CITY OF VANCOUVER

COUNCIL REPORT

Report Date:	June 23, 2026
Contact:	Chee Chan
Contact No.:	604.829.9576
RTS No.:	19721
VanRIMS No.:	08-2000-20
Meeting Date:	July 14, 2026

Submit comments to Council

TO: Vancouver City Council

FROM: General Manager of Planning, Urban Design and Sustainability

SUBJECT: CD-1 Rezoning: 375 East 1st Avenue

Recommendations

A. THAT the application by Onni 375 GNW Holdings Corp., the applicant and registered owners of the lands located at 375 East 1st Avenue [*PID 027-789-608; Lot P District Lots 200A, 264A and 2037 Group 1 New Westminster District Plan BCP39441*] to rezone the lands from CD-1 (402) (Comprehensive Development) District to a new CD-1 (Comprehensive Development) District, to allow for a maximum floor area of 110,800 sq. m (1,192,641 sq. ft.) and to increase the maximum building height from 45.72 m (150 ft.) to 137 m (449 ft.) to permit a mixed-use development with buildings ranging from 35 to 40 storeys, and residential, commercial, office, hotel and cultural uses, be approved in principle;

FURTHER THAT the draft CD-1 By-law, prepared 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 Boniface Oleksiuk Politano Architects, received July 23, 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 the approval of the new CD-1 By-law, CD-1 (402) Great Northern Way Campus By-law No. 8131 be amended, generally as set out in Appendix C;

FURTHER THAT the Director of Legal Services be instructed to bring forward the amendment to By-law CD-1(402) Great Northern Way Campus By-law No. 8131 at the time of enactment of the new CD-1 By-law.

D. 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.

E. THAT subject to approval of the CD-1 By-law, the Noise Control By-law be amended to include this CD-1, generally 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.

F. THAT Recommendations A to E 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 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 375 East 1st Avenue from CD-1 (402) District to a new CD-1 (Comprehensive Development) District. The proposal is for a mixed-use development including a 40-storey building and three 35-storey buildings connected by a podium, with 639 strata-titled units, 485 rental units, and 32 in-kind social housing units for artists with an adjacent in-kind arts and culture production space, a 225-room hotel, office and commercial space, and privately-owned, indoor and outdoor public spaces.

In accordance with section 559.02(4) of the Vancouver Charter, Council is prohibited from holding a Public Hearing for a development that is consistent with all relevant official development plans including the *Vancouver Official Development Plan* and contains majority residential use.

This application is consistent with the *Vancouver Official Development Plan* and the *Broadway Plan* (*Plan*). The General Manager of Planning, Urban Design and Sustainability recommends approval in principle subject to conditions contained in Appendix B.

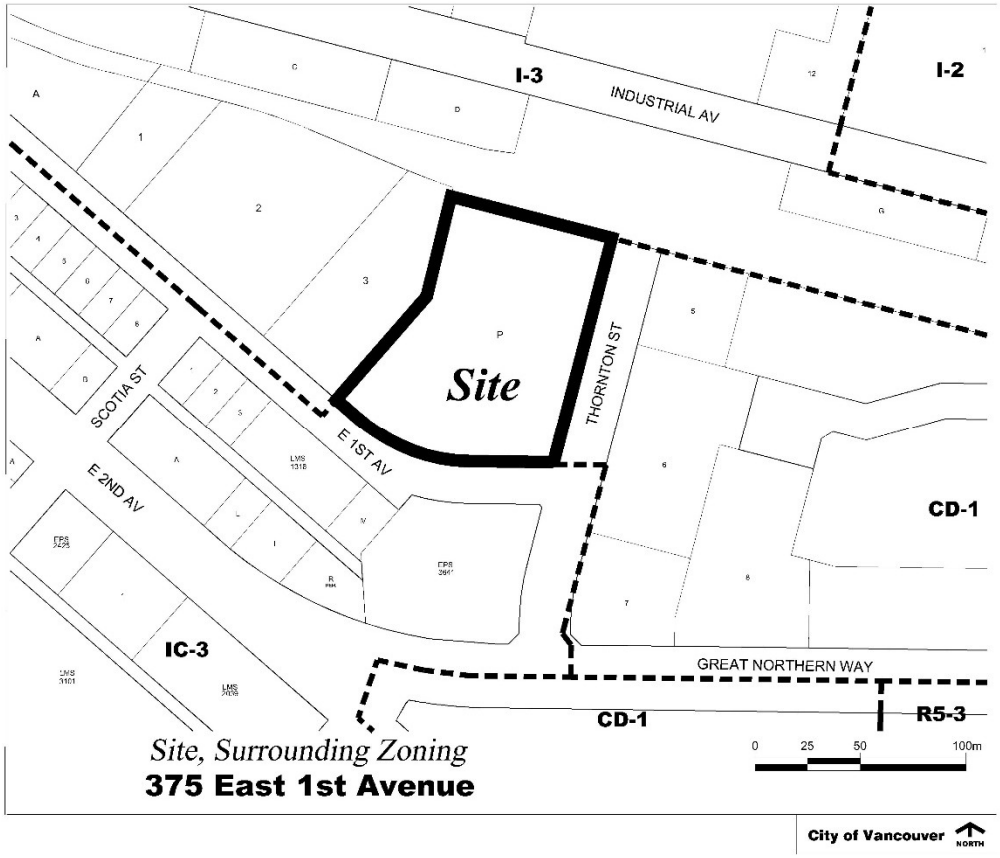
Context and Background

1. Site and Context

The subject site is comprised of one parcel, located at the intersection of East 1st Avenue and Thornton Street (see Figure 1). The surrounding neighbourhood is a mixed hub of primarily-institutional, light industrial and office developments, with some residential live-work, strata, and rental housing. To the north of the site is the CN railyards, while Emily Carr University campus is located to the east. The neighbourhood is undergoing significant change with future redevelopment as a result of the *Plan* as well as with the Skytrain extension. The future Great Northern Way-Emily Carr Station will be located across Thornton Street to the southeast.

The site was part of a rezoning approved by Council in 1999 for the Great Northern Way Campus (CD-1 (402)) and generally bounded by Foley Street, Thornton Avenue, Great Northern Way, and the CN Rail yards. Since the rezoning in 1999, the lands included in CD-1 (402) have been subdivided and sold to individual owners. Owners entered into density allocation covenants distributing the density from the CD-1 (402) across the subdivided lands. The City in its regulatory function is not party to these density allocation covenants.

Figure 1: Site and Surrounding Zoning



Light industrial, institutional, and commercial uses are currently permitted on site. The density allocation for this portion of lands within CD-1 (402) is a maximum floor area of 42,896 sq. m (461,743 sq. ft.). The maximum permitted height is 45.72 m (150 ft.). The site includes legal obligations secured through the previous rezoning, including public art commitments and a statutory right-of-way over the former Brewery Creek (Brewery Creek SRW) at the western edge of the site.

2. Policy Context

- ***Vancouver Official Development Plan*:** The Generalized Land Use (GLU) designation is Mixed-Use High-Rise 2, which permits high-rise commercial or mixed-use residential buildings above 26 storeys.

- ***Broadway Plan*:** The site is located within the Large and Unique Sites – GNW Campus (Creative District – Area D) (MCDD) sub-area of the *Plan*. The *Plan* allows for consideration of rezoning at this location for institutional, employment, and residential uses. A maximum height of 35 storeys can be considered, and amenities such as new public open space and public art near the station, as well as contributions to the "Cultural Ribbon" concept, a walkway across the Creative District highlighting Coast Salish knowledge and culture. The *Plan* also has policy direction supporting artist social housing with shared arts and culture production spaces.

- **Transit-Oriented Areas (TOA) Designation By-law and *Transit-Oriented Areas (TOA) Rezoning Policy:*** This site is within Tier 1 of the TOA. As the *Plan* allows more density, the application is being assessed under the *Plan's* policies.

- **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.

- ***Culture|Shift: Blanketing the City in Arts and Culture and Making Space for Arts and Culture*:** *Culture|Shift* and the integrated cultural infrastructure plan, *Making Space for Arts and Culture* sets key policy directions, including a target of 400 units of artist social housing with associated shared production space.

- ***Rezoning Policy for Sustainable Large Developments*:** This policy applies to developments with more than 8,000 sq. m (1.98 acres) site size, or more than 45,000 sq. m (484,375 sq. ft.). It requires projects to demonstrate leadership in sustainability through a variety or approaches in site design, food systems, green mobility and water management.

Discussion

1. Proposal

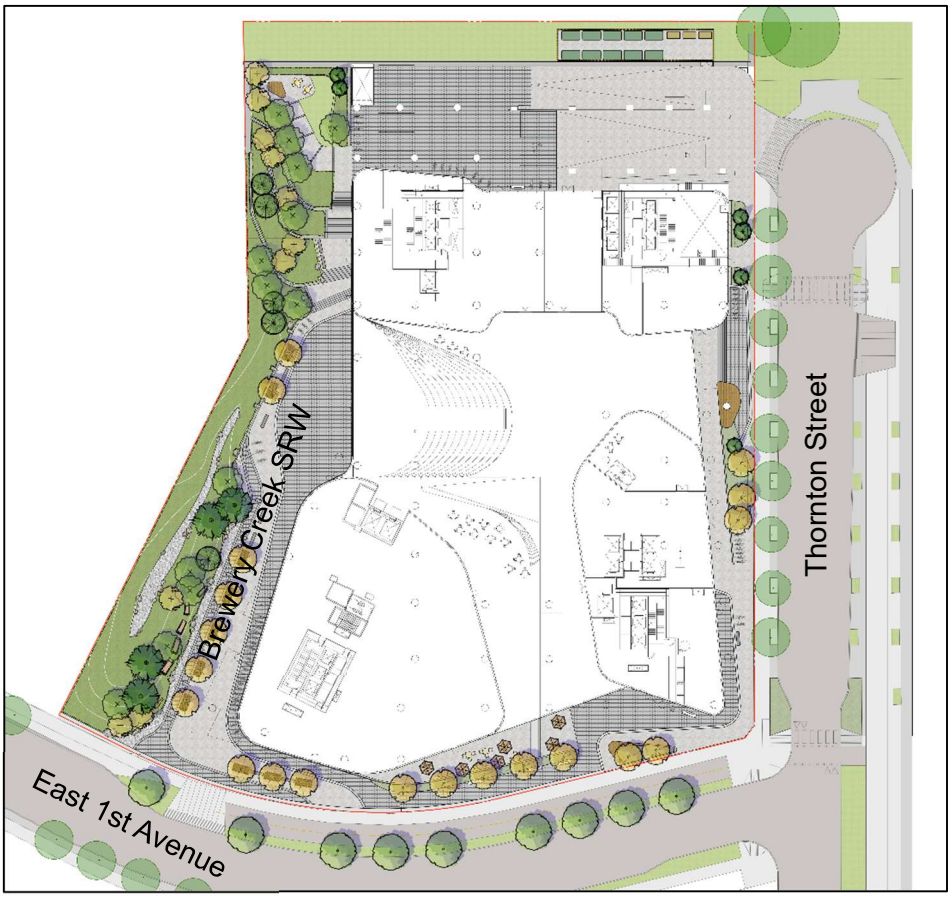
The rezoning proposal is for a mixed-use development including a 40-storey building and three 35-storey buildings connected by a podium (see Figure 2). It includes 639 strata-titled units, 485 rental units, and 32 in-kind social housing units intended for artists, with an adjacent in-kind arts and culture production space, a 225-room hotel, office and commercial space, and a total floor area of 110,800 sq. m (1,192,641 sq. ft.).

A privately-owned indoor public space in the form of a large atrium is located within the podium and forms part of the Cultural Ribbon walkway through the site (see Figure 3). A large, privately-owned public space is also proposed on the Brewery Creek SRW. It will be a landscaped space serving multiple functions including: a continuation of the Cultural Ribbon walkway; a public plaza and seating area; green space; rainwater garden; an Indigenous education garden to enable food-related educational, community and stewardship programming by local Nations or a delegated non-profit society; and a viewing area at the north end for panoramic views across the CN Rail yards to the North Shore mountains (see Figure 4).

Figure 2: Proposed Buildings Looking Northeast

Figure 3: Indoor Atrium

Figure 4: Brewery Creek SRW Plan



2. Form of Development

In assessing urban design performance, staff considered the built form expectations of the *Plan*, (Creative District-Area D, MCDD). The site is a relatively large parcel that is adjacent to the future Great Northern Way-Emily Carr Station, which is anticipated to open in late 2027. The proposal aligns with the *Plan*'s objectives to increase institutional, residential, and employment uses in this area and generally complies with its urban design and development criteria.

Height: The *Plan* anticipates varied building heights, generally up to 35 storeys near Great Northern Way-Emily Carr Station. This proposal includes three 35-storey buildings and one building at 40 storeys. There is a City of Vancouver Statutory Right of Way on the north portion of the site, reducing the developable area. Given this constraint, and delivery of the in-kind social housing and arts and culture space, employment spaces, including the 225-room hotel and office spaces, and secured rental housing, staff support the proposed building height above 35 storeys.

Staff also concluded that the proposed development does not result in additional shadowing on nearby public parks and school properties between 10 am and 4 pm between the fall equinox. The site is not within any Council-adopted public view corridors.

Cultural Ribbon: The proposal aligns with the *Plan's* vision for a "Cultural Ribbon" linking East Vancouver to False Creek through the Creative District. Envisioned as a walkway that draws people to the area, it is intended to highlight Local Nation knowledge and culture through art,

signage, public realm/landscape design and architecture. The design of the Cultural Ribbon will be refined at the development permit stage.

Public Realm: The proposal aligns with the *Plan*'s objectives to enhance the public realm and pedestrian experience. A larger southeast corner setback is designed to draw pedestrians from the future Great Northern Way-Emily Carr Station into a publicly accessible open space connected to the atrium, supporting the Cultural Ribbon. Active at-grade uses, including retail and lobbies, contribute to a vibrant and animated streetscape, consistent with the *Plan's* vision for "Large and Unique Sites". A condition in Appendix B requires further refinement of the south interface and improved pedestrian circulation, particularly along the Brewery Creek SRW and the north edge.

Railway Proximity: The site's proximity to active rail infrastructure presents potential impacts related to noise, vibration, and physical safety that must be carefully considered in the building design, as they may affect the livability of residential and working environments if not appropriately mitigated. Consistent with the City's *Bulletin: Developments in Proximity to Rail Facilities*, the proposal will be required to incorporate design measures as identified by the Qualified Professional such as enhanced acoustic glazing, building envelope performance, and vibration attenuation strategies to ensure livability. A condition in Appendix B requires further detailed analysis and mitigation of rail-related impacts through subsequent stages of design development.

