CITY OF VANCOUVER

REFERRAL REPORT

Report Date:	October 21, 2025
Contact:	Lex Dominiak
Contact No.:	604-829-4396
RTS No.:	18226
VanRIMS No.:	08-2000-20
Meeting Date:	November 4, 2025

TO: Vancouver City Council

FROM: General Manager of Planning, Urban Design and Sustainability

SUBJECT: CD-1 Rezoning: 2260-2266 West 2nd Avenue

RECOMMENDATION TO REFER

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

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

RECOMMENDATION FOR PUBLIC HEARING

A. THAT the application by DA Architects and Planners on behalf of Jasvir Siddoo, Ravinder Siddoo and Rajbir Siddoo, the registered owners of the lands located at:

- 2260 West 2nd Avenue [*Lots 8 to 12 Block 223 District Lot 526 Plan 590; PIDs 010-264-566, 010-264-591, 010-264-621, 010-264-655 and 010-264-680 respectively*]; and

- 2266 West 2nd Avenue [*Lots 6 and 7 Block 223 District Lot 526 Plan 590; PIDs 015-280-781 and 015-280-802 respectively*];

to rezone the lands from R3-3 (Residential) District to CD-1 (Comprehensive Development) District to increase the maximum floor space ratio (FSR) from 2.4 to 6.5 and the maximum building height from 27.5 m (90 ft.) to 70.8 m (232 ft.) with additional height for the portion with a rooftop amenity, to permit the development of a 22-storey residential building, containing 176 rental housing

units, of which 20% of the residential floor area will be secured as below-market rental units, 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 DA Architects and Planners, received November 7, 2024 with revised drawings received on May 2, 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 Recommendations A to B be adopted on the following conditions:

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

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

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

REPORT SUMMARY

This report evaluates an application to rezone 2260-2266 West 2nd Avenue from R3-3 (Residential) District to CD-1 (Comprehensive Development) District. The proposal is for a 22-storey rental residential building with additional height for the portion with rooftop amenity, containing 176 rental units, of which a minimum of 20% of the residential floor area will be secured as below-market rental units.

Staff have assessed the application and conclude that it meets the intent of the *Broadway Plan* (Plan). Staff support the application, subject to design development and other conditions. Staff recommend that the application be referred to a Public Hearing, with the recommendation of the General Manager of Planning, Urban Design and Sustainability to approve it in principle, subject to the Public Hearing, and conditions contained in Appendix B.

COUNCIL AUTHORITY/PREVIOUS DECISIONS

- Vancouver Plan (2022)
- Broadway Plan (2022, last amended 2024)
- Transit-Oriented Areas (TOA) Designation By-law (2024)
- Transit-Oriented Areas (TOA) Rezoning Policy (2024)
- Interim Housing Needs Report (2025)
- Housing Vancouver Strategy (2017)
- Family Room: Housing Mix Policy for Rezoning Projects (2016)
- High-Density Housing for Families with Children Guidelines (1992, last amended 2022)
- Tenant Relocation and Protection Policy (2019, last amended 2024)
- Rental Incentives Bulletin (2012, last amended 2024)
- Rental Housing Stock Official Development Plan (2021)
- Urban Forest Strategy (2016, last amended 2018)
- Public Art Policy and Procedures for Rezoned Developments (2014, last amended 2021)
- 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
- Green Buildings Policy for Rezonings (2010, last amended 2024)

