REFERRAL REPORT

Report Date:	November 25, 2025
Contact:	Thien Phan
Contact No.:	604.829.9225
RTS No.:	18281
VanRIMS No.:	08-2000-20
Meeting Date:	December 9, 2025

TO: Vancouver City Council

FROM: General Manager of Planning, Urban Design and Sustainability

SUBJECT: CD-1 Rezoning: 320-360 West 2nd 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 be approved, subject to the conditions set out below;

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary 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 Strand Development, on behalf of 1057300 B.C. Ltd., the registered owner of the lands located at 320-360 West 2nd Avenue [*PID: 031-065-007; Lot 1 Block 7 District Lot 302 Group 1 New Westminster District Plan EPP99820*], to rezone the lands from I-1C (Industrial) District to CD-1 (Comprehensive Development) District, to increase the maximum floor space ratio (FSR) from 6.0 to 11.8 and the maximum building height from 46.5 m (152 ft.) to 92.0 m (301.8 ft.), to permit the development of a 25-storey mixed-use building with market rental residential and industrial uses, be referred back to staff to undertake planning work for the Mount Pleasant Industrial Area as an “exceptional site”, as per the Council Motion on July 23, 2025.

ALTERNATIVELY

Should Council consider it appropriate to refuse the proposed rezoning application following the Public Hearing, notwithstanding the recommendation of the General Manager of Planning, Urban Design and Sustainability to refer back to staff, the General Manager of Planning, Urban

Design and Sustainability submits the following for consideration.

A. THAT the application by Strand Development, on behalf of 1057300 B.C. Ltd., the registered owner of the lands located at 320-360 West 2nd Avenue [*PID: 031-065-007; Lot 1 Block 7 District Lot 302 Group 1 New Westminster District Plan EPP99820*], to rezone the lands from I-1C (Industrial) District to CD-1 (Comprehensive Development) District, to increase the maximum floor space ratio (FSR) from 6.0 to 11.8 and the maximum building height from 46.5 m (152 ft.) to 92.0 m (301.8 ft.), to permit the development of a 25-storey mixed-use building with market rental residential and industrial uses, be refused.

ALTERNATIVELY

Should Council consider it appropriate to approve the proposed rezoning application following the Public Hearing, notwithstanding the recommendation of the General Manager of Planning, Urban Design and Sustainability to refer back to staff or to refuse the application following the Public Hearing, the General Manager of Planning, Urban Design and Sustainability submits the following for consideration.

B. THAT the application by Strand Development, on behalf of 1057300 B.C. Ltd., the registered owner of the lands located at 320-360 West 2nd Avenue [*PID: 031-065-007; Lot 1 Block 7 District Lot 302 Group 1 New Westminster District Plan EPP99820*], to rezone the lands from I-1C (Industrial) District to CD-1 (Comprehensive Development) District, to increase the maximum floor space ratio (FSR) from 6.0 to 11.8 and the maximum building height from 46.5 m (152 ft.) to 92.0 m (301.8 ft.), to permit the development of a 25-storey mixed-use building with market rental residential and industrial uses, be approved in principle;

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

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by Yamamoto Architecture, received August 30, 2024 with amendments September 17, 2025;

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

C. THAT subject to the approval of the CD-1 By-law in principle, Council authorize staff to submit a Regional Context Statement Official Development Plan (“ODP”) amendment generally in accordance with Appendix C and a Type 3 amendment to the Metro 2050 Regional Growth Strategy to change the regional land use designation from Industrial to General Urban to the Metro Vancouver Regional District Board for approval.

D. THAT subject to the approval by the Metro Vancouver Regional District Board of the Regional Context Statement ODP amendment and the Type 3 amendment to the Metro 2050 Regional Grown Strategy, as described in C above, to bring forward the Regional Context Statement ODP amendment for Council’s consideration and enactment.

E. THAT, enactment of the CD-1 By-law shall be subject to approval from the Metro Vancouver Regional District Board of the change to the regional land use designation and the Regional Context Statement ODP, as described in B above, and the enactment of the amendment to Regional Context Statement ODP by Council, as described in D above, following a Public Hearing.

F. 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.

G. 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.

H. 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.

I. THAT Recommendations B to H 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 seeks Council decision for an application for residential use on industrial land. The application is to rezone the site from I-1C (Industrial) to a CD-1 (Comprehensive Development) District for a 25-storey, mixed-use development with primarily market rental residential and three

levels of industrial. The total floor space ratio (FSR) is 11.8 (of which, 2.0 FSR is industrial) with a building height of 92.0 m (301.8 ft.).

Staff have assessed the application. Residential use is not permitted at this location under current City and Metro policy. The proposal includes 17% of the floor space as industrial use compared to the 33.3% minimum identified in the Plan for areas designated as Industrial in the regional framework. This is in part due to the increase of residential density as a proportion of the overall project in this proposal; The applicant is proposing 2.0 FSR for industrial uses. Provincial, regional, and municipal policies and regulation continue to emphasize the protection and intensification of industrial lands[1]. Introducing residential uses in this location is not in alignment with the *Metro 2050 Regional Growth Strategy* (RGS), the *City's Regional Context Statement Official Development Plan* (RCS ODP), the *Vancouver Plan*, the *Broadway Plan*, or the *Industrial Lands Policy*.

This report provides three options for Council.

Recommendation A is that Council refer the application back for future consideration as part of the exceptional sites policy work. The merit of this approach would allow the site to be considered holistically in the planning of exceptional sites rather than as a stand-alone rezoning application. A recent Council motion from July 23, 2025 directed staff to report back on opportunities to intensify employment capacity while exploring the appropriateness of residential uses in five industrial areas, including the Mount Pleasant Industrial Area, for which this site is located. The motion also directed staff to process in-stream applications, including this project. Planning studies are underway or expected for these five areas with reports back to Council upon completion. These studies are intended to improve certainty for owners, limit land speculation for future conversions and consider redesignation processes at the Metro Vancouver Board. If residential uses are recommended for some sites, the area review will provide a strong planning rationale for the City to make an application to the Metro Vancouver Board to redesignate identified lands from Industrial to General Urban.

Staff have also included Alternatives A and B.

Alternative A could be moved by Council, recommending refusal of the application, should the merits of this proposal be deemed unsatisfactory. The report provides further analysis, highlighting challenges with the proposal relative to Council adopted policies, including with respect to height and density, which exceeds policy.

Lastly, Alternative B is included, should Council wish to support this application. The proposal was considered within a challenging non-residential market, a high-density, mixed-use context near Rapid Transit, and Council's motion to examine exceptional sites in industrial areas. While the form of development and mix of industrial and residential uses pose a challenge, staff worked with the applicant to improve the proposal, subject to further refinement for future permitting stages. These factors could form the basis for approval as an option for Council, and ultimately the Metro Vancouver Board.

Alternative B also specifies that if the application is approved, enactment of the CD-1 By-law would be conditional, based on approval of an amendment to the Regional Growth Strategy by

[1] Premier David Eby's July 2025 Mandate Letter to the BC Minister of Jobs and Economic Development directs the BC Government to create an inventory of existing industrial lands in the province, a land use needs assessment, and a strategy for protecting and growing the industrial land base.

the Metro Vancouver Board. This would trigger a Type 3 Amendment process, requiring the City to make an application to the Metro Vancouver Board to re-designate the site from Industrial to General Urban. Based on previous Industrial to General Urban approvals, it is important to note that the Board provided detailed policy rationale to support a decision. Given the shortage of industrial lands in the region, continued viability of multi-level employment only developments in the Mount Pleasant Industrial Area, and impact on land speculation and further loss of industrial lands, a planning study of this industrial area should still be completed prior to the City's application to Metro for redesignation.

COUNCIL AUTHORITY/PREVIOUS DECISIONS

- Metro 2050 Regional Growth Strategy (2023)
- Metro 2050 Implementation Guideline – Industrial and Employment Lands (2023)
- Regional Context Statement Official Development Plan (2013)
- Transit-Oriented Areas Rezoning Policy (2024) and Transit-Oriented Areas Designation By-law (2024)
- Industrial Lands Policy (1995, amended 2023)
- Broadway Plan (2022, amended 2025)
- Mount Pleasant Employment-Intensive Light Industrial Rezoning Policy and Guidelines (I-1C) (2021)
- I-1C District Schedule (2021, amended 2025)
- Industrial Spaces Guidelines (2023)
- Council Motions: Industrial Modernization and Intensification Framework Development Process Update (2023), Supporting and Expanding Vancouver's Tech Hubs, Clusters, and Districts (2023), and Realizing the Full Potential of Exceptional Lands in Vancouver (2025)
- Vancouver Building Code By-law No. 14343
- Community Amenity Contributions Policy for Rezonings (1999, amended 2025)
- Vancouver Development Cost Levy By-law No. 9755
- Vancouver Utilities Development Cost Levy By-law No. 12183
- Energy Utility System By-law No. 9552

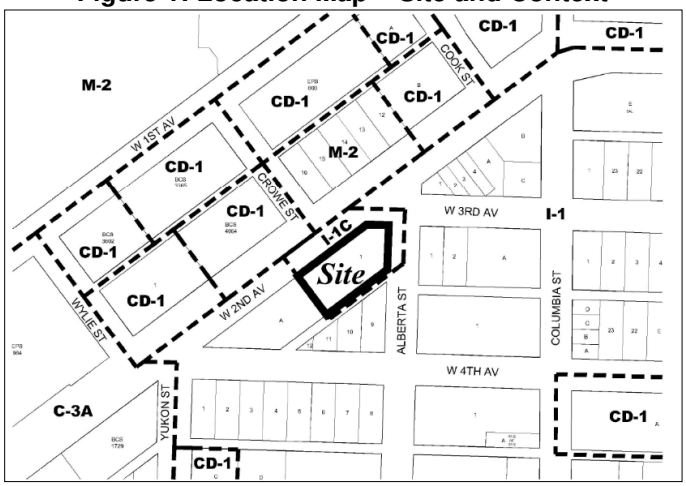
REPORT

Background/Context

1. Site and Context

The single parcel is irregularly shaped, located on the southwest corner of West 2nd Avenue and Alberta Street (Figure 1). The site area is 1,745.6 sq. m (18,790 sq. ft.) with a frontage of 56.1 m (184 ft.) along 2nd Avenue and a depth of 28.9 m (95 ft.). An application was approved at Public Hearing in 2021 for the I-1C (industrial) zone for an industrial-office building.

Figure 1: Location Map – Site and Context



A development permit and building permit were issued in 2023 and 2024 for an FSR of 6.0, with 2.0 FSR for industrial (33.3% of floor area) and 4.0 FSR for commercial and office. The property is vacant and was undergoing excavation but halted pending the outcome of this application.