Figure 5: Urban Design Analysis Summary

Issue	Policy	Proposal	Impacts	Outcomes
Height	Max. **35 storeys**	**40 storeys** (one tower) and **35 storeys** other 3 towers	Massing bulk Neighbourhood impact	Staff support the proposed additional height in recognition of the proposed public benefits and minimal neighbourhood impact, subject to Conditions in Appendix B. A condition is also included to vary tower heights to create visual interest and continuity in the skyline.
Density	Urban Design performance, 80 ft. tower separation.	110,800 sq. m (1,192,641 sq. ft.). 80 ft. tower separation provided.	Additional massing bulk and shadowing on to public realm spaces.	Density and tower separation complies with the *Plan.*
Public Realm Interface - Cultural Ribbon	Pedestrian spine along the area highlighting culture through art, signage, landscape	Southeast corner plaza and retails along East 1st Avenue to draw people into the atrium	The atrium is enclosed and not fully public. The quality of public realm along East 1st should be improved.	Condition of Approval 1.1 seeks to improve the public realm and reinforce the "Cultural Ribbon" by enhancing the quality of open space at the south face, pedestrian activation around entire frontage, and securing the atrium as a major public space.
Rail Proximity	30 m physical safety RIA* 75 m vibration RIA 300 m noise RIA	Within all 3 RIAs	Safety and Livability	Rail mitigation measures for all three areas to comply with the Bulletin*: Developments in Proximity to Rail Facilities*, acceptance subject to third party peer review.

*The *Bulletin: Developments in Proximity to Rail Facilities* outlines three Rail Influence Areas (RIA) which can affect a site: physical safety, vibration and noise.

Urban Design Panel (UDP): The UDP reviewed this application on November 12, 2025 and supported the proposal with recommendations related to enhancement of public realm and Cultural Ribbon concept. They include strengthening the pedestrian flow through the site, enhancing the atrium's function, refining building interfaces along retail frontages, improving towers and podium massing and expression, and incorporating cultural references into the materiality.

Refer to the full Panel's meeting minutes. Staff have included rezoning conditions summarized above in Appendix B to respond to the panel's recommendations.

Staff reviewed this proposal and have concluded that it reflects all applicable policies and guidelines for urban design objectives and that staff recommend support for the proposed form of development subject to the Urban Design Conditions of Approval detailed in Appendix B.

Natural Assets: The *Urban Forest Strategy* and the Protection of Trees By-law were used to evaluate the proposal. Three on-site trees and no City-owned trees are proposed for removal, and 18 City-owned trees are proposed for retention. New on-site trees are proposed in the Brewery Creek SRW, and on the podium and towers' rooftops, and new street trees will be planted where space permits. The final numbers of trees are confirmed at the development permit stage. See Appendix B for landscape and tree conditions.

Refer to the rezoning application booklet for drawings and the Council agenda for renderings. 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

The *Housing Vancouver Strategy* seeks to deliver a range of housing tenures across the housing continuum. This application, if approved, would add 485 rental units, 32 turnkey social housing units, and 639 strata units to the City's inventory of rental and social housing, which would contribute to the targets set out in the *Housing Vancouver Strategy* (see Figure 6, Appendix E).

Housing Mix:

Market Rental Housing:

This application's rental housing portion proposes 33% family units in a mix of 17% two-bedroom and 16% three-bedroom units, thereby not meeting the *Plan,* which requires a minimum of 35% family units, including a minimum of 25% two-bedroom and 10% three-bedroom units. A condition of approval and a provision in the CD-1 By-law has been included to ensure the project meets the minimum unit mix requirement.

Social Housing:

The City's *Housing, Design and Technical Guidelines* typically requires a minimum of 50% inclusionary family units. Based on the anticipated housing needs for low- and moderate-income

working artists, who are intended to occupy these social housing units, the City requested a minimum of 25% family units. This application proposes 38% inclusionary family units in a mix of two-bedroom and three-bedroom units, thereby meeting the City's request for a minimum of 25% family units. A condition of approval and a provision in the CD-1 By-law has been included to ensure the project continues to meet the minimum unit mix requirements.

Strata Residential Housing:

This application's strata-residential portion proposes 37% two and three-bedroom units, thereby meeting the *Plan* which requires a minimum of 35% family units, including a minimum of 25% two-bedroom and 10% three-bedroom units. A condition of approval and a provision in the CD-1 By-law has been included to ensure the project continues to meet the minimum unit mix requirements.

Average Rents, Income Thresholds and Affordability:

Market Rental Housing

The proposed market rental units will provide housing options that are significantly more affordable than average home ownership costs, as shown in Figure 8 of Appendix E.

Social Housing

Figure 9 of Appendix E compares starting rents for non-market unit rents and below-market unit rents with the cost of ownership. Figure 9 of Appendix E demonstrates that social housing provides options that are more affordable than home ownership.

Social Housing Affordability: The social housing units proposed for this project will meet the City definition of "Social Housing" as per the Zoning and Development By-law, with a minimum of 30% of social housing units rented to households with incomes that are less than the BC Housing Income Limits (HILs) levels and the remaining 70% rented at up to market rents. The social housing units will aim to house low- to moderate-income working artists. Staff intend to work with senior levels of government to look for opportunities to deepen affordability. Upon completion, an air space parcel containing all of the social housing will be transferred to the City.

Social Housing Operator: A qualified housing operator will be selected through a Request for Proposals in line with the City's Procurement Policies to operate the social housing air space parcel. Given the adjacency and cross over of social housing and cultural uses, consideration will be given to operators qualified to operate both the social housing and the cultural amenity. Housing operators with relationships with the arts and culture community who can seek tenant referrals into the building may be looked upon favourably. Recommendations for the operator of the social housing units, along with the key terms of the operating agreement (including rents, operating and capital maintenance costs, and monitoring and reporting requirements) will be presented to Council in a future report for consideration and approval.

Security of Tenure:

Market Rental Housing

A minimum of 42% of the total residential floor area, or 37,199 sq. m (400,407 sq. ft.), whichever is greater, would be secured as rental housing through a Housing Agreement and a Section 219 Covenant for the longer of 60 years and the life of the building.

Social Housing

All inclusionary units will be secured as social housing through a Housing Agreement and Section 219 Covenant for the longer of 60 years or the life of the building. The Housing Agreement will secure not less than 3% of the total residential floor area, or 2,640 sq. m (28,417 sq. ft.), whichever is greater, of the project for inclusionary housing units to be rented as social housing units.

Tenants:

The rezoning site does not currently have any eligible tenants as defined under the City's *Tenant Relocation and Protection Policy* (*TRPP*). If any eligible tenants are identified through the City's regulatory approvals process, the applicant will be required to meet the City's *TRPP*.

4. Arts and Culture Space

The applicant is proposing 32 units of social housing units intended for artists and a 992.9 sq. m (10,688 sq. ft.) on-site cultural space as an in-kind amenity. The cultural space will provide shared rehearsal, performance, and artist studio space for a range of performing and visual arts uses, as well as support the artists living in the adjacent social housing units. Once constructed to the City's satisfaction, this space will be conveyed turnkey to the City.

Together, the proposed artist-oriented social housing and cultural amenity space advance key directions in the City's cultural infrastructure plan, *Making Space for Arts and Culture,* including the development of artist hubs through co-location of affordable housing and shared production space, and prioritizing these opportunities in areas with high concentrations of artists such as Mount Pleasant.

The cultural amenity space would add to a network of nearby spaces in the area, including the James Black Gallery, Red Gate Arts Society, Beaumont Studios, Western Front, and City-owned artist social housing and arts production space at 187 East 3rd Avenue and future artist production space at 2111 Main. Given its proximity to the Emily Carr University of Art and Design, this cultural amenity space has the potential to become a key cultural hub within the Mount Pleasant area.

Non-Profit Operator Selection: If the rezoning is approved, the applicant (with direction from City staff) will engage with the arts and culture community to refine the use of the cultural space through the development of a detailed functional program. After enactment, staff would undertake a process to select a non-profit arts and culture operator that will be responsible for operating the cultural amenity space. Given the adjacency and cross over of social housing and cultural uses, consideration will be given to operators qualified to operate both the social housing and the cultural amenity. Housing operators with relationships with the arts and culture community who can seek tenant referrals into the building will also be looked upon favourably. Staff will return to Council for approval of the selected non-profit operator and lease terms.

Staff support the proposed cultural amenity space subject to conditions in Appendix B.

5. Transportation and Parking

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

6. 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: https://www.shapeyourcity.ca/375-e-1st-ave.

In total, approximately 37 submissions were received. Comments supported new housing, the mix of uses, and transit-supported density, while concerns focused on excessive height, traffic and parking, and neighbourhood livability. Refer to Appendix D for a full summary of the public input collected and responses to public comments.

7. Public Benefits

Refer to Appendix F for full summary of public benefits.

- **Development Cost Levies (DCLs):** It is expected that the project will pay DCLs of $35,923,803 based on December 2025 rates. The reduced DCL rate for the in-kind arts and culture space is $20. Under the provisions of the Vancouver Charter and the City-wide DCL and City-wide Utilities DCL By-laws, the social housing floor area would qualify for an exemption, valued at $922,786.

- **Community Amenity Contributions (CAC):** A negotiated CAC is applicable to this rezoning. The applicant has offered a total CAC package valued at $36,630,704. The City will receive delivery of 32 in-kind social housing units valued at $26,433,889, and an in-kind arts and culture space valued at $10,196,815. Real Estate Services staff have reviewed the applicant's development pro forma and concluded that total CAC value offered by the applicant is appropriate and accept the offer.

- **Public Art:** This project is subject to the City's *Public Art Policy for Rezoned Developments,* and requires an in-kind public art contribution or a cash contribution under a time-limited Option B1 discounted rate of 60% value of the public art value.

  This project is also subject to a 2018 Public Art Pooling Agreement (Pooling Agreement) established under previous rezonings. Pooling agreements are permitted when a developer is unable, or prefers not to deliver public art on specific sites due to site-specific constraints (e.g. space), and commits instead to pooling their public art requirements and to deliver them on another site they own. The Pooling Agreement required $894,257.65 (adjusted per the Pooling Agreement to $835,744) for a development on this site under its current CD-1 (402) zoning. This amount is combined with public art commitments from previous rezonings on two other sites owned or controlled by this developer: $497,281 from a rezoning at 8199 Cambie Street and $440,042 from a rezoning at 1335 Howe Street. The public art commitment from this Pooling Agreement is valued at $1,773,067, and identified this site at 375 East 1st Avenue as the receiver site for on-site public art.

  This rezoning adds an estimated 65,173 sq. m (701,513 sq. ft.) of additional, eligible floor area, generating an additional public art contribution of $1,388,996.

  Therefore, it is anticipated that the developer would deliver at least $1,773,067 of public art on site from the Pooling Agreement. The developer also has the option to deliver an

additional $1,388,996 of public art on site (for a total of $3,162,063 on site), or to provide it as a cash contribution under the *Public Art Policy's* time-limited Option B1 discounted rate of 60%.

Financial Implications

This project is expected to provide 485 rental units, 32 in-kind social housing units, an in-kind arts and culture production space, privately-owned indoor and outdoor public spaces, DCLs, as well as a public art contribution. See Appendix F for additional details.

Conclusion

The proposed land use, form of development and public benefits are consistent with the *Vancouver Official Development Plan* and the *Broadway Plan*. 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
375 East 1st 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.

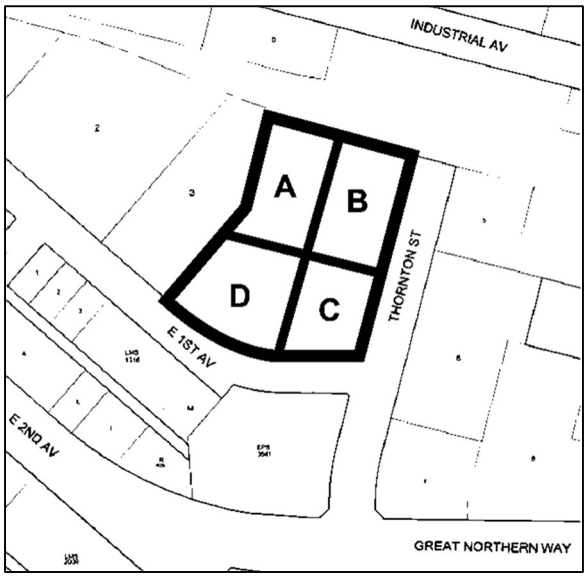
Designation of CD-1 District

2. The area shown within the heavy black outline on Schedule A is hereby designated CD-1 (___).

Sub-areas

3. The site is to consist of 4 sub-areas generally as illustrated in Figure 1, solely for the purposes of establishing the maximum permitted building height for each sub-area.

Figure 1: Sub-areas



Uses

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

(a) Cultural and Recreational Uses;

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

(c) Institutional Uses;

(d) Manufacturing Uses;

(e) Office Uses;

(f) Retail Uses;

(g) Service Uses;

(h) Utility and Communication Uses; and

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

Conditions of Use

5.1 The design and layout of at least 35% of the total number of secured market rental housing dwelling units must:

(a) be suitable for family housing; and

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

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

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

5.2 The design and layout of at least 25% of the total number of dwelling units used for social housing must:

(a) be suitable for family housing; and

(b) have 2 or more bedrooms.

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

(a) be suitable for family housing; and

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

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

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

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

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

(b) farmers' market;

(c) neighbourhood public house;

(d) public bike share;

(e) shared e-scooter system; and

(f) restaurant,

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

Floor Area and Density

6.1 The total floor area permitted for all uses combined must not exceed 110,800 m^2.

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

6.3 The minimum floor area that must be provided for each of the uses set out in column 1 of Table 1 below is set out in column 2 of Table 1.

Table 1: Minimum floor areas

Land Use	Minimum Floor Area
Cultural and recreational uses	992.9 m^2
Interior public space, including atria	1,905 m^2
All other non-residential uses	22,806 m^2

6.4 The minimum floor area for secured market rental housing must be 42% of the residential floor area, or 37,199 m^2, whichever is greater.

6.5 The minimum floor area for social housing must be 3% of the residential floor area, or 2,640 m^2, whichever is greater.

6.6 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.

6.7 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;

(b) enclosed balconies for dwelling units, provided that:

(i) they are needed to meet rail noise mitigation performance,

(ii) they are secured by covenant to ensure that they cannot be used as a habitable room, and

(iii) the total area of all exclusions under 6.6(a) and this subsection 6.7(b) does not exceed 12% of the floor area provided.

