below-market rental units. An in-kind childcare facility is also proposed.

Public Benefit Summary:

166 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. An in-kind childcare facility is also proposed.

	Current Zoning	Proposed Zoning
Zoning District	RM-4	CD-1
FSR (site area = 1,743 sq. m (18,758 sq. ft.))	0.75	7.76
Buildable Floor Area	1,254 sq. m (13,500 sq. ft.)	12,977 sq. m (139,680 sq. ft.)
Land Use	Residential	Mixed Use

Summary of development contributions expected under proposed zoning

City-wide DCL[1,2]	$41,699
Utilities DCL[1]	$1,960,292
Public Art[3]	$276,566
In-kind CAC: 37-Space Childcare Facility	$7,150,000
TOTAL	**$9,428,557**

Other benefits (non-quantified): 166 rental housing units, of which 20% of the residential floor area would be rented at below-market rates, secured for the greater of 60 years and the life of the building.

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

2 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 $3,107,660.

[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.

* * * * *

2180 West 6th Avenue
APPLICANT, PROPERTY, AND DEVELOPMENT PROPOSAL INFORMATION

Property Information

Address	Property Identifier (PID)	Legal Description
2180 West 6th Avenue	004-338-880	Lot A Block 284 District Lot 526 Plan 2113
2180 West 6th Avenue	004-338-928	Lot B Block 284 District Lot 526 Plan 2113
2180 West 6th Avenue	004-338-910	Lot C Block 284 District Lot 526 Plan 2113
2180 West 6th Avenue	004-321-791	Lot 4 Block 284 District Lot 526 Plan 590

Applicant Information

Architect & Applicant	Francl Architecture
Registered Owners	Hollybush Holdings Ltd.

Development Statistics

	Permitted Under Existing Zoning	Proposed
Zoning	RM-4	CD-1
Site Area	1,672 sq. m (18,000 sq. ft.)	1,672 sq. m (18,000 sq. ft.)
Land Use	Residential	Mixed Use
Maximum FSR	0.75	7.76
Maximum Height	10.7 m (35 ft.)	79.6 m (261 ft.) to top of parapet
Floor Area	1,254 sq. m (13,500 sq. ft.)	12,977 sq. m (139,680 sq. ft.)
Unit Mix	n/a	

Type	Market Rental (20% of Floor Area as BMR)	
	Count	Percentage
Studio	46	28%
1-bed	57	34%
2-bed	44	27%
3-bed	19	11%
Total	166	100%

Parking and Bicycle Spaces	as per Parking By-law	as per Parking By-law Confirmed at the development permit stage
Natural Assets	Nine on-site by-law trees; nine off-site tree; four City trees	15 on-site trees and one shared tree for removal; four City trees to be retained; 10 new trees proposed. To be confirmed at development permit stage

* * * * *