CITY OF VANCOUVER

REFERRAL REPORT

Report Date:	September 2, 2025
Contact:	Dr. Susanne Rühle
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RTS No.:	18140
VanRIMS No.:	08-2000-20
Meeting Date:	September 16, 2025

TO: Vancouver City Council

FROM: General Manager of Planning, Urban Design and Sustainability

SUBJECT: CD-1 Rezoning: 11-15 East 4th Avenue

RECOMMENDATION TO REFER

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

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

RECOMMENDATION FOR PUBLIC HEARING

A. THAT the application by Oxford Properties on behalf of 11 East 4th Avenue Inc., the registered owner of 11-15 East 4th Avenue [*PID 013-578-561; Lot F Block 18 District Lot 200A Plan 22192*], to rezone the lands from I-1 (Industrial) District to CD-1 (Comprehensive Development) District to increase the permitted floor space ratio (FSR) from 3.0 to 6.30 and the building height from 30.5 m (100 ft.) to 46.5 m (153 ft.) to permit a mixed-use development with industrial, office and ground floor retail space in an eight-storey building, be approved in principle;

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

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by Chernoff Thompson Architects and B+H Architects, received October 4, 2024 and revised July 14, 2025;

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

B. THAT, subject to approval of the CD-1 By-law, the application to amend the Sign By-law to establish regulations for the new CD-1, generally as set out in Appendix C, be approved.

C. THAT subject to approval of the CD-1 By-law, the Noise Control By-law be amended to include this CD-1 in Schedule A, generally as set out in Appendix C;

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

D. THAT subject to approval of the CD-1 By-law, the Vancouver Development Cost Levy By-law and the Vancouver Utilities Development Cost Levy By-law be amended to include this CD-1 in the definition of “mixed-employment (light industrial)”, generally as set out in Appendix C;

FURTHER THAT the Director of Legal Services be instructed to bring forward the amendment to the Vancouver Development Cost Levy By-law and the Vancouver Utilities Development Cost Levy By-law at the time of enactment of the new CD-1 By-law.

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

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

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

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

REPORT SUMMARY

This report evaluates an application to rezone 11-15 East 4th Avenue from I-1 (Industrial) District to CD-1 (Comprehensive Development) District under the *Broadway Plan.* The proposal is to permit the development of an eight-storey mixed-use building that will contain industrial and office uses with retail on the ground floor with a minimum of 3.3 FSR of industrial space. The application proposes a total floor area of approximately 14,152.4 sq. m (152,335 sq. ft.), a maximum building height of 46.5 m (153 ft.) and an overall floor space ratio (FSR) of 6.30.

Staff recommend that the application be referred to a public hearing, with the recommendation of the General Manager of Planning, Urban Design and Sustainability to approve it in principle, subject to the public hearing, and conditions contained in Appendix B.

COUNCIL AUTHORITY/PREVIOUS DECISIONS

- *Broadway Plan* (2022, last amended 2024)
- *Vancouver Plan (*2022)
- *Transit-Oriented Areas (TOA) Designation By-law* (2024)
- *Transit-Oriented Areas (TOA) Rezoning Policy* (2024)
- *Industrial Spaces Guidelines* (2023)
- *Accessory Uses – Industrial Districts Administration Bulletin* (1983, last amended 2022)
- *Industrial Lands Policy* (1995, last amended 2023)
- *I-1 (Industrial) District Schedule* (last amended 2025)
- *Green Buildings Policy for Rezonings* (2010, last amended 2024)
- *Public Art Policy and Procedures for Rezoned Developments (*2014, last amended 2021)
- *Urban Forestry Strategy* (2014, last amended 2018)
- *Community Amenity Contributions Policy for Rezonings* (1999, last amended 2025)
- *Vancouver Development Cost Levy By-law No. 9755*
- *Vancouver Utilities Development Cost Levy By-law No. 12183*
- *Latecomer Policy (2021)*

REPORT

Background/Context

1. Site and Context

The subject site is comprised of one legal parcel located on the northeast corner of East 4th Avenue and Ontario Street with a total site area of approximately 2,246.9 sq. m (24,185 sq. ft). It is zoned I-1 (Industrial) District as is the surrounding Mount Pleasant Industrial Area (MIAA) of the *Broadway Plan* (Plan), as seen in Figure 1. The surrounding blocks contain mainly industrial and office buildings, ranging in height from two to six storeys. Taller developments are permitted along the eastern and northern edges of the MIAA with up to 11 storeys. The site currently contains one two-storey industrial and office building.

Figure 1: Site and surrounding context

2. Policy Context

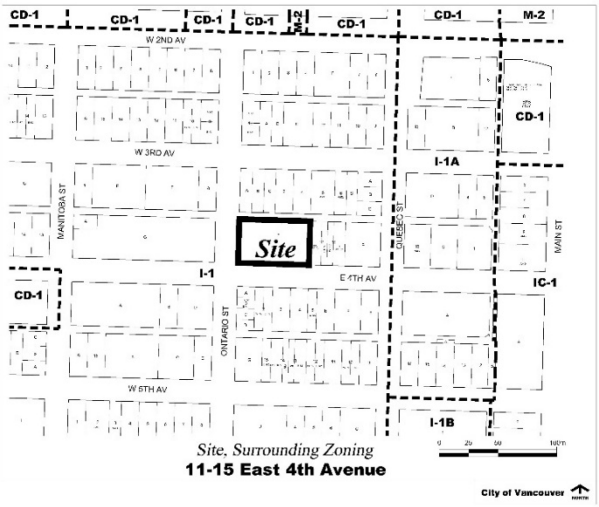
Vancouver Plan – The *Vancouver Plan* was approved by Council on July 22, 2022 and is a land use strategy to guide long-term growth of the City over the next 30 years. The approved plan will serve as a framework with further implementation planning work to follow over the next two to four years. The site is located within the *Broadway Plan* area which is generally in alignment with the *Vancouver Plan.*

Broadway Plan – The *Broadway Plan* (Plan) is a comprehensive community plan for the area within Vine Street to Clark Drive and 1st Avenue to 16th Avenue. The 30-year plan focuses on opportunities to integrate new housing, jobs, and amenities around the new Broadway Subway. The site is located within the Mount Pleasant Industrial Area (MIAA), which is sub-area 10.1 of the Plan. It is intended, as a combination of light industrial functions and office uses, to support traditional industrial uses on the ground floor and strategically increase opportunities to support the innovation economy. The Plan permits up to 11-storey mixed-use buildings with up to 6.0 FSR if a minimum of 50% (3 FSR) of floor area are designated as industrial uses.

City-initiated zoning changes (rezoning) in areas of Broadway and Cambie Corridor Plans – City staff are currently working on City-initiated zoning amendments for certain areas of Broadway and Cambie Corridor. This initiative aims to standardize regulations and simplify the development process through new zoning district schedules. A referral report outlining proposed zoning amendments was brought forward to Council in July 2025, with Public Hearing scheduled for September 2025.

The site is located within the proposed City-initiated rezoning area of the Broadway Plan. However, the consideration of these proposed zoning amendments does not prevent the current application from proceeding through a CD-1 rezoning process. The site is located within the proposed City-initiated rezoning area of the Broadway Plan. However, the proposed zoning amendments will only apply to residential and commercial zoning, therefore this project will not be affected by these proposed zoning amendments.

Transit-Oriented Areas Designation By-law and Transit-Oriented Areas Rezoning Policy – To align with provincial legislation, Council adopted a by-law and rezoning policy that establishes heights and densities for developments within Transit-Oriented Areas (TOAs). This site is located within 800 m (Tier 3) of four TOAs. As the TOA By-law only applies to residential



and commercial zoning, this location is exempted from the minimum height and density requirements.

Strategic Analysis

1. Proposal

The application proposes an eight-storey industrial and office building with a floor area of 14,152.4 sq. m (152,335 sq. ft.), resulting in an FSR of 6.3 with a minimum of 3.3 FSR provided as laboratory space. The proposed building height is 46.5 m (153 ft.) (see Figure 2, and additional drawings in Appendix E). The proposal contains industrial, office and retail uses, with the industrial space planned for laboratory.

2. Land Use

The uses proposed in the application (industrial, office and retail) are consistent with the intent of the I-1 District Schedule, the Plan as well as the *Vancouver Plan.*

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

In assessing urban design performance, staff considered the built form expectations of the Plan.

Form of Development – While the Plan anticipates a tower and three-storey podium typology, the application proposes an eight-storey tower with no podium (see Figures 2 and 3). As a result, the application does not comply with tower separation requirements as outlined in the Plan.

Figure 2: Proposal from Southwest perspective (Original Submission)

Tower Separation – The Plan anticipates a tower setback of no less than 7.6 m (25 ft.) starting above three storeys and at a height of 18.3 m (60 ft.). This is to ensure that an overall tower separation of 15.2 m (50 ft.) is accommodated equitably between the proposed development and future neighbouring tower development sites. The project as originally proposed included no tower setback to the east property line and provided 4.9 m (16 ft.) tower setback to the centreline of the lane.

Staff have prepared conditions in Appendix B to provide the required tower setbacks along the east property line and the centreline of the lane above the fifth storey, beginning at Level 6. A relaxation to the tower setback requirements can be considered, as the applicant has demonstrated through test fit analysis that providing the required tower setbacks above the fifth storey allows the upper massing at the Ontario Street and East 4th Avenue intersection to step back (see revised drawings in Appendix E).

This step back enhances the transition to the adjacent *Vancouver Heritage Registry* (VHR)-listed “Nelson Laundry” building at 5 West 4th Avenue. It also improves the pedestrian-scale

experience at the intersection with the provision of Privately-Owned Public Space (POPS), while also accommodating the larger floor plates needed for the proposed laboratory use.

Figure 3: Proposal from Northwest perspective (Revised)

Height – The Plan anticipates a maximum of 11 storeys with a building height of 46.5 m (153 ft.). The project's building height of 46.5 m (153 ft.) is within the Plan's permitted maximum. The Council-approved protected public view 3.2 – Queen Elizabeth Park extends across the site and the tower development complies with the height parameters of the protected view.

The application proposes floor-to-floor heights of 4.6 m (15 ft.) on Levels 2 to 7. While this is below the minimum floor-to-floor height of 5.2 m (17 ft.) required by the *Industrial Spaces Guidelines,* a relaxation can be considered given the operational requirements of the proposed lab use. Staff have prepared conditions in Appendix B to ensure flexibility for future industrial tenants.

Density – The Plan estimates a density of up to 6.0 FSR. The application proposes a density of 6.3 FSR.

Public Realm and Interface – The Plan envisions active ground floor frontages and lanes, with pedestrian interfaces that contribute to the eclectic nature of the industrial areas, and continuous industrial and commercial uses that provides transparency and visual interest to the streetscape.

