



REFERRAL REPORT

Report Date: January 20, 2026
Contact: Zoë Acton
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VanRIMS No.: 08-2000-20
Meeting Date: February 3, 2026

TO: Vancouver City Council
FROM: General Manager of Planning, Urban Design and Sustainability
SUBJECT: CD-1 Rezoning: 3295-3333 Commercial Drive

Recommendation to Refer

THAT the rezoning application and plans, described below, be referred to Public Hearing together with the recommendations set out below and with the recommendation of the General Manager of Planning, Urban Design and Sustainability to approve the application, subject to the conditions set out below;

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary zoning by-laws, in accordance with the recommendations set out below, for consideration at the Public Hearing.

Recommendations for Public Hearing

- A. THAT the application by 3333 Commercial Drive Limited Partnership, on behalf of:
- 1363560 B.C. Ltd.¹, the registered owner of 3295 Commercial Drive [*PID 015-103-871; Lot D, Except the North 64 Feet, District Lot 753 Plan 821*], and
 - 3333 Commercial Investments Inc., the registered owner of 3333 Commercial Drive [*PID 015-103-846; Block C District Lot 753 Plan 821*],
- to rezone the lands from R1-1 (Residential Inclusive) District to CD-1 (Comprehensive Development) District, to increase the maximum floor space ratio (FSR) from 0.6 to 2.52 FSR and increase the maximum building height from 11.5 m (38 ft) to 22 m (72 ft.) to permit the development of a six-storey residential building containing 133 rental housing units be approved in principle;

¹ Represented by 3333 Commercial Drive Limited Partnership

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 TKAD Architecture + Design, received September 19, 2025;

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

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

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

- D. THAT Recommendations A to C be adopted on the following conditions:
 - (i) THAT the passage of the above resolutions creates no legal rights for the applicant or any other person, or obligation on the part of the City and any expenditure of funds or incurring of costs is at the risk of the person making the expenditure or incurring the cost;
 - (ii) THAT any approval that may be granted following the Public Hearing shall not obligate the City to enact a by-law rezoning the property, and any costs incurred in fulfilling requirements imposed as a condition of rezoning are at the risk of the property owner; and
 - (iii) THAT the City and all its officials, including the Approving Officer, shall not in any way be limited or directed in the exercise of their authority or discretion, regardless of when they are called upon to exercise such authority or discretion.

Purpose and Executive Summary

This report evaluates an application to rezone the site at 3295-3333 Commercial Drive from R1-1 (Residential Inclusive) District to CD-1 (Comprehensive Development) District. The proposal is for a six-storey residential building with 133 rental units.

Staff have assessed the application and conclude that it meets the intent of the *Secured Rental Policy*. The General Manager of Planning, Urban Design and Sustainability recommends approval in principle subject to conditions contained in Appendix B.

Context and Background

1. Site and Context

The subject site is comprised of two parcels, located mid-block on the west side of Commercial Drive between East 15th and 18th Avenues (see Figure 1). The properties are currently developed with a detached home and a two-storey rental building, respectively. The surrounding properties are primarily residential, including single-detached dwellings, townhouses, and six-storey residential buildings. The Croatian Cultural Centre and the elevated SkyTrain guideway are located across the street on the east side of Commercial Drive.

Figure 1: Site and Surrounding Zoning



2. Policy Context

- Secured Rental Policy (SRP):** The *SRP* encourages the construction of new purpose-built rental housing in Vancouver. Given the site's unique geometry, and in the absence of a rear lane, the proposal is able to be considered under Section 2.4.2 of the *SRP* which allows irregular sites to rezone to CD-1.

The *SRP* generally supports up to four-storey mixed-use and five-storey residential apartments on arterials, and up to four-storey townhouses or apartments on sites off arterials. Up to six-storeys may be considered for projects on arterials where the residential component includes a minimum 20% permanently secured for below-market rental housing or 100% social housing. This application complies with the location criteria under *SRP* for six-storey buildings.

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

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

Discussion

1. Proposal

The proposal is for a six-storey residential building with 133 rental units (Figure 2). Indoor and outdoor amenity spaces are proposed on the ground floor. A building height of 22 m (72 ft.) and a floor space ratio (FSR) of 2.52 is proposed. Two levels of underground parking are to be accessed from Commercial Drive.

Figure 2: Proposed Building Looking Northwest



2. Form of Development

The proposed form of development is generally consistent with the expectations of the *Secured Rental Policy* which permits residential buildings up to six storeys. Refer to application statistics in Appendix G.

Staff have included conditions to improve the transition to the neighbouring sites at the rear and the Commercial Drive streetscape.

Staff reviewed the site-specific conditions and concluded the proposal is appropriate for the context and generally meets urban design objectives.