(c) interior public space, including atria, provided that:

(i) the excluded area does not exceed 1,905 m^2, and

(ii) the excluded area is secured by covenant and right of way in favour of the City of Vancouver for public access and use, and

(c) unenclosed outdoor areas underneath building overhangs at grade, except that they 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

7.1 Building heights in each sub-area must not exceed the permitted height for that sub-area, as set out in Table 2.

7.2 Despite section 7.1 of this by-law and the building height regulations in section 10 of the Zoning and Development By-law, 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.

Table 2: Permitted Building Height

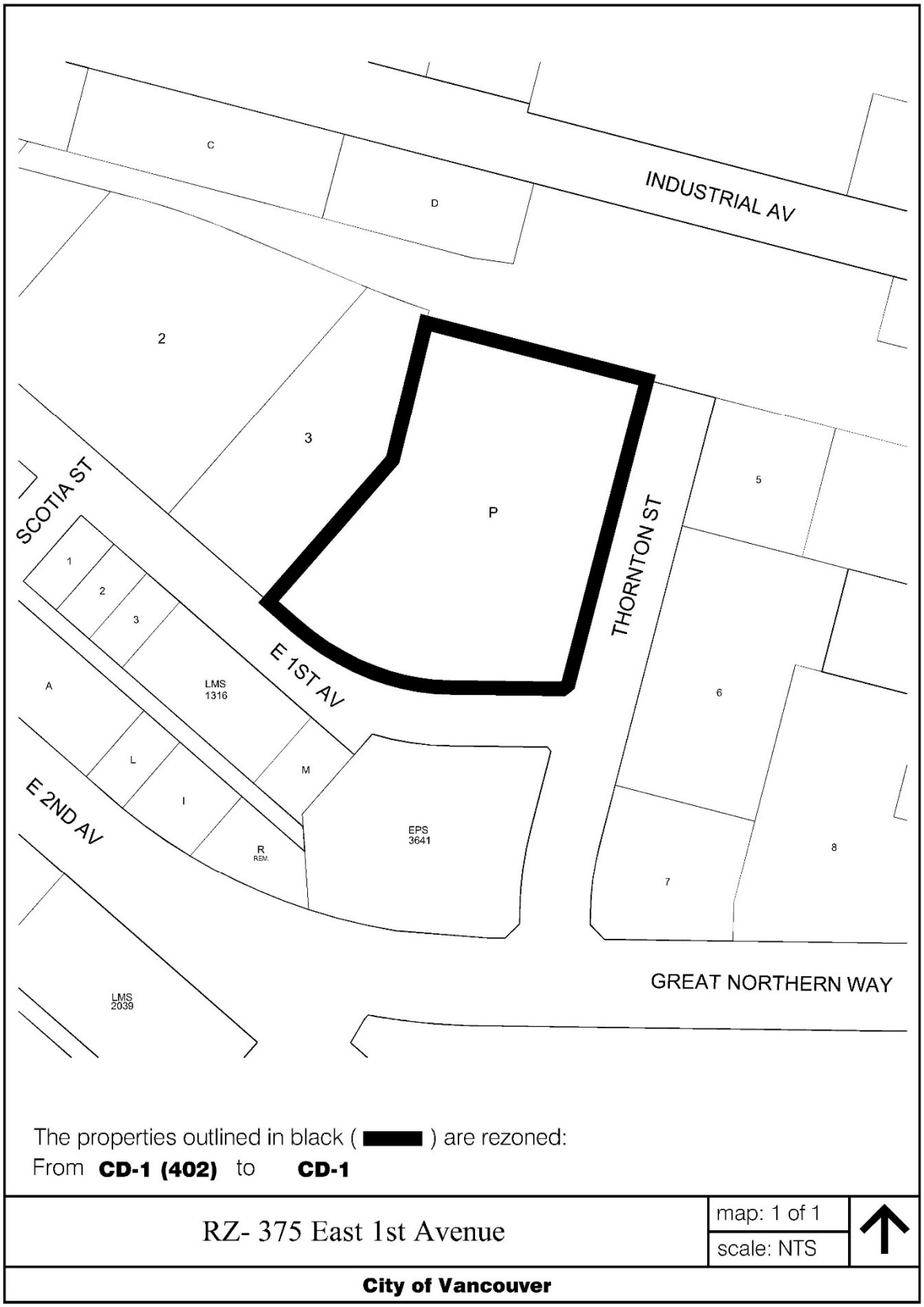
Sub-area	Building height
A	119 m
B	131 m
C	137 m
D	122 m

Access to Natural Light

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

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

Schedule A


C
D
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3641
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GREAT NORTHERN WAY
LMS
2039
The properties outlined in black ( ) are rezoned:
From CD-1 (402) to CD-1
RZ- 375 East 1st Avenue
map: 1 of 1
scale: NTS
City of Vancouver

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APPENDIX B
CONDITIONS OF APPROVAL

Note: Any changes to the conditions approved by Council will be contained in its decision. Applicants are advised to consult the minutes for any changes or additions to these conditions.

PART 1: CONDITIONS OF APPROVAL OF THE FORM OF DEVELOPMENT

Note: Consideration by Council of the proposed form of development is in reference to plans prepared by Boniface Oleksiuk Politano Architects, received on July 23, 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:

Cultural Ribbon

1.1 To advance the design and implementation of the Cultural Ribbon, provide a two- to five-page report to the City of Vancouver that describes how elements of the site, in the public and private realm, were designed and implemented to elevate the cultural visibility of the Local Nations. Contact staff at broadwayplan@vancouver.ca for further guidance.

Note to Applicant: The report will be shared with representatives from the Musqueam Indian Band, Squamish Nation and Tsleil-Waututh Nation for information. Submission of the report to the City of Vancouver will satisfy this condition.

Urban Design

1.2 Design development to enhance the overall public realm interface and the Cultural Ribbon within the project;

Note to Applicant: Refer to UDP's commentary, this can be achieved through the following design strategies:

(a) Increasing sidewalk width and improving setbacks along the full East 1st Avenue frontage to enhance pedestrian comfort and support active uses and reinforce its role as the primary "Cultural Ribbon" frontage.

Note To Applicant: Due to the grade change along East 1st Avenue, the proposed stairs should be fully integrated into the architectural design and clearly support seamless pedestrian movement between the street and the interior atrium. Further design development at the Development Permit stage may be required.

(b) Strengthening the southeast corner plaza as the primary atrium entry by improving its visibility and connectivity to adjacent civic and transit spaces.

(c) Providing small-scale, at-grade commercial units with patios that align directory with the to sidewalk to promote activation and pedestrian engagement.

(d) Strengthening wayfinding, pedestrian flow, and narrative continuity through culturally inspired landscape and/or public art elements.

(e) Securing the atrium as a publicly accessible space during the extended hours and emphasize its entrances as clearly legible “portal” elements.

(f) Relocating oversized lobbies and service elements, including parking exhaust, away from prominent corners and pedestrian-oriented frontages to maintain an active and people-focused public realm.

1.3 Design development to refine tower massing to improve the overall skyline profile, reduce perceived bulk, and address privacy and livability impacts.

Note to Applicant: Refer to UDP’s commentary, this can be achieved through the following design strategies:

(a) Introducing varied tower heights and refined roof profiles to enhance openness to the sky and create visually interest and continuity in the skyline.

(b) Further shaping the north towers through setbacks, staggering, tapering, and reduced upper-level floorplates to mitigate overlook and privacy impacts.

(c) Increasing tower setbacks from the podium to establish a clear podium-to-tower transition and human-scale street wall.

(d) Implementing differentiated materials and façade articulation to break down massing and reduce visual bulk.

1.4 Design development to reduce podium bulk and strengthen its architectural expression in response to context and pedestrian scale.

Note to Applicant: This could be achieved through the followings:

(a) Breaking down podium massing through articulated volumes, recessed and projected elements, and high-quality material detailing.

(b) Modulating podium height and lower to the south and higher to the north to improve solar access, rooftop usability, and visual interest.

(c) Emphasize corners expression to enhance overall architectural concept, improve legibility and reinforce key pedestrian intersections.

1.5 Design development to comprehensively improve the public realm on all site edges to enhance accessibility, permeability, safety, and animation.

Note to Applicant: Refer to UDP’s commentary, this can be achieved through the following design strategies:

(a) Extending pedestrian access along the north edge, complemented by landscaped buffering to improve comfort and usability.

(b) Improve seamless universal accessibility throughout the site and along the greenway, ensuring intuitive connections.

(c) Enhancing transparency and visual permeability at grade across all frontages to support safety, visibility and active edges.

1.6 Confirmation that the minimum tower separation distances approved at rezoning are maintained throughout all stages of design development and subsequent permit applications, to protect residential livability, access to daylight, views, and privacy, and to maintain adequate openness within the surrounding urban context.

1.7 Confirmation that the proposed development substantially maintains the quality of materials, detailing, and architectural expression presented at the rezoning stage. This includes, but is not limited to, the overall design intent, material palette, façade articulation, balcony and podium expression, and architectural detailing. Any refinements made at the development permit stage shall not result in a reduction of design quality and shall remain consistent with the approved rezoning drawings and urban design rationale.

Crime Prevention through Environmental Design (CPTED)

1.8 Provision of a Crime Prevention Through Environmental Design (CPTED) Plan that incorporates CPTED principles.

Rail Proximity

1.9 Provision of the following documents, as part of the development permit application, prepared by a qualified professional, in response to the development site's proximity to False Creek Flats main and south freight rail yards:

(a) Engineered and design drawings including, but not limited to, site plan(s) and site section(s) indicating the existing context and the proposed rail mitigating measures;

(b) Physical Safety and Risk Mitigation Report;

(c) Fugitive Emissions and Air Quality Report;

(d) Stormwater Management and Drainage Plan;

(e) Protective Action Plan;

(f) Noise Study; and

Note to Applicant: The Noise Study must describe noise mitigation as it relates to floor area, including the type of mitigation (e.g. enclosed balconies), locations and quantity. The Noise Study must specify any requested floor area exclusions for enclosed balconies.

(g) Vibration Study.

Note to Applicant: Refer to the *Development in Proximity to Rail Facilities Bulletin* and the *Guidelines for New Development in Proximity to Railway Operations* (FCM-RAC 2013) for further details. Refer to *Vancouver ODP* Policies 12.2.5 and 12.2.6 for mitigating hazards associated with rail facilities.

The required changes to the form of development and floor area exclusions for noise mitigation must be resolved prior to the submission of the development permit application. Submission of a development permit enquiry is strongly encouraged.

This site falls within the Physical Safety (30 metre), Vibration (75 metre) and Noise (300 metre) Rail Influence Areas, measured from rail property's property line/right-of-way outlined in the *Development in Proximity to Rail Facilities Bulletin*.

To determine appropriate mitigation measures, information about current and future operations can be obtained from both owner and operators of all rail facilities within 300 metres.

Note to Applicant: Rail authorities may conduct further reviews and approvals of the above documents, independent of the City's approval process. CN typically requests the following:

(a) Applicant team (qualified professional) should reach out to CN to obtain the correct base assumptions (data, parameters and methodology) from CN at the project onset. This will reduce the likelihood of having to repeat technical studies and reports and limit costly redesign due to incorrect base assumptions;

(b) Submission of the proposed crash wall design (if applicable) to AECOM for technical review. AECOM will liaise directly with CN to ensure that the design parameters are correct; and

(c) Submission of the Acoustic Report for peer review by CN's Engineer.

Landscape

1.10 Provision of an updated Arborist's Report coordinated with an updated site plan.

Note to Applicant: The intent is to confirm whether tree condition has changed or if tree removals have occurred since the approved DP. Neighbour consent is required for removal of shared property trees.

1.11 Design development to demonstrate clear and effective strategies for delivering a high-quality public realm, with a focus on improving the pedestrian experience through well-designed ground-level spaces, connections, and active building edges. This includes, but is not limited to:

(a) Active building edges: Encourage building activity to extend outdoors, particularly along East 1st Avenue and Thornton Street, with spaces designed to support the ground-level program (retail patios, plazas and seating, etc.) and by minimizing grade changes. Where active edges are not feasible, incorporate additional planted areas along the building edge, with irrigation provided where planting is not open to the sky.

(b) Brewery Creek Greenway/west property line SRW: should be designed to support urban ecology, biodiversity and tree canopy including naturalized planting. Incorporate natural stormwater management practices to the extent possible. This space should also support social gathering for the Cultural Ribbon and a publicly accessible connection from the front to the rear of the site. Consider how informal or naturalized play features can be incorporated.

(c) Cultural Ribbon: Utilize landscape design elements to support the concept of the Cultural Ribbon, to create a welcoming space that encourages public use, especially around the atrium. This may include incorporating wayfinding elements, pedestrian lighting and art in the Brewery Creek Greenspace. Provide a generous, welcoming pathway from East 1st Avenue towards the atrium at the Brewery Creek Greenspace using special paving treatments and other unique design features.

(d) Consider how the site grading and landscape design along the west property line can be coordinated with a potential redevelopment on the adjacent site, so that both contribute to public realm improvements and function as a cohesive, integrated design.

(e) Explore how the landscape design can support and extend the interior art production space outside into the public realm.

(f) Explore how noise mitigations for rail operations along the crash wall can be transparent or integrated in a way that maintains views from the upper seating area towards the north and improves usability of that space.

1.12 Design development to significantly improve the pedestrian circulation route and public spaces along the rail corridor and the west property line of the building, ensuring it is safe, attractive, and clearly prioritizes pedestrians. This includes:

(a) Enhance the design of the drop off zone in a way that prioritizes pedestrians over vehicles and creates a more welcoming environment. This includes differentiating space for pedestrians only using paving treatments and providing a continuous, well-lit route that connects Thornton Street with the Brewery Creek Greenspace

along the building face. Avoid locating the circulation route where it directly conflicts with structural columns.

(b) Consider designing pathways and stairs with a minimum clear width of 3 m to help reinforce they are publicly accessible. Avoid locating circulation paths where they directly conflict with structural columns.

(c) Ensure a universally accessible route is located through the site, which may require an elevator and an interior route through the building. Use clear wayfinding to identify the location of this accessible route for pedestrians.

(d) Emphasize the entry to the cultural ribbon along East 1st Ave at Brewery Creek - Provide a generous, welcoming pathway from East 1st Avenue towards the atrium at the Brewery Creek Greenspace using special paving treatments and other unique design features to encourage use.

(e) Provide universally accessible routes at all building entries and retail patios.