The proposal includes a covered Privately-Owned Public Space (POPS) along Ontario Street and East 4th Avenue. Staff have prepared conditions in Appendix B to enhance the overall public realm interface, address Crime Prevention Through Environmental Design (CPTED) considerations, and to further strengthen the pedestrian activity in this vibrant Mount Pleasant Industrial Area.

Staff are also supportive of excluding the FSR associated with the covered POPS from FSR calculations. Public access to the POPS will be secured via a Statutory Right-of-Way.

Private Amenity Space – The development offers on-site common outdoor amenities for the building occupants at Level 6 and 7. Staff have prepared conditions to further improve the private amenity space.

Urban Design Panel – A review by the Urban Design Panel was not required due to consistency with the Plan's expectations and the industrial nature of the context.

Staff reviewed the site-specific conditions and have concluded that the proposed form of development differs from the Plan's built form. The Urban Design conditions detailed in Appendix B to ensure appropriateness for the context.

4. Transportation and Parking

The application proposes a total of 73 vehicular parking spaces, six loading spaces and 85 bicycle spaces are proposed in two levels of underground parking, accessed from the lane. The application will be required to comply with the Parking By-law. The Director of Planning is supportive of the proposed parking and loading provision, however exploration of adding a shared Class C loading space is encouraged. At the time of development permit application, relaxation of loading requirements would be supportable based on review of proposed uses and site constraints and policy 11.1.71 of the Plan.

Nearby Transportation Infrastructure – The site is well-served by rapid transit and bicycle networks. It is located within 800 m from four current and future SkyTrain Stations: Olympic Village Station, Main Street - Science World Station, Great Northern Way - Emily Carr Station as well as Mount Pleasant Station. It is also one block south of frequent bus transportation on 2nd Avenue and six blocks north of the rapid bus service along the Broadway Corridor. The site is also located on the Ontario Greenway bikeway.

5. Environmental Sustainability and Natural Assets

Green Buildings – The *Green Buildings Policy for Rezonings* requires that rezoning applications satisfy the green and resilient building conditions stated within the Policy. The applicant has submitted preliminary modelling analysis detailing design and construction strategies to meet anticipated energy and emissions and embodied carbon targets in Vancouver Building By-law, a summary of the resilient building measures considered for the application, and a commitment to fulfill energy system sub-metering and enhanced commissioning requirements throughout the project.

Natural Assets – The *Urban Forest Strategy* was developed to find ways to help preserve, protect and strengthen Vancouver's urban forest and tree canopy for the future. The Protection of Trees By-law aims to maintain a healthy urban forest by requiring permission be sought to remove trees which meet certain conditions. The intent is to retain and protect as many healthy, viable trees as possible, while still meeting the challenges of development, housing priorities and densification. This is in keeping with City goals to achieve resilient and healthy natural systems in our urban areas.

There are no existing trees on the site. Three street trees on City streets adjoining the site along Ontario Street are proposed to be retained. Five new street trees are proposed along East 4th Avenue.

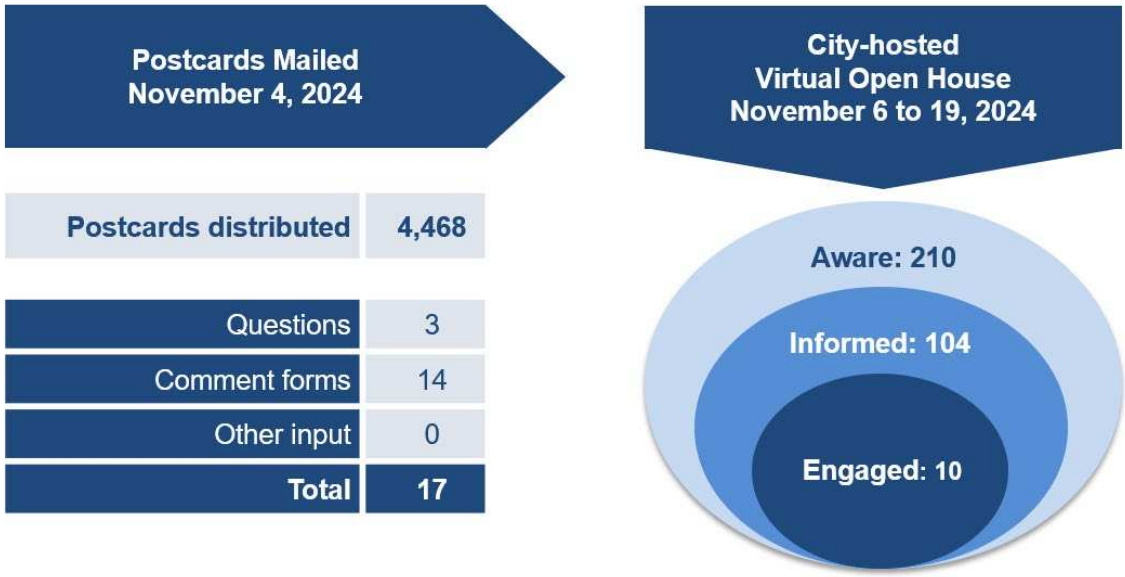
6. Public Input (refer to Appendix D)

Public Notification – A rezoning information sign was installed on the site on October 21, 2024. Approximately 4,468 notification postcards were distributed within the neighbouring area on or about November 4, 2024. Application information and an online comment form was provided on the Shape Your City (shapeyourcity.ca/) platform.

Question and Answer Period – A question and answer period was held from November 6 to 19, 2024. Questions were submitted by the public and posted with a response over a two-week period. A digital model was made available for online viewing.

Public Response and Comments – Public input is collected via online questions, comment forms, through email, and by phone. A total of 17 submissions were received.

Figure 4: Overview of Notification and Engagement



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

Generally, comments of support fell within the following areas:

- **Development:** The proposed development will provide benefits to the neighbourhood with an increase in industrial and office space.
- **Height and uses:** In favour of the proposed building height and uses given the local neighbourhood context, including the integration of dedicated retail space.
- **Building design:** Appreciate the design elements and materials used throughout the built form.

Generally, comments of concern fell within the following areas:

- **Liveability and Neighborhood Character:** The proposed project will not improve the liveability and lack of people after hours in the neighbourhood due to its industrial nature.

7. Public Benefits

Commercial Linkage Contribution – The application is subject to the *Community Amenity Contributions Policy for Rezonings* with CACs based on target contributions, as the applicant is proposing a non-stratified commercial development in the Plan area. The applicant has offered a cash contribution of $916,457 based on the net increase in leasehold mixed-employment / light industrial floor area of 7,411.7 sq. m (79,780 sq. ft) and the target rate of $123.65 per sq. m applicable to this application.

The contribution is to be allocated towards the Broadway Plan Public Benefit Strategy, per the *CAC Policy*. As a condition of by-law enactment, a covenant is required to be registered on title to prohibit both the separate sale and the strata subdivision of the property.

Development Cost Levies (DCLs) – The application is subject to the City-wide DCL and Utilities DCL. DCLs will be calculated on the floor area specified in the development permit. Based on the DCL By-laws in effect as of September 30, 2024 and the proposed 14,152.4 sq. m (152,335 sq. ft.) floor area, $3,541,789 of DCLs are expected from the project.

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

Public Art Program – The application is subject to the *Public Art Policy and Procedures for Rezoned Developments* as the proposed floor area meets the minimum 9,290 sq. m (100,000 sq. ft.). Applicants may elect to provide on-site artwork or cash-in-lieu (at 80% of the public art budget), which must be discussed with Public Art staff before by-law enactment. The public art budget will be calculated on the floor area proposed at the development permit stage. Based on the current (2016) rate, the public art budget is estimated to be $301,626. As a condition of by-law enactment, a legal agreement is required to be registered on title to specify and define all obligations with respect to the elected option.

A summary of the public benefits for this application is provided in Appendix F.

FINANCIAL IMPLICATIONS

As noted in the Public Benefits section, this project is expected to provide a Commercial Linkage Fee, a DCL payment and Public Art contribution. See Appendix F for additional details.

CONCLUSION

Staff have reviewed the application to rezone 11-15 East 4th Avenue from I-1 to CD-1 to permit development of a mixed-use industrial and office building. Staff conclude that the application is

consistent with the objectives of the Plan except for required changes to the proposed form of development as outlined in the Conditions of Approval in Appendix B.

The General Manager of Planning, Urban Design and Sustainability recommends that the rezoning application be referred to Public Hearing together with a draft CD-1 By-law as generally shown in Appendix A. Further it is recommended that, subject to the Public Hearing, the application be approved in principle, subject to the applicant fulfilling the Conditions of Approval in Appendix B.

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11-15 East 4th Avenue
DRAFT 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 plans attached as Schedule A to this by-law, and incorporates Schedule A into Schedule D of By-law No. 3575.

   [Note: Schedule A, not attached to this appendix, is a map that amends the City of Vancouver zoning map. Should the rezoning application be referred to public hearing, Schedule A will be included with the draft by-law that is prepared for posting.]

Designation of CD-1 District

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

Uses

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

   (a) Cultural and Recreational Uses;

   (b) Institutional Uses;

   (c) Manufacturing Uses;

   (d) Office Uses;

   (e) Retail Uses;

   (f) Service Uses;

   (g) Transportation and Storage Uses;

   (h) Utility and Communication Uses;

   (i) Wholesale Uses; and

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

Conditions of Use

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

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

(b) farmers' market;

(c) neighbourhood public house;

(d) public bike share; and

(e) restaurant,

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

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

Floor Area and Density

5.1 Computation of floor area must assume that the site area is 2246.9 m^2, being the site area at the time of the application for the rezoning evidenced by this by-law, prior to any dedications.

5.2 The maximum floor space ratio for all uses combined must not exceed 6.3, except that:

(a) if the floor space ratio for all uses combined does not exceed 6.0, then the floor space ratio for industrial uses must not be less than 3.0; and

(b) if the floor space ratio for all uses combined exceeds 6.0, then the floor space ratio for non-industrial uses must not exceed 3.0.

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

(a) manufacturing uses;

(b) transportation and storage uses;

(c) utility and communication uses;

(d) wholesale uses;

(e) service uses limited to: catering establishment, laboratory, laundry or cleaning plant, motor vehicle repair shop, photofinishing or photography laboratory,

production or rehearsal studio, repair shop - class A, sign painting shop, and work shop; and

(f) cultural and recreational uses, limited to artist studio - class B.

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

5.5 Computation of floor area must exclude:

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

(i) the total area of all such exclusions must not exceed 12% of the floor area being provided, and

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

(b) patios and roof decks, if the Director of Planning first approves the design of sunroofs and walls; and

(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, and

(d) all storage area below base surface.