Situated in the Mount Pleasant Industrial Area, the property is regionally designated as Industrial under Metro Vancouver's *Metro 2050*, the Regional Growth Strategy. In the 1890s, this part of the city developed as a residential neighbourhood and eventually transformed for industrial uses in the 1940s. City zoning applied industrial to this site and area in 1956. Today, this area mainly consists of industrial, commercial, and office buildings, except for a small number of older residential buildings that pre-dated the City's zoning by-law.

To the north is the Southeast False Creek area, for which the zoning permits a variety of uses including industrial (I-1 and M-2), commercial, residential, and community-serving uses. This area went through a comprehensive planning process in the late 1990s and 2000s to transform it into a high-density, mixed-use neighbourhood. Residential was strategically introduced here, adjacent to the employment functions in the Mount Pleasant Industrial Area.

The long-term focus and subsequent policies have led to the success and strong interest of this industrial area for a unique cluster of job space, combining traditional industrial uses that focus on production, distribution and repair (PDR) with the innovative economy (e.g., media production, research laboratories and creative products manufacturing). City policies have continued to intensify employment uses here. The FSR has increased to 6.0 with 33.3% of the floor area is industrial, along with recent amendments for greater height and density for job and artist studio space. Since 2013, when land use changes for the I-1 zone means that this area can now accommodate approximately 3,200 new jobs. Consistent with Metro 2050, residential uses continue to be prohibited.

Strategic Analysis

1. Proposal

The original proposal submitted on August 30, 2024 was for a 19-storey market residential, industrial, and office building in the form of a slab tower above a seven-storey podium. An amendment submitted on September 17, 2025 removed the office use and substituted it with

additional market rental within a taller, more slender tower. The current application is for a 25-storey tower with 200 rental residential units and a six-storey podium with industrial on the lower three levels with a floor area of 20,605 sq. m (221,799 sq. ft.) and an FSR of 11.8. Loading and parking are from the lane.

Figure 2: View of Proposal from 2nd Avenue (based on September 17, 2025 amendments)

Residential accounts for 83% of the floor area in a location where residential is not permitted as the priority is to reserve this land for job space. Conversely, the amount of industrial is 17% of floor area in an area where the minimum requirement of the Plan is 33.3%, with the remainder to be commercial.

Figure 3: Comparison of Requirements with Proposed Uses

	Regulation and Policy	Proposal
Minimum industrial FSR (% of total floor area)	33.3% of floor area	17% of floor area
Maximum commercial and office FSR and % of total floor area	67% of floor area	0% of floor area
Residential FSR and % of total floor area	0 FSR (0% of floor area)	83% of floor area
Maximum total FSR	6.0 FSR	11.8 FSR
Maximum building height	152.5 ft.	301.8 ft.

2. Policy Analysis

As summarized above, residential uses are not supported under provincial, regional and municipal regulation and policies for this industrially designated site. Staff have reviewed this application both under the current policy context, as well as through the consideration of the recent Council motion. The following section provides detailed analysis in support of the staff recommendation to refer this application back for further consideration as part of this upcoming policy work. The proposal was considered within a challenging non-residential market, a high-density, mixed-use context near Rapid Transit, and Council's motion to examine exceptional sites in industrial areas. The Council motion directed staff to continue processing applications while the policy planning was underway. While the form of development and mix of industrial and residential uses pose a challenge, staff worked with the applicant to improve the proposal, subject to further refinement for future permitting stages. These factors could form the basis for approval as an option for Council, and ultimately the Metro Vancouver Board.

The following sub-sections describe the policy considerations to inform Council's decision about residential uses on this site.

A. Economic Impact of Industrial Lands

Approximately 90% of Vancouver's land base is zoned for residential, with significant undeveloped residential potential in these areas, whereas only 6% is zoned for industrial. Recent studies have confirmed that industrial lands have a major economic impact and the shortage of these lands due to encroachment of non-compatible uses, including residential, contributes to the loss of economic opportunity for the city and wider region.

Adding residential creates the risk of land speculation and potential for further loss of industrial lands. In particular, staff are concerned that development sites in the broader area will begin trading at higher values with landowners and developers speculating that residential will be permitted throughout the area, potentially precluding the ability for employment /industrial developments to move forward while impacting rents. A future planning study aims to reduce this risk by specifying the areas where residential can be accommodated, the amount and type of job space required, and the amount and affordability of the housing.

B. Provincial Policy Context

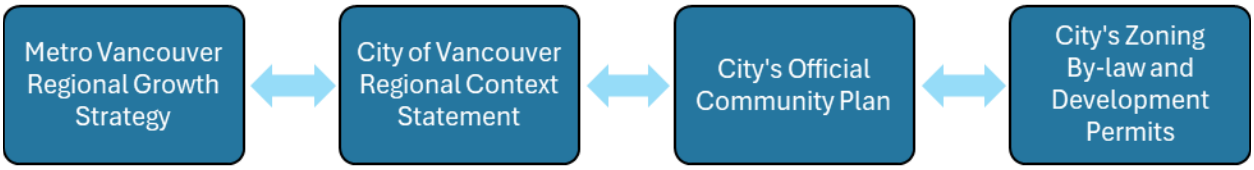
The provincial government continues to recognize the economic importance of industrial lands. The July 2025 Mandate Letter for the Minister of Jobs and Economic Growth requires that the BC government create an inventory of existing industrial lands in the province, a land use needs assessment, and a strategy for protecting and growing the industrial lands base. City staff are in discussions with provincial government counterparts to align this work with City and regional objectives regarding industrial lands and intensification of employment space in Vancouver. This policy direction is reflected in Bill 47, provincial legislation to increase housing supply. The provincial regulation exempts industrial lands in transit-oriented areas from minimum housing densities and heights.

C. Metro Vancouver Redesignation Process

Metro 2050 is the Regional Growth Strategy (RGS) for the Metro Vancouver region. Enabled by legislation, the RGS sets regional land use designations at the parcel level to ensure sensitive and important lands are protected. The City is required to then align land use policies with the

RGS through the Regional Context Statement, official community plans, and the Zoning and Development By-law (Figure 4).

Figure 4: Linking the Regional Growth Strategy and Official Community Plans



Residential uses are prohibited on regionally designated Industrial or Employment lands, with the exception of Employment lands within 200 m of a rapid transit station (referred to as the "Metro 200 m clause"). This site is not designated Employment nor is it within 200 m of a SkyTrain station. An application for residential uses would therefore require an affirmative 50% + 1 weighted vote of the Metro Vancouver Board to re-designate the site to General Urban.

Since 2011, there have been nine applications in the region to convert designated Industrial or Employment lands to General Urban, of which six have been approved. City staff analyzed these nine applications, including the associated Metro Vancouver staff reports. A summary of the Metro Vancouver Board's reasons for approval or refusal is provided in Appendix D.

D. Residential Uses on this Site are Not Supported by Existing City Policy

Existing City by-laws and policy do not permit residential uses at this location, shown below. Based on recent analysis[2], the city's land base offers sufficient lands zoned or enabled by existing policy to meet the City's housing needs over the next 20 years.

Regional Context Statement Official Development Plan (RCS ODP) – The RCS ODP is a land use tool detailing how municipal policies are aligned with Metro 2050. In alignment with Metro 2050, the City's RCS ODP defines areas for industrial with direction to protect these areas against residential uses.

Transit-Oriented Areas (TOA) Rezoning Policy and Transit-Oriented Areas Designation By-law – Bill 47 is the provincial TOA legislation that guided the development of the City's TOA Rezoning Policy and By-laws, all of which further reinforced the importance of industrial lands. Section 8 of the policy aligns with the provincial mandate, exempting industrial lands from the TOA Policy, simultaneously ensuring that the 90% residential land base in Vancouver continues to provide opportunities for housing.

Vancouver Plan – Protecting and expanding areas for business and employment is one of the three foundational "Big Ideas" of the Vancouver Plan. Policies 2.2.1 and 2.2.3 seek the protection of industrial areas from infringement of non-compatible uses, especially residential. The Vancouver Plan is currently being transformed into the Vancouver ODP, expected for Council in Q2 of 2026.

Broadway Plan (Plan) – The site is within Area C of Mount Pleasant Industrial Area of the Plan. This sub-area is intended for high intensity stacked industrial forms with office above.

[2] Bill 47, the Housing Statutes (Residential Development) Amendment Act to require all municipalities to update zoning regulations to permit small scale multi-unit housing, increasing the overall housing supply

Applications can either (a) rezone to I-1C for 11 storeys at 6.0 FSR with a minimum 33.3% (2.0 FSR) of industrial or (b) apply under existing I-1 zoning for seven storeys at 4.5 FSR, with 33.3% (1.5 FSR) of industrial. New residential uses here are prohibited, in accordance with the RGS and the RCS.

E. The Area's Industrial Zoning is Yielding Positive Results

Industry is responding positively to land use policies by proposing and constructing much needed industrial and other non-residential uses for job spaces. Employers have expressed that Mount Pleasant is a very desirable location for employees given the connections to rapid transit and a central location near a diversity of housing options. These employment-generating projects are all commercial and can integrate well with industrial. They do not require special design and code mitigation requirements and can therefore maximize the space flexibility and prioritize the industrial operations.

Figures 4 and 5 below illustrate the number of industrial projects in the Mount Pleasant Industrial Area, with 2 million sq. ft. of new job space that is in the planning or construction phase, equal to space for approximately 6,200 jobs). This includes recent 2025 rezoning approvals, such as 4-36 West 3rd Avenue and 43-95 East 3rd Avenue. Residential is not included in these projects and they continue to advance.

Figure 5: Number and Type of Projects in the Mount Pleasant Industrial Area

Project Density	Number of Projects at Rezoning Stage	Number of Projects with Approved Rezonings	Number of Projects at Development Permit Stage or Beyond	Projects Completed in Last 5 Years
4.5 FSR or less	0	0	6	11
Between 4.5 and 6.0 FSR	0	0	1	3
6.0 FSR or more	2	4	2	3
TOTAL	**2**	**4**	**9**	**14**

Figure 6: Project Stages and Total Floor Area for Employment Space in the Mount Pleasant Industrial Area

Project Phase	Total Industrial Floor Area (sq. ft.)	Total Other Job Space (e.g., retail, office) area (sq. ft.)	Total Job Space Area (sq. ft.)
Rezoning application stage	77,915	85,963	163,878
Approved rezoning	230,935	541,935	772,870
Development permit application stage or beyond	114,015	218,429	332,444
TOTAL	**442,865**	**846,327**	**1,269,192**

F. City Criteria for Evaluating Proposals for Residential on Industrial Lands

Staff have developed an industrial framework for evaluating rezoning and confidential enquiries for housing on regionally designated Industrial and Employment lands, prior to making recommendations for Council's consideration. Council received a memo on March 17, 2025 outlining the proposed framework below.