Note to Applicant: Tower A appears to be lacking a universally accessible pedestrian entry and the Tower B universally accessible entry could be more direct.

1.13 Demonstrate additional on-site improvements to enhance urban tree canopy. This can be achieved by:

(a) Locate tree planting in the ground (off slab) where possible to improve growing conditions. This includes on-site tree planting proposed along East 1st Avenue and along the Brewery Creek Greenspace.

1.14 Design development of the outdoor rooftop spaces to ensure they will function as an amenity for all occupants with a wide variety of design features. Consider how each tower can provide access to sun, play space, urban agriculture, social gathering, dog relief and planted areas including tree planting.

1.15 Provision of landscape drawings including ground level elevations and sections from building face to curb illustrating public realm interfaces as well as grading plans.

1.16 Provision of detailed information about vegetative cover and hardscape.

Note to Applicant: Refer to *Rezoning Policy for Sustainable Large Developments* for comprehensive list. At minimum should include soils strategy with plans indicating depths and volumes including ground level, podium and green roofs; area take-offs and calculations for softscape versus hardscaped areas, plant schedule and rationale.

Sustainability

1.17 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

1.18 The drawing and project statistics sheet are to revised in the development permit drawings to support the review of both the rental, social housing and strata-titled residential portions.

Rental Housing

1.19 The proposed unit mix, including 323 one-bedroom units (67%), and 83 two-bedroom units (17%), and 79 three-bedroom units (16%), is to be revised in the development permit drawings to ensure that at least 10% three-bedroom units and 25% two-bedroom units in the market rental units are designed to be suitable for families with children.

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.

1.20 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:

(i) 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.

(ii) Bulk storage should be designed in accordance with the *Bulk Storage and In-suite Storage – Multiple Dwelling Residential Developments Bulletin*.

Social Housing

1.21 Ensure that not less than the greater of 3% of the total residential floor area or 2,640 sq. m (28,417 sq. ft.) must be used for social housing, secured to the City's satisfaction.

1.22 The social housing unit mix to be included in the development permit drawings should achieve at least 25% family units (two-bedroom and three-bedroom units) to be suitable for families with children. A mix of both two and three-bedroom family units is encouraged.

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 25% of the dwelling units designed to be suitable for families with children; and

(b) Given the artist social housing units' target demographic, it is encouraged that the mix for the remaining 75% of units include studios and one-bedrooms.

1.23 Design and construct the social housing in line with *the City's Housing Design and Technical Guidelines*, including dedicated social housing support spaces.

Note to Applicant: The following missing dedicated social housing support spaces should be included in the Development Permit drawings:

(a) Mechanical and electrical rooms;

(b) Garbage / Recycling Rooms;

(c) Equipment Storage and Maintenance storage space;

(d) A janitor closet;

(e) Mailroom;

(f) An office of a minimum of 24.52 sq. m. (264 sq. ft.). Show that the office space is fully accessible.

(g) Provide one 3.7 sq. m (40 sq. ft.) storage unit per unit. 32 in-suite storage units are currently provided in the social housing; storage required for any additional units that may arise from a change in unit mix may be delivered outside of the

unit, including below-grade. Applicant to prioritize in-suite storage for accessible units, and family units of two bedrooms or more.

1.24 Provide a minimum of 5% of social housing units are wheelchair accessible and distributed equally by unit type per the City of Vancouver's *Housing Design and Technical Guidelines*.

Note to Applicant: The following should be added to the drawings and statistics sheet in the development permit drawings:

(a) Drawings to show furniture layouts and turning radius to demonstrate accessibility;

(b) Label wheelchair accessible units on drawings; and

(c) Include breakdown of accessible units on the project statistics sheet.

1.25 The following design development is to be included in the Development Permit drawings:

(a) A door to the social housing amenity washroom off the corridor to allow access for Social Housing staff;

(b) Provision of two elevators dedicated for the social housing ASP. An exception may be considered for the provision of one dedicated elevator and one shared elevator with the other building uses through discussion with the City;

(c) Provide a minimum indoor amenity area of 1.4 sq. m (15 sq. ft.) per unit, 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.

1.26 The proposal should apply the City's *High-Density Housing for Families with Children Guidelines*.

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; and

(b) Balconies are to be provided for all accessible units and family units (two- and three-bedroom units) in accordance with the *High-Density Housing for Families with Children Guidelines*. Juliet balconies for studio and one-bedroom units may be considered, provided an enhanced common outdoor space is also provided.

1.27 Provide vehicle parking for social housing Air Space Parcel, including 0.33 spaces per social housing unit. Visitor and accessible parking to be calculated separately for social housing spaces. Identify the location of these parking spaces with labeling on the plans.

Note to Applicant:

(a) Social housing loading spaces to be labelled. If loading is shared with the Cultural Amenity Space, these should be labelled as shared on the plans and indicated in the project statistics sheet; and

(b) At a minimum, accessible stalls are to be provided at a ratio of 1:1 per accessible unit provided.

1.28 Provide required bicycle parking spaces for the social housing units as per the Parking By-law. The bicycle parking spaces should be provided in a separate, dedicated, and independently securable bike storage rooms for exclusively.

1.29 The following drawings labels and statistic sheet data is to be included in the Development Permit drawings:

(a) Indicate the extent of the social housing Air Space Parcel (ASP) with a contrasting colour hatch or outline separate from the strata and other uses, including all below grade spaces, and including labels for all social housing ASP spaces;

(b) Clarify access for all indoor and outdoor amenity space, and mark areas that will be shared between strata and social housing components of the building;

(c) Label and show children's play area and urban agriculture, including supporting infrastructure, for outdoor amenity areas;

(d) Label Indoor amenity room to show kitchenette and accessible washroom. Turning radius in accessible washroom should be clear of the sink area; and

(e) Label dimensions for widths of living rooms and bedrooms.

<u>Strata Housing</u>

1.30 The proposed strata unit mix, including 34 studio units (5%), 368 one-bedroom units (58%), 169 two-bedroom units (26%) and 68 three-bedroom units (11%) 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 strata 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.

1.31 The development should be designed in accordance with the *High-Density Housing for Families with Children Guidelines.*

Cultural Amenity Space

1.32 Design, construction, and finish of the cultural amenity space with a total area no less than 992.9 sq. m (10,688 sq. ft.) of gross floor area, located at grade and spanning no more than two contiguous floors, to the satisfaction of the Managing Director of Arts and Culture and the Director of Facilities Planning and Development. The cultural amenity space will be designed, constructed, equipped and finished as a turn-key facility in accordance with the applicable guidelines including but not limited to the City's *Arts and Culture Studios Technical Guidelines*, *Facilities Standards Manual*, the following specifications and forthcoming Detailed Functional Program requirements (as approved by the City), and meet all requirements of relevant by-laws including Noise, Building and Fire By-laws for rehearsal/performance and artist studio use, the Rick Hansen Foundation Accessibility Certification (RHFAC) and any other applicable guidelines at time of development permit.

1.33 The Detailed Functional Program to inform design development of the cultural amenity space to be commissioned and completed at the sole cost of the applicant, and approved by the Managing Director of Arts and Culture and Director of Facilities Planning and Development, prior to DP submission.

Note to Applicant: The applicant is required to consult with City staff prior to commencing the Detailed Functional Program to establish the scope, process, sector engagement approach, and approval requirements.

(a) Facilities Development: Oswal Fuentes (Oswal.Fuentes@vancouver.ca)
(b) Arts and Culture: Joming Lau (joming.lau@vancouver.ca)

1.34 Design development of the cultural amenity space to ensure a strong visual identity, including ground-level entrance and a distinct street level presence. Large identification signage should be included to maximize street visibility.

1.35 Design development to improve layout of cultural amenity, including revising L2 to maximize usable floor area.

1.36 Design development of floor-to-floor height to be minimum clear ceiling height of 4.57 m (15 ft.) on the cultural amenity space on L2 and 3.66 m (12 ft.) on the cultural amenity space on L2 mezzanine.

Note to Applicant: Refer to condition 1.41 for specific rehearsal and performance space ceiling height requirements.

1.37 Design development to maximize access to daylight, particularly for the artist studios.

1.38 Ensure the cultural amenity is universally accessible, with all entries and areas of the cultural amenity fully accessible for people with disabilities.

1.39 Design development to maximize clear span space, reducing the number of columns to a minimum and placing them around the perimeter to minimize interruptions to the floor space.

1.40 Design development of the cultural amenity to accommodate a range of rehearsal/performance and artist studio uses, and support occasional small-scale presentations or events, with the following approximate program allocation:

(a) Rehearsal/performance space: approximately 210.7 sq. m (2,268 sq. ft.) of contiguous space suitable for performing arts uses (e.g. theatre, dance);

(b) Artist Studio space: a mixture of studio sizes totaling approximately 232.3 sq. m (2,500 sq. ft.) suitable for Artist Studio – Class A artistic practices;

(c) Ancillary support spaces, including but not limited to storage spaces, administrative offices, accessible washrooms, control room, change rooms and showers, laundry, lobby, kitchenette(s), spray booth, and janitor room(s);

(d) Ensure the cultural amenity space is equipped with adequate finishes and flexibility to accommodate a range of Artist Studio Class A visual arts uses and specialized needs as required. This may include, but is not limited to, enhanced electrical load (220v) to support Class A activities, including HVAC and exhaust ventilation systems or other protective measures in compliance with applicable codes and Vancouver Building By-law (VBBL) requirements, acoustic controls, architectural millwork, ceiling heights, wall, floor and ceiling finishes, mechanical, electrical, plumbing, lighting, specialties and furnishings;

Note to Applicant: Refer to any applicable guidelines at time of Development Permit particularly for Artist Studio - Class A uses, including considerations for cultural practices such as Indigenous brushing off and smudging, and activities requiring enhanced soundproofing.

1.41 Design development of the rehearsal/performance space on L2 Mezzanine to accommodate a range of performing arts use to include:

(a) Functional area of approximately 210.7 sq. m (2,268 sq. ft), with the following dimensions (10.97 m x 18.89 m (36.0 x 62.5 ft), clear of columns;

(b) Minimum clear finished ceiling height of 6.1 m (20 ft.);

(c) Located in proximity to elevator access and sufficient egress to allow for occasional small-scale performances with audiences;

(d) Acoustic design for live and amplified sound including enhanced soundproofing.

Note to Applicant: The space is to meet requirements of performing arts creation, rehearsal, and performance (inclusive of theatre) per the Arts and Culture Studio Technical Guidelines and functional program requirements (as approved by the City),

including considerations to accommodate occasional small-scale performances of approximately 75-90 people.

1.42 Design development of the cultural amenity space to include and identify on drawings:

(a) Provide one (1) oversized elevator;

Note to Applicant: The oversized elevator may be shared with the social housing for artists.

(b) Direct and barrier-free routes to cultural amenity space from all support spaces such as parking, loading, waste rooms etc., sufficient to accommodate movement of large equipment, materials, supplies and artworks;

(c) Provide four (4) dedicated parking stall including one (1) dedicated accessible stall, one (1) EV-ready stall, and access to one shared (1) Class A passenger loading space, all in close proximity to the cultural amenity space;

(d) Access to minimum six (6) Class-B bicycle spaces, placed near the primary entrance;

(e) Provide access to one (1) shared Class B loading space, in close proximity, with direct and barrier-free access to the cultural amenity space;

(f) Dedicated area in garbage and recycling room;

(g) Separate mechanical and electrical rooms;

(h) Provide programmable area breakdowns for the cultural amenity space. Clearly indicate whether areas are for exclusive or shared use within the City's air space parcel, including but not limited to vehicle parking, garbage and recycling rooms, janitor rooms, mechanical, electrical, data, security, and other utility rooms as needed.

1.43 Design development of the cultural amenity space and adjacent spaces with design input and review from an acoustic consultant to ensure acoustic isolation within the cultural amenity space, adjacent spaces within the building (including residential), from outdoors, and from mechanical equipment (i.e. HVAC) to the satisfaction of the Managing Director of Cultural Services and the Director of Facilities Development:

(a) Engage a third-party acoustic consultant, mutually agreed upon by the Applicant and the City, to provide an acoustic report, guidelines and design recommendations. Reports and guidelines should outline performance requirements for rooms acoustics, reverberation control, noise control from HVAC and mechanical systems, and internal and external sound isolation.

(b) Ensure all demising walls, ceilings, floors, and openings meet enhanced soundproofing standards (STC 65 minimum, to be confirmed with applicable

guidelines at the time of the Development Permit). Enhanced soundproofing should enable Production Rehearsal studio (including occasional performances) and Artist studio - Class A uses to meet the Noise Bylaw.

(c) Control interior noise with appropriate acoustic surface treatments for interior finishes, ensuring either:

(i) 75% of the ceiling area has a Noise Reduction Coefficient (NRC) of 0.70 or higher; or

(ii) The room design achieves an equivalent level of acoustic performance as determined by an acoustic consultant.

Note to Applicant: Ceiling treatments factored into noise reduction design must adhere to previously stated minimum height clearance of 4.57 m (15 ft.) on the cultural amenity space on L2 and 3.66 m (12 ft.) on the cultural amenity space on L2 mezzanine, and minimum 6.1 m (20 ft.) clear ceiling height for the production/rehearsal space.

1.44 Provide separate mechanical and electrical systems with separate and dedicated metering for the cultural amenity space.

Note to Applicant:

(a) Design mechanical and control systems to be as simple as possible to minimize maintenance costs and reduce the need for specialized maintenance expertise.

(b) Mechanical and electrical systems to be designed to connect to the NEU system, with dedicated rooms for CoV equipment.

1.45 Install security and access systems that are independent from residential and other commercial units, and provide access devices (such as pass cards, fobs, and related hardware/software for programming) in accordance with the City of Vancouver *Security Standards*, *Facility Standards Manual*, and *Arts and Culture Studio Technical Guidelines*.

1.46 Install signage in visible common areas, clearly indicating City-approved uses, to ensure owners and occupants are aware of the designated uses for the property.

Engineering

1.47 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 (RapidTransitOffice@vancouver.ca) for more information on impacts to access and street use for your project.

1.48 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

1.49 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

1.50 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.

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

1.52 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 street 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.

1.53 Provision of waste minimization and waste diversion as per the *Rezoning Policy for Sustainable Large Developments*, including but not limited to:

(a) Adequate space for collection bins and zero waste initiatives in buildings (F.3.1). Mandatory requirements for Zero Waste Initiatives;

Note to Applicant: Solid waste storage amenity should be located at grade (ground level) and adjacent to the area where collection vehicles are allowed access to the amenity. If at grade amenity is not permissible, the amenity should be placed no more than one level down from grade. They must be designed to ensure all waste collection day activities occur on-site, as opposed to placing bins onto City property for collection.