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

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

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

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

Building Height

6.1 Building height must not exceed 46.5 m.

6.2 Despite section 6.1 of this by-law and the building height regulations in section 10 of the Zoning and Development By-law, if the Director of Planning permits common rooftop amenity space and mechanical appurtenances including elevator overrun and rooftop access structures, the height of the portions of the building with permitted common rooftop amenity space or mechanical appurtenances must not exceed 52.5 m.

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11-15 East 4th Avenue
CONDITIONS OF APPROVAL

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

PART 1: CONDITIONS OF APPROVAL OF FORM OF DEVELOPMENT

Note: Consideration by Council at the Public Hearing of the proposed form of development is in reference to plans prepared by Chernoff Thompson Architects and B+H Architects, received October 4, 2024 and revised July 14, 2025.

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

Urban Design

1.1 Design development to provide the minimum required tower setback of 7.6 m (25 ft.) at levels above 18.3 m (60 ft.) in height or above three storeys as follows:

(a) To the shared property line along the east; and

(b) To the centreline of the lane along the north;

Note to Applicant: Any portion of an industrial/employment building that exceeds three storeys in height is considered a tower. A relaxation to the standard tower setback requirements can be considered along the east shared property line and to the centreline of the lane, provided that the proposed development includes a minimum tower setback of 7.6 metres (25 feet) from the adjacent east and north properties, beginning at Level 6. This relaxation is contingent upon the submission of a dimensioned block study at the time of development permit application, demonstrating that the proposed tower does not unduly constrain the development potential of neighbouring tower sites.

The intent of this condition is to mitigate impacts on the development potential of adjacent neighbouring properties, public realm, and to reduce the apparent scale of the building. Refer also to the Plan, Sections 11.1.7, 11.9.6 and 11.9.7.

1.2 Design development to enhance the overall public realm interface and to further strengthen the pedestrian activity in the vibrant Mount Pleasant Industrial Area by the following:

(a) At the proposed Privately-Owned Public Space (POPS) along Ontario Street and East 4th Avenue:

(i) Ensure that the POPS is inclusive and accessible, supports a diversity of activities and users, and has clear, welcoming and intuitive wayfinding from the street intersections; and

Note to Applicant: Refer also to the Plan, Sections 15.2.14 to 15.2.18, Urban Design condition 2.1. and Landscape condition 1.10.

(ii) Provision of improved architectural, material and lighting treatments at the covered area to ensure a high level of perceived safety and pedestrian comfort at all hours.

Note to Applicant: The intent of this condition is to address CPTED concerns at this covered area through exploration of improved architectural, material and lighting treatments at exterior walls, columns and soffits.

(b) Along Ontario Street and East 4th Avenue frontages:

(i) Provision of continuous weather protection along the full width of the west and south ground level façades.

Note to Applicant: An architecturally integral, demountable glass canopy should be of high-quality, durable materials and finishes, should be sloped for positive drainage away from the public realm, and should include integrated rainwater scuppers and leaders, and lighting. An approximate depth to height ratio of 7:10 or 6:9 is encouraged. Refer also to the Plan, Section 11.1.39.

(c) Along the rear lane:

(i) Demonstrate design strategies to activate the laneway with exploration of improved landscape and surface treatments.

Note to Applicant: Refer also to the Plan, Sections 11.9.15 to 11.9.18.

(d) Around the site:

(i) Provision of comprehensive wayfinding strategies with legible building entrances and enhanced lighting strategies to provide for visually appealing and active illumination of the public realm.

Note the Applicant: Architectural, landscape lighting and wayfinding strategies should be provided at the time of the development permit application demonstrating the design approach.

1.3 Design development to increase the floor-to-floor heights for all industrial use spaces above the ground level.

Note to Applicant: The intent is that all industrial spaces are designed to the minimum standards required for functional manufacturing and industrial spaces. Refer to Section 2 of the *Industrial Spaces Guidelines*. While minimum 5.2 m (17 ft.) floor-to-floor height is

required for all industrial spaces above the ground level, a relaxation to the above-grade floor-to-floor heights to a minimum 4.6 m (15 ft.) can be considered given the operational requirements of the proposed industrial use (although higher floor-to-floor heights provide more flexibility for future tenants, which is recommended).

1.4 Design development to provide generous outdoor amenity space with a variety of programming.

Note to Applicant: Outdoor amenity spaces on rooftops and the podium should allow for a range of activities that support healthy workplaces for all building occupants. This includes amenities for lunch breaks, exercise, reprieve and socializing with colleagues. In addition, outdoor amenity space is strongly encouraged to be contiguous with the indoor amenity space. Refer also to the Plan, Section 11.9.8.

Economic Development

1.5 Update architectural drawings to clarify if “amenity retail” provided on ground floor is retail or amenity space.

1.6 The applicant is to maintain a minimum of 3.3 FSR for Production, Distribution and Repair (PDR) industrial uses to comply with the intent of the Plan in the Mount Pleasant Industrial Area (MIAA).

Note to Applicant: PDR industrial uses are defined as:

(a) Manufacturing Uses;

(b) Transportation and Storage Uses;

(c) Utility and Communication Uses;

(d) Wholesale Uses;

(e) Service Uses limited to: Catering Establishment, Laboratory, Laundry or Cleaning Plant, Motor Vehicle Repair Shop, Photofinishing or Photography Laboratory, Production or Rehearsal Studio, Repair Shop - Class A, Sign Painting Shop, and Work Shop; and

(f) Cultural and Recreational Uses, limited to Artist Studio - Class B.
are those listed under section 3.1.1.1(a) of the I-1 District Schedule. Creative Products Manufacturing is not permitted on the ground floor.

1.7 Digital Entertainment and Information Communication (DEICT) is fully accommodated within the General Office use and is not considered an industrial use.

1.8 Explore reducing size of lobby on the ground floor to allow the design of more functional and viable Commercial Retail Units.

1.9 Provide Commercial Tenant Assistance program (CTAP) resource guides (www.vancouver.ca/ctap) to existing commercial tenants.

Landscape

1.10 Design development for Privately-Owned Public Space (POPS) to create a space that is more open and welcoming to the public.

Note to Applicant: This could be achieved by, but is not limited to, the use of different paving materials and patterns, using different seating elements and providing accessible and open access from East 4th Avenue through the use of landscaping. Refer to the *Broadway Public Realm Plan*, Appendix B, Section 1.1. This area should be designed to encourage the public to use this space, and let the public know they are welcome here.

1.11 Provision of a detailed Landscape Plan illustrating soft and hard landscaping for the complete site, including rooftops (where applicable).

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

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

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

Urban Forestry

1.13 Boulevard improvements along Ontario Street.

(a) Remove concrete panels surrounding the boulevard trees; and

(b) Increase front boulevard to be a minimum width of 2 m.

1.14 Boulevard improvements along East 4th Avenue:

(a) Structural soil and continuous trenching; and

(b) Revise landscape drawing to indicate Nyssa sylvatica ‘Green Gable’ as the boulevard tree species.

Note to Applicant: New street trees to be shown and confirmed on the development permit plans. Contact Engineering (604.871.6131) to confirm tree planting locations and Park Board at PBDevelopment.trees@vancouver.ca for tree species selection and planting requirements.

Provide a notation on the plan as follows, "Final location, quantity and tree species 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. Root barriers shall be eight ft. long and 18 in. deep. Planting depth of root ball must be below sidewalk grade. Call Park Board for inspection after tree planting completion".

1.15 Project arborist to comment on feasibility of the geometric curb bulge along Ontario Street and discuss any mitigation methods to retain Tree #101.

Note to Applicant: Confirm site and machinery access including construction logistics, crane setup and swing, pickup, loading, etc. at the time of development permit application.

1.16 Provision of updated arborist report and tree management plan, including:

(e) Outline of any additional tree protection mechanisms that may need to be put in place in coordination with construction logistics.

1.17 Provision of confirmed trenching locations for utility connections, avoiding conflict with tree root zones and addition of the following note: "Trenching for utility connections to be coordinated with Engineering Department to ensure safe root zones of retained trees. Methods of tree protection for street trees to be approved by Park Board Urban Forestry".

Sustainability

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

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

Engineering

1.19 Provision of construction details to determine ability to meet municipal design standards for shotcrete removal (*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

1.20 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 and 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

1.21 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.

1.22 Provision of a canopy application may be required should the encroaching structure(s) meet the specifications set out in Section 1.8.8 of the Vancouver Building By-Law.

Note to Applicant: Canopies must be fully demountable and drained to the buildings internal drainage systems. Please submit a copy of the site and elevation drawings of the proposed canopy for review at development permit application stage.

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

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

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

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

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

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

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

1.26 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 eight weeks prior to the start of any construction proposed for public property. No work on public property may begin until such plans receive “For Construction” approval and related permits are issued. Please contact Engineering, Development and Major Projects and/or your Engineering, Building Site Inspector for details.”

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

(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. An Engineering Project Coordinator will engage the developer to facilitate the delivery of any City design after development permit issuance.

(iv) “The required Green Infrastructure improvements on 11 East 4th Avenue will be as per City-issued design.”

Note to Applicant: Callouts must be included along with the note. For further information, contact Green Infrastructure Implementation Branch, ESRGGIIDL@vancouver.ca

(b) Existing locations of:

(i) Street furniture, and

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

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

(ii) Poles and guy wires.

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

(c) Deletion of:

(i) The stairs, raised planters, bike racks, and portion of bench proposed within the Statutory Right-of-Way (SRW) area along Ontario Street.
Note to Applicant: Proposed elements are to be fully outside of the SRW area.

(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.

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. Refer to the *Streets Design Guidelines* for more information: https://vancouver.ca/streets-transportation/streetscape-design-guidelines.aspx. They are to be used alongside the City *Design Guidelines* and *Construction Standards*.

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

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

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

(a) Provision of minimum 4.3 m vertical clearance for all Class C loading spaces.

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

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

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

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

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

Note to Applicant: A revised version of the Groundwater Management Bulletin was released on November 1, 2024. All rezoning and development permit applications for developments with one or more levels of below-ground structure (but excluding lower density residential buildings with eight or fewer units) located in an area of concern for groundwater will have to meet the requirements of the revised Bulletin. Further information on requirements can be found here: https://guidelines.vancouver.ca/bulletins/bulletin-groundwater-management.pdf

1.31 Provision of a sewer abandonment plan by the developer's engineer that details following:

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

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

1.32 The development is located in the False Creek Neighbourhood Energy Utility (NEU) designated service area. The Energy Utility System By-law No. 9552 Section 2 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), if connection is deemed feasible by the General Manager of Engineering Services, to be confirmed at development permit application.