Figure 7: Framework for Evaluation of Residential and Industrial Proposals

Staff Recommendation	Site Typology	Process
TYPE A: ✓ Consider co-location of housing and industrial. Creates no or little expectations for future conversion	Employment land sites that qualify for the "Metro 200 m clause"	• COV rezoning • No Metro approval required
	Clear, obvious and unique sites, such as those surrounded by non-industrial uses and are no longer suitable for industrial uses	• City rezoning • Metro approval to change land use designation required
TYPE B: ❌ Do not support housing. Creates expectations for future conversion	All other Industrial and Employment lands, including sites on the edge of an industrial area and those surrounded by industrial parcels	• City rezoning • Metro approval to change land use designation required

Based on this framework, this site does not qualify for the Metro 200 m clause and may create expectations for further conversion of industrial lands in both the Mount Pleasant Industrial Area and across the City's industrial land base, ahead of area planning in the five identified exceptional sites as directed by Council to examine for potential residential opportunities. Recommendation A is Council refer this application back to staff for consideration as part of an upcoming planning program to review the potential for residential in limited areas of the Mount Pleasant Industrial Area.

G. Vancouver Building By-law No. 14343 (VBBL) Restrictions

The VBBL regulates the design and construction of buildings. While code assessment is conducted at a future building permit stage, it is critical to explain compatibility challenges to highlight potential construction challenges and redesign that may arise further down the development process, particularly on a relatively small site with less design flexibility.

The VBBL generally prohibits the co-location of residential with industrial uses based on significant fire and life safety concerns. This is intended to limit the impact of an explosion or rapidly developing fire that originates in the industrial occupancy from causing harm to residential occupants. Industrial activities have higher intensity and include materials, sounds, and smells that are generally incompatible with residents. These uses however can be permitted in the same building, but appropriate mitigation measures must be incorporated into the overall design of the building (e.g., larger concrete slabs and fire separations, sound transmission and other mitigations that add to cost). These measures must demonstrate efforts to mitigate hazards associated with industrial uses, such as complete avoidance of highly combustible materials, or how specific combustible content or operation would be controlled to avoid safety risks for residents.

Buildings with both uses are challenged with design limitations, such as co-location being permitted only on the ground floor, unless to the satisfaction of the Chief Building Official that industrial occupancies are of lower hazard. Buildings must have separate industrial ventilation systems from the residential portion and measures for limiting sound transmission. Egress doors for industrial flex spaces shall exit directly to the street/lane without going through any other uses/occupancies and be completely independent of residential portion. Given these limitations, the few examples in Vancouver where housing is co-located above industrial uses, have opted to prioritize the livability and marketability of the residential space by limiting the size, functionality and operations of the industrial occupants.[3] As such, while combining residential and industrial occupancies are possible, additional technical studies and analysis are needed to determine the right amount of measures to achieve both livable residential and functional job space on the site in a cost-effective manner.

For this specific proposal, an initial building code analysis was conducted at the rezoning stage to understand if there could be significant issues further down the permitting process. Should Council approve the application, the applicant will need to generate a building code report for approval at the building permit stage, subject to the Chief Building Official Such a mix of uses could impact a future form of development and/or the allocation of a mix of uses.

H. Council Direction to Consider Residential on "Exceptional Sites"

On July 23, 2025, Council directed staff to report back on options for intensifying employment capacity while enabling residential uses for five exceptional industrial land sites, including the Mount Pleasant Industrial Area. Planning studies are underway or expected for each. Given this, Recommendation A is Council refer this application back to staff to enable alignment with that planning process.

Staff would then undertake area planning work in the Mount Pleasant Industrial Area that may include an economic impact assessment, technical studies, built form testing, public and stakeholder engagement, options analyses, and a report back to Council, targeting 2027. Exploring residential uses through a policy amendment will also minimize the risks of setting expectations for future policy non-compliant applications for not only this industrial area, but other industrial areas with Council approved area plans.

The Council motion also directed staff to continue processing rezoning applications without delay. As such, staff have also provided two additional options for Council's consideration including rationale for supporting this proposal as well as refusal. This site is within 400 m of a SkyTrain station and adjacent to existing residential uses located on the north side of West 2nd Ave. The frontage is along an arterial and is on the edge of the Mount Pleasant Industrial Area boundary, well served by shops and other amenities. The proposal includes 2.0 FSR of industrial. Though form of development and the mix of industrial and residential uses pose a challenge, staff worked with the applicant to improve the proposal subject to further refinement for the development permit and building permit stages (discussed below).

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

While the Plan provides direction for an eight- to 11-storey industrial and office tower with a

[3] Two examples in Vancouver are Strathcona Village at 955 East Hastings Street (zoning: CD-1 (561) with 1.0 FSR industrial) and the Archetype on 220 East 1st Avenue (zoning: FC-2 with 0.5 FSR industrial).

four-storey street wall podium typology, this revised application is for a 25-storey tower with a six-storey podium. Refer to the summary in Figure 8 below.

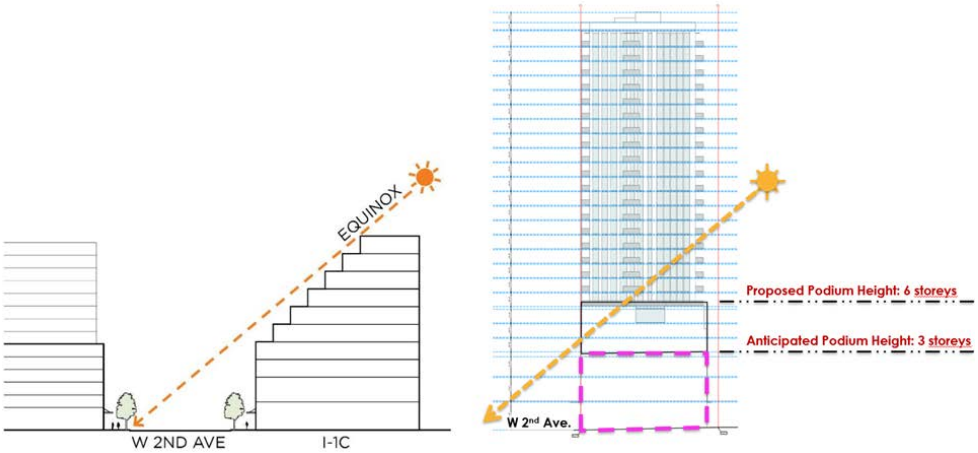
Figure 8: Urban Design Analysis Summary

Issue	Policy	Revised Proposal	Impacts	Outcomes
Tower Height	152.5 ft.; 8 to 11 storeys	280.8 ft.; 25 storeys	• Shadowing • Bulk • Contextual fit	Height is taller than what is permitted in the Plan, creating increased shadowing and a greater sense of visual bulk.
Podium Height and Street Wall	68.9 ft. or 4 storeys	88.5 ft. or 6 storeys	• Shadowing • Pedestrian realm	Proposed podium height of six storeys will cast greater shadows on the northern sidewalk along West 2nd Avenue, thereby reducing sunlight access and affecting pedestrian comfort. See Condition 1.1 in Appendix B.
Density	6.0 FSR	11.8 FSR	• Shadowing • Bulk • Pedestrian realm	Proposed increase in density will result in a bulkier building massing, leading to greater shadow impacts and a diminished pedestrian-scale experience along the street.
Massing and Bulk	• Terrace/tower and podium • 6,500 sq. ft. tower floor plate	• Tower and tall podium • 8,000 sq. ft. tower floor plate	• Shadowing • Bulk • Pedestrian realm	Proposed massing with higher podium and large tower floor plate creates bulkier building with greater shadow impacts and a diminished pedestrian-scale experience along the street. See Condition 1.1 in Appendix B.
Tower Separation and Setbacks	• West property line and centreline of lane to south • 35 ft. tower setback above 69 ft. in height or above Level 4	• West property line: 0 m at Levels 5 and 6 • South rear lane: 26 ft. tower setback to centreline of lane	• Re-development potential of neighbouring properties	Proposed tower separation may affect the development potential of neighboring future tower sites to the West and South. See Condition 1.1 in Appendix B.
Shadow Impacts on North Sidewalk	• Limit shadows on north sidewalk from 10 am to 2 pm between equinoxes to maximum of 1/3 of frontage	Shadow impacts on the northern sidewalk	• Shadow impacts	Proposal will reduce sunlight access on the north sidewalk along West 2nd Avenue, resulting in a less welcoming and less comfortable public realm for pedestrians. See Condition 1.1 in Appendix B.

Amenity Space	• Indoor: Min. of 13 sq. ft. per dwelling unit • Outdoor: Min. of 22 sq. ft. per dwelling unit	• Indoor: 10 sq. ft. per dwelling unit • Outdoor: 29.5 sq. ft. per dwelling unit	• Livability	Lack of proposed indoor amenity space will negatively affect the building's livability, limiting opportunities for social interaction, recreation, and resident well-being. See Condition 1.3 in Appendix B.
Public Realm Interface	• Active uses along West 2nd Avenue	Internalized ramp on West 2nd Avenue	• Pedestrian realm • Blank wall condition	Pedestrian realm interface will be negatively affected by the proposed blank wall condition along the building frontage and lack of active uses, resulting in a less engaging and less inviting building interface with the pedestrian realm. See Condition 1.2 in Appendix B.