REPORT

Background/Context

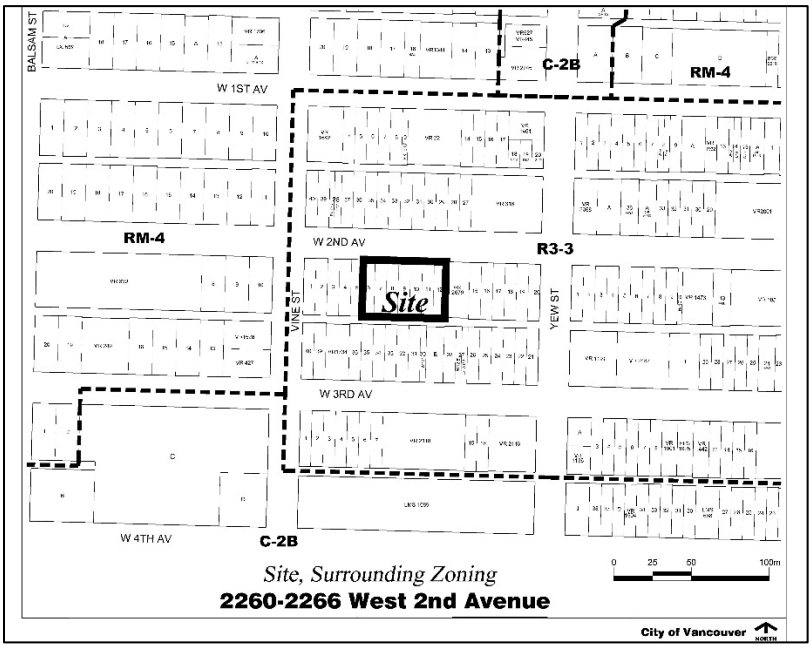
1. Site and Context

The subject site is comprised of seven legal parcels fronting 2nd Avenue, between Vine and Yew Streets (see Figure 1). The total site area is 1,950.6 sq. m (20,988.5 sq. ft.), with a frontage of 53.3 m (175 ft.) along 2nd Avenue and a depth of 36.6 m (120 ft.). The site is currently developed with a four-storey rental residential building with a total of 40 rental units. The *Tenant Relocation and Protection Policy* (TRPP) for the Plan area applies.

The neighbourhood is experiencing significant change**,** marked by several active and approved rezoning applications brought forward under the Plan. Within a two-block radius, six applications of similar form and tenure are currently in progress, along with two that have already received approval. Furthermore, the upcoming Broadway Subway extension will introduce the future

Arbutus Station, located approximately 800 metres from the subject site, with completion anticipated in 2027.

Figure 1: Site and Context



Neighbourhood Amenities – The following amenities are within close proximity:

- *Parks:* Kitsilano Beach Park (450 m), Delamont Park (750 m), Tatlow Park (850 m), Seaforth Peace Park (900 m), Arbutus Greenway Park (950 m) and Connaught Park (1 km).

- *Cultural/Community Space:* Kitsilano Neighbourhood House (550 m), Kitsilano Community Centre and Ice Rink (1.3 km), Kitsilano Branch Library (1.4 km), and False Creek Community Centre (1.9 km).

- *Childcare:* Bumble Bear Daycare (550 m), Childcare Centre at Henry Hudson Elementary School (700 m), Kitsilano Area Childcare Centre (750 m), and Reach for the Stars Montessori Learning Academy (800 m).

2. Policy Context

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

located within the Kitsilano North - Area B (KKNB) sub-area of the Plan. The Plan allows for consideration of 20-storey rental buildings up to 6.5 FSR, with a minimum of 20% of the residential floor area secured at below-market rents. The Plan supports consideration of increased building height—typically up to six additional storeys—where it contributes to improved urban design outcomes.

Housing Vancouver Strategy (2017) – Housing Vancouver focuses on the right supply of new homes, including rental, to meet the continuum of housing types. The strategy includes 10-year housing approval targets, which were updated in 2024. The new targets aim for 83,000 net new homes overall, including 30,000 purpose-built market rental and 5,500 purpose-built below market rental units. This rezoning will contribute towards targets for purpose-built market and below market rental housing units.

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

Rental Housing Stock Official Development Plan (RHS ODP) – The RHS ODP applies to development of three or more residential units that includes the demolition or change of use or occupancy of a rental housing unit in certain R3, R4, R5, FM, C-2 and CD-1 districts, requiring a one-for-one replacement of all existing rental housing units on the site or in the same zoning district. This application falls within a RHS ODP area (R3-3) and is proposing 176 new rental housing units, exceeding their obligation to replace the 40 existing rental units.

Transit-Oriented Areas (TOA) Designation By-law and Transit-Oriented Areas (TOA) Rezoning Policy – To align with provincial legislation, Council adopted a by-law and rezoning policy that establishes heights and densities for developments within Transit-Oriented Areas (TOAs). This site is within Tier 3 of the TOA legislation. As the Plan allows more density, the application is being assessed under the *Broadway Plan* policies.

City-initiated zoning changes (rezoning) in areas of Broadway and Cambie Corridor Plans – In October 2025, Council approved City-initiated zoning changes to introduce new residential low-rise (R3), mid-rise (R4), and high-rise (R5) district schedules and to rezone certain areas of the Broadway Plan and Cambie Corridor. This initiative aims to standardize regulations and simplify the development process through new zoning district schedules.

The site is located within the City-initiated rezoning area of the Broadway Plan. However, the approval of the new R3, R4, and R5 district schedules does not prevent the current application from continuing to proceed through a CD-1 rezoning process.