Note to Applicant: Conditions of rezoning have been incorporated to require NEU compatibility, and if NEU service is deemed feasible, connection, space, and a Statutory Right-of-Way for NEU distribution and heat transfer equipment. Please refer to the NEU Connectivity Guidelines & Requirements and the Energy Utility System By-law No. 9552 for NEU levies and charges.

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

Note to Applicant: Refer to By-law No. 9552 and Neighbourhood Energy Utility Connectivity Guidelines & Requirements for design specifications, 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. Note that staff are exploring a lower-temperature NEU node in this area to support energy sharing and heat recovery between the building and the NEU. Early coordination with NEU staff is encouraged to ensure system compatibility is adequately addressed in the design.

1.34 Facilitate NEU access and waste heat recovery across the development.

Note to Applicant: Provide NEU access to internal waste heat and collaborate with NEU staff to identify and evaluate opportunities for its recovery and use, including but not limited to industrial processes, commercial refrigeration, data centres, cooling systems, and sanitary drainage systems. The applicant shall collaborate with NEU staff to evaluate opportunities for recovering and utilizing waste heat within the development. Where technically and economically viable, the applicant shall work with NEU staff to enable integration, which may include providing connection points or dedicated equipment to extract and transfer waste heat to the NEU.

1.35 Provision of a proposed plan for site heating and cooling to the satisfaction of the General Manager of Engineering Services prior to issuance of development permit.

Note to Applicant: The proposed plan must be developed in consultation with NEU staff, contact Neighbourhood.Energy@Vancouver.ca.

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

(a) Provide for an adequate and appropriate dedicated Energy Transfer Station (ETS) Room(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 the complete set of ETS Room requirements that must be demonstrated. Applicant must coordinate with City Staff to ensure proposed ETS Room(s) location is acceptable.

Note to Applicant: The site will be serviced by the NEU via distribution piping along East 4th Avenue along the southeast corner of the parkade. If the ETS Room cannot be located at the southeast corner along an 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, subject to approval by the General Manager of Engineering Services. Final ETS Room 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 NEU Staff to confirm the acceptability of the proposed ETS Room 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 prefabricated, skid-mounted ETS.

Note to Applicant: Typical ETS skids are approximately 4 m x 1.8 m and approximately 1,800 kg. Please ensure ETS Room includes a double doorway entry with outward swing, and clearance for ETS skid in hallways, around corners, and through doors, where required.

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

Note to Applicant: On-site heat production equipment is not permitted as per the By-law No. 9552, Section 5.2 unless the peak heat energy demand intensity exceeds 125 watts per square metre (By-law No. 9552, Section 5.2(c)).

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

1.38 In accordance with By-law No. 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.

1.39 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.

1.40 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 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

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

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

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

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

PART 2: CONDITIONS OF BY-LAW ENACTMENT

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

Urban Design

2.1 Arrangements are to be made to the satisfaction of the Director of Planning and the Director of Legal Services for a Statutory Right-of-Way (SRW) for public life use over the proposed Privately-Owned Public Space (POPS) along Ontario Street and East 4th Avenue.

Note to Applicant: The final dimensions are to be determined through the development permit process but should be consistent with this rezoning application. Refer also to Urban Design Condition 1.2 (a).

Engineering Services

2.2 Make arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for release of an Easement and Indemnity Agreement P31034 (commercial crossing) prior to building occupancy.

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

2.3 Provision of a Statutory Right-of-Way (SRW) for public pedestrian use over a portion of the site, adjacent to East 4th Avenue and Ontario Street, to achieve a 0.65 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.

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

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

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

Note to Applicant: For general *Latecomer Policy* information refer to 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 AME Group dated June 25, 2024, no water main upgrades are required to service the development.

The main servicing the proposed development is 200 mm on Ontario Street and 150 mm on East 4th Avenue. Should the development require water service connections larger than 200 mm, the developer shall upsize the existing main to the satisfaction of the General Manager of Engineering Services. The developer is responsible for 100% of the cost of the upgrading. The maximum water service connection size is 300 mm.

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

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.

Note to Applicant: Implementation of development(s) at 11 East 4th Avenue does not require any sewer upgrades.

Development to be serviced to the existing 200 mm SAN and 375 mm STM sewers in the lane north of East 4th Avenue.

Pending Council approval, the Vancouver Building Bylaw (VBB) will be modified on January 1, 2026. The onsite rainwater release rate requirement is anticipated to be changed to the following: The post-development ten-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, pending Council approval. More information is available at vancouver.ca/rainwater.

(c) Provision of street improvements, and appropriate transitions, along East 4th Avenue adjacent to the site, including:

(i) Minimum 2.0 m wide front boulevard,

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

(iii) Corner curb ramp,

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

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

Note to Applicant: City 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.

Road reconstruction on East 4th Avenue to meet City Higher-Zoned Street standards.

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

(i) Minimum 2.0 m wide front boulevard,

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

(iii) Corner curb ramp,

(iv) Curb bulge, including road reconstruction if and as required to accommodate the curb bulge, and

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

(e) Provision of street improvements with appropriate transitions, along the lane north of East 4th Avenue adjacent to the site, including:

(i) 50 mm mill and overlay asphalt full width of the lane along the site's frontage, and

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

(ii) New standard concrete lane crossing, with new lane returns and ramps on both sides, at the lane entrance on Quebec Street.

Note to Applicant: Refer to the Design Guidelines and Construction Standards.

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

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

(i) Installation of a bioretention system in curb bulge of East 4th Avenue at Ontario Street, to treat and retain 90% of average annual rainfall from the Right-of-Way (RoW) to the greatest extent practical.

Note to Applicant: These improvements generally include placement of plants, growing medium, and perforated pipe sub drain connected to the sewer system. To be coordinated with Streets and Transportation.

GI should be used to manage rainwater from the street Right-of-Way as required in the Rain City Strategy. The retention standard for the Right-of-Way is to treat and retain 90% of average annual rainfall where possible. These design standards are applied to the prescribed GI measures listed above.

For further information, contact GI Implementation Branch, ESRGGIIDL@vancouver.ca

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

(h) Provision of Ontario Street and East 4th 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 lane lighting on standalone poles with underground ducts if BC Hydro poles with attached City lane lights are planned to be removed.

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

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

(k) 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.

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

Commercial Linkage Contribution

2.5 Pay to the City a contribution of $916,457 to be allocated to support the delivery of the Broadway Plan Public Benefits Strategy, which the applicant has offered to the City. Payment is to be made prior to enactment of the CD-1 By-law, at no cost to the City, and in a form and on terms and conditions satisfactory to the Director of Legal Services.

Non-stratification Covenant

2.6 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 any portion of the property.

Public Art

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

Note to Applicant: Provide development details to the satisfaction of the Public Art Program Manager (a checklist will be provided) confirming the selection of Option A, Art on Site, or Option B, 80% cash-in-lieu of art. Please contact Public Art staff at publicart@vancouver.ca to discuss your application.

Environmental Contamination

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

(a) Submit a site disclosure statement to the City's Department of Environmental Services;

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

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

Agreements

Note: Where the Director of Legal Services deems appropriate, the preceding agreements are to be drawn, not only as personal covenants of the property owners, but also as Covenants pursuant to Section 219 of the Land Title Act.

The preceding agreements are to be registered in the appropriate Land Title Office, with priority over such other liens, charges and encumbrances affecting the subject site as is considered advisable by the Director of Legal Services, and otherwise to the satisfaction of the Director of Legal Services prior to enactment of the by-laws.

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.

* * * * *

11-15 East 4th Avenue
DRAFT CONSEQUENTIAL AMENDMENTS

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

DRAFT AMENDMENTS TO THE SIGN BY-LAW

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

"11-15 East 4th Avenue [CD-1 #] [By-law #] I-1"

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

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

"[CD-1 #] [By-law #] 11-15 East 4th Avenue"

DRAFT AMENDMENTS TO THE VANCOUVER DEVELOPMENT COST LEVY BY-LAW NO. 9755

In section 1.2, Council amends the definition of "mixed-employment (light industrial)" by striking out ";" at the end of the definition and substituting ", and the land zoned as [CD-1 ( )] [By-law #] with respect only to those uses that the CD-1 by-law permitted on [date of enactment];"

DRAFT AMENDMENTS TO THE VANCOUVER UTILITIES DEVELOPMENT COST LEVY BY-LAW NO. 12183

In section 1.2, Council amends the definition of "mixed-employment (light industrial)" by striking out ";" at the end of the definition and substituting ", and the land zoned as [CD-1 ( )] [By-law #] with respect only to those uses that the CD-1 by-law permitted on [date of enactment];"

* * * * *

11-15 EAST 4TH AVENUE
PUBLIC CONSULTATION SUMMARY

1. List of Engagement Events, Notification, and Responses

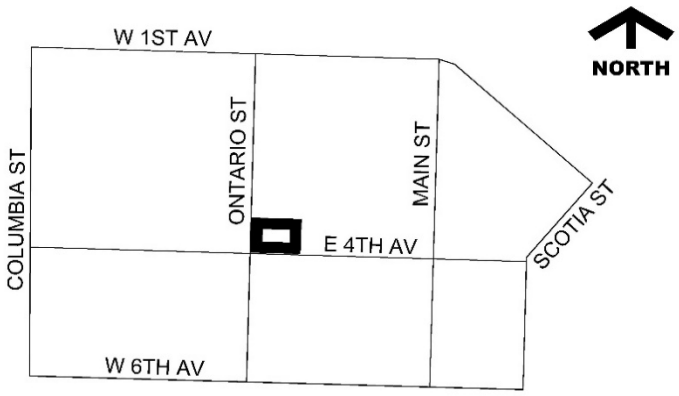
	Date	Results
Events		
Question and Answer Period (City-led)	November 6, 2024 – November 19, 2024	210 participants (aware)* • 104 informed • 10 engaged
Public Notification		
Postcard distribution – Notice of rezoning application and Question and Answer Period	November 4, 2024	4,468 notices mailed
Public Responses		
Online questions	November 6, 2024 – November 19, 2024	3 submittals
Online comment forms • Shape Your City platform	October 2024 – April 2025	14 submittals
Overall position • support • opposed • mixed	October 2024 – April 2025	14 submittals • 10 responses • 3 responses • 1 response
Other input	October 2024 – April 2025	0 submittals
Online Engagement – Shape Your City Vancouver		
Total participants during online engagement period	October 2024 – April 2025	849 participants (aware)* • 349 informed • 17 engaged

Note: All reported numbers above are approximate.

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

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

2. **Map of Notification Area**



3. Analysis of All Comments Received

Below is an analysis of all public feedback by topic.

Generally, comments of support fell within the following areas:

- **Development:** The proposed development will provide benefits to the neighbourhood with an increase in industrial and office space.
- **Height and uses:** In favour of the proposed building height and uses given the local neighbourhood context, including the integration of dedicated retail space.
- **Building design:** Appreciate the design elements and materials used throughout the built form.