(b) The size of storage rooms must be in compliance with the guidelines set out in the Garbage and Recycling Storage Amenity Design Supplement allowing a sufficient number of carts/containers to meet the needs of every building; and

(c) The space allotted must exceed the minimum set out in the guidelines to allow for waste diversion programs to ensure items banned from garbage are not put in garbage (e.g. electronics, foam packaging).

1.54 Provision of the following design or planning details as they relate to the waste collection, loading, and staging:

(a) Provision of a 6.5 m to 7.5 m clearance where the collection vehicle is tipping a front-end bin;

(b) Provision of a waste staging area on the architectural drawings; and

Note to Applicant: If staging area is required on ground level, please indicate staging location on the architectural plan. All collection activities shall occur on private property, not City property.

(c) Provision of turn analysis through the building site to verify sufficient clearance is available for waste collection vehicle to maneuver and service the waste containers.

1.55 Provision of the following design or planning details as they relate to the waste room:

(a) Separate waste rooms for each building use (residential and commercial). Please clarify where the hotel waste and restaurant waste will be stored.

1.56 Provision of an infrastructure and maintenance plan to maintain a litter-free environment in exterior areas (e.g. public sidewalks and paths). This includes installing and maintaining litter receptacles on the property.

1.57 Provision of the following plans to inform the waste management:

(a) A description for how the garbage and recycling bins are to be transported to the designated staging area, including who is responsible for transporting the bins;

Note to Applicant: This description can be conveyed through a note on the drawings, jitney-truck turning analysis or response to conditions document with an explanation.

(a) A waste management plan with the following information:

(i) Types of waste streams to be provided, including Garbage, Organics, Mixed Papers, Mixed Containers and Glass;

(ii) Quantity, stream and capacity of container for each waste stream; and

(iii) Collection frequency of each waste stream.

1.58 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) “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 Instructure improvements for 375 East 1st Avenue will be as per City-approved design".

Note to Applicant: Callouts must be included along with the note. The required Green Infrastructure improvements for 375 East 1st Avenue are to be designed and submitted by the applicant in accordance with the City's Standard Green Infrastructure design details for City approval.

(b) Existing locations of:

(i) Street furniture;

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; and

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) Trees and raised planters proposed within the Statutory Right of Way (SRW) area along East 1st Avenue; and

Note to Applicant: The SRW area is required to provide an extension of the public sidewalk. It must be free of all obstructions to pedestrian movement and be paved in broom finish saw-cut concrete.

(ii) Portions of parkade shown encroaching onto City property.

Note to Applicant: Refer to page A5.02 and A5.03 of the architectural drawings.

(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.

1.59 Parking, loading, bicycle, and passenger loading space quantities must be provided and maintained in accordance with the requirements of the Vancouver Parking By-Law.

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

(a) Design development to provide additional elevator access to the Class A bicycle parking levels.

Note to Applicant: The applicant can look into additional bicycle elevators or priority push button for existing elevators to meet this requirement.

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

(a) Provision of maneuvering swaths for the Class C loading space.

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

1.62 Provision of passenger spaces, per Parking By-law Section 7 and the Design Supplement, including:

(a) Provision of maneuvering swaths for the Class C passenger space.

1.63 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) Dimensions 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.

1.64 Provision of a finalized hydrogeological study, as required by the Zoning and Development By-law (Section 4.3.4), which addresses the requirements outlined in the Groundwater Management Bulletin, including but not limited to:

(a) A revised groundwater management plan and/or impact assessment;

Note to Applicant: The proposed development is within an area with poor soil conditions and sewer capacity constraints. Subject to the findings of the final hydrogeological study, the City may require that the parkade be tanked unless the applicant is able to demonstrate to the City's satisfaction that the proposed development will not negatively impact City sewers or cause off-site subsidence due to temporary and/or permanent dewatering.

(b) Characterization and/or monitoring of soil and groundwater conditions above the proposed slab depth; and

Note to Applicant: The final hydrogeological study should include details on the recommended future work, as described in Section 8.0 of the preliminary hydrogeological study (dated August 2, 2023).

(c) Construction-related and permanent groundwater management, including quantitative estimates (in litres per minute) of anticipated construction and permanent (post-construction) groundwater discharge rates for City approval.

Note to Applicant: Every effort shall be made to prevent or limit the long-term discharge of groundwater to the sewer system.

The City shall be notified immediately of any changes that may be material to the City's review of the submitted final hydrogeological study (e.g. if the proposed excavation depth increases). Email the City at groundwater@vancouver.ca.

Construction-related discharge to the sewer must be measured and reported to the City. This monitoring must include daily average flow rates, and be submitted monthly to groundwater@vancouver.ca. A hold will be placed on the issuance of a Building Permit for excavation. To remove the hold, provide an anticipated start date for excavation, and the contact details for the professional services that have been retained to conduct this monitoring, to groundwater@vancouver.ca

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

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

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

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

1.66 Provision of connection to the False Creek Neighbourhood Energy Utility (NEU) to provide low carbon thermal energy services, pursuant to the Energy Utility System By-law No. 9552 ("By-law No. 9552"), to the satisfaction of the General Manager of Engineering Services.

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), to be confirmed at development permit application stage. The subject development will add significant development density in the eastern portion of the NEU service area, requiring an expansion of NEU low carbon thermal energy generation equipment to accommodate this growth. Additionally, the site has been identified as a key location for exploring the potential for NEU to provide cooling services, alongside space heating and hot water. To support the evaluation and optimization of NEU service to this site, the City will complete a Campus Energy Plan. This plan will assess the energy needs of the development (and surrounding area) and explore local waste heat recovery opportunities.

The results of the Campus Energy Plan will inform the optimized NEU service to the site and the associated on-site infrastructure requirements. Additionally, conditions of rezoning have been incorporated to require NEU compatibility, space and a statutory right of way for NEU distribution and heat generation equipment. Please refer to the NEU Connectivity Guidelines & Requirements, and the Energy Utility System By-law No. 9552 and 2025 False Creek Neighbourhood Energy Utility Customer Rates for NEU levies and charges. The applicant is encouraged to work closely with City staff in the early design stages on these requirements.

1.67 Coordination on the Campus Energy Plan, including space, access, servicing, interface and design provisions required to preserve or enable the identified NEU service approach, prior to issuance of a development permit, to the satisfaction of General Manage of Engineering Services.

Note to Applicant: The City is undertaking a Campus Energy Plan to evaluate and optimize NEU service to the site and surrounding area, including potential approaches to heating and, where applicable, cooling. The Applicant shall participate in the process and provide information reasonably required by the General Manager of Engineering Services, including information related to building energy loads, heating and cooling requirements, electric service demand, site servicing, space planning, access, phasing, and building-system interface requirements.

The Campus Energy Plan may explore opportunities including, but not limited to, a lower-temperature NEU node, lower-temperature heating systems, energy sharing across buildings, thermal energy storage, geo-exchange, air source heat recovery, simultaneous heating and cooling, and heat recovery from commercial refrigeration systems, data centres, industrial processes, sanitary drainage systems, and other local resources. Where the Campus Energy Plan identifies space, access, servicing, interface, or design provisions required to preserve or enable the identified NEU service approach, the Applicant shall coordinate with City staff to address those provisions through the development permit process. For further information in this regard, please contact Neighbourhood Energy neighbourhood.energy@vancouver.ca.

1.68 Provision for the building(s) heating and domestic hot water system 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 Applicant shall refer to the Energy Utility System By-law No. 9552 and 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 staff to ensure adequate provisions for NEU compatibility are provided for in the heating and domestic hot water system design.

1.69 Provision for NEU waste heat recovery from the building cooling system(s), including suitable hydronic interfaces/connection points, metering, and controls integration as required. Systems must be designed to facilitate NEU connection and ongoing operation/maintenance access, to the satisfaction of City staff.

1.70 Provision of the following design requirements, demonstrating adherence to the following design requirements to ensure NEU compatibility, all to the satisfaction of the General Manager of Engineering Services, prior to issuance of Development Permit:

(a) Provide for an adequate and appropriate dedicated Energy Transfer Station (ETS) Room(s), 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, for connection to the NEU. Please refer to the NEU Connectivity Guidelines & Requirements (Section 6.1) for complete set of ETS Room requirements that must be demonstrated.

Note to Applicant: The site will be serviced by the NEU via distribution piping along Thornton Street on the east side of the parkade. NEU piping will need to be extended through the parkade to reach the ETS Rooms as proposed on P1 Plan (A2.06, July 25, 2025). If the ETS Room(s) cannot be located along an east exterior wall in P1, the Owner will be responsible for the cost of piping and installation from the NEU service location at the exterior wall to the alternate ETS Room(s), subject to approval by the General Manager of Engineering Services.

The ETS Room size as shown on P1 Plan (A2.06, July 25, 2025) appears to be adequate, but final dimension and the number of ETS units required will depend upon heating and cooling load requirements and other considerations such as those of administration and practicality. The applicant must coordinate with City Staff to confirm the acceptability of the proposed ETS Room(s) location and size.

(b) 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.

Note to Applicant: As shown on P1 Plan (A2.06, July 25, 2025), the access route to Tower A ETS Room includes a single swing door. Typical ETS skids are approximately 4 m x 1.8 m and approximately 1,800 kg. Please ensure ETS Rooms include a double doorway entry with outward swing, and clearance for ETS skid in hallways, around corners, and through doors, where required.

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

(c) Provision of a dedicated NEU Room located on the highest below-grade level along the north or northeastern property line including:

(i) Estimated 150 sq. m floor area (aspect ratio not narrower than 3:1);

(ii) 4.5 m clear height at minimum;

(iii) At least one outside wall adjacent to existing/future NEU distribution piping;

(iv) Access route shall facilitate a clear continuous pathway from the exterior of the development to the NEU Room;

(v) An overhead rolling door to facilitate equipment installation, access and maneuverability;

(vi) Adequate ventilation intake and exhaust and ducting systems for room air and/or combustion air;

(vii) Appropriate makeup of water and drainage systems;

(viii) Adequate provision of:

- Electric power: 4 to 8 MW at 600V/3ph power delivered into the NEU Room with dedicated revenue meter, and

- Natural gas: 18,000,000 Btu/h at 5-7 psig into NEU Room with dedicated gas meter station (outside of NEU Room);

- Electrical switchgear and transformers as appropriate (outside of NEU Room);

(ix) Adequate space to install and maintain boiler flues terminating at an appropriate exterior location that minimizes the boiler flue run length;

(x) Adequate floor and ceiling structural capacity to house mechanical equipment and ancillary equipment including suspended piping/services;

(xi) Adequate life safety systems including but not limited egress routes, sprinkler systems, fire alarm devices, emergency lighting;

(xii) Adequate telecommunications provisions into NEU Room to enable monitoring/control and facilitate connectivity for operations and safety; and

(xiii) All doors to the NEU Room shall be lockable.

Note to Applicant: Please confirm where the NEU Room is on L1 Plan (A2.07, July 25, 2025). The Applicant is encouraged to work closely with staff to determine the buildings' electric service demand to optimize the electrical service connection for both the buildings and NEU Room. Final supply of electric power into NEU Room will depend upon building electric service demand and other considerations such as those of administration and practicality.

The NEU Room shall be designed and provisioned for peaking and low carbon energy generation, sized to meet the campus load and provide capacity to the network. To support this, 4-8 MW of electric service is estimated to be required (to be refined during Rezoning and detailed design based on findings from the Campus Energy Plan). The NEU Room shall be made available at the earliest phase of the development to accommodate NEU heat producing equipment (e.g., heat pumps, boilers) and ancillaries. Preliminary specifications of the NEU Room and required services/provisions to be delivered by the Applicant will be finalized in consultation with NEU staff by Development Permit issuance.

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

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.

1.71 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.

1.72 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

1.73 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.

Ensure that 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.

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.

Food Assets

1.74 Fulfill, to the satisfaction of the Director of Social Policy, the Sustainable Food Systems requirements of the *Rezoning Policy for Sustainable Large Developments*.

Note to Applicant: Based on the rezoning application material, the applicant has proposed the development to provide edible landscaping, a community food market, and an Indigenous education garden. Staff encourage the Applicant to reach out to further discuss and revise the food assets prior to the development permit submission (foodpolicy@vancouver.ca).

1.75 Design development to include sufficient allocation of edible landscaping throughout the site consistent with the City's *Sustainable Large Developments Administrative Bulletin* and *Urban Agriculture Guidelines for the Private Realm*.

Note to Applicant: At Development Permit application submission, the Applicant is expected to provide the following to enable Staff review:

(a) Drawings indicating "comprehensive edible landscape design efforts" in alignment with the *Sustainable Large Developments Administrative Bulletin*;

(b) A table of areas outlining the total edible landscape area as subtotal of total landscape area; and

(c) A plant list of the specific plants proper for edible landscaping.

1.76 Provide an outdoor community food market, consistent with the design considerations outlined in the City's *Sustainable Large Developments Administrative Bulletin* and any other applicable policy at the time of development permit, including:

(a) Access to a class B loading to provide vehicular access to market space;

(b) Electrical infrastructure to support a broader range of community and food activities in the community food market location, including:

(i) A panel and kiosk within a weatherproofed and lockable enclosure at the proposed market site;

(ii) Six 20A, 120V (NEMA 5-20R) receptacles; and

(iii) Two 30A, 120/240V (NEMA L14-30) locking receptacles

(c) Consideration for complementary amenities nearby such as covered, universally accessible and inclusive public spaces with seating, nearby access to restrooms, drinking fountains, etc.; and

(d) Confirmation that vehicle access to the plaza for food trucks and CFM vendor loading has been approved by the City's Engineering Department.

Note to Applicant: Staff are generally supportive of the community food market being located at the north end of the site to accommodate loading and access challenges along East 1st Avenue; however, Staff remain open to considering other on-site locations with greater visibility, provided loading and access challenges are addressed. The Applicant is encouraged to include at least one 50A, 120/240V (NEMA 14-50R) receptable to enable broader food truck and other event uses.

1.77 Design development to incorporate an Indigenous education garden in the Brewery Creek greenway on the west side of the site and meeting the following requirements:

(a) Provide landscape design and supporting infrastructure to enable opportunities for food-related educational, community, and stewardship programming by the Musqueam, Squamish, and Tsleil-Waututh Nations or a delegated non-profit society (e.g. covered area/seating, signage, washroom and water access, etc.).