Strategic Analysis

1. Proposal

The proposal is for a 22-storey rental building with additional height for the portion with rooftop amenity, containing 176 rental housing units, of which 20% of the residential floor area will be secured as below-market rental units. The proposed height is 70.8 m (232 ft.), and the floor space ratio (FSR) is 6.5. Two levels of underground parking are to be accessed from the lane.

2. Land Use

The proposed residential use is consistent with the land use policies established for the KKNB sub-area in the Plan.

3. Form of Development, Height and Density

Figure 2: Project Perspective Looking Southwest

In assessing urban design performance, staff considered the Plan's built-form expectations.

Form of Development – The KKNB sub area of the Plan envisions a 20-storey tower, with consideration for up to six additional storeys where the added height supports enhanced urban design outcomes. Such considerations apply to sites with frontages greater than 45.7 m (150 ft.) and proposals featuring tower floorplates smaller than the typical 604 sq. m (6,500 sq. ft.). The subject site has a frontage of approximately 53.3 m (175 ft.) and proposes a tower floorplate of 579.3 sq. m (6,236 sq. ft.). Accordingly, the proposed 22-storey tower, situated atop a two-storey podium and including a partial rooftop storey for amenity space, aligns with the intent of the Plan.

Staff consider the proposed massing appropriate in this context, and meet the expectations for tower form, setbacks and separation to future towers. The compact floor plate and the tower's north-south orientation mitigate shadow impacts and improves daylight access and views. The proposed two-storey podium with ground-oriented unit expression provides transition to the existing low-rise context.

Height – The proposed height of 70.8 m (232 ft.) is appropriate and meets the urban design objectives of the Plan. Staff have included a condition to improve on the design of the rooftop amenity to reduce the apparent height of the building.

Density – The Plan estimates a density of up to 6.5 FSR. The application complies with the Plan's objectives and proposes a density of 6.5 FSR.

Public Realm and Interface – The Plan envisions animated building facades with entrances, windows, balconies and patios, engaging landscape design, and 3.65 m (12 ft.) below grade setback from the front to accommodate soil depth for street trees and landscaping. The proposal meets these expectations. Staff have prepared a condition to enhance quality of the public realm interface at the street and the lane.

Private Amenity Space – The development offers on-site common indoor and outdoor amenities for the residents at grade and atop the tower. Staff have prepared a condition to further improve the quality of the amenity spaces based on the requirements of the Plan.

Urban Design Panel – A review by the Urban Design Panel was not required due to the project's consistency with the Plan's expectations.

Staff reviewed the site-specific conditions and have concluded that the proposal reflects the Plan's built form, height and density and is appropriate for the context. Staff support the application subject to the Urban Design conditions detailed in Appendix B.

4. Housing

The *Housing Vancouver Strategy* seeks to deliver a range of housing tenures across the housing continuum. This application, if approved, would add approximately 176 units, including 140 market rental units and 36 below-market rental units (20% of the residential floor area), to the City's inventory of rental housing, which would contribute to the targets set out in the *Housing Vancouver Strategy* (see Figure 3).

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

Housing Type	Category	10-Year Targets[1, 2]	Units Approved Towards Targets[3]
Purpose-Built Rental Housing Units[3]	Market Rental	30,000	11,175 (37%)
	Developer-Owned Below Market Rental	5,500	1,905 (35%)
	Total	35,500	13,080 (37%)

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

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

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

Vacancy Rates – Vancouver has exhibited historically low vacancy rates in the last 30 years. In 2024, the purpose-built apartment vacancy rate was 1.6% in Vancouver. The vacancy rate (based on the Canada Mortgage and Housing Corporation (CMHC) Market Rental Survey) for the Kitsilano/Point Grey Area, in which this site is located, is 1.0%. A vacancy rate of between 3% and 5% is considered to represent a balanced market.

Housing Mix – The Plan requires a minimum of 35% family units, including a minimum of 10% of units with three or more bedrooms and 25% of units with two bedrooms. This application proposes 36% family units in a mix of two-bedroom and three-bedroom units that meets the

Plan separately in each of the market and below-market portions. These units must be designed in accordance with the High-Density Housing for Families with Children Guidelines. The application as proposed is consistent with the policy and a provision is included in the CD-1 By-law to meet the minimum unit mix requirements.

Average Rents and Income Thresholds – Figure 4 below shows starting rents for below-market rental units for 2025. Average market rents and incomes served for newer rental buildings on the westside are shown in the middle two columns, and costs for home ownership are shown in the right-hand columns. Figure 4 demonstrates that below-market rental housing and market rental housing provide options that are more affordable than home ownership.