Generally, comments of concern fell within the following areas:

- **Liveability and Neighborhood Character:** The proposed project will not improve the liveability and lack of people after hours in the neighbourhood due to its industrial nature.

The following miscellaneous comments were received from the public (note: these were topics that were not ranked as highly as above).

General comment of support:

- General compliance with the intentions outlined in the *Broadway Plan*.

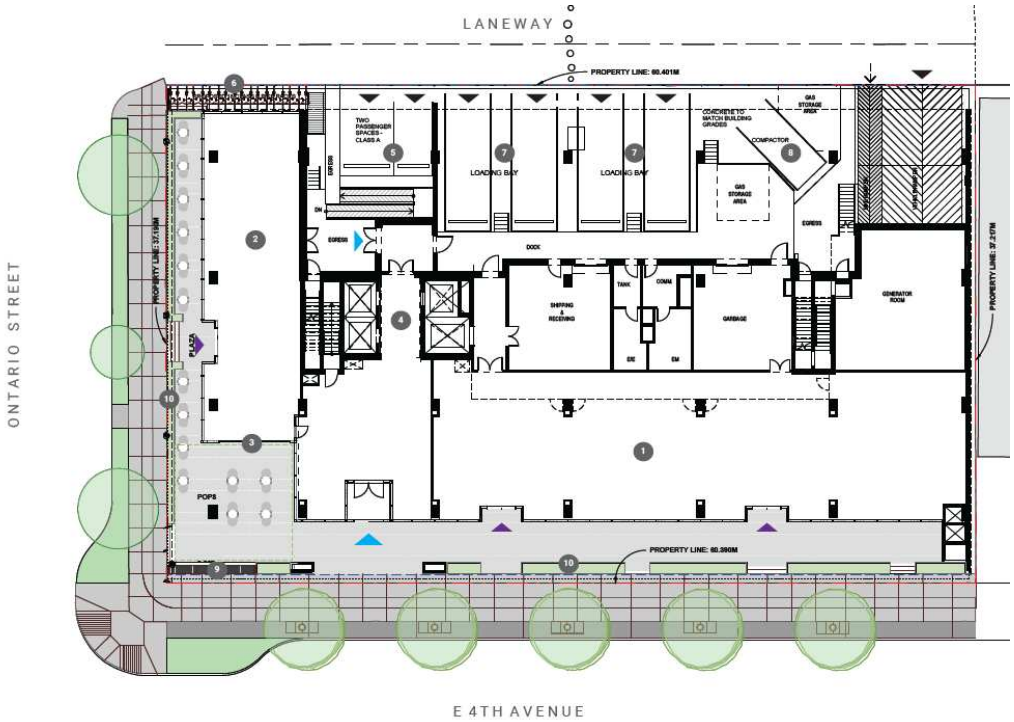
Neutral comment/suggestion/recommendation:

- Allow for more rezoning projects targeting specific industries (such as in the health sector).