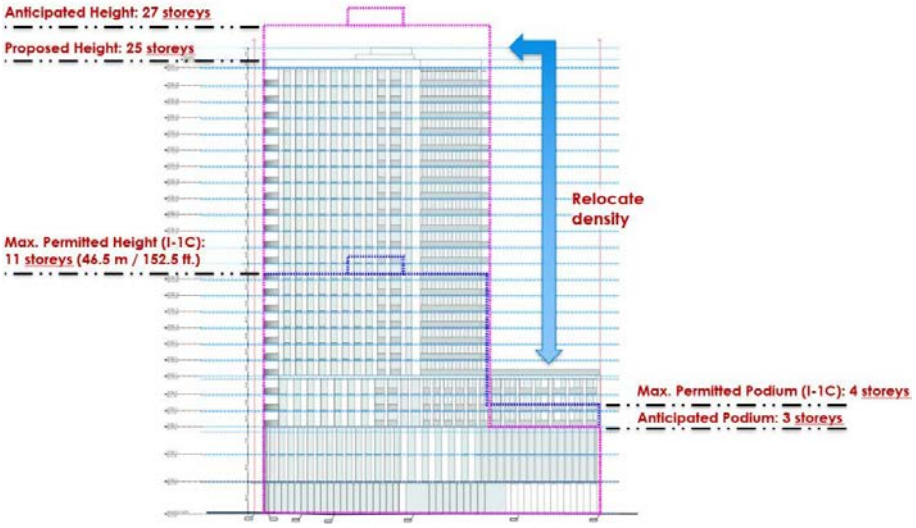
The existing I-1C zoning establishes a building form that minimizes the building massing against 2nd Avenue to achieve a vibrant public realm. A terraced building form is expected to maximize direct sunlight onto the north pedestrian sidewalk. By contrast, this proposal would produce more shadows on the 2nd Avenue public realm due to the tower and podium elements shown below (see Figure 9 and studies in Appendix E):

Figure 9: Shadow Impacts onto 2nd Avenue



Based on staff review and in discussion with the applicant, conditions have been applied in Appendix B to improve the form of development, should Council choose to approve this application. Specifically, residential uses from Levels 4 to 6 of the podium are to be re-allocated to the top of the tower, which would add no more than 6 m (20 ft.), or two additional storeys, to the building height. In the draft CD-1 By-law, the height accounts for this additional 6 m (20 ft.) to a maximum of 92.0 m (301.8 ft.) (Figure 10). Satisfying this condition would produce an overall form of development that would generally match the expectations of a residential tower-podium typology in Vancouver, where a tower would extend shadows to adjacent city blocks while a low podium compensates by providing a good level of openness, ambient daylight, and direct sunlight onto the public realm and nearby buildings.

Figure 10: Building Height



In addition, conditions to improve liveabilty and an engaging interface with the adjacent pedestrian sidewalk are also recommended in Appendix B.

The revised proposal complies with Council-approved protected public view 3.2.3 – Queen Elizabeth Park that extends across the site.

Urban Design Panel – The proposal was not reviewed by the Urban Design Panel.

Conclusion – Staff have reviewed the site-specific conditions and determined that the proposed form of development, including height, massing and density greatly exceeds the built form expectations set out in the Plan. Staff gave consideration to higher density and the mix of use based on proximity to rapid transit as well as viability. Should council choose to approve this application, staff recommend form of development improvements, outlined in Appendix B.

4. Housing

This application proposes 200 market rental units above commercial and industrial at the lower levels, with the residential use representing 9.8 FSR (83%) out of the total 11.8 FSR. As detailed in this report, residential use is prohibited on this industrially designated site, and the inclusion of housing is incompatible with the goal of preserving industrial and employment land in the city.

Where residential towers are permitted in the Broadway Plan area, a component of affordable housing is required. While existing policy does not support residential at this location, should Council approve this project, the applicant has offered a cash community amenity contribution (CAC) of $5,500,000.

During a typical rezoning process when residential is proposed, this usually results in securing affordable housing, such as non-market or below-market rental. In this case, the applicant offered a cash CAC instead of affordable housing. During future policy work, the City will continue to seek opportunities to secure affordable housing for residential on industrial lands.

5. Transportation and Parking

The site is located between 400 m, 700 m, and 1.3 km from the Olympic Village, Broadway-City Hall, and Main-Street Science World Stations, respectively. There is frequent bus service along 2nd Avenue, Cambie Street, and Main Street. A number of nearby cycling networks that connect bikeways are nearby and he property is situated along West 2nd Avenue, which is a major east-west trucking route, facilitating the movement of goods.

Vehicle and bicycle parking is provided over seven levels of underground parking, accessed from the provision of a new lane. Parking and loading are to meet the Parking By-law at the development permit stage.

Engineering conditions require street and public realm improvements including new sidewalks, boulevards, and pavement reconstruction. Requirements are also sought for the removal of an existing vehicle roadway for a new curb alignment at East 3rd Avenue and Alberta Street to improve the traffic flow for improved road safety. Additional details are provided in Appendix B.

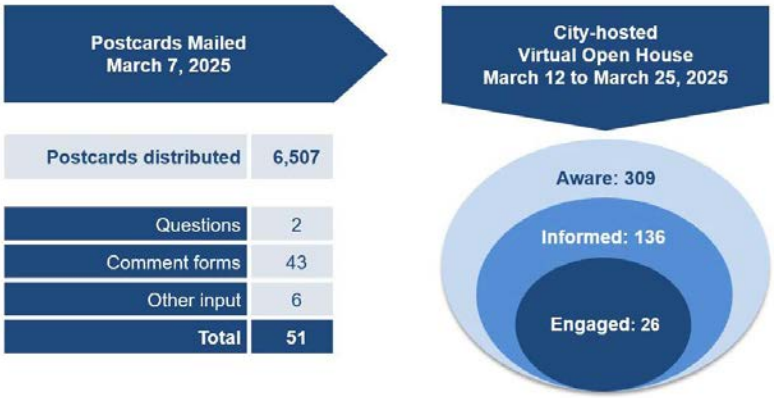
6. Environmental Sustainability

Neighbourhood Energy Utility (NEU) – The proposal is within the False Creek NEU designated service area. Per by-law, all new developments within the designated service area are to connect to the NEU to support low carbon thermal energy services (e.g. space heat and hot water). NEU connection continues to be mandated for all applications within the service area at the rezoning stage, with a further review at DP stage based on technical and/or financial feasibility. Conditions of approval require NEU compatibility, connection, space and a statutory right-of-way for NEU distribution and heat generation equipment.

7. Public Input

Public Notification – A rezoning sign was installed on October 21, 2024. Approximately 6,507 notification postcards were distributed within the neighbouring area on or about March 7, 2025. Application information and an online comment form was provided on the Shape Your City (www.shapeyourcity.ca) platform.

Figure 11: Overview of Notification and Engagement



Question and Answer Period – A question and answer period was held between March 12 and March 25, 2025. 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 – Public input was collected via online questions, comment forms, email, and by phone. A total of 51 submissions were received and summarized below by topic.

Generally, comments of support fell within the following areas:

- **Location:** General support for location of the development in proximity to transit.
- **Increased Housing:** Respondents expressed support for the increase in housing stock and for introduction of rental housing stock.
- **Business and commercial:** There was interest in more job space to support local business and employment opportunities.

Generally, comments of concern fell within the following areas:

- **Height, density, and massing:** Residents presented concerns that the building height was too tall blocking their view and access to sunlight
- **Policy and location:** There were concerns that residential development was not suitable given the importance of industrial zoning and does not adhere to the Plan.
- **Neighbourhood character:** The development takes away the neighbourhood character and does not provide any value to the community.

Response to Public Comments

Height, density, and massing: This project for residential with industrial does not align with the design guidelines for an industrial and office building at this location. The proposal exceeds height and density parameters of the Plan. The supplemental drawings from September 2025 aim to reduce bulk of the building with a slimmer, yet taller tower than previous, while lowering the podium, allowing for increased sunlight between buildings and onto the north sidewalk of 2nd Avenue.

Policy and location: Residential use is not supported by existing policy for this industrial area. The proportion of uses are not in alignment with the Plan and regional policies. However, emerging policy on exceptional sites may consider a limited amount of residential mixed with industrial on select sites. Staff are recommending this application be referred back, pending the outcome of the policy work.

Neighbourhood character: The long-term vision and character of this industrial area is intended to be industrial and commercial/office. The policies and design guidelines are developed such that new buildings keep with the industrial and commercial nature of this employment-intensive area. Residential with nominal amount of industrial misaligns with the overall objectives of industrial per Metro Vancouver and City legislation and policy and as such, has the potential to impact operations of current uses and puts additional pressure on rents and existing land values.

8. Public Benefits

The public benefits were calculated based on the current application.

Community Amenity Contributions (CAC) – A compliant industrial and commercial application would be subject to a fixed rate CAC, for which a commercial linkage contribution would apply. Since this proposal is offering a mixed-use development, a negotiated CAC under the *Community Amenity Contributions Policy for Rezonings* applies.

While affordable housing is generally sought when residential is proposed on industrial lands, Real Estate Services staff reviewed the application and have determined that the cash CAC offer of $5,500,000 is appropriate.

Timing of payment can be phased. The CAC Policy allows applicants to pay $5,000,000 at enactment with the remaining $500,000 balance deferred for up to two years or until building permit issuance. Per policy, the timing of the cash payment and the deferral terms are detailed in Appendix B. If approved, the cash CAC will be allocated to support delivery of the Broadway Plan's Public Benefits Strategy.

Development Cost Levies (DCLs) – This site is currently subject to the City-wide DCL and Utilities DCL. 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. Based on rates in effect as of September 30, 2025 and the proposed 16,965.9 sq. m (182,620 sq. ft.) of residential floor area and 3,639.8 sq. m (39,179 sq. ft.) of industrial floor area, it is expected the project will pay DCLs of $8,375,144.

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

Public Art Program – The application is subject to a public art contribution estimated at $439,162. The final contribution will be calculated based on the rate in effect and the floor area at the development permit stage. Applicants may elect to provide on-site artwork or cash in lieu (at 80% of the public art budget).

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

Financial Implications

As noted in the Public Benefits section, this project as proposed is expected to provide a cash CAC contribution, DCL payments and a public art contribution. See Appendix G for additional details.

CONCLUSION

Staff have reviewed the application to rezone 320-360 West 2nd Avenue for a 25-storey market rental residential building with 2.0 FSR of industrial space.

Based on the above, Staff Recommendation A is refer the application back to staff, subject to a Public Hearing. Referring this application back to staff will allow additional planning work to explore the appropriateness of residential use in the Mount Pleasant Industrial Area while maintaining a minimum amount of industrial to meet future needs. Staff have also included Alternative A to refuse this application, should Council not support the merits of the proposal or an alternative B to approve, which would trigger processes associated with the Regional Context Statement and redesignation with the Metro Vancouver Board.

* * * * *

320-360 West 2nd 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 (___).

Uses

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

   (a) Cultural and Recreational Uses;

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

   (c) Institutional Uses;

   (d) Manufacturing Uses;

   (e) Live-Work Use;

   (f) Office Uses;

   (g) Retail Uses;

   (h) Service Uses;

   (i) Transportation and Storage Uses;

   (j) Wholesale Uses; and

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

Conditions of Use

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

(a) be suitable for family housing;

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

i. at least 25% of the total dwelling units must be two-bedroom units, and

ii. at least 10% of the total dwelling units must be three-bedroom units.

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

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

(b) farmers' market;

(c) neighbourhood public house;

(d) public bike share; and

(e) restaurant,

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

4.3 No portion of the first storey of a building to a depth of 10.7 m from the front wall of the building and extending across its full width may be used for residential purposes except for entrances to the residential portion.

4.4 Creative products manufacturing and office uses are not permitted on the first storey, or on any storey with its floor level within 2 m above finished grade.

Floor Area and Density

5.1 Computation of floor area must assume that the site area is 1,754.6 m^2, being the site area at the time of the application for the rezoning evidenced by this by-law, prior to any dedications.