(b) Provide support facilities (e.g. irrigation, storage, composting facilities) in alignment with *Sustainable Large Developments Administrative Bulletin*, or any other applicable policy at the time of development.

(c) Provide an overview of the anticipated programming and how it will benefit Musqueam, Squamish, and Tsleil-Waututh Nations.

Note to Applicant: Activation of this food asset is necessary to distinguish the garden from edible landscaping. Staff acknowledge that the Applicant will collaborate with Squamish Nation Hereditary Chief Ian Campbell on the programming of this space. If not already planned, the Applicant is encouraged to engage their cultural advisor and/or other Indigenous partners early in the design process to ensure the design supports anticipated programming for potential end users.

Staff expect the garden to occupy a substantial portion of the approximately 1,790 sq. m greenway to achieve the scale and impact required of a food asset.

Community Benefits Agreement (CBA) (Optional)

1.78 As per the City of Vancouver's *Community Benefits Agreement Policy*, the applicant can decide to opt into a Community Benefits Agreement, which will commit the Applicant and its development partners to:

(a) Strive for an overall target of 10% of all labour (including that for contractors, subcontractors and other possible vendors) are local and from equity seeking groups; including women and gender-diverse individuals, Indigenous peoples,

racialized communities, and others facing barriers to opportunity due to discrimination, exclusion and stigmatization. They must provide best efforts to achieve this target by prioritizing new and entry-level hires;

(b) Demonstrate Best Efforts to procure a minimum of 10% of material goods and services from third party certified social impact and/or equity seeking businesses and social enterprises, across the entire lifecycle of the development site, prioritizing Vancouver-based ventures but extending through supply chains regionally and outside the Province and the Country where and when required. This Includes, where applicable, post-occupancy and ongoing service needs; and

(c) Demonstrate Best Efforts to procure a minimum of 10% of materials, goods and services from Vancouver companies or companies located in Metro Vancouver or British Columbia. These may or may not also be equity-seeking third-party certified businesses as defined in the policy.

1.79 To monitor and evaluate these compliance targets, the following must be completed if the Applicant has agreed to do the CBA as part of the prior-to conditions before development permit issuance.

(a) Connect with the Social Planners responsible for the CBA conditions to review the CBA policy and process;

(b) Send a high-level construction schedule, including estimates on number of workers on site, and amount of procurement activity;

(c) Applicants can consider retaining the services of an independent third party to the satisfaction of the City to assist in monitoring and reporting on the progress towards reaching these goals on an agreed upon timeline with the City of Vancouver during and upon completion of the project and its various development phases. This may include, where applicable and where possible, post-occupancy and ongoing service needs; and

(d) Consider participating in a Project Specific Implementation and Monitoring Working Group with City staff, industry and training and skill development bodies, employment services organizations, and community representatives with knowledge of social procurement, social hiring, and community economic development.

Note to Applicant: Agreeing to these conditions as per the City of Vancouver *CBA Policy* does not preclude the applicant from entering into any additional agreements with communities including ones geographically located nearby the development site, or sites, or with local Nations. Please ask to be connected with the Planner(s) on the CBA Policy implementation for more information, questions, and support, as this condition may impact any early procurement processes for this development.
The Social Planners overseeing the CBA Policy include Shabna Ali (Shabna.ali@vancouver.ca) , Alisha Masongsong (alisha.masongsong@vancouver.ca) and Harris Watt (harris.watt@vancouver.ca).

PART 2: CONDITIONS OF BY-LAW ENACTMENT

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

Rail Proximity

2.1 Approval of the following proposed rail proximity mitigation measures and documents by a third-party peer review conducted by a qualified professional engineer with expertise in rail proximity:

(a) Physical Safety and Risk Mitigation Report;

(b) Fugitive Emissions and Air Quality Report;

(c) Stormwater Management and Drainage Plan; and

(d) Protective Action Plan.

Note to Applicant: The peer review will assess whether the proposed mitigations achieve a level of safety equivalent to best practices set out in the *FCM–RAC Guidelines* and sufficiently reduces the identified risks associated with the development's proximity to rail operations to an acceptable level. Completion of the peer review requires an assessment of other relevant conditions and impacts, including noise and vibration studies. These studies must be submitted as part of a complete package for the peer review. The peer review will be completed at the applicant's expense and conducted by one of the approved consultants provided by the City.

2.2 Entry into a section 219 covenant to the satisfaction of the General Manager of Engineering Services, Legal Services and Planning Urban Design & Sustainability, that includes:

(a) A covenant under Section 219 of the Land Title Act to construct the proposed mitigation measures identified in the required reports outlined in condition 1.9 prior to issuance of an occupancy permit for the proposed development, and thereafter to maintain and replace those mitigation measures as deemed necessary;

(b) An acknowledgement that the site is located adjacent to an active rail line, which may result in an increased risk to the development; and

(c) A release and indemnity in favour of the City in respect of any costs, damages, claims or expenses that may be incurred by the City as a result of a breach of the covenant under paragraph (a)., the issuance of any City permit in connection with the proposed development, or the use or development of the Lands, if such loss arises from adjacent rail operations, whether typical or atypical.

(d) Such other terms and conditions as the Director of Legal Services, in consultation with the General Manager of Engineering Services, may in their sole discretion require.

2.3 Provision of a legal agreement that requires the owner of the Lands to give notice to all rental tenants that their residence is in proximity to a rail line.

2.4 Provision of written acknowledgment(s) from all relevant rail authorities confirming receipt of the complete application and reports from the applicant;

Note to Applicant: Relevant rail authorities includes both owner and operator for all freight rail facilities within 300 m of the property line/ROW. Refer to section 2.4 of the *Development in Proximity to Rail Facilities Bulletin*. Written acknowledgment in the form of an email from an authorized representative of the Rail Authority will be accepted in place of written acknowledgment on company letterhead.

Public Space Access

2.5 Provision of a surface Statutory Right of Way (SRW) to the satisfaction of the Director of Planning and Director of Legal Services for public access and use of the outdoor, privately-owned public space and pedestrian pathway in the existing Brewery Creek SRW.

Note to Applicant: Provide drawings indicating the extents of the SRW. The dimensions are to be determined through the Development Permit process but should be consistent with this Rezoning Application.

2.6 Provision of a volumetric Statutory Right of Way (SRW) to the satisfaction of the Director of Planning and Director of Legal Services for public access and use of the atrium and indoor public space and along the components of the Cultural Ribbon within the building.

Note to Applicant: Provide drawings indicating the extents of the SRW. The dimensions are to be determined through the Development Permit process but should be consistent with this Rezoning Application.

Engineering

2.7 Provision of a Flood Plain Covenant to the satisfaction of the General Manager of Engineering Services and Chief Building Official.

Note to Applicant: This property is within the designated floodplain. The minimum Flood Construction Level (FCL) is based on the Vancouver Building Bylaw.

Areas below the FCL such as parking and storage may be at risk of overland flooding. Flood risk also exists from internal drainage system capacity due to heavy rainfall events with or without high coastal water levels. To prevent overland flood waters from entering ramps and entrances, the building or site design can consider including passive or active

flood barriers. These flood barriers could be assembled as needed (active) to block water flows.

Engineers and Geoscientists BC has a Practice Advisory that may be relevant to this site: Electrical Engineering Considerations in Flood-Resilient Design of Buildings.

2.8 Provision of a SRW for public pedestrian use over a portion of the site, adjacent to East 1st Avenue, to achieve a 3.0 m offset distance from the property line. The SRW will be free of any encumbrance such as structure, stairs, planter walls, and mechanical vents at grade and is to accommodate the underground parking structure within the SRW agreement.

2.9 Make arrangements for the preservation of all rights for the future daylighting of Brewery Creek to the full width of 15 m, as set out in Brewery Creek Open Space Area LM44115, to the satisfaction of the General Manager of Engineering Services and Director of Legal Services.

Note to Applicant: Engineering Staff may consider permitting certain encroachments within the SRW to support public realm and placemaking objectives, subject to a comprehensive review of the proposal through the Development Permit process, including:

(a) Landscape features;

(b) Public pedestrian walkways;

(c) On-site rainwater management.

2.10 Make arrangements for connecting to and securing adequate space for the Neighbourhood Energy Utility (NEU) to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services determine, which may include but are not limited to agreements which:

(a) Provision of an SRW in favour of the City, for access to the building mechanical system, thermal energy system-related infrastructure, and suitable space required for the Energy Transfer Station(s) within the development for the purpose of enabling NEU connection and operation; and

(b) Provision of an SRW, in favour of the City, for the use of and access to suitable space required for the NEU Room for the purpose of thermal energy production, including waste heat recovery, heating/cooling and thermal energy storage, and thermal energy distribution.

2.11 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. Except as explicitly provided for in Condition 2.11, 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 dated August 5th, 2025, no water main upgrades are required to service the development.

The main servicing the proposed development is 300 mm on East 1st Avenue and Thornton Street. Servicing from Thornton Street is limited to the portion of the 300mm main south of the 200mm main along 500 East 1st Avenue. 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 90 m 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 and to maintain acceptable sewer flow conditions, implementation of development(s) at 375 East 1st Avenue will require:

Local Service Upgrade:

(i) Upsize 24.99 m of existing 200 mm SAN to 450 mm SAN on East 1st Avenue from MH_419154 fronting 375 East 1st Avenue to MH_419153 fronting 339 East 1st Avenue.

Off-site Servicing Upgrade:

(ii) Upsize 62.48 m of existing 200 mm SAN to 450 mm SAN on East 1st Avenue from MH_419153 fronting 339 East 1st Avenue to MH_419157 fronting 273 East 1st Avenue;

(iii) Upsize 45.72 m of existing 200 mm SAN to 450 mm SAN on East 1st Avenue from MH_419157 fronting 273 East 1st Avenue to MH_424989 fronting 273 East 1st Avenue;

(iv) Upsize 92.97 m of existing 200 mm SAN to 450 mm SAN on East 1st Avenue from MH_424989 fronting 273 East 1st Avenue to MH_424984 at Lorne Street and East 1st Avenue;

(v) Upsize 79.25 m of existing 200 mm SAN to 525 mm SAN on East 1st Avenue from MH_424984 at Lorne Street and East 1st Avenue to MH_426364 fronting 235 East 1st Avenue;

(vi) Upsize 57.91 m of existing 200 mm SAN to 525 mm SAN on East 1st Avenue from MH_426364 fronting 235 East 1st Avenue to MH_426365 fronting 1717 Lorne Street;

(vii) Upsize 22.33 m of existing 200 mm SAN to 525 mm SAN on East 1st Avenue from MH_426365 fronting 1717 Lorne Street to MH_398698 at Main Street and East 1st Avenue; and

(viii) Upsize 21.28 m of existing 250 mm SAN to 525 mm SAN on East 1st Avenue from MH_398698 at Main Street and East 1st Avenue to MH_398699 Main Street and Industrial Avenue.

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

Developer's Engineer to submit design brief, calculations and/or model, and design drawings to the City. All submittals including Issued for Construction (IFC) drawings are required to be reviewed and accepted by the City Engineer prior to building permit issuance.

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

Development to be serviced to the existing location of the 675 mm STM and proposed 375 mm sewers in East 1st Avenue.

The City reserves the right to deliver the East 1st Avenue SAN upgrade as per the provisions under the Services Agreement at the applicant's cost. Prior to commencing any design work, the Applicant is to contact the Development Water Resources Management (DWRM) Branch at utilities.servicing@vancouver.ca.

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 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, and appropriate transitions, along East 1st Avenue adjacent to the site, including

(i) Minimum 1.5 m wide front boulevard;

(ii) Minimum 3.0 m wide broom finish saw-cut concrete sidewalk;

(iii) Curb and gutter, including relocation of the existing catch basins and street light poles, and road reconstruction as required to accommodate the curb and gutter;

Note to Applicant: Road reconstruction on East 1st Avenue to meet City "Higher-Zoned" standards.

(iv) Removal of existing driveway(s) and replacement with full-height curb, boulevard, and sidewalk.

(v) Minimum 2.5 m wide raised asphalt protected bike lane; and

(vi) Type E curb between the sidewalk and bike lane.

Note to Applicant: The City of Vancouver to provide approved Geometric design. All elements of the Geometric design must be constructed to meet City Standards including, but not limited to relocation of existing catch basins or installation of new catch basins where required to accommodate the geometric design.

(d) Street improvements, and appropriate transitions, along Thornton Street adjacent to the site, including:

(i) Minimum 1.2 m wide front boulevard; and

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

(e) Provision of improvements at the intersection of Thornton Street and Great Northern Way, including:

(i) Design and installation of a new full traffic signal;

(1) Installation of a left turn bay and left turn arrows for eastbound traffic; and

(2) Entire intersection lighting upgrade to current City standards and IESNA recommendations.

Note to Applicant: The City has collected a cash contribution of $600,000 from development sites within the immediate vicinity for the purposes of helping fund the delivery of this intersection improvement. These funds are expected to cover a portion of the costs and will be available until the asset is fully delivered. The City will provide the funds upon completion and acceptance of the signal improvements to the developer who delivers the asset first, to the satisfaction of the General Manager of Engineering services.

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

(f) Provision of rainwater tree trench feature to treat and retain 90% of average annual rainfall from the right-of-way (RoW) along the full length East 1st Avenue frontage, to the greatest extent practical.

Note to Applicant: These improvements generally include placement of plants, trees, growing medium, catch basin and perforated pipe sub-drain connected to the sewer system on this frontage.

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

(h) Provision of Thornton Street and East 1st Avenue entire intersection street lighting upgrade to current City standards and IESNA recommendations.

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

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

(j) Provision of street trees where space permits.

Note to Applicant: Final spacing, quantity and location to the satisfaction of the General Manager of Engineering Services. Tree species to the approval of the City Arborist. Street tree planting to include appropriate soil volumes and approved root barriers of rigid construction, 8 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.

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

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

(a) Provision of sewer upgrades per condition 2.11(b).

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

(b) Design and installation of a new traffic signal as per condition 2.11(e).

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

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

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

2.13 Make arrangements to the satisfaction of the Director of Planning, the General Manager of Engineering Services and/or the Director of Legal Services to modify, replace or discharge such registered or unregistered legal agreements as the City deems fit in relation to the proposed development, and any costs resulting from the requirements of any such modifications or replacements (including relocations of utilities or other facilities) of such agreements will be borne solely by the applicant."

Housing

2.14 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 at least 42% of the total residential floor area, or 37,199 sq. m (400,407 sq. ft.), whichever is greater, as secured market rental housing units, excluding Seniors Supportive or Independent Living Housing, pursuant to the *Broadway Plan*, 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.