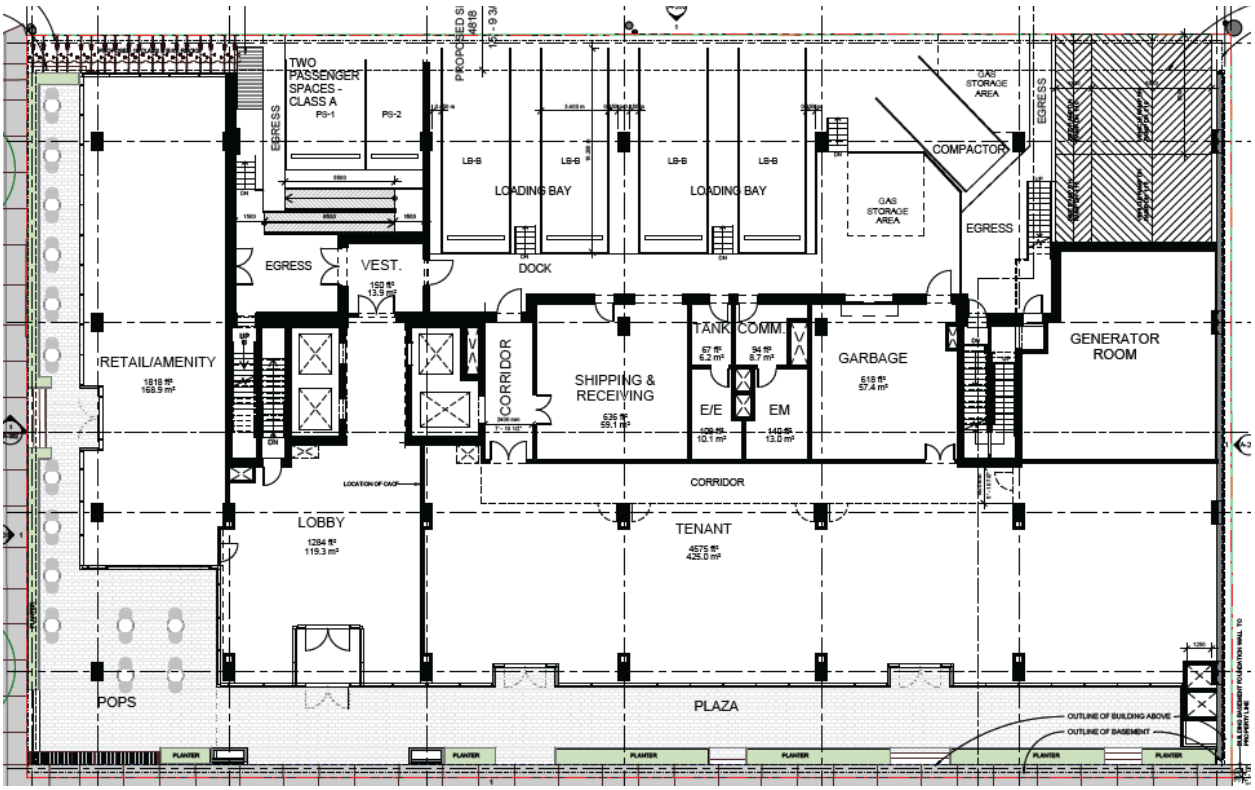
* * * * *

11-15 East 4th Avenue
FORM OF DEVELOPMENT DRAWINGS

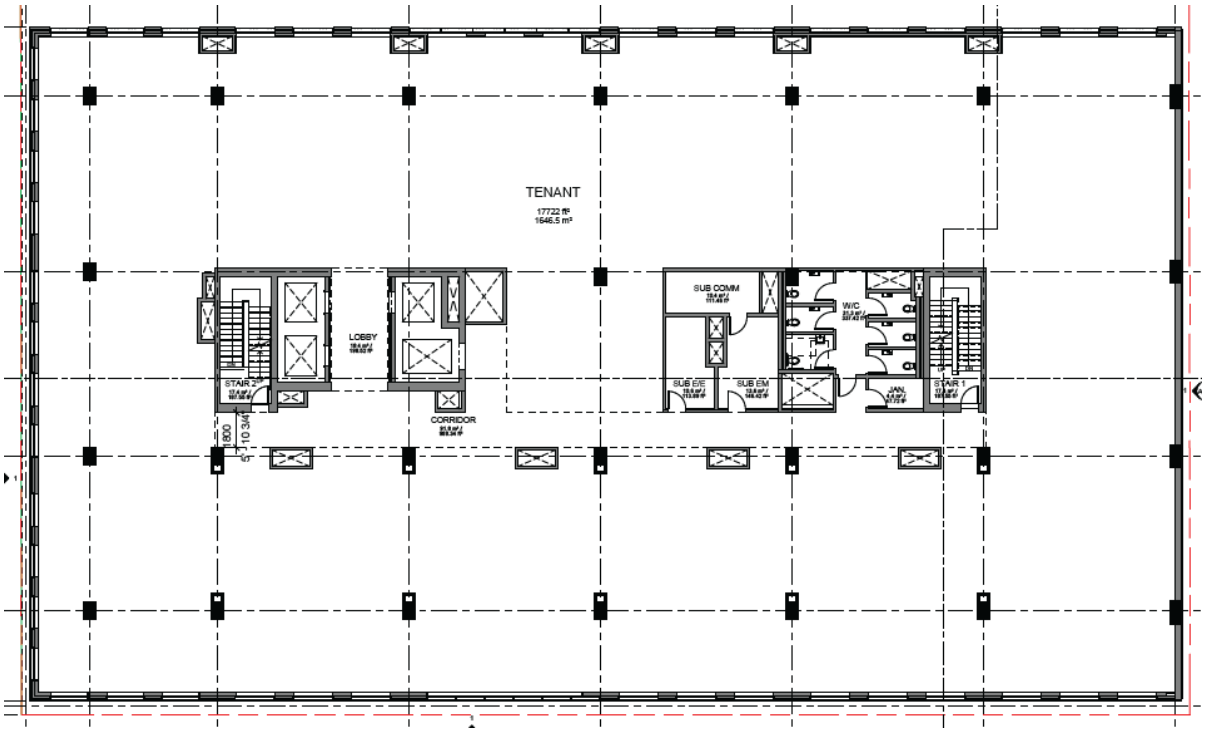
Site Plan



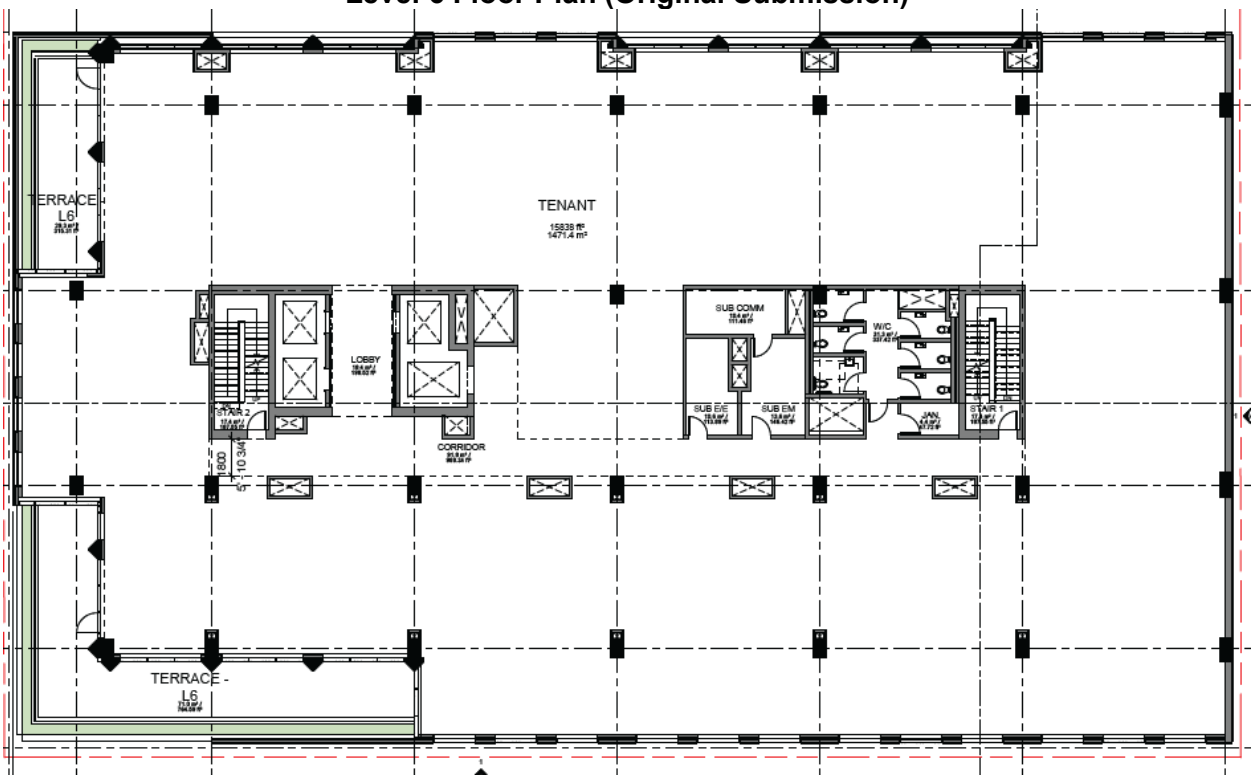
Ground Level Floor Plan



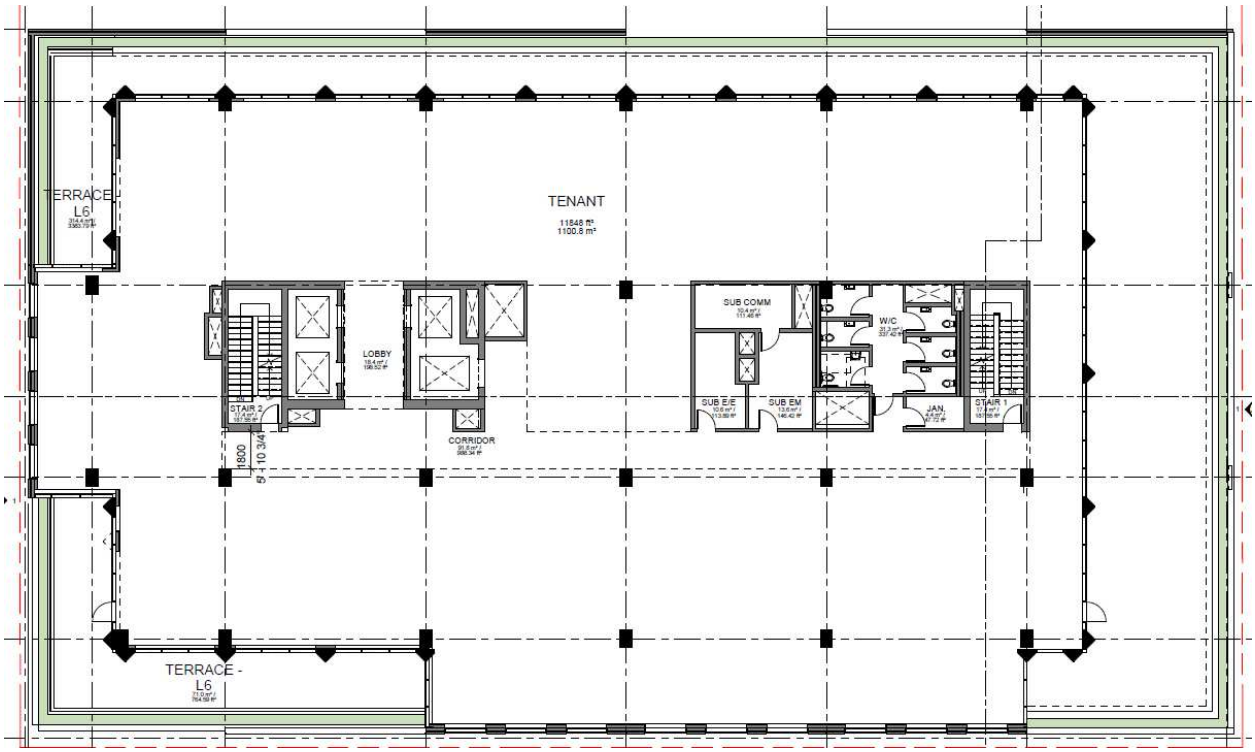
Level 3-5 Floor Plan



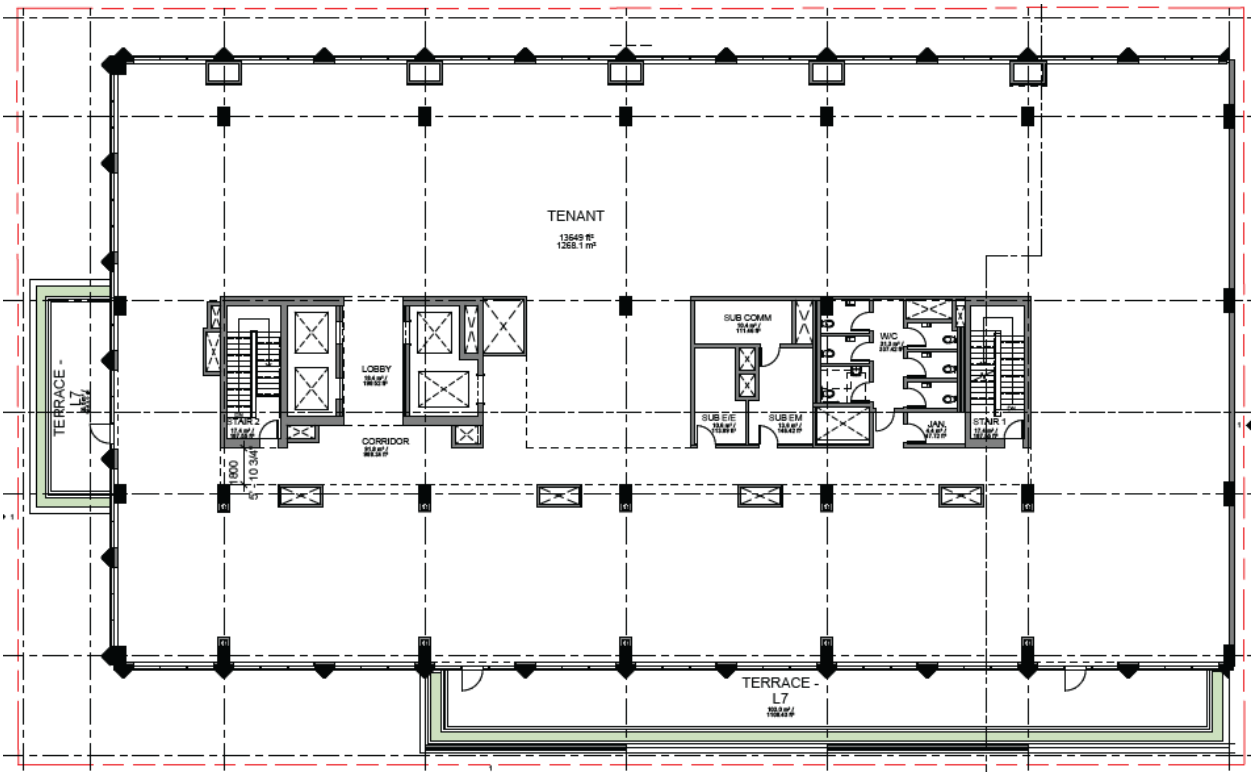
Level 6 Floor Plan (Original Submission)



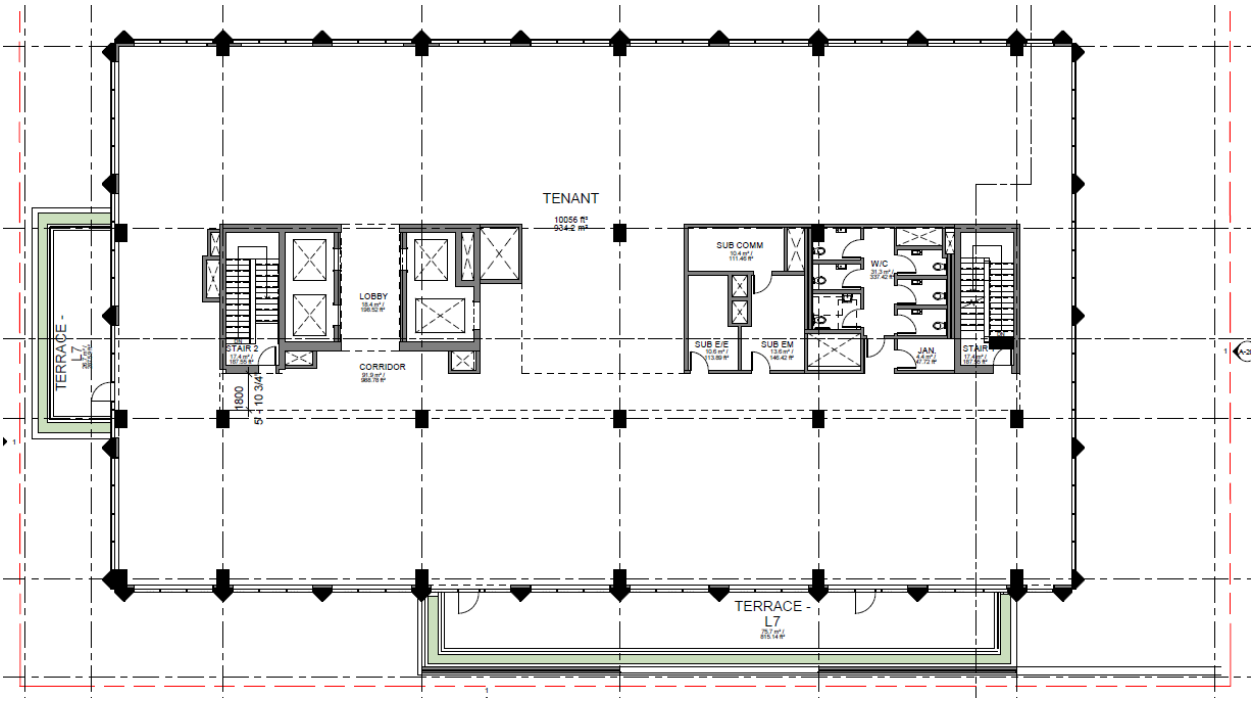
Level 6 Floor Plan (Revised)