5.2 The maximum floor space ratio for all uses combined is 11.8 except that the floor space ratio for industrial uses must not be less than 2.0 FSR.

5.3 For the purposes of this by-law, Industrial Uses means:

(a) manufacturing uses;

(b) transportation and storage uses;

(c) utility and communication uses;

(d) wholesale uses;

(e) service uses; and

(f) cultural and recreational uses.

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

5.5 Computation of floor area must exclude:

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

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

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

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

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

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

(ii) bicycle storage, and

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

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

(e) all residential storage area above or below base surface, except that if residential storage area above base surface exceeds 3.7 m^2 per dwelling unit, there will be no exclusion for any of the residential storage area above base surface for that unit; and

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

5.6 The Director of Planning or Development Permit Board may exclude from the computation of floor area:

(a) common amenity areas, to a maximum of 10% of the total permitted floor area; and

(b) unenclosed outdoor areas underneath the building overhangs at grade, except that such areas must remain unenclosed for the life of the building,

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

Building Height

6.1 Building height must not exceed 92.0 m.

6.2 Despite section 6.1 of this by-law and building height regulations in section 10 of the Zoning and Development By-law, the Director of Planning, after considering the impact on building placement, massing, views, overlook, shadowing and noise, may permit architectural features, common rooftop amenity space or mechanical appurtenances including elevator overrun and rooftop access structures, or any other appurtenances that the Director of Planning considers similar to the foregoing, to exceed the maximum building height.

Access to Natural Light

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

7.2 For the purposes of section 7.1 above, habitable room means any room except a bathroom or a kitchen.

* * * * *

320-360 West 2nd Avenue
DRAFT 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 Yamamoto Architecture, received on August 30, 2024 with supplemental plans received September 17, 2025.

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

Urban Design

1.1 Design development to explore minimizing shadow impacts on the northern sidewalk of West 2nd Avenue at the spring to fall equinoxes between 10 am and 2 pm.

Note to Applicant: This can be achieved by reducing the podium height from six storeys to three storeys and relocating the residential density to the tower height by no more than two additional storeys, while ensuring that only industrial uses are proposed in the podium levels, except for the residential lobby. Refer also to the Rezoning Policy and Guidelines, Section 8.5 and 8.6.

1.2 Design development to enhance the public realm interface and to further strengthen the pedestrian activity and interest by the following:

(a) Along West 2nd Avenue:

(i) further improve the exposed blank wall condition at the ground level where the parkade ramp is located.

Note to Applicant: Suggested strategies include glazed openings, high-quality material treatment, textured finishes, murals, etc. to soften this interface.

(b) Around the site:

(i) provision at time of development permit of comprehensive wayfinding strategies with legible building entrances and enhanced lighting strategies to provide for visually-appealing and active illumination of the public realm;.

Note to Applicant: An architectural, landscape lighting and wayfinding strategies should be provided at the time of the development permit

application demonstrating the design approach. Refer also to Landscape conditions.

1.3 Design development to ensure functional and appropriately sized amenity spaces.

Note to Applicant: Refer to the *Plan*, Section 11.1.23-26, and the *High-Density Housing for Families with Children Guidelines* for livability design. Recommendations include:

(a) Increase the size of the indoor amenity space and provide an accessible washroom and kitchenette;

Note to Applicant: A ratio of minimum 1.2 sq. m. (13 sq. ft.) per dwelling unit for indoor amenity space is strongly recommended.

(b) Outdoor amenity area should include areas suitable for a range of children's play activities and urban agriculture appropriate in size for the scale of the project and situated to maximize sunlight access. Position children's play area adjacent to indoor amenity spaces to enable parental supervision.

Landscape

1.4 Provision of extensive green roof at the rooftop and/or rooftop amenity to the greatest extent feasible, complete with intensive green roof.

Note to Applicant: Refer to the Roof-mounted Energy Technologies and Green Roofs Bulletin for acceptable requirements for intensive and extensive green roofs, as well as sections 11.3 (e) to (g) of the Mount Pleasant Employment-Intensive Light Industrial Rezoning Policy and Guidelines (I-1C).

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

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

1.6 Coordination for the provision of new street trees or any proposed City owned tree removals adjacent to the development site, where applicable.

Note to Applicant: New street trees to be shown and confirmed on the development permit plans. Contact Engineering (604.871.6131) to confirm tree planting locations and Park Board at pbdevelopment.trees@vancouver.ca for tree species selection and planting requirements. Provide a notation on the plan as follows, "Final spacing, quantity and tree species to the satisfaction of the General Manager of Engineering Services. New trees must be of good standard, minimum 6cm caliper, and installed with approved root barriers, tree guards and appropriate soil. Root barriers shall be 8 feet long and 18 inches deep. Planting depth of root ball must be below sidewalk grade. Call Park Board

for inspection after tree planting completion".

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

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

Note to Applicant: Methods of tree protection for street trees (as approved by Park Board Urban Forestry) to be shown on plan. Relocation of trenching locations are required if in conflict with tree protection. Two separate applications must be applied for: A commercial water permit and another commercial sewer permit. Please contact Engineering services as soon as possible to begin the process for confirming the trenching locations for Sewer and for Water.

Sustainability

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

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

Housing

1.9 The proposed unit mix, including 17 studio units (8.5 %), 49 one-bedroom units (24.5%), 109 two-bedroom units (54.5 %), 25 three-bedroom units (12.5 %), is to be included in the Development Permit drawings.

Note to Applicant: Any changes in the unit mix from the rezoning application may be varied under the discretion of the Director of Planning or Development Permit Board provided that it does not go lower than 35% of the market rental units 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.

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

(a) An outdoor amenity area to include areas suitable for a range of children's play activities and urban agriculture appropriate in size for the scale of the project and situated to maximize sunlight access (S. 3.3.2, 3.4.3).

(b) A minimum of 2.3 sq. m (24.7 sq. ft.) of bulk storage for each dwelling unit (S. 4.4.2).

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

from the amenity room (S. 3.7.3).

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

Engineering

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

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

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

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

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

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

1.13 The owner or representative is to contact Engineering Services at StreetUseReview@vancouver.ca to acquire the project's permissible street use after Building Permit issuance.

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

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

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

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

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

Note to Applicant: Vehicle access to the site must be unobstructed. Pole relocation proposals must include submitted letters from the appropriate public utility companies confirming that relocation is possible.

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

Note to Applicant: Draw and label container outlines and if the site is mixed use, demonstrate separated solid waste amenities for use types, and label each amenity. Amenities designed below grade require written confirmation from a waste hauler that access and pick up from the location can be made without reliance of the lane for extended bin storage. If this cannot be confirmed, then an on-site garbage bin staging area is to be provided adjacent the lane. Pick up operations should not require the use of public property for storage, pick up or return of bins to the storage location.

https://guidelines.vancouver.ca/guidelines-garbage-recycling-storage-facility-design.pdf

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

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

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

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

(iii) “Off-site assets are to be constructed to the satisfaction of the General Manager of Engineering Services and as per the approved City geometric

design, with the final design and location to be determined once the City geometric is received."

Note to Applicant: Drawings submitted as part of the Development Permit application will be preliminary with appropriate placeholders, and the final off-site geometric design will be provided by the City of Vancouver. An Engineering Project Coordinator will engage the Developer to facilitate the delivery of any City design after Development Permit issuance.

(iv) "The required Green Infrastructure improvements on 360 W 2nd Avenue will be as per City-issued design."

Note to Applicant: Callouts must be included along with the note.

(b) Existing locations of:

(i) Street furniture; and

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

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

(ii) Poles and guy wires.

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

(c) Deletion of:

(i) Proposed benches (stone or concrete seat blocks) shown on City property.

(ii) Proposed pavers and special surface treatments at the corner W 2nd Avenue and Alberta Street;

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

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

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

materials on City property.

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

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

1.20 Provision of vehicle spaces, per Parking By-law Section 4 and the Design Supplement, including minimum 6.6 m (21.7 ft) maneuver aisle.

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

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

(b) Minimum 1.3 m (4.3 ft) side clearance for Class B spaces; and

(c) Minimum 3.6 m (11.8 ft) width and 23.1 m (75.8 ft) length for Class C spaces.

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

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

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

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

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

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

1.23 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

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

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

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

1.25 The building(s) heating and domestic hot water system shall be designed to be compatible with the NEU system to supply all heating and domestic hot water requirements, if deemed feasible by the General Manager of Engineering Services prior to issuance of Development Permit.

Note to Applicant: The development is located in the False Creek Neighbourhood Energy Utility (NEU) designated service area. The Energy Utility System By-law No. 9552 requires all new developments within the designated service area to connect to the City-Owned NEU for the provision of low carbon thermal energy services (i.e. space heat and hot water), subject to a determination of technical and financial feasibility by the General Manager of Engineering Services.

Staff will confirm the feasibility of NEU service and connection requirements upon review of a full development application. Conditions of rezoning have been incorporated to require NEU compatibility, connection, space and a statutory right of way for NEU distribution and heat generation equipment.

The applicant shall refer to the Energy Utility System By-law No. 9552 and Neighbourhood Energy Utility Connectivity Guidelines & Requirements for specific design requirements, which include provisions related to the location of the mechanical room(s), centralization of mechanical equipment, pumping and control strategy, other hydronic heating and domestic hot water system minimum requirements, etc. The applicant is encouraged to work closely with City Staff to ensure adequate provisions for NEU compatibility are provided for in the heating and domestic hot water system design.

1.26 Should an NEU requirement be sought, prior to issuance of development permit, the applicant must demonstrate adherence to the following design provisions related to NEU connection and compatibility, all to the satisfaction of the General Manager of Engineering Services:

(a) Provide for an adequate and appropriate dedicated Energy Transfer Station (ETS) Room for connection to the NEU, estimated 25 m2 floor area based on one (1) ETS to service the site (to be confirmed at development permit), located on the highest below-grade level along an exterior wall adjacent to future NEU distribution piping, and free of any other equipment or obstructions. Please refer to the NEU Connectivity Guidelines & Requirements (Section 6.1) for complete set of ETS Room requirements that must be demonstrated. Applicant must coordinate with City Staff to ensure proposed ETS room location is acceptable.

(b) Note to Applicant: The NEU is expecting to expand piping infrastructure into the I-1A portion of the NEU service area, and this site would be serviced by the NEU

from the North corner of the site, along W 3rd Avenue. If the ETS Room cannot be located in the North section of P1 along an exterior wall abutting W 3rd Avenue, the Owner will be responsible for the cost of pipe and installation from the NEU service location to the alternate ETS Room location, as approved by the General Manager of Engineering Services. Final ETS Room dimension and the number of ETS' required will depend upon heating load requirements and other considerations such as those of administration and practicality. Applicant must coordinate with City Staff to ensure proposed ETS Room location and size is acceptable.