- **Natural Assets:** The *Urban Forest Strategy* and the *Protection of Trees By-law* were used to evaluate the proposal. Nine on-site trees are proposed for removal, as well as two trees on neighbouring properties, and four City trees, two of which are in the future lane dedication.

Approximately fifty new on-site trees and new City-owned street trees are currently proposed, however, the final number of trees will be determined at the development permit stage. See Appendix B for landscape and tree conditions.

- **Urban Design Panel (UDP):** A review by the Urban Design Panel was not required due to the application's consistency with the expectations and policy of the *SRP*.

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

3. Housing

Progress Towards Housing Vancouver Strategy

The *Housing Vancouver Strategy* seeks to deliver a range of housing tenures across the housing continuum. This application, if approved, would add 133 rental units to the City's inventory of rental housing, which would contribute to the targets set out in the *Housing Vancouver Strategy* (see Figure 3¹).

Figure 3: Progress Towards 10 Year Housing Vancouver Targets (2024-2033) for Purpose-Built Rental Housing as of September 30, 2025

Housing Type	10-YEAR TARGETS	Units Approved Towards Targets
Purpose-Built Market Rental Housing Units	35,500	14,345 (40%)

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

2. Previous targets established in 2017 included 20,000 purpose-built rental, market and below-market combined, with tracking starting in 2017. As of December 31st, 2023, 87% of the previous targets had been reached.

3. Unit numbers exclude the units in this proposal, pending council's approval of this application.

Vacancy Rates

Vancouver has exhibited historically low vacancy rates in the last 30 years. In 2024, the purpose-built apartment vacancy rate was 1.6% in Vancouver. The vacancy rate (based on Canada Mortgage and Housing Corporation (CMHC) Market Rental Survey) for the Mount Pleasant/Renfrew Heights for which this site is located, is 1.6%. A vacancy rate of between 3% and 5% is considered to represent a balanced market.

Housing Mix

The *Family Room: Housing Mix Policy for Rezoning Projects* policy requires a minimum of 35% family units. This application proposes 35% family units in a mix of two-bedroom and three-bedroom units, thereby meeting the policy. These units must be designed in accordance with the High-Density Housing for Families with Children Guidelines. The application as proposed is consistent with the policy and a provision is included in the CD-1 By-law to meet the minimum unit mix requirements.

Average Rents and Income Thresholds

Average market rents in newer rental buildings on the eastside are shown in the left hand columns in Figure 4. The market rental housing will provide options which are significantly more affordable than average home ownership costs as illustrated in Figure 4.

Figure 4: Market Rents in Newer Eastside Buildings, Costs of Ownership and Household Income Served

	Newer Rental Buildings Eastside		Monthly Costs of Ownership for Median-Priced Apartment – Eastside (with 20% down payment)		
Unit	Average Market Rent ¹	Average Household Income Served ³	Monthly Costs of Ownership ²	Average Household Income Served ³	Down-Payment at 20%
Studio	\$1,879	\$75,160	\$2,200	\$88,000	\$79,550
1-bed	\$2,194	\$87,760	\$2,885	\$115,400	\$108,000
2-bed	\$2,880	\$115,200	\$3,809	\$152,360	\$141,300
3-bed	\$3,815	\$152,600	\$5,565	\$222,600	\$213,000

¹ Data from the October 2024 CMHC Rental Market Survey for apartments in purpose-built rental buildings completed in the year 2015 or later on the Eastside of Vancouver

²Based on the following assumptions: median of all BC Assessment apartment sales prices in Vancouver Eastside in 2021 by unit type, 20% down-payment, 5% mortgage rate (in-line with Bank of Canada conventional rate), 25-year amortization, \$150-\$250 monthly strata fees and monthly property taxes at \$2.92 per \$1,000 of assessed value (2020 assessments and property tax rate).

³Incomes are estimated based on rents or monthly ownership costs at 30% of income.

Security of Tenure

Purpose-built rental housing offers secure rental tenure. All 133 units in the proposal would be secured through a Housing Agreement and a Section 219 Covenant for the longer of 60 years and the life of the building. Covenants will be registered on title to prohibit the stratification and/or separate sale of individual units.

Rent increases during each tenancy are capped at the Residential Tenancy Act annual allowable rental increase. Conditions related to securing the units are contained in Appendix B.

Existing tenants

The rezoning site contains existing rental residential uses, including 20 units of primary rental and three units of secondary rental housing.

Of the 21 existing residential tenancies, 18 are eligible under the City's *Tenant Relocation and Protection Policy* (TRPP). The applicant has provided a Tenant Relocation Plan (TRP) for eligible tenants which meets the requirements of the City's *TRPP*, which is summarized in Appendix E of this report.