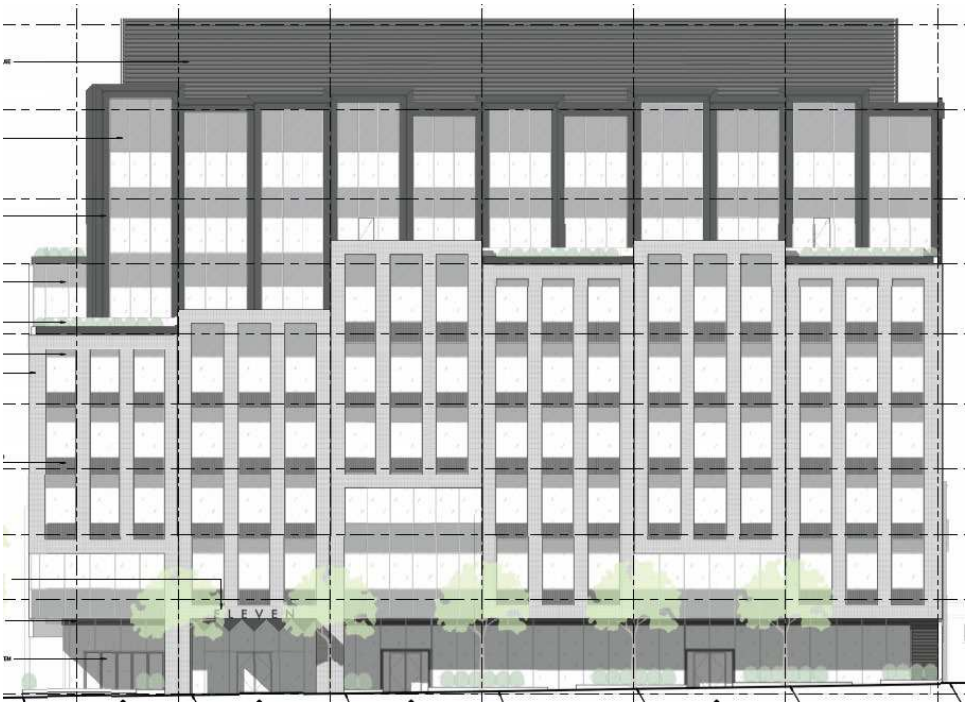
Level 7 Floor Plan (Original Submission)



Level 7 Floor Plan (Revised)

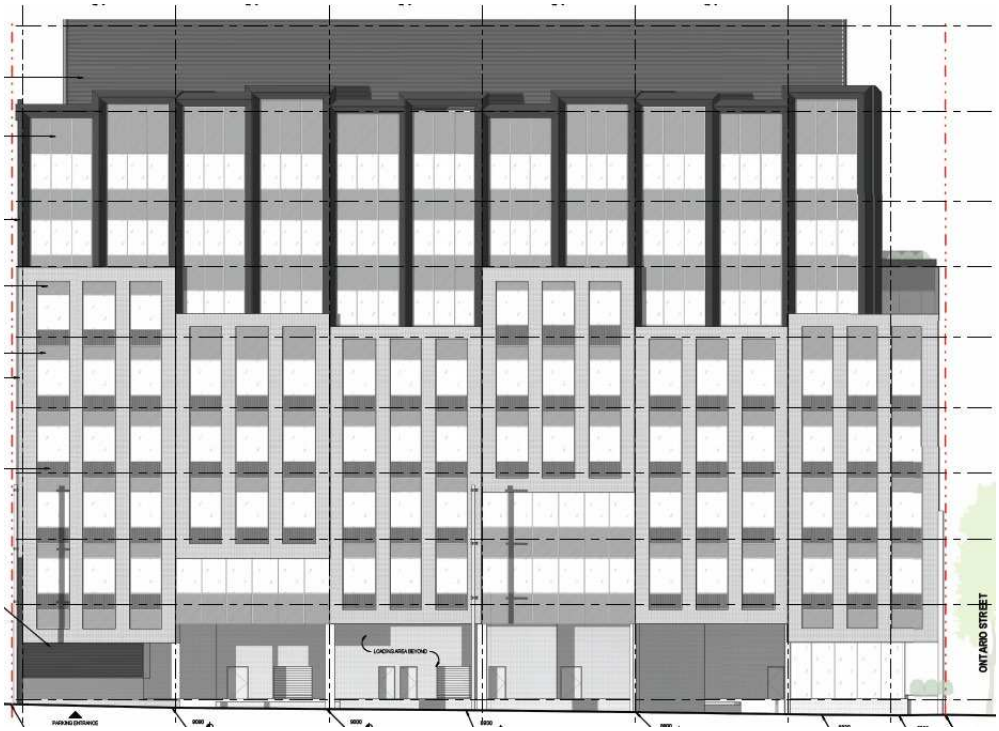


South Elevation (Original Submission)

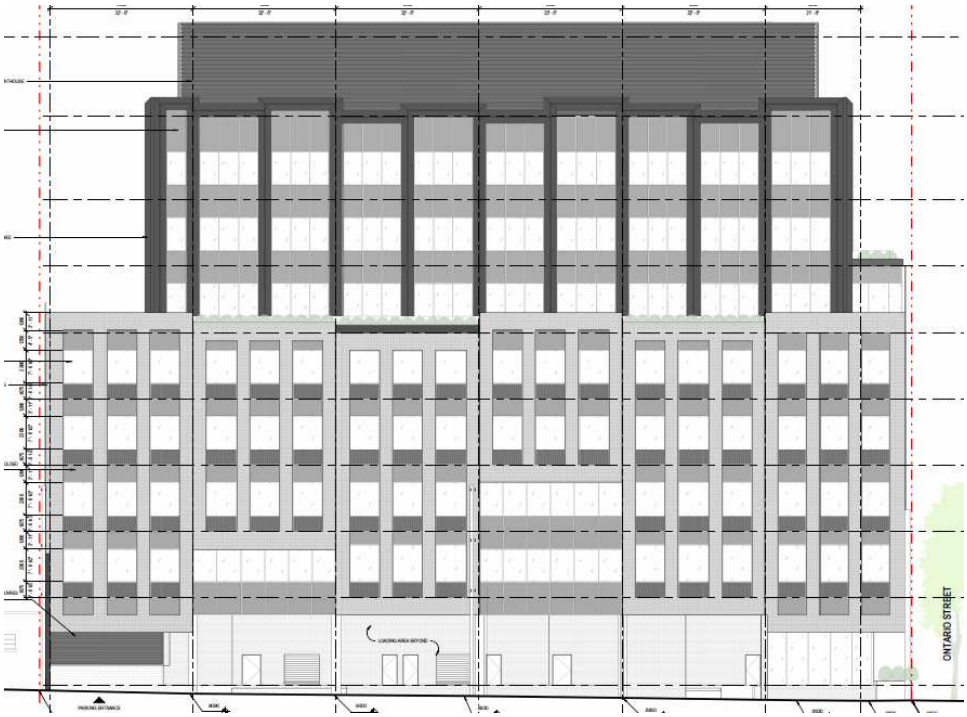


South Elevation (Revised)

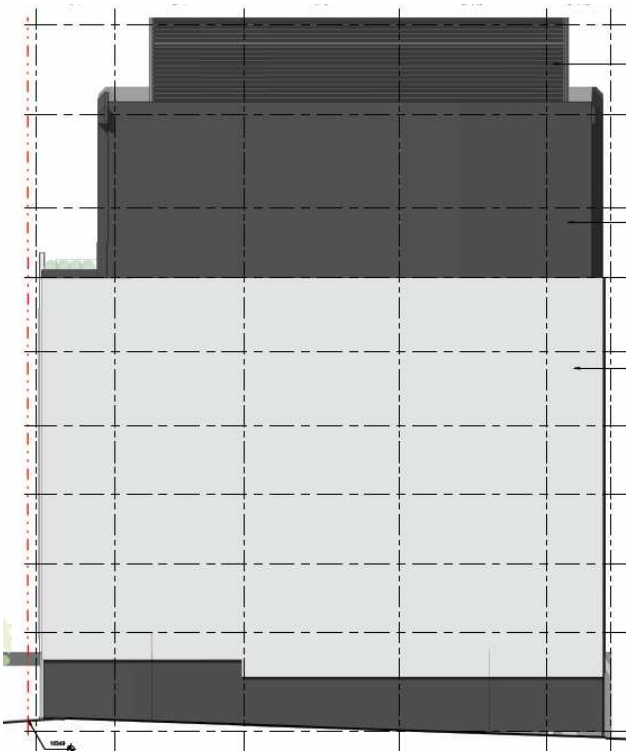
North Elevation (Original Submission)



North Elevation (Revised)



East Elevation (Original Submission)



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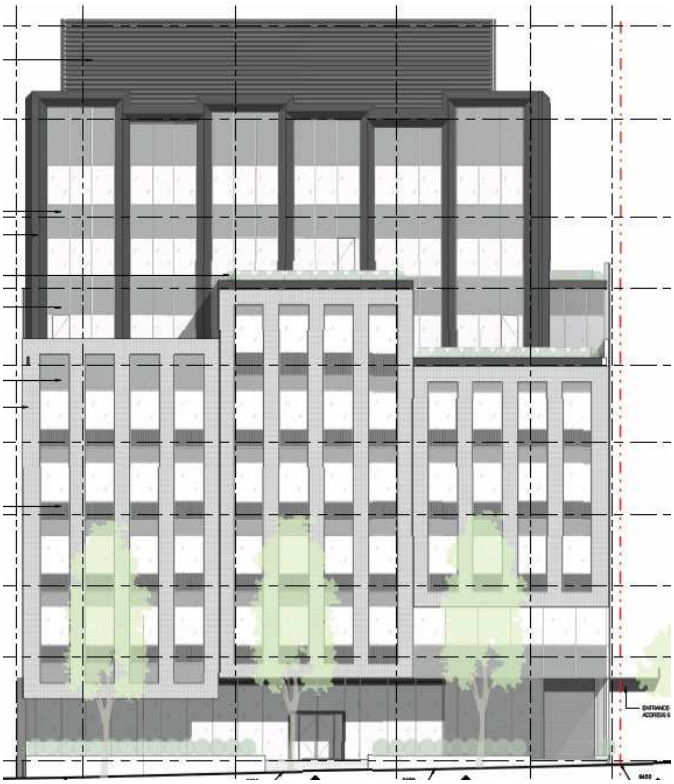
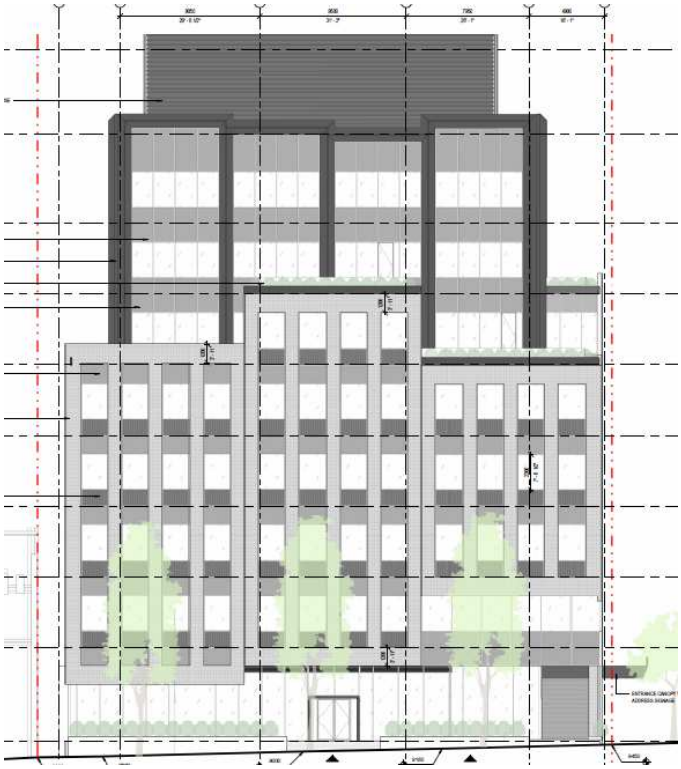
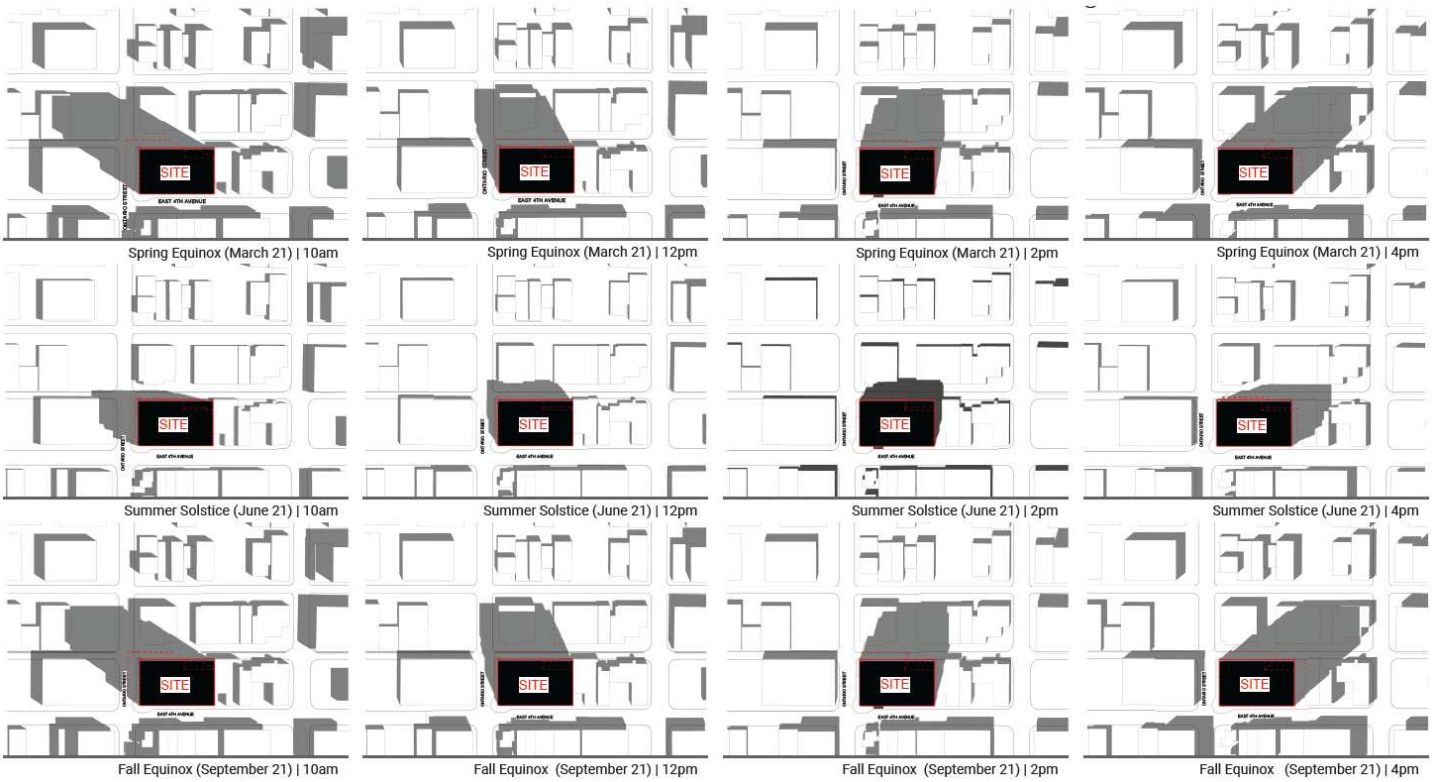


East Elevation (Revised)

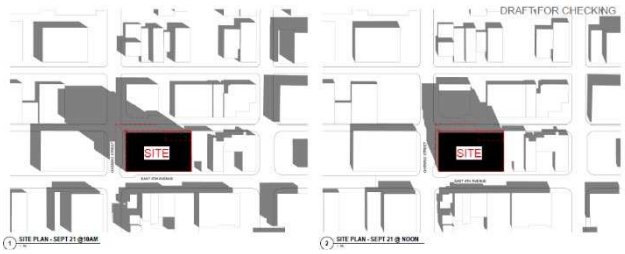
West Elevation (Revised)

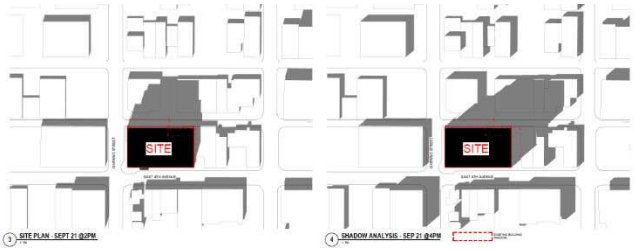


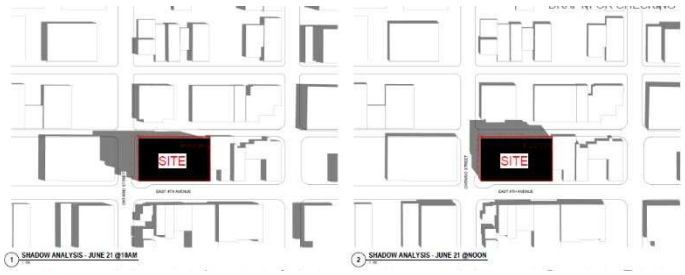
Shadow Study (Original Submission)

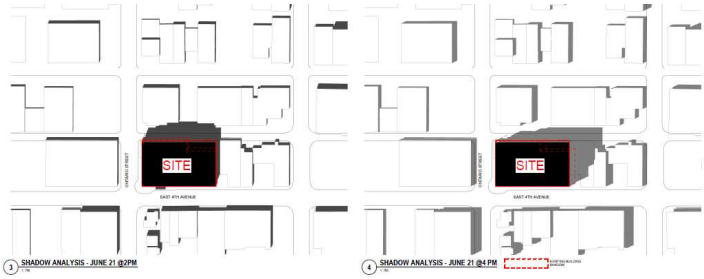


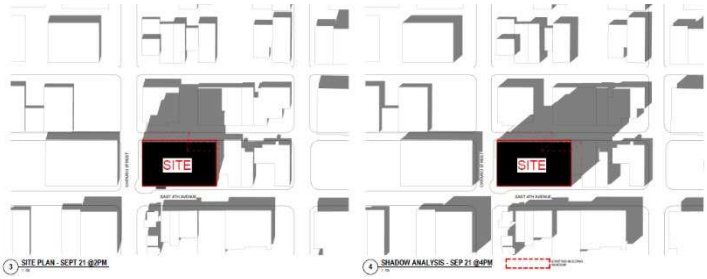
Shadow Study (Revised)











Perspective from Southwest (Original Submission)

Perspective from Northwest (Revised)

11-15 East 4thAvenue
PUBLIC BENEFITS SUMMARY

Project Summary:

Proposal for an eight-storey mixed-use building containing industrial, retail and office uses.

Public Benefit Summary:

The proposal will provide DCLs, a public art contribution, and commercial linkage contribution allocated to support the delivery of the Broadway Plan Public Benefits Strategy.

	Current Zoning	**Proposed Zoning**
Zoning District	I-1	CD-1
FSR (site area = 2,246.9 sq. m [24,185 sq. ft.])	3.0	6.3
Floor Area (sq. ft.)	72,555 sq. ft.	152,335 sq. ft.
Land Use	Industrial	Industrial/ Office/Retail

Summary of Development Contributions Expected Under Proposed Zoning

City-wide DCL[1]	$2,696,330
Utilities DCL[1]	$845,459
Public Art[2]	$301,626
Commercial Linkage Contribution	$916,457
TOTAL VALUE OF PUBLIC BENEFITS	**$4,759,872**

Other Benefits (non-quantified): N/A

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

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

* * * * *

11-15 East 4th Avenue
APPLICANT, PROPERTY AND DEVELOPMENT PROPOSAL INFORMATION

Property Information

Address	Property Identifier (PID)	Legal Description	Property Owner
11-15 East 4th Avenue	013-578-561	Lot F Block 18 District Lot 200A Plan 22192	11 East 4th Avenue Inc.

Applicant Information

Architects	Chernoff Thompson Architects and B+H Architects
Applicant / Developer	Oxford Properties

Development Statistics

	Permitted Under Existing Zoning	Proposed	
Site Area	2,246.9 sq. m (24,185 sq. ft.)		
Zoning	I-1 (Industrial)	CD-1	
Uses	Uses per I-1	Laboratory, Office, Retail	
Max. Density	3.0 FSR	6.3 FSR	
Floor Area	6,740.7 sq. m (72,555 sq. ft.)	14,152.4 sq. m (152,335 sq. ft.)	
Max. Height	30.5 m (100 ft.)	Top of Level 8 Parapet: 46.5 m (153 ft.) Top of Mechanical/Amenity Roof: 52 m (170 ft.)	
Parking, Loading and Bicycle Spaces	Per Parking By-law	**Parking Total**	73
		Loading Spaces	4 Cl. A, 2 Cl. B and 0 Cl. C
		Bicycle Parking	67 Class A, 18 Class B
Natural Assets	No on-site by-law trees, three City trees	Three City trees to be retained, Five new City trees proposed, To be confirmed at development permit stage	

* * * * *