If approved, starting rents for the below-market units will be 20% less the city-wide average market rents at the time of initial occupancy. On unit turnover, rents in the below-market units may be reindexed to 20% less the city-wide average market rent by unit type current at the time of unit turnover.

Figure 4: Below-Market Unit Average Rents, Market Rents in Newer Buildings, Cost of Ownership and Household Incomes Served

		Below-Market Rental Units		Newer Rental Buildings Westside		Monthly Costs of Ownership for Median-Priced Apartment – Westside (with 20% down payment)		
	Proposed Average Unit Size	2025 Starting Rents[1]	Average Household Income Served[4]	Average Market Rent[2]	Average Household Income Served[4]	Monthly Costs of Ownership[3]	Average Household Income Served[4]	Down-payment at 20%[3]
Studio	438sq. ft.	$1,294	$51,776	$1,960	$78,400	$2,837	$113,480	$106,000
1-bed	562 sq. ft.	$1,470	$58,784	$2,560	$102,400	$3,473	$138,920	$132,000
2-bed	740 sq. ft.	$2,052	$82,080	$3,635	$145,400	$5,193	$207,720	$198,400
3-bed	992 sq. ft.	$2,819	$112,768	$4,412	$176,480	$7,982	$319,280	$311,890

1. Starting rents shown are calculated based on a 20 per cent discount to city-wide average market rents as published by CMHC in the fall 2024 Rental Market Report and set in the Rental Incentive Programs Bulletin for the year 2025.

2. Data from October 2024 CMHC Rental Market Survey for buildings completed in 2015 or later on the Westside of Vancouver

3. Based on the assumptions: Median of all BC Assessment strata apartment sales prices in Vancouver Westside in 2021 by unit type, 20% down-payment, 5% mortgage rate (in-line with qualifying rate), 25-year amortization, $250-$350 monthly strata fees and monthly property taxes at $2.92 per $1,000 of assessed value (2021 assessments and property tax rate)

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

To qualify for a below-market rental unit, a household's gross annual income cannot exceed the maximum income requirements for the unit type, with at least one household member per bedroom. Policy 12.2.17 of the *Plan* specifies that below-market rental units will be subject to tenant income testing and monitoring requirements, as described in the *Rental Incentive Programs Bulletin*. All residents will have equal access to common indoor and outdoor amenities and facilities shown in Appendix F.

Security of Tenure – Purpose-built rental housing offers permanent rental housing and security of tenure, unlike rented condominiums or basement suites in the secondary rental market. All 176 units in the proposal would be secured through a Housing Agreement and Section 219

Covenant for the longer of 60 years or the life of the building. Covenants will be registered on title to prohibit the stratification and/or separate sale of individual units.

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

Existing Residential Tenants – The rezoning site contains existing rental residential uses, including 40 units of primary rental housing. 32 out of the 38 existing residential tenancies are eligible under the City's Tenant Relocation and Protection Policy (TRPP) for the Broadway Plan area.

The applicant has provided a Tenant Relocation Plan (TRP) for eligible tenants which meets the enhanced tenant protection requirements of the City's TRPP for the Broadway Plan area. The TRP is summarized in Appendix D of this report.

5. Transportation and Parking

The site is well served by public transit, located seven blocks (800 m) northwest of the future Arbutus Subway Station and three blocks from five bus lines running along 4th Avenue. The property is two blocks from the York Avenue bikeway and within five blocks of Arbutus Greenway.

The proposal includes 77 vehicle parking spaces, 319 bicycle storage spaces, one Class A Loading and one Class B Loading space. Parking, loading, bicycle and passenger loading spaces are required to meet the Parking By-law at the time of development permit. Proposed parking reductions may be considered at the development permit stage with acceptable Transportation Demand Management (TDM) measures. Engineering conditions related to public realm improvements such as upgraded speed humps in the lane, street lighting and new sidewalks are included in Appendix B.

6. Environmental Sustainability and Natural Assets

Green Buildings – The *Green Buildings Policy for Rezoning* 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 the 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* seeks to protect and strengthen Vancouver's urban forest and tree canopy. The Protection of Trees By-law requires permission to remove trees that meet certain conditions to protect as many healthy, viable trees while still meeting the challenges of development and housing priorities.

A total of nine on-site trees and one tree located on City land are proposed for removal due to poor health and conflicts with the building footprint. One additional tree on City land is proposed for retention. The project includes the planting of approximately 26 new trees across the ground

level, level three, and the rooftop. Landscaping is also planned for these areas, including a green roof on level three. A detailed arborist review and confirmation of the final number of new trees will be completed through the development permit process. For specific landscape conditions, refer to Appendix B.