Social Housing

2.15 Make arrangements, at no cost to the City, and to the satisfaction of the Director of Legal Services in consultation with the General Manager of Planning, Urban Design and Sustainability, and the General Manager of Real Estate and Facilities Management, to secure the applicant's obligation to design, build and deliver to the City an air space parcel containing the social housing units and associated parking and bike storage for such social housing. The agreement or agreements will include, but not be limited, to the following:

(a) A minimum of 3% of the total residential floor area, or 2,640 sq. m (28,417 sq. ft.), whichever is greater, must be included in the air space parcel and used for social housing, secured to the City's satisfaction;

(b) All associated storage lockers, vehicle and bicycle parking to be provided is not included in the above net floor area in (a);

(c) Breakdown of unit types (i.e. studios, one-bedroom units, two-bedroom units, accessible units, etc.), sizes, parking, numbers and finish specifications must be as per the *Housing Design and Technical Guidelines* and *High-Density Housing for Families with Children Guidelines*;

(d) Unit design and associated storage and amenity space must be as per the *Housing Design and Technical Guidelines* and *High-Density Housing for Families with Children Guidelines*;

(e) The air space parcel for the social housing must be designed to be as autonomous as possible, with design considerations maximizing the efficiency and minimizing the cost of operations over the life of the project and within the larger development;

(f) Transfer to the City at a nominal cost an air space parcel containing the social housing units together with the appropriate rights and obligations applicable to the ownership and operation of the legal parcel including reciprocal easements and indemnities, repair and maintenance, cost sharing, insurance and other applicable legal obligations;

(g) Grant the City an option to purchase, for a nominal purchase price, the social housing air space parcel, exercisable upon completion of construction of the social housing;

(h) Provide that, as a condition of issuance for the Building Permit, a Letter of Credit or alternate forms of security to the satisfaction of the Director of Legal Services will be required in an amount equal to the estimated cost to complete and deliver the Social Housing Parcel to the City and it will be in compliance with and in the form set out in the City's Letter of Credit Policy AF-002-02. This includes the costs to finish and equip, provide all furnishings and equipment; complete all

landscaping, if any; and cover all soft costs such as consultant design fees and permit fees for the Social Housing Parcel;

Note to Applicant: The value of the Letter of Credit will be determined in the rezoning negotiation or at the Development Permit stage.

(i) To the extent possible, the social housing air space parcel will be built with separate dedicated building systems so that its operating costs are accounted for and managed separately from the balance of the respective development; and

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

Note to Applicant: All social housing units must be designed and delivered in compliance with the City's *Housing Design and Technical Guidelines*.

2.16 Make arrangements to the satisfaction of the Director of Legal Services, the General Manager of Planning, Urban Design and Sustainability, and the Director of Facilities Planning and Development, to enter into a Housing Agreement to secure the social housing air space parcel for 60 years or the life of the building, whichever is greater, which will contain the following terms and conditions:

(a) A no separate sales covenant;

(b) A no stratification covenant;

(c) A provision that none of such units will be rented for less than 90 consecutive days at a time;

(d) A requirement that all units comply with the definition of "social housing" in the applicable DCL By-law; and

(e) Such other terms and conditions as the Director of Legal Services, the General Manager of Planning, Urban Design and Sustainability and the Director of Facilities Planning and Development may in their sole discretion require.

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

Cultural Amenity Space

2.17 Make arrangements to the satisfaction of the Director of Legal Services, in consultation with the General Manager of Real Estate and Facilities Management and the General Manager of Arts, Culture, and Community Services, for the provision, at no cost to the City, of a turn-key cultural amenity space within a fee-simple air space parcel. This cultural amenity space must meet the City's specifications and programming requirements for cultural use. To secure this condition, the applicant will enter into one or

more agreements, which may include a Construction and Transfer Agreement with the City. These agreements will include, but are not limited to, the following requirements:

(a) Design, Construction, and Delivery: The cultural amenity space will be fully fit, finished, and equipped to meet the City's Arts and Culture Studios Technical Guidelines, functional program requirements (see below) along with all applicable by-laws, including the Noise, Building, and Fire By-laws for rehearsal/performance and artist studio uses. All technical guidelines applicable at the time of the Development Permit will also be adhered to. The cultural amenity space will be located within a separate air space parcel.

(b) The cultural amenity space will be designed and constructed at the sole cost of the Applicant, including a detailed functional program to be commissioned and completed by the applicant and approved by the Managing Director of Cultural Services and the Director of Facilities Planning and Development, prior to DP submission. This detailed functional program will inform the development permit design and requirements.

Note to Applicant: The City should be engaged throughout the development of the detailed functional program, along with relevant and compensated stakeholders (as identified by the City) to refine requirements to accommodate the intended activities and programming to ensure a fully functioning facility.

Contact City staff to discuss and scope out detailed Functional Program requirements, process, engagement, approvals, etc.

(i) Facilities Planning and Development: Oswal Fuentes (Oswal.Fuentes@vancouver.ca)

(ii) Arts and Culture: Joming Lau (joming.lau@vancouver.ca)

(c) Size and Ceiling Heights: The cultural amenity space will have a minimum total indoor area of 992.9 sq. m (10,688 sq. ft) of gross floor area. The clear ceiling height will be a minimum of 4.6 m (15 ft.) for the cultural amenity space on L2 and 3.7 m (12 ft.) for the cultural amenity space on L2 mezzanine. A minimum 3.7 m (12 ft.) clear ceiling height will also be maintained for any localized ceiling drops throughout the facility.

Note to Applicant: The rehearsal/performance space will have additional size and ceiling height requirements to be met, per relevant rezoning conditions for the rehearsal/performance space, in accordance to the forthcoming detailed Functional Program.

(d) Design for rehearsal, performance, and artist studio uses. The cultural amenity space will be designed to accommodate rehearsal, performance, and artist studio uses, with ability to support occasional performances or events. It will also include ancillary support spaces, including, but not limited to storage, administrative offices, washrooms, change rooms, showers, laundry, control

room, kitchenette(s), spray booths, janitor rooms, etc. The design should maximize facility functional area, clear span space, incorporate strong street-level presence and visibility, and maximize daylight access. It should also be universally accessible for people with disabilities and accommodate cultural practices such as Indigenous practices of brushing off and smudging.

Note to Applicant: Design development of the cultural amenity space will be required through the development and building permit processes.

(e) Transfer of Air Space Parcel to City: An option to purchase registered in favour of the City that states that, upon completion of the cultural amenity space, the applicant will transfer to the City, at no cost, an air space parcel in fee-simple containing the cultural amenity space. As a condition of the transfer, the applicant must ensure that it has put in place the appropriate rights and obligations for the ownership and operation of the parcel, including reciprocal easements, indemnities, repair and maintenance responsibilities, cost sharing, insurance, and other applicable legal obligations, and in particular, the reciprocal easements must grant access to the City (as owner) and users of the cultural amenity space for uninterrupted 24/7 access to any required shared spaces, such as elevators, loading and vehicle parking areas, garbage and recycling rooms, and dedicated mechanical, electrical, data, security, and janitor rooms, or any other utility spaces as required.

(f) Financial Assurances: The applicant will provide assurances to the City, including a Letter of Credit (LC) or alternate forms of security to the satisfaction of the Director of Legal Services prior to building permit issuance, with the amount determined as part of the agreements required before rezoning enactment. All LCs or alternate forms of security must comply with the City's Letter of Credit Policy (https://policy.vancouver.ca/ADMIN032.pdf).

(g) Occupancy Hold: An occupancy hold will be placed on the buildings under construction on the site, subject to the completion and satisfactory acceptance of the cultural amenity space by the General Manager of Real Estate and Facilities Management, the General Manager of Arts, Culture, and Community Services and the Director of Facilities Development, as well as the transfer of the cultural amenity space to the City.

(h) Shared use agreement to the satisfaction of the General Manager of Engineering Services, General Manager of Arts, Culture, and Community Services, and the Director of Facilities Development for any shared vehicle and bicycle parking, and loading spaces between the cultural amenity and other uses, along with appropriate signage.

(i) Minimize or eliminate the obligations of the cultural amenity space toward contributing to common area costs, except for costs deemed directly attributable to the cultural amenity space or for parts of the development used by the cultural amenity space’s users or invitees.

(j) Minimize shared interfaces (e.g. physical properties, access, building systems) between the air space parcel and the rest of the development so as to minimize the obligations of the cultural amenity space toward contributions to the common area costs of the overall development, to reflect those costs considered directly attributable to the cultural amenity space or which are related to any part of the development to which the users or invitees of the cultural amenity space may (from time to time) have the use of and/or access.

(k) Resident Notifications: Arrangements should be made for notices in rental agreements, marketing materials, disclosure documents, and building signage to notify residents that their unit is in a building with a cultural amenity space that includes production/rehearsal studio and Artist Studio - Class A uses.

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

Note to Applicant: The agreements will include development permit and building permit holds, which will apply to the project and be managed by Real Estate and Facilities Management, and Arts, Culture, and Community Services, with the release of such holds being contingent on their satisfaction with the cultural amenity space's design.

Food Assets

2.18 Fulfill, to the satisfaction of the Director of Social Policy, the Sustainable Food Systems requirements of the *Rezoning Policy for Sustainable Large Developments* by delivering a minimum of three food assets. To secure this condition, the applicant may be required to enter into one or more agreements with the City, all to be satisfied at no cost to the City and to the City's satisfaction, which agreement(s) may include, but not limited to, the following provisions and requirements:

(a) Certain permit holds subject to completion of the design, construction, and satisfactory acceptance of the food assets.

(b) Covenants regarding the installation and maintenance of the food assets and statutory rights of way to secure public access thereto.

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

Public Art

2.19 Execute an agreement satisfactory to the Director of Legal Services and the General Manager of Arts and Culture 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.

Note to Applicant: Consult with the City's Head of Public Art regarding opportunities for investment in public spaces as per the *Broadway Plan*.

Provide development details to the satisfaction of the Head of Public Art (a checklist will be provided) confirming the selection of Option A, Art on Site, or Option B1, 60% cash-in-lieu of art.

Note to Applicant: This project is subject to a 2018 Public Art Pooling Agreement under Option A established under the previous rezoning. The agreement identified Lot P as the receiver site for on-site public art, requiring $835,744 from Lot P, $497,281 from 8199 Cambie Street, and $440,042 from 1335 Howe Street. The public art commitments from this pooling agreement are valued at $1,773,067.

This rezoning adds an estimated additional 65,173 sq. m (701,513 sq. ft.) of additional, eligible floor area, generating an additional public art contribution of $1,388,996 based on the above public art formula. This contribution is eligible for the time-limited Option B1 discounted rate of 60%.

Staff are amendable to the Applicant fulfilling their public art requirements through the provision of on-site public art in accordance with the previously approved pooling agreement, along with a cash in-lieu contribution associated with the additional density proposed under this rezoning.

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

Non-Stratification Covenant

2.20 Enter into a Covenant pursuant to Section 219 of the Land Title Act satisfactory to the Director of Legal Services prohibiting both the separate sale and the strata subdivision of the commercial-retail, hotel and office uses.

Environmental Contamination

2.21 Submit a site disclosure statement to Environmental Services;

2.22 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

2.23 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 Parks, have been provided to the City.

Note to Applicant: The site contains a Schedule 2 use. The Site Disclosure Statement has been forwarded to the Ministry of Environment.

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 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

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

DRAFT AMENDMENT TO CD-1 (402) GREAT NORTHERN WAY CAMPUS BY-LAW NO. 8131

1. This By-law amends the indicated provisions of By-law No. 8131.

2. In Section 2, Council strikes out "Live-Work Use means the use of premises for both a residential unit and a non-residential use which is associated with and forms an integral part of the residential unit."

3. In Section 3, Council:

   (a) in subsection (j) adds "Hotel," after "Funeral Home,";
   (b) strikes out section 3(e);
   (c) renumbers subsections (f) through (m) as subsections (e) through (l), respectively.

4. In Section 4.1, Council removes from Diagram 1 the area shown within the heavy black outline on Schedule A to this By-law.

5. In Section 4.2, Council removes from Diagram 2 the area shown within the heavy black outline on Schedule A to this By-law.

6. In Section 5.1, Council subtracts 42,894 m^2 from the number of square metres set out in that section.

7. In Table 1 of Section 5.2, Council:

   (a) in row 1:

      (i) subtracts 5,435 m^2 from the number under the column titled "3A+3B Combined"; and

      (ii) subtracts 5,436 m^2 from the number under the column titled "Maximum Total Floor Area".

   (b) in row 2:

      (i) subtracts 7,432 m^2 from the number under the column titled "3A+3B Combined"; and

      (ii) subtracts 7,432 m^2 from the number under the column titled "Maximum Total Floor Area".

   (c) in row 4:

(i) subtracts 4,015 m^2 from the number under the column titled “3A+3B Combined”;

(ii) subtracts 4,016 m^2 from the number under the column titled “Maximum Total Floor Area”; and

(iii) in the third bullet, strikes out “Service, but not including Hotel and Laboratory” and substitutes “Service, but not including Laboratory”;

(d) strikes out row 5 “Live-Work Uses”;

(e) strikes out row 6 “Hotel”; and

(f) strikes out column 5 “3B Only”.

8. In Section 5.4, Council strikes out subsections (a), (b), and (g), and renumbers subsections (c), (d), (e), (f), (h), (i), (j), and (k) as subsections (a), (b), (c), (d), (e), (f), (g) and (h), respectively. .

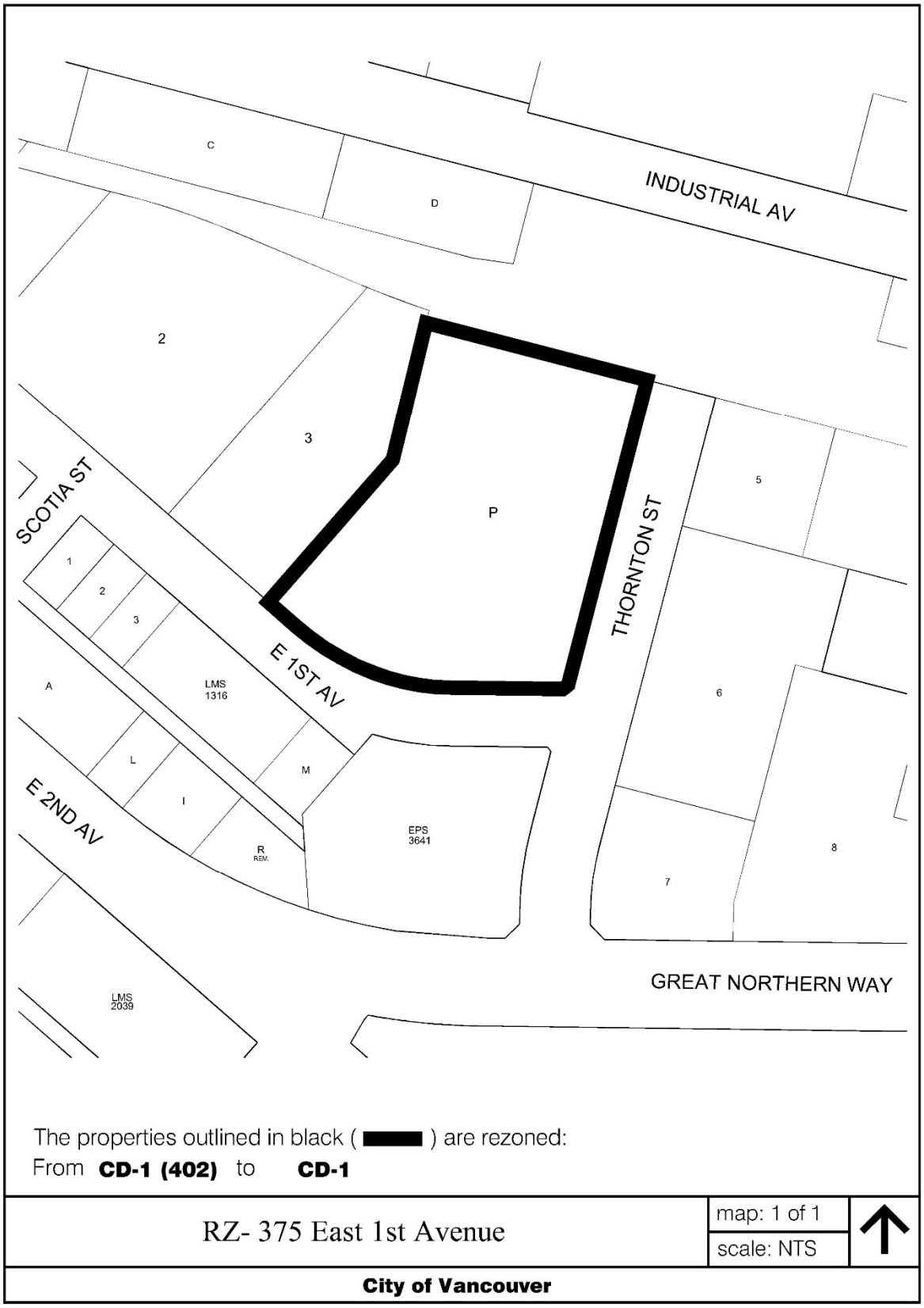
9. Council strikes out Section 5.5.

10. Council strikes out Section 5.6.

11. Council strikes out Section 5.7.

12. In Schedule A, Council removes the area shown within the heavy black outline on Schedule A to this By-law, and 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.

Schedule A


C
D
INDUSTRIAL AV
2
3
P
5
SCOTIA ST
THORNTON ST
1
2
3
A
LMS
1316
E 1ST AV
6
L
M
I
E 2ND AV
R
REM.
EPS
3641
8
7
GREAT NORTHERN WAY
LMS
2039
The properties outlined in black ( ) are rezoned:
From CD-1 (402) to CD-1
RZ- 375 East 1st Avenue
map: 1 of 1
scale: NTS
City of Vancouver

* * * * *

DRAFT AMENDMENT TO THE SIGN BY-LAW NO. 11879

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

“375 East 1st Avenue [CD-1 #] [By-law #] C-2”

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

Amend Schedule B [Intermediate Zone] by adding the following:

“[CD-1#] [By-law #] 375 East 1st Avenue”

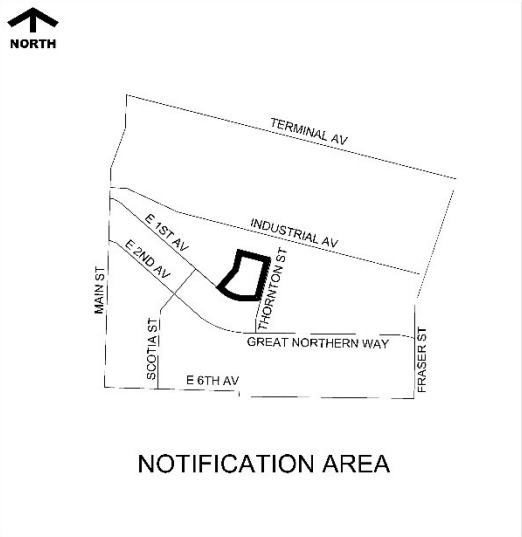
* * * * *

APPENDIX D
ADDITIONAL INFORMATION

Public Consultation Summary

Event	Date(s)	Details
Webpage published	August 27, 2025	https://www.shapeyourcity.ca/375-e-1st-ave
Postcard mailed	October 16, 2025	2,320 notices mailed (approximate)
Site sign installed	October 3, 2025	n/a
Online comment form	August 2025 to April 2026	30 submissions • 13 responses support • 13 responses opposed • 4 responses mixed
Question and Answer (Q&A) period (2 weeks)	October 22 to November 4, 2025	4 submissions
Other input (phone calls, direct emails, etc.)	August 27, 2025 to April 23, 2026	3 submissions
Total webpage views	August 27, 2025 to April 23, 2026	1,169 page views
Total Submissions (Comments submitted + questions asked + other input methods)		37 submissions

Map of Notification Area



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

Areas of support:

- **Housing:** Respondents supported the proposal for delivering many new homes in a central location.

- **Use:** Respondents expressed support for the project's design quality and the inclusion of a mix of residential, commercial, hotel, office, and cultural spaces to create a vibrant destination.

- **Transit-supported design:** Respondents supported increased height and density due to the site's proximity to rapid transit and felt taller buildings were appropriate near the station.

Areas of concern:

- **Building height:** Respondents felt the proposed towers were excessively tall and out of scale for the existing low- and mid-rise neighbourhood, which could overwhelm the area and block valued mountain views and natural light.

- **Traffic and parking:** Respondents raised concerns that the proposed density would worsen traffic congestion, eliminate street parking, and strain already limited transportation and service infrastructure.

- **Neighbourhood livability:** Respondents expressed that the proposal could erode the existing character, sense of community, and long-term livability of Mount Pleasant, particularly given cumulative impacts from recent and planned development.

Response to Public Comments

- **Building height:** The proposed height is generally in line with the *Broadway Plan*. Additional height above 35 storeys supports the delivery of the proposal's public benefits, including the in-kind social housing and in-kind arts and culture production space. The buildings do not shadow nearby public parks or schools, and the site is not within any Council-adopted public view corridors.

- **Traffic and parking:** Parking is to be provided in accordance with the Parking By-law at the time of development permit. The site is well situated to reduce vehicle trips as it is located next to the future Great Northern Way-Emily Carr Station, and along the Central Valley Greenway bike path along East 1st Avenue.

- **Neighbourhood livability:** The proposal meets the intent for the development vision of the Creative District under the *Broadway Plan*. The in-kind arts and culture production space focused on a range of visual and performing arts, together with the publicly accessible indoor atrium and new public space in the Brewery Creek SRW, can contribute to the vibrancy of the area.

* * * * *

APPENDIX E
HOUSING

Housing Data

Figure 6: Progress Towards 10 Year Housing Vancouver Targets (2024-2033) as of March 31, 2026

Housing Type	Category	10-year Targets[1, 2]	Units Approved Towards Targets[3]
Purpose-Built Rental Housing Units[3]	Market Rental	30,000	19,996 (67%)
	Developer-Owned Below Market Rental	5,500	2,892 (53%)
	Total	35,500	22,888 (64%)

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.*

Figure 7: Progress Towards 10 Year Housing Vancouver Targets (2024-2033) as of March 31, 2026

Housing Type	Category	10-Year Targets[1]	Units Approved Towards Targets[2]
Social, Supportive and Co-op Housing	Supportive Housing	1,500	76 (5%)
	Social and Co-op Housing	8,500	2,087 (25%)
	Total	10,000	2,163 (22%)

1. *New 10-year targets were adopted in 2024, with tracking starting from January 1st, 2024.*
2. *Previous targets established in 2017 included 12,000 non-market housing units with tracking starting in 2017. As of December 31st, 2023, 78% of the previous targets had been reached (including TMH projects and multi-phased major developments).*
3. *Unit numbers exclude the units in this proposal, pending council's approval of this application.*

Figure 8: 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	$1,965	$78,600	$2,824	$112,977	$96,750
1-bed	$2,224	$88,960	$3,373	$134,904	$118,300
2-bed	$2,979	$119,160	$4,809	$192,372	$167,680
3-bed	$3,420	$136,800	$6,606	$264,236	$239,000

1. *Data from the October 2025 CMHC Rental Market Survey for apartments in purpose-built rental buildings completed in the year 2015 or later on the Eastside of Vancouver*

2. *Based on the following assumptions: median of all BC Assessment apartment sales prices in Vancouver Eastside in 2023 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).*
3. *Incomes are estimated based on rents or monthly ownership costs at 30% of income.*

Figure 9: Non-Market, Below-Market and Market Rental Unit Rents, Cost of Ownership and Household Incomes Served (Eastside)

	Housing Income Limits		Newer Rental Buildings Eastside		Monthly Costs of Ownership for Median-Priced Apartment –Eastside (with 20% down payment)	
	Estimated Maximum Starting Rents (at 30% of HILs)[1]	BC Housing - Household Income Limits	Average Market Rent[2]	Average Household Income Served[4]	Monthly Costs of Ownership[3]	Average Household Income Served[4]
Studio	$1,450	$58,000	$1,965	$78,600	$2,824	$112,977
1-bed			$2,224	$88,960	$3,373	$134,904
2-bed	$1,800	$72,000	$2,979	$119,160	$4,809	$192,372
3-bed	$2,150	$86,000	$3,420	$136,800	$6,606	$264,236

1. *Maximum starting rent estimates based on 30% of Housing Income Limits published by BC Housing on December 1, 2025*
2. *Data from the October 2025 CMHC Rental Market Survey for apartments in purpose-built rental buildings completed in the year 2016 or later on the Eastside of Vancouver*
3. *Median of all BC Assessment strata apartment sales prices in Vancouver Eastside in 2023 by unit type, 20% down-payment, 5% mortgage rate (in-line with qualifying rate), 25-year amortization, $250-$350 monthly strata fees and monthly property taxes at $2.92 per $1,000 of assessed value (2023 assessments and property tax rate)*
4. *Incomes are estimated based on rents or monthly ownership costs at 30% of income.*

Figure 10: Proposed Housing Unit Mix by Tenure

	Strata		Rental		Social Housing		Total	
	Units	%	Units	%	Units	%	Units	%
Studio	34	5%	0	0%	0	0%	34	3%
1-bed	368	58%	323	67%	20	63%	711	62%
2-bed	169	26%	83	17%	4	13%	256	22%
3-bed	68	11%	79	16%	8	25%	155	13%
Total	**639**	**55%**	**485**	**42%**	**32**	**3%**	**1,156**	**100%**

* * * * *

APPENDIX F
PUBLIC BENEFITS

City-wide DCL[1]	$23,029,084
Utilities DCL[1]	$12,894,720
CAC: In-kind 32 units of social housing	$26,433,889
CAC: In-kind arts and culture space	$10,196,815
Public Art[2]	$1,388,996
TOTAL	**$73,943,503**

Other Benefits (non-quantifiable components): 485 rental housing units, secured for the greater of 60 years and the life of the building. Privately-owned indoor and outdoor public spaces.

[1] Based on rates in effect as of December 10, 2025 and the proposed 84,360.8 sq. m (908,052 sq. ft.) of residential floor area and 22,806.0 sq. m (245,482 sq. ft.) of commercial, office and hotel floor area. The reduced DCL rate for the in-kind arts and culture space is $20. The social housing floor area of 2,640 sq. m (28,417 sq. ft.) qualifies for an exemption, valued at $922,786.

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

[2] The *Public Art Policy and Procedures for Rezoned Developments* requires rezoning proposals having a floor area of 9,290 sq. m (100,000 sq. ft.). Based on rates in effect as of 2016. Rates are subject to adjustments, see Public Art Policy and Procedures for Rezoned Developments for details.

This site at 375 East 1st Avenue is also subject to a Public Art Pooling Agreement. The value of the Pooling Agreement required $894,257.65 (adjusted per the Pooling Agreement to $835,744) for a development on this site under its current CD-1 (402) zoning. This amount is combined with public art commitments from previous rezonings on two other sites owned or controlled by this developer: $497,281 from a rezoning at 8199 Cambie Street and $440,042 from a rezoning at 1335 Howe Street. The public art commitment from this Pooling Agreement is valued at $1,773,067, and identified this site as the receiver site for on-site public art. This amount is in addition to the $1,388,996 generated by this rezoning application.

* * * * *

APPENDIX G
REZONING APPLICATION SUMMARY

Property

Address	Parcel Identifier (PID)	Legal Description
375 East 1st Avenue	027-789-608	Lot P District Lots 200A, 264A and 2037 Group 1 New Westminster District Plan BCP39441

Applicant Team

Applicant	Onni 375 GNW Holdings Corp.
Developer	Onni 375 GNW Holdings Corp.
Architect	Boniface Oleksiuk Politano Architects
Property Owner	Onni 375 GNW Holdings Corp.

Statistics

	Permitted Under Existing Zoning	Proposed
Zoning	CD-1 (402)	A new CD-1
Site Area	10,282 sq. m (110,674 sq. ft.)	10,282 sq. m (110,674 sq. ft.)
Land Use	Mixed-use	Mixed-use
Maximum Height	45.72 m (150 ft.) Sub-area 1	Tower A: 119 m (390 ft.) Tower B: 131 m (430 ft.) Tower C: 137 m (449 ft.) Tower D: 122 m (400 ft.)
Floor Area	42,896 sq. m (461,743 sq. ft.) Developer's portion of sub-area 3B	110,800 sq. m (1,192,641 sq. ft.)
Unit Mix	N/A	34 studio units 711 1-bedroom 256 2-bedroom 155 3-bedoom **1,156 Total**
Natural Assets	3 on-site trees 18 street trees	3 trees proposed for removal. 18 street trees proposed for retention. New street trees and on-site trees proposed. Final numbers to be confirmed at development permit stage.

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