(c) Confirm the dedicated ETS Room and its access route shall facilitate a minimum 1.83 m wide clear continuous pathway from the exterior of the development to the ETS Room, including double doorway entry (outward swing) where required, to accommodate installation of the pre-fabricated, skid-mounted ETS.

(d) The building mechanical system shall utilize the NEU system for all the space heating and domestic hot water requirements for the development and must not incorporate any prohibited heat production equipment in accordance with Energy Utility System By-law No. 9552 Section 5.2.

1.27 In accordance with Bylaw 9552, the Owner must pay the Connection Levy and any costs associated with an approved alternate location for the ETS room (if applicable), prior to the issuance of Building Permit.

1.28 Prior to the issuance of Building Permit, a detailed design review of the building HVAC and mechanical heating system must be completed to ensure compliance with NEU design and technical requirements.

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

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

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

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

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

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

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

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

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

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

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

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

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

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 and the Director of Legal Services for release of an Easement & Indemnity Agreement 212932M & 303397M (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.

2.2 Make arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for release of an Easement & Indemnity Agreement

BB1537063 and Statutory Right of Way CA8104096 - 99 (Encroachment Agreements).

Note to Applicant: Arrangements are to be secured prior to rezoning 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 Shared Use Loading Agreement to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for the Class B loading space(s) between the commercial and residential uses and labelling of the space(s) as 'Residential, Office, and Manufacturing Loading'.

2.4 Enter into such agreements as the General Manager of Engineering Services and the Director of Legal Services determine are necessary for connecting to and securing adequate space for the Neighbourhood Energy Utility (NEU), if deemed required, which may include but are not limited to agreements which:

(a) Grant the City Engineer, and other employees of the City, access to the building mechanical system, thermal energy system-related infrastructure, and suitable space required for the Energy Transfer Station within the development for the purpose of enabling NEU connection and operation.

2.5 Provision of a Services Agreement to detail the on-site and off-site works and services necessary or incidental to the servicing of the site (collectively called the "Services") such that they are designed, constructed, and installed at no cost to the City and all necessary street dedications and rights of way for the services are provided. No development permit for the site, or any portion thereof, or for any building or improvements thereon will be issued until the letter of credit or such other form of alternative security that may be acceptable to the City in its sole discretion, as security for the services is provided. The timing for the delivery of the Services shall be determined by the General Manager of Engineering Services in his sole discretion and holds shall be placed on such permits as deemed necessary in his sole discretion. The Services are not excess and/or extended services, and the applicant is not entitled to a Latecomer Agreement.

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

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

Note to Applicant: Based on the confirmed Fire Underwriter's Survey Required Fire Flows and domestic flows submitted by Binnie dated May 30, 2024, no water main upgrades are required to service the development.

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

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

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

Note to Applicant: Implementation of development(s) at 360 West 2nd Avenue does not require any sewer upgrades.

Development to be serviced to the existing 200 mm SAN and 300 mm STM sewers in the lane south of West 2nd Avenue.

The post-development 10-year flow rate discharged to the storm sewer shall be no greater than 25 L/s/ha. The post-development estimate shall utilize the 2100 IDF curves to account for climate change.

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

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

(i) Minimum 1.5 m wide front boulevard.

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

(iii) Corner curb ramp.

(iv) Curb and gutter, including curb bulge, relocation of the existing catch basin, and road reconstruction as required to accommodate the curb and gutter and curb bulge.

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

(vi) Concrete lane crossing, new curb returns and curb ramps at the existing lane entry.

(d) Provision of street improvements with appropriate transitions, along West 3rd Avenue adjacent to the site, including:

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

(ii) Removal of the existing vehicular roadway and associated infrastructure between West 2nd Avenue and Alberta Street.

(e) Provision of street improvements, and appropriate transitions, along West 2nd Avenue adjacent to the site, including:

(i) Minimum 2.0 m wide front boulevard.

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

(iii) Corner curb ramps.

(iv) Geometric changes including new curb and gutter, relocation of the existing catch basin, hydro pole, and traffic signal poles, and road reconstruction as required to accommodate the geometric changes.

Note to Applicant: Road reconstruction on West 2nd Avenue to meet City higher zoned, arterial, bus lane standards. The City will provide a geometric design for these street improvements.

(f) Provision of street improvements with appropriate transitions, along the lane south of West 2nd Avenue adjacent to the site, including:

(i) Full depth pavement reconstruction.

Note to Applicant: Lane reconstruction to meet City “Higher-Zoned Lane” standards with a center valley cross section.

(ii) New standard concrete lane crossing, with new lane returns and ramps on both sides, at the lane entrance on W 2nd Avenue.

Note to Applicant: Refer to the City design guidelines and construction standards. See https://vancouver.ca/streets-transportation/street-design-construction-resources.aspx.

(g) Provision of a new benches to be installed at the corner plaza.

Note to applicant: Bench model to be (Cityline’ model B 070, 71.125” long, wood slats, side arm rests, Patriot Silver colour, supplied by Enseicom / ‘Plainwell’, 72” long, wood slats, black metal, supplied by Landscape Forms / ‘Scarborough’, 72”, backed, black metal, supplied by Landscape Forms).

(h) Provision of speed humps in the lane south of West 2nd Avenue between West 4th Avenue and Alberta Street.

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

(i) Install a rainwater tree trench (RTT) along Alberta Street, to treat and retain 90% of average annual rainfall from the right-of-way (RoW) to the greatest extent practical.

(ii) Install a rainwater tree trench (RTT) along West 2nd Avenue, to treat and retain 90% of average annual rainfall from the right-of-way (RoW) to the greatest extent practical.

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

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.

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

(k) Provision of Alberta Street / West 3rd Avenue and Crowe Street / West 2nd Avenue entire intersections street lighting upgrade to current City standards and IESNA recommendations.

(l) 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.

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

(m) Provision of street trees where space permits.

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

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

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

Housing

2.6 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 secured market rental housing units, pursuant to the City's Broadway Plan policy, excluding Seniors Supportive or Independent Living Housing, for a term equal to the longer of 60 years and the life of the building, subject to a no-separate-sales covenant and a no-stratification covenant, a provision that none of such units will be rented for less than 90 consecutive days at a time, and such other terms and conditions as the General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services may require.

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

Public Art

2.7 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.

Community Amenity Contribution

2.8 Pay to the City the cash Community Amenity Contribution of $5,500,000 (cash CAC) which the applicant has offered to the City to support delivery of the Broadway Plan Benefits Strategy.

Payment of the CAC is to be made as outlined below, at no cost to the City, and on terms and conditions and in a form satisfactory to the Director of Legal Services:

(a) $5,000,000 must be paid by wire transfer prior to the enactment of the rezoning by-law;

(b) $500,000 (the "Outstanding Balance") must be secured with the City prior to enactment of the rezoning by-law pursuant to 2.11 (d and e), and must be paid by wire transfer by the earlier of the following dates:

(i) The issuance of the first building permit on the Rezoned Lands; and

(ii) The date that is 24 months (measured in calendar days) following the date of enactment of the rezoning by-law for the Rezoned Lands; and

(iii) For certainty, the City is entitled to full payment of the Outstanding Balance on that date which is 2 years after the date of enactment of the rezoning by-law; and

(c) The Outstanding Balance will be charged interest from the enactment date of the rezoning by-law for the Rezoned Lands at prime plus 1% (per Bank of Montreal daily prime rates) with interest paid to the City on quarterly instalments until the date that such amount is fully paid.

(d) The Applicant will enter into a Deferred CAC Agreement (which may be in the City's sole discretion be registered on title to the Rezoned Lands), which will set out the particulars and obligations of the Applicant in respect of the payment of the Outstanding Balance, as provided for herein, all on terms and conditions to the satisfaction of the Director of Legal Services, including a requirement that if the Applicant should sell (in whole or in part), its interest in the development of the Rezoned Lands or shares in the owner or corporations which hold legal or beneficial interest in the owner of this development, then the City may immediately draw down all of the hereinafter described as the Surety Bond security upon the closing of such sale transaction.

(e) The Outstanding Balance will be secured by Letter of Credit or Surety Bond in a form and on such terms and conditions in the sole discretion of the Director of Legal Services and Director of Finance provided to the City prior to enactment of the rezoning by-law. (Collectively called the "City Security").

Environmental Contamination

2.9 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

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

off-site contamination, issued by the BC Ministry of Environment and Climate Change Strategy, have been provided to the City.

Agreements

Note to Applicant: Where the Director of Legal Services deems appropriate, the preceding agreements are to be drawn, not only as personal covenants of the property owners, but also as Covenants 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 sites as is considered advisable by the Director of Legal Services, and otherwise to the satisfaction of the Director of Legal Services prior to enactment of the By-law and at no cost to the City.

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

* * * * *

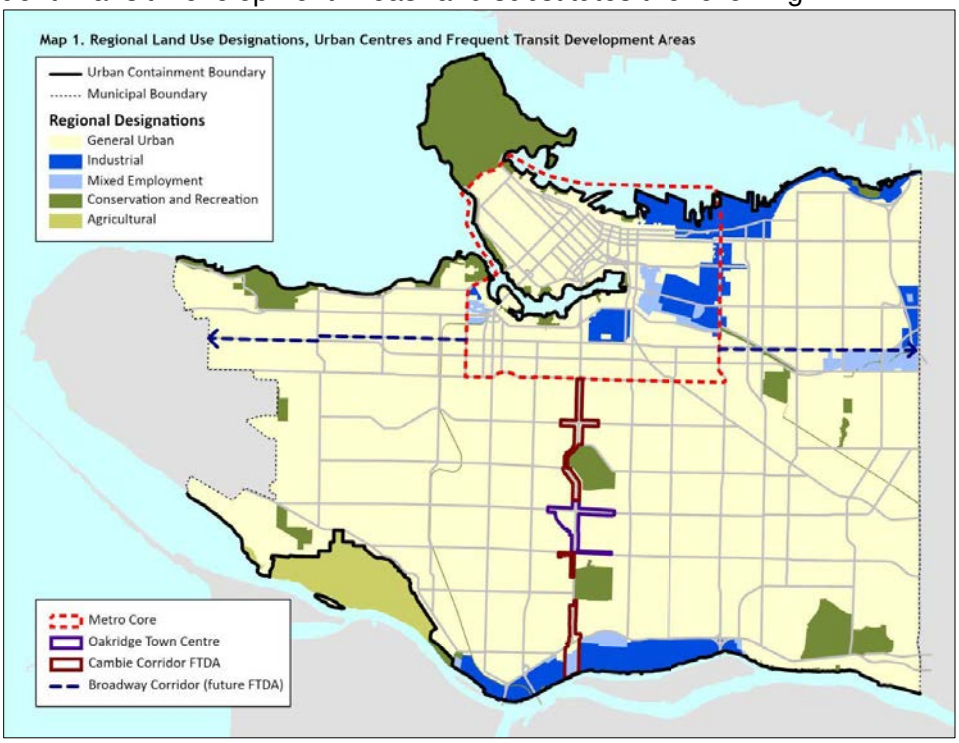
320-360 West 2nd Avenue
DRAFT CONSEQUENTIAL BY-LAW AMENDMENTS

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

DRAFT AMENDMENTS TO THE REGIONAL CONTEXT STATEMENT OFFICIAL DEVELOPMENT PLAN BY-LAW NO. 10789

1. This by-law amends Schedule A of the Regional Context Statement Official Development Plan By-law No. 10789.

2. Council strikes out "Map 1. Regional Land Use Designations, Urban Centres and Frequent Transit Development Areas" and substitutes the following:



DRAFT AMENDMENT TO THE SIGN BY-LAW NO. 11879

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

"320-360 West 2nd Avenue [CD-1 #] [By-law #] C-2"

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

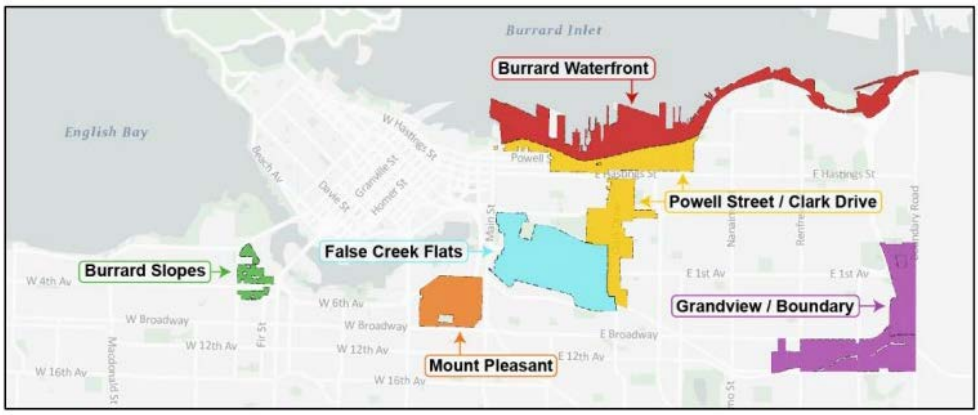
Amend Schedule B (Activity Zone) by adding the following:

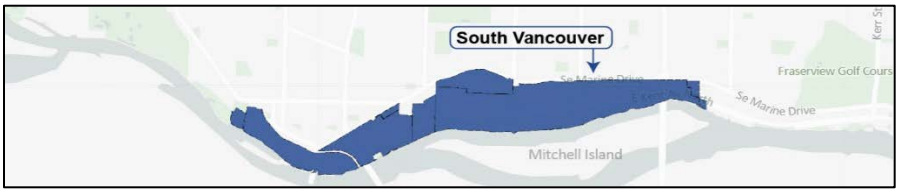
"[CD-1 #] [By-law #] 320-360 West 2nd Avenue Street"

* * * * *

320-360 West 2nd Avenue
INDUSTRIAL LANDS MAP AND METRO VANCOUVER BOARD DECISIONS

Industrially Designated Areas





Examples of Metro Vancouver Board Decisions

Metro Vancouver Board decision	Reason for approval/ denial	Example of application			
		Applicant	Address	Year of decision	Re-development details
Approve	Sites that are no longer suitable for industrial uses due to non-market factors, such as topography, lack of truck or highway access, or orphaned sites that are surrounded by non-industrial lands	City of Surrey	11420, 157A Street, Surrey	2023	Official Community Plan (OCP) amendment to enable single family residential lots
	Applications that involve the concurrent conversion of non-Industrial or Employment lands to Industrial or Employment to create a net gain, no loss, or minimal loss to the regional inventory of Industrial or Employment lands	City of Surrey	228, 175A Street, Surrey	2022	Enable a mixed-used development
	Master planned sites that will play a strategic role in advancing a regional or municipal vision for transit-oriented development, and will not set a precedent for future conversion of Industrial or Employment lands	City of Port Moody	Moody Centre Transit Oriented and Murray Street Area	2015	OCP amendment to enable a new high-density, mixed use area around the then future Moody Centre Skytrain and West Coast Express station
Deny	Sites that remained viable for industrial uses, are contiguous with other industrial parcels, and where the introduction of residential uses will lead to land speculation and land use conflicts with adjacent sites	City of Port Moody	2120 Vintner Street, Port Moody	2014	OCP amendment to enable mixed-use zoning

Metro Vancouver Regional Growth Strategy (RGS) Amendment Process

Should Council support this application, staff have provided alternative recommendations for Council's consideration, including an amendment to the RCS ODP By-law, should Council direct staff to refer the application to Metro Vancouver to re-designate the site to General Urban. This is considered a Type 3 amendment to the Metro 2050 RGS. Section 6.4 of Metro 2050 RGS details the process, summarized below:

1. Should Council support the application and a consequential amendment to the RCS ODP at a Public Hearing, Council must pass a motion/resolution instructing staff to bring forward a Metro 2050 RGS amendment submission and the amended RCS ODP to Metro Vancouver. Only a member municipality (i.e., City of Vancouver, not a private developer) can initiate this request.

2. The application is then reviewed by Metro staff, the Regional Planning Advisory Committee, and the Regional Planning Committee. As part of the review process, Metro staff also prepare a staff report for the Regional Planning Committee and the Metro Board and a by-law amending the Metro 2050 RGS.

3. The application and draft by-law amending the RGS is considered by the Metro Vancouver Regional District (MVRD) Board. The Board may either choose to decline the amendment or provide initial readings to the amending by-law. If the Board chooses the latter, the application will be referred to other local governments and First Nations, as well as the Port of Vancouver, TransLink, the BC Ministry of Transportation and Infrastructure, and other civic agencies, in the region for comments, for a minimum of 45 days.

4. Following the end of the comment period, the MVRD Board considers any comments received and makes a decision. The Board may deny or accept the amending by-law and the amended RCS ODP By-law.

5. Council may only enact the CD-1 By-law and consequential amendment to the RCS ODP By-law for the subject site after approval is obtained from the MVRD Board.

* * * * *

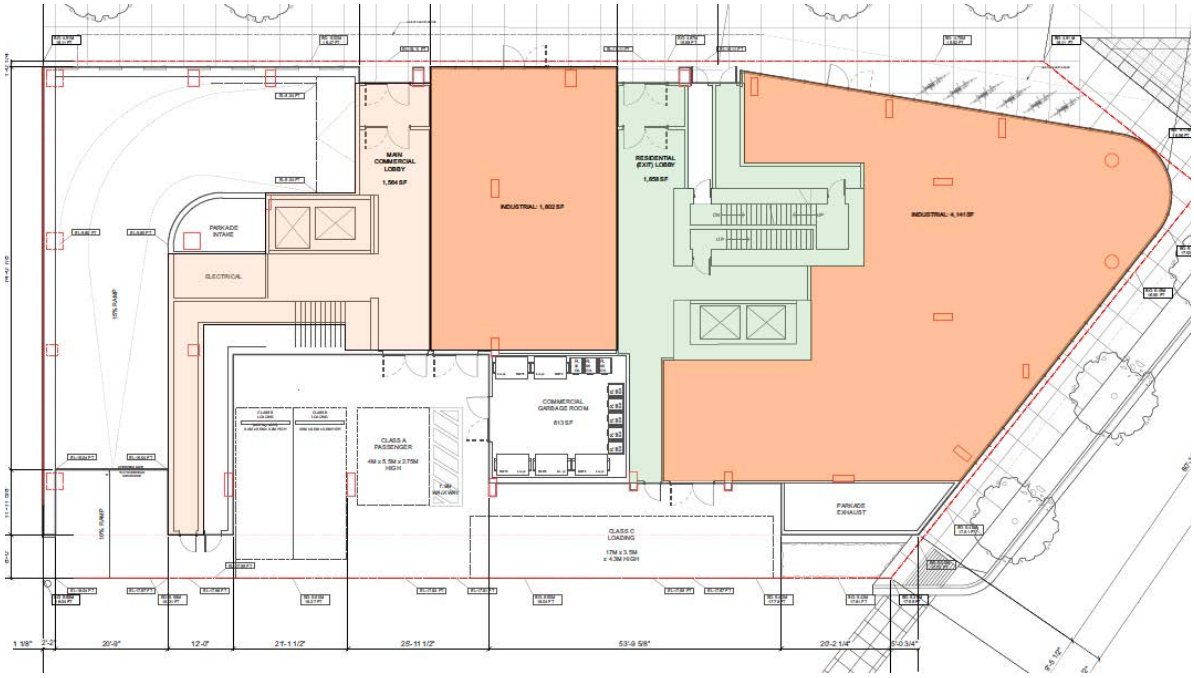
320-360 West 2nd Avenue
FORM OF DEVELOPMENT DRAWINGS (Based on September 17, 2025 Revisions)

Site Plan

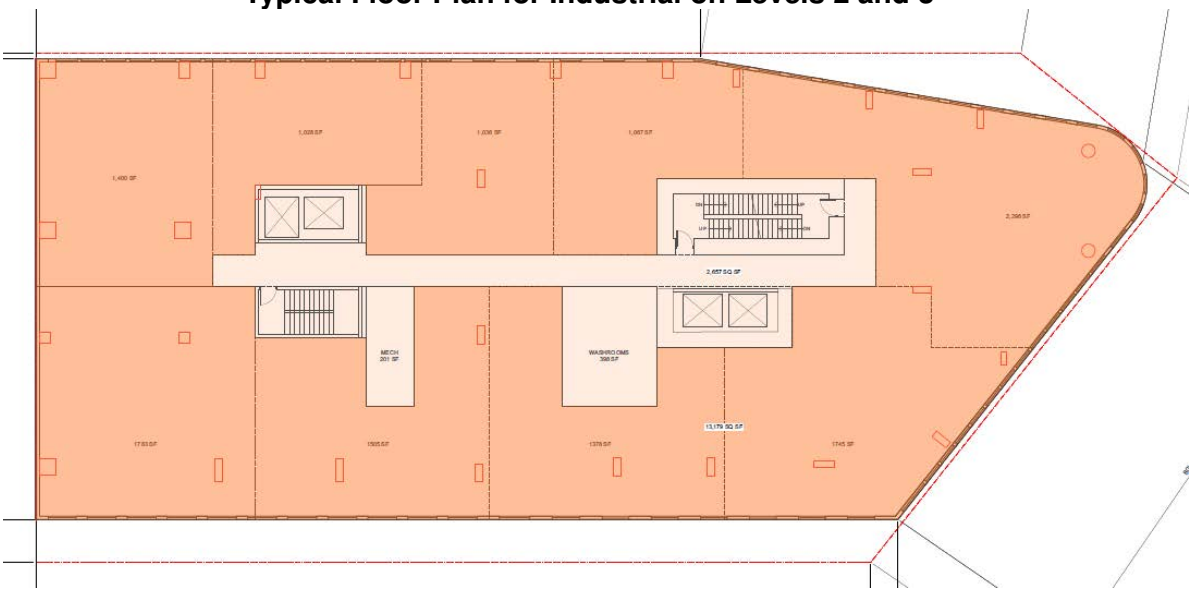
Proposal as Viewed from 2nd Avenue

Perspective as Viewed from 2nd Avenue

Level 1



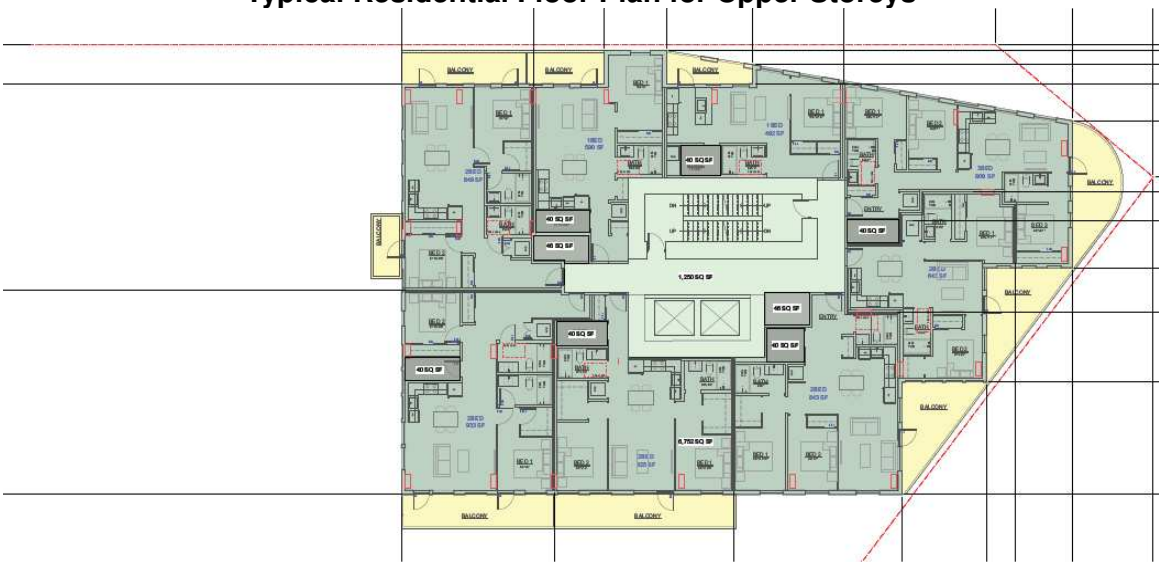
Typical Floor Plan for Industrial on Levels 2 and 3



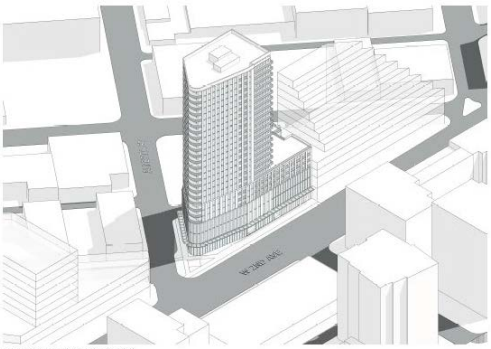
Typical Residential Floor Plan for Podium

Level 7 – Residential Floor Plan with Outdoor Amenity

Typical Residential Floor Plan for Upper Storeys



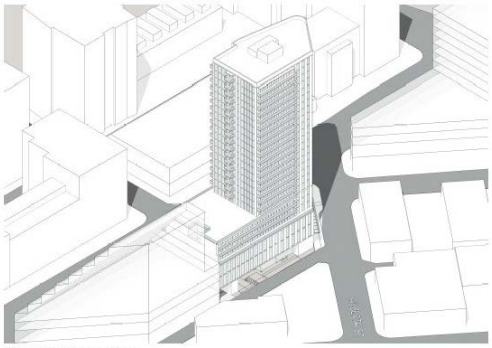
Aerial Perspectives



NORTHEAST ISOMETRIC

NORTHWEST ISOMETRIC

SOUTHEAST ISOMETRIC



SOUTHWEST ISOMETRIC

Shadow Studies – March 21 and June 21

Shadow Studies – September 21 and December 21

* * * * *

320-360 West 2nd Avenue
PUBLIC CONSULTATION SUMMARY

1. List of Engagement Events, Notification, and Responses

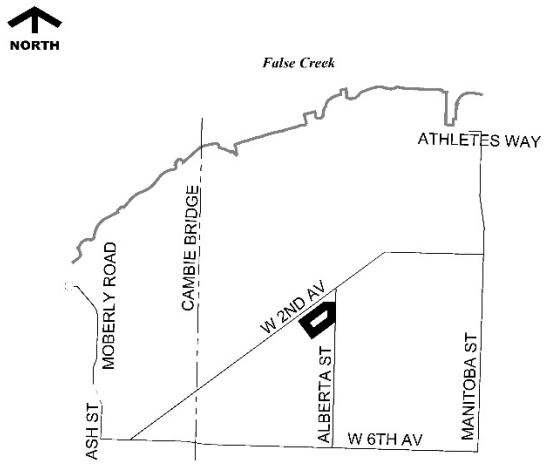
	Date	Results
Event		
Question and Answer Period (City-led)	March 12 2025 - March 25 2025	309 participants (aware)* • 136 informed • 26 engaged
Public Notification		
Postcard distribution – Notice of rezoning application and Question and Answer Period	March 10th 2025	**6,507** notices mailed
Public Responses		
Online questions	March 12 2025 - March 25 2025	2 submittal
Online comment forms • Shape Your City platform	October 2024 – July 2025	43 submittals
Overall position • support • opposed • mixed	October 2024 – July 2025	43 submittals • 18 responses • 19 responses • 6 responses
Other input	October 2024 – July 2025	6 submittals
Online Engagement – Shape Your City Vancouver		
Total participants during online engagement period	October 2024 – July 2025	1,347 participants (aware)* • 599 informed • 45 engaged

Note: All reported numbers above are approximate.

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

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

2. Map of Notification Area



NOTIFICATION AREA

3. Analysis of All Comments Received

Below is an analysis of all public feedback by topic.

- **Location:** There was general support from residents due to the location of the development and its proximity to transit.
- **Increased Housing:** Residents provided positive responses and support for the increase in housing stock.
- **Business and commercial:** There was appreciation for the possibility of allowing for more jobs and supporting local business, employment.

Generally, comments of concern fell within the following areas:

- **Height, density, and massing:** Residents presented concerns that the building height was too tall blocking their view and access to sunlight
- **Policy and location:** There was concerns that the development was not suited for the location removing crucial industrial zoning and does not adhere to the Broadway Plan.
- **Neighbourhood character:** The development takes away the neighbourhood character and does not provide any value to the community

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 would bring in much needed density and housing to the area
- Residents felt that this project would positively impact the neighbourhood

General comments of concern:

- Residents felt that the increase construction would negatively impact the community
- There was concern for the traffic and parking congestion that would come with increased density
- Some residents felt that there were gaps to the process of consultation

Neutral comments/suggestions/recommendations:

- Residents spoke out asking to consider adding more commercial uses for the bottom floor instead of office spaces, e.g., grocery stores, cafes, restaurants, and service shops.

* * * * *

320-360 West 2nd Avenue
PUBLIC BENEFITS SUMMARY

Project Summary:

A 25-storey mixed-use building with market rental residential and industrial uses.

Public Benefit Summary:

200 rental units, secured with a Housing Agreement for the greater of 60 years and the life of the building, CAC payment, DCL payment, and public art contribution.

	Current Zoning	Proposed Zoning
Zoning District	I-1C	CD-1
FSR (site area of 1,745.6 sq. m (18,790 sq. ft.))	6.0 FSR	Residential: 9.8 FSR Industrial: 2.0 FSR **Total: 11.8 FSR**
Buildable Floor Area	10,470.5 sq. m (112,704 sq. ft.)	20,605 sq. m (221,799 sq. ft.)
Land Use	Industrial, Commercial, Office	Residential and Industrial

Summary of Development Contributions Expected Under Proposed Zoning

City-wide DCL[1]	$5,289,992
Utilities DCL[1]	$3,085,152
Community Amenity Contribution – Cash	$5,500,000
Public Art[2]	$439,162
TOTAL	**$14,314,306**

Other benefits (non-quantified): 200 rental units secured through a Housing Agreement for the greater of 60 years and the life of the building.

[1]Based on by-laws in effect as of September 30, 2025. DCLs are payable at building permit issuance based on rates in effect at that time and the floor area proposed at development permit stage. 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] Based on rates in effect as of 2016. Rates are subject to adjustments, see Public Art Policy And Procedures For Rezoned Developments for details.

* * * * *

320-360 West 2nd Avenue
APPLICANT, PROPERTY, AND DEVELOPMENT PROPOSAL INFORMATION

Address	Property Identifier (PID)	Legal Description
320-360 West 2nd Avenue	031-065-007	Lot 1 Block 7 District Lot 302 Group 1 New Westminster District Plan EPP99820

Applicant Information

Owner	1057300 B.C. Ltd.
Developer	Strand Development
Architect	Yamamoto Architecture

Development Statistics

	Permitted Under Existing Zoning	Proposed
Zoning	I-1C	CD-1
Site Area	1,745.6 sq. m (18,790 sq. ft.)	1,745.6 sq. m (18,790 sq. ft.)
Land Use	Industrial, Commercial, Office	Industrial and Residential
Maximum Density	6.0 FSR	Residential: 9.8 FSR Industrial: 2.0 FSR Total: 11.8 FSR
Floor Area	10,470.5 sq. m (112,704 sq. ft.)	20,605.7 sq. m (221,799 sq. ft.)
Maximum Height	46.5 m (152 ft.)	92.0 m (301.8 ft.) to top of parapet
Parking, Loading and Bicycle Spaces	Per Parking By-law	Vehicle parking: 179 Bicycle parking: 459 Loading spaces: 4 To be confirmed at development permit
Natural Assets	0 existing on-site by-law trees and 0 City trees	0 City trees to be retained 0 City trees to be removed 17 new on-site and City trees To be confirmed at development permit

* * * * *