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

4. Transportation and Parking

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

5. Public Input

Public input primarily included mailed postcards, a site sign, a webpage with a digital model, an online comment form, and question and answer (Q&A) period. Refer to the application webpage: www.shapeyourcity.ca/3295-3333-commercial-dr.

In total, approximately 56 submissions were received. Comments supported the new rental housing and the proximity to amenities. Concerns included the height of the building, increased traffic, and site grading. Refer to Appendix D for a full summary of the public input collected and responses to public comments.

6. Public Benefits

Refer to Appendix F for full summary of public benefits.

- **Development Cost Levies (DCLs):** The applicant will not be seeking the DCL waiver for this project. It is expected that the project will pay DCLs of \$2,717,674 based on rates in effect as of December 10, 2025.
- **Community Amenity Contributions (CAC):** The application is subject to the Community Amenity Contributions Policy for Rezoning with CACs based on a negotiated contribution. The proposal includes 100% of the residential floor area as rental housing to be secured for the longer of 60 years and the life of the building. Real Estate Services staff reviewed the application proforma and the value of securing the 133 rental housing units, and have determined the project does not have the capacity to deliver below-market rental units or a CAC.
- **Public Art Program** – As the application is below the minimum threshold of 9,290 sq. m (100,000 sq. ft.), no public art is required.

Financial Implications

This project is expected to provide 133 rental units and DCLs. See Appendix F for additional details.

Conclusion

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

APPENDIX A
3295-3333 Commercial Drive
PROPOSED CD-1 BY-LAW PROVISIONS

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) Dwelling Uses, limited to Multiple Dwelling; and
 - (b) Accessory Uses customarily ancillary to the uses permitted in this section.

Conditions of Use

4. The design and layout of at least 35% of the total number of dwelling units must:
 - (a) be suitable for family housing; and
 - (b) have 2 or more bedrooms.

Floor Area and Density

- 5.1 Computation of floor area must assume that the site area is 3,080.45 m², 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 2.52.
- 5.3 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.

5.4 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 m² 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.

- 5.5 The Director of Planning or Development Permit Board may exclude common amenity areas from the computation of floor area, to a maximum of 10% of the total permitted floor area, if the Director of Planning or Development Permit Board considers the intent of this by-law and all applicable Council policies and guidelines

Building Height

- 6.1 Building height must not exceed 22 m.

- 6.2 Despite section 6.1 of this by-law and the 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.

* * * * *

APPENDIX B CONDITIONS OF APPROVAL

Note: If the application is referred to a Public Hearing, these Conditions of Approval will be referenced in the Summary and Recommendations included in the hearing agenda package. Any changes to the conditions approved by Council will be contained in its decision. Applicants are advised to consult the hearing minutes for any changes or additions to these conditions.

PART 1: CONDITIONS OF APPROVAL OF THE FORM OF DEVELOPMENT

Note: Consideration by Council at the Public Hearing of the proposed form of development is in reference to plans prepared by TKAD Architecture + Design, received on September 19, 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 improve neighbourliness and maximize open space around the building.

Note to Applicant: This can be achieved as follows:

- (a) Provide a generous rear yard setback inside the property line along the future lane, maximize perimeter tree retention, and remove the deep sunken pathway along the west facade (see also Landscape Conditions 1.5 to 1.7);
- (b) Step back the upper part of the west façade;
- (c) Remove proposed mechanical equipment and accessory structures near the property lines; or
- (d) Other design measures to mitigate the impact on adjacent properties.

- 1.2 Design development to provide required front yard setback to the face of the underground parkade along Commercial Drive.

Note to Applicant: The parkade setback is required to enable storm water percolation, provide sufficient soil volume for tree planting inside the property line, and partly offset removal of the significant landmark tree (see also Landscape Condition 1.6).

- 1.3 Design development to improve the Commercial Drive frontage.

Note to Applicant: This can be achieved by providing the following:

- (a) Create a more prominent building entry framed by feature landscaping, by reducing adjacent patios and shifting their stairs further from the doorway (See also Landscape Condition 1.6).

- (b) Provide pedestrian-oriented public realm enhancements such as decorative fencing, lighting, and other features; and,
- (c) Enhance the vehicular site entry and ramp as an attractive, well integrated streetscape element (see also Engineering Conditions 1.18).

1.4 Design development to improve livability.

Note to Applicant: This can be achieved as follows:

- (a) Provide sufficient private open space, as well as shared amenity space for every dwelling unit, as follows:
 - (i) Confirm sufficient indoor and outdoor amenity is provided for the total number of units, with a dedicated children's play area;
 - (ii) Provide usable outdoor private space for all units, especially for families (i.e. 4 family units have no balconies); and
 - (iii) Provide balconies for studios whenever possible, as smaller units benefit greatly from outdoor space (i.e. 9 studios facing south and 19 facing Commercial);
- (b) Ensure all units meet required minimum sizes, as measured 'paint to paint';
- (c) Ensure all units have adequate daylight access, with windows in habitable spaces;
- (d) Remove the below-grade 3 bedroom units along the west façade and consider replacing with bike storage, with an exit to the north from the lowest level as required; and
- (e) Provide sufficient bulk storage for the units (i.e. 7 units appear to be missing storage).

(Refer to High-Density Housing for Families with Children Guidelines, at <https://guidelines.vancouver.ca/guidelines-high-density-housing-for-families-with-children.pdf>, and the Residential Rental Districts Schedules Design Guidelines, at <https://guidelines.vancouver.ca/guidelines-rr-districts.pdf>, for detailed information on amenities, children's play, private open space, as well as unit design, storage, access to light, required yards, and topography. For example, recommended minimum size for an indoor amenity space is 37 sq. m (398 sq. ft.).

Landscape

- 1.5 Provision of a Letter of Consent from the property owners of 1665 East 18th Avenue and 3281 Commercial Drive for the removal of any bylaw size trees on their respective properties;

Note to Applicant: Trees on these neighbouring properties are proposed for removal, but a signed Letter of Consent from their respective property owners has not been submitted. In the event that tree removal consent cannot be obtained, design

development will be required to retain all trees on neighbouring properties, and/or any trees that straddle a property line.

- 1.6 Design development to increase privacy for the Level 1 units facing Commercial Drive, enhance the main entrance, and soften the streetscape to improve the pedestrian experience by increasing the amount of planted area along the Eastern property line.

Note to Applicant: This may be achieved by reducing the extents of the balconies of the ground floor three-bed and two-bed units facing Commercial Drive, and replacing the leftover area with layered planting oriented towards the street that also provides privacy and visual interest for residents. With this increased planting area, consider providing larger species shade trees to take advantage off the off-slab (in-ground) condition. Refer to Urban Design Conditions 1.3 and 1.4.

- 1.7 Design development to improve the tree retention strategy such that the recommendations in the most-recent arborist report (dated Nov. 10th, 2025) are satisfied.

Note to Applicant: Coordination is required with the project arborist to ensure the safe retention of trees N06 to N10 and N12 to N13. Any proposed design within the critical root zones needs to be reviewed and coordinated within a revised arborist report.

Housing

- 1.8 The proposed unit mix, including 86 studio units (65%), 33 two-bedroom units (25%), and 14 three-bedroom units (11%) is to be included in the Development Permit drawings.

Note to Applicant:

- (a) 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.
 - (b) The proposed market rental unit mix should be designed to accommodate returning tenants exercising the Right of First Refusal to return to the new building, as outlined in the Tenant Relocation and Protection Policy and TRPP Bulletin. See rezoning condition 2.6.
- 1.9 The development should be designed in accordance with the High-Density Housing for Families with Children Guidelines, including the provision of:
- (a) an outdoor amenity area to include areas suitable for a range of children's play activities and urban agriculture appropriate in size for the scale of the project and situated to maximize sunlight access (S. 3.3.2, 3.4.3);
 - (b) a minimum of 2.3 sq. m (24.7 sq. ft.) of bulk storage for each dwelling unit (S. 4.4.2);
 - (c) a multi-purpose indoor amenity space appropriate in size for the scale of the project, with a wheelchair accessible washroom and kitchenette. Consider

positioning this adjacent to the children's play area to enable parental supervision from the amenity room (S. 3.7.3); and

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

Note to Applicant:

- (a) The guidelines prescribe a set of performance criteria for common indoor and outdoor amenity spaces to sufficiently contribute towards livability. If a ratio of minimum 2.0 sq.m (21.5 sq.ft) per dwelling unit for outdoor amenity space, and at least 1.4 sq.m. (15 sq.ft.) per unit for indoor amenity space, is provided, staff will consider those performance criteria to have been met.
- (b) Bulk storage should be designed in accordance with the Bulk Storage and In-suite Storage – Multiple Dwelling Residential Developments Bulletin.

Sustainability

- 1.10 All new buildings in the development will meet the requirements of the Green Buildings Policy for Rezoning (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 Rezoning – Process and Requirements

Engineering

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

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

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

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

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

Note to Applicant: Prepare a mitigation plan to minimize street use during excavation and construction (i.e., consideration to the building design or sourcing adjacent private

property to construct from) and be aware that a minimum 60-day lead time is required for any major crane erection / removal or slab pour that requires additional street use beyond the already identified project street use permissions.

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

- 1.13 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.
- 1.14 Provision of a lighting simulation to support all offsite lighting upgrades to City standards and IESNA recommendations.
- 1.15 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.

If pole relocation cannot be achieved, site access location will need to be redesigned.

- 1.16 Provision of garbage and recycling storage amenity design to the satisfaction of the General Manager of Engineering Services as presented in the [Garbage and Recycling Storage Amenity Design Supplement](#).

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

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

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

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

- (i) "This plan is **"NOT FOR CONSTRUCTION"** and is to be submitted for review to Engineering Services a minimum of 8 weeks prior to the start of any construction proposed for public property. No work on public property may begin until such plans receive "For Construction" approval and related permits are issued. Please contact Engineering, Development and Major Projects and/or your Engineering, Building Site Inspector for details."
- (ii) "Tree species, final spacing, quantity and location to the satisfaction of the General Manager of Engineering Services. New trees must be of good standard, minimum 6 cm caliper, and installed with approved root barriers, tree guards and appropriate soil volumes. Installation of Engineered Soil may be required to obtain appropriate soil volumes

based on site conditions. Root barriers shall be of rigid construction, 8 feet long and 18 inches deep, centre on each street tree adjacent to the sidewalk and any off-street bike facility. Planting depth of root ball must be below sidewalk grade. Contact Park Board at pbdevelopment.trees@vancouver.ca for inspection after tree planting completion".

- (iii) "The required Green Infrastructure improvements for 3295 Commercial Drive 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) Any structural encroachment proposed within the 10 ft lane dedication area.

Note to Applicant: The "Cabin in the Woods" feature shown in the Landscape Package and Architectural Plans (A17) is to be kept within private property.

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

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

(e) Streetscape designed in compliance with "All other city areas" Streetscape Design Guidelines.

Note to Applicant: Where a design detail is not available, make note of the improvement on the plan. Public realm changes include all off-site improvements sought for this rezoning. The Streets Design Guidelines are viewable online at

<https://vancouver.ca/streets-transportation/streetscape-design-guidelines.aspx> and are to be used alongside the City design guidelines and construction standards.

- 1.18 Parking, loading, bicycle, and passenger loading space quantities must be provided and maintained in accordance with the requirements of the Vancouver Parking By-Law.
- 1.19 Provision of parking access, per [Parking By-law Section 4](#) and the [Design Supplement](#):
 - (a) Safe, functional grades on the ramp and in parking areas, including:
 - (i) Maximum 10% ramp grades serving Class B loading;
 - (b) Ramp alignment positioning vehicles perpendicular to Commercial Drive.
- 1.20 Provision of Loading spaces, per the [Parking By-law Section 5](#) and the [Design Supplement](#), including:
 - (a) Convenient, internal, stair-free loading access to/from all site uses;
 - (b) Minimum 1.3 m (4.3 ft) side clearance for Class B spaces;
 - (c) Clear unloading area or raised rear dock, minimum 1.8 m (5.9 ft) wide, with suitable access to facilitate goods loading /unloading.
- 1.21 Provision of the following general revisions to architectural plans, including:
 - (a) All types of parking, loading, bicycle, end-of-trip facilities and passenger loading spaces individually numbered, dimensioned, and labelled on the drawings;
 - (b) Dimension of columns and column encroachments into parking spaces;
 - (c) Identification of columns in the parking layouts;
 - (d) Section drawings showing elevations and minimum vertical clearances for parking levels, loading bays, ramps, and to the underside of raised security gates considering mechanical projections and built obstructions;
 - (e) Design elevations at all breakpoints on both sides of ramps, drive aisles, loading and passenger loading spaces, accessible spaces, and entrances.
- 1.22 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.
 - (b) Abandonment or removal of all existing storm, sanitary, and combined sewer mains that are no longer in use due to the development of the site.

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

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

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

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

- 1.24 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>

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

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

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

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

PART 2: CONDITIONS OF BY-LAW ENACTMENT

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

Engineering

- 2.1 Make arrangements to the satisfaction of the General Manager of Engineering Services, the Director of Legal Services and the Approving Officer for consolidation of Block C and Lot D, Except The North 64 Feet, both of District Lot 753, Plan 821 to create a single parcel and dedication of the West 10 feet for lane purposes.

Note to Applicant: A subdivision plan and application to the Subdivision and Strata Group is required. For general information see the subdivision website at:

<http://vancouver.ca/home-property-development/apply-to-subdivide-or-join-properties.aspx>

- 2.2 Make arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for release of an Easement & Indemnity Agreement 266147M (commercial crossing) and 250903M prior to building occupancy.

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

- 2.3 Provision of a natural watercourse agreement.

Note to Applicant: Records indicate a natural watercourse passes through this site, a legal agreement ensuring that should the watercourse be discovered or impact the site during development and beyond that its flow will not be obstructed.

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

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

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

Note to Applicant: Based on the confirmed Fire Underwriter's Survey Required Fire Flows and domestic flows submitted by Aplin & Martin Consultants Ltd. dated August 25, 2025, no water main upgrades are required to service the development.

The main servicing the proposed development is 150 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.

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

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

Note to Applicant: Implementation of development(s) at 3295 Commercial Drive does not require any sewer upgrades.

Development to be serviced to the existing 200 mm COMB sewer along Commercial Dr.

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

The City of Vancouver Council has approved a Vancouver Building Bylaw change that will go into effect on January 1st, 2026. The onsite rainwater release rate requirement is to be 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 Commercial Drive adjacent to the site, including:
 - (i) Minimum 1.2 m wide front boulevard;
 - (ii) Minimum 2.4 m wide broom finish saw-cut concrete sidewalk;

- (iii) Removal of the existing driveway crossings and reconstruction of the curb and gutter;
- (iv) Curb and gutter, including road reconstruction as required to accommodate the new curb and gutter;

Note to Applicant: Road reconstruction on Commercial Drive to meet City Bus Routes standards.

- (v) 70mm depth mill and inlay, from curb to centerline.
- (d) Provision Green Infrastructure improvements to the satisfaction of the General Manager of Engineering Services, including:
- (i) Installation of a rainwater tree trench (RTT) along Commercial Drive 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.

- (e) Provision of upgraded street lighting (roadway and sidewalk) to current City standards and IESNA recommendations.
- (f) Provision of Commercial Drive and East 18th Avenue entire intersection street lighting upgrade to current City standards and IESNA recommendations.
- (g) 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.

- (h) Provision of lane lighting on standalone poles with underground ducts if BC Hydro poles with attached City lane lights are planned to be removed.

Note to Applicant: The ducts must be connected to the existing City street lighting grid.

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

- (i) Provision of street trees where space permits.

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

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

Housing

- 2.5 Make arrangements to the satisfaction of the General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services to enter into a Housing Agreement and a Section 219 Covenant to secure all 133 residential units as secured market rental housing units, excluding Seniors Supportive or Independent Living Housing, pursuant to the City's Secured Rental Policy, 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 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.
- 2.6 Enter into a Section 219 Covenant and/or such other agreements as the General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services determine are necessary to require the applicant to:
 - (a) Provide a Tenant Relocation Plan to the satisfaction of the General Manager of Planning, Urban Design and Sustainability as per the Tenant Relocation and Protection Policy that is effective at the time of submission of the Development Permit Application.
 - (b) Provide a notarized declaration prior to issuance of the Development Permit that demonstrates that each tenant has been given written notice of the intent to redevelop the property; that indicates the number of units occupied on the date of the notice; and includes copies of a letter addressed to each eligible tenant summarizing the Tenant Relocation Plan offer and signed as received by each eligible tenant.
 - (c) Provide an Interim Tenant Relocation Report to the satisfaction of the General Manager of Planning, Urban Design and Sustainability prior to issuance of the Demolition Permit. The Report must include, but may not be limited to whether each tenant has indicated interest in the Right of First Refusal to return to the new building (if applicable); the names of any tenants who have ended their tenancy; the reason for its end (e.g. tenant decision or mutual agreement to end tenancy); the outcomes of their search for alternate accommodation (if assistance was requested by the tenant) and their total compensation amount(s); the names of tenants still remaining in the building; the status of the applicant's search for relocation options (if assistance was requested by the

tenant) and/or additional assistance rendered, as required through their Tenant Relocation Plan.

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

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

Environmental Contamination

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

- (a) Submit a site disclosure statement to Environmental Services (Environmental Protection);
- (b) As required by the Manager of Environmental Services and the Director of Legal Services, in their discretion, do all things and/or enter into such agreements deemed necessary to fulfill the requirements of Section 571(B) of the Vancouver Charter; and
- (c) If required by the Manager of Environmental Services and the Director of Legal Services, in their discretion, enter into a remediation agreement for the remediation of the site and any contaminants which have migrated from the site on terms and conditions satisfactory to the Manager of Environmental Services, the General Manager of Engineering Services and Director of Legal Services, including a Section 219 Covenant that there will be no occupancy of any buildings or improvements constructed on the site pursuant to this rezoning until separate Certificates of Compliance, satisfactory to the City, for the on-site and off-site contamination, issued by the BC Ministry of Environment and Climate Change Strategy, have been provided to the City.

Agreements

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

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

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

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APPENDIX C
PROPOSED CONSEQUENTIAL BY-LAW AMENDMENTS

Council amends Schedule A of the Subdivision By-law in accordance with the plan labelled Schedule A and attached to and forming part of this by-law, by deleting the following properties from the R1-1 maps forming part of Schedule A of the Subdivision By-law:

- (a) PID 015-103-871; Lot D, Except the North 64 Feet, District Lot 753 Plan 821; and
- (b) PID 015-103-846; Block C District Lot 753 Plan 821.

* * * * *

APPENDIX D ADDITIONAL INFORMATION

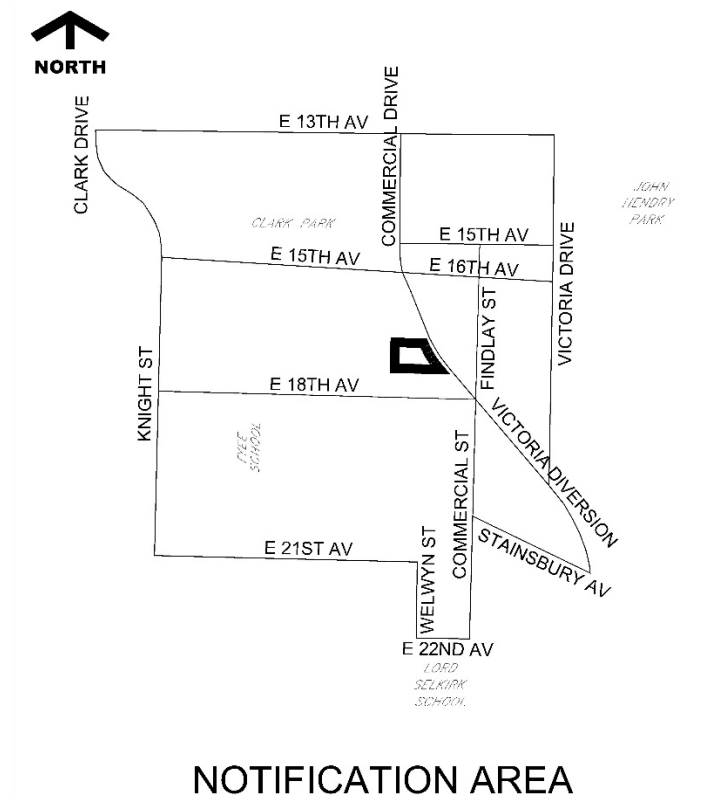
Public Consultation Summary

Approximately 1,285 views were recorded. A total of 39 comments were received with 20 comments in support for new rental housing, proposed plan for the neighbourhood, and new amenities. 9 comments expressed concerns about impacts on construction impacts, views, and housing/unit size concerns.

Event	Date(s)	Details
Webpage published	October 28, 2024	https://www.shapeyourcity.ca/3295-3333-commercial-dr
Postcard mailed	November 14, 2024	1,730 notices mailed (approximate)
Site sign installed	November 5, 2024	n/a
Online comment form	October 2024 to October 2025	39 submissions • 20 responses support • 9 responses opposed • 10 responses mixed
Question and Answer (Q&A) period (2 weeks)	November 20 2024 to December 3 2024	16 submissions
Other input (phone calls, direct emails, etc.)	October 28, 2024 to October 28, 2025	1 submission
Total webpage views	October 28 2024 to October 31 2025	1,285 page views
Total Submissions (Comments submitted + questions asked + other input methods)		56 submissions

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Map of Notification Area



NOTIFICATION AREA

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

Areas of support:

- **Housing:** Respondents support the creation of purpose-built rental units and highlight the importance of secured rental housing to provide stability for renters.
- **Location:** There is approval for the location of the development given its proximity to parks, transit, community services, and amenities.

Areas of concern:

- **Building Height:** Respondents had concerns with the height of the building blocking views and creating privacy issues.
- **Parking & Traffic:** There are concerns about limited street parking and pedestrian safety due to traffic congestion.
- **Site Grading:** Respondents are worried about the significant changes in elevation between the proposed development and adjacent properties.
- **Environmental Impact:** There are concerns that the project will create a loss of green space, erosion, and pollution.
- **Unit size:** The proposed units are too small. There should be more family sized units.

Response to Public Comments

- **Building Height:** Detailed design elements, such as window placement, screening, and strategies to mitigate overlook, are addressed during the development permit stage. This process includes review against City of Vancouver design guidelines and policies to ensure privacy and livability for both new and existing residents. This project will not block any protected views.
- **Parking & Traffic:** The project includes measures to manage transportation impacts, such as providing on-site parking in line with City requirements and encouraging sustainable travel options like walking, cycling, and transit. Traffic and safety considerations are reviewed by the City to ensure compliance with transportation and parking standards.
- **Site Grading:** Detailed confirmation of grades, elevations, and interface conditions occurs during subsequent development permit and building permit stages, where site-specific design guidelines and engineering reviews ensure appropriate transitions and compliance with City standards.
- **Environmental Impact:** The project will include landscaping and green features, apply erosion control during construction, and follow environmental regulations to minimize impacts.
- **Unit size:** The proposal follows the City of Vancouver's Family Room: Housing Mix Policy for Rezoning, which requires that at least 35% of units be family-sized (two or more bedrooms) in new rezoning projects. This ensures a mix of housing options to support families and diverse households.

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APPENDIX E

DRAFT TENANT RELOCATION PLAN

TRPP Requirements	Tenant Relocation Plan Offer
Financial Compensation	Compensation in the form of free rent, a lump sum payment, or a combination of both, will be available for each unit eligible for Tenant Relocation Plan according to the following schedule: ○ 4 months' rent for tenancies up to 5 years; ○ 5 months' rent for tenancies over 5 years and up to 10 years; ○ 6 months' rent for tenancies over 10 years and up to 20 years; ○ 12 months' rent for tenancies over 20 years and up to 30 years; ○ 18 months' rent for tenancies over 30 years and up to 40 years; and ○ 24 months' rent for tenancies over 40 years.
Notice to End Tenancies	Landlord to provide regular project updates to tenants throughout the development approvals process. A minimum of four months' notice to end tenancy after all permits are issued is required (e.g. all development, building, and demolition permits in place).
Moving Expenses (flat rate or arrangement of an insured moving company)	A flat rate of \$750 or \$1000 will be provided to all eligible tenants depending on the type of unit.
Assistance in Finding Alternate Accommodation (3 options)	Staff have distributed tenant needs assessment surveys. These surveys will be used in relocation efforts and to identify tenants' needs and preferences. The applicant will be required to commit to monitor the rental market and provide tenants requesting assistance with three options in Vancouver that best meet the tenants' identified priorities.
Additional Support for Low Income Tenants or Tenants Facing Other Barriers to Appropriate Housing	The applicant is partnering with a Tenant Relocation Coordinator to assist existing tenants with finding alternate accommodation. For low income tenants and tenants facing other barriers to housing, as defined in the TRP Policy, the applicant has committed to assisting in securing a permanent, suitable affordable housing option.

First Right of Refusal (Where starting rents are anticipated to be higher than what the tenant currently pays, provide a 20% discount off starting rents for any returning tenants)	The applicant will be required to commit to offering all eligible tenants the right of first refusal at a 20% discount off starting rents in similar units in the new development once completed. Any subsequent rent increases for returning tenants will be in line with the Residential Tenancy Act.
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APPENDIX F PUBLIC BENEFITS

City-wide DCL ¹	\$1,670,770
Utilities DCL ¹	\$1,046,904
TOTAL	\$2,717,674

Other Benefits (non-quantifiable components): 133 market rental units.

¹ Based on rates in effect as of December 10, 2025 and the proposed 7,775 sq. m (83,685 sq. ft.) of residential floor area area.

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

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APPENDIX G REZONING APPLICATION SUMMARY

Property

Address	Parcel Identifier (PID)	Legal Description
3295 Commercial Drive	015-103-871	Lot D, Except The North 64 Feet, District Lot 753 Plan 821
3333 Commercial Drive	015-103-846	Block C District Lot 753 Plan 821

Applicant Team

Applicant	3333 Commercial Drive Limited Partnership
Developer	3333 Commercial Drive Limited Partnership
Architect	TKAD Architecture + Design
Property Owner	1363560 B.C. Ltd. and 3333 Investments Inc.

Statistics

	Permitted Under Existing Zoning	Proposed
Zoning	R1-1	CD-1
Site Area	3,080.45 sq. m (33,158 sq. ft.)	3,080.45 sq. m (33,158 sq. ft.)
Land Use	Residential	Residential
Maximum FSR	0.6	2.52
Maximum Height	11.5 m (37.7 ft.)	22 m (72 ft)
Floor Area	1,849 sq. m (19,901 sq. ft.)	7,775 sq. m (83,685 sq. ft.)
Unit Mix	N/A	86 studio units 0 1-bedroom 33 2-bedroom 14 3-bedoom 133 Total
Natural Assets	- 9 onsite proposed for removal; - 2 adjacent (neighbour) trees proposed for removal; - 4 city property trees proposed for removal (two are along Commercial Drive, two are in the future lane dedication).	Determined at the development permit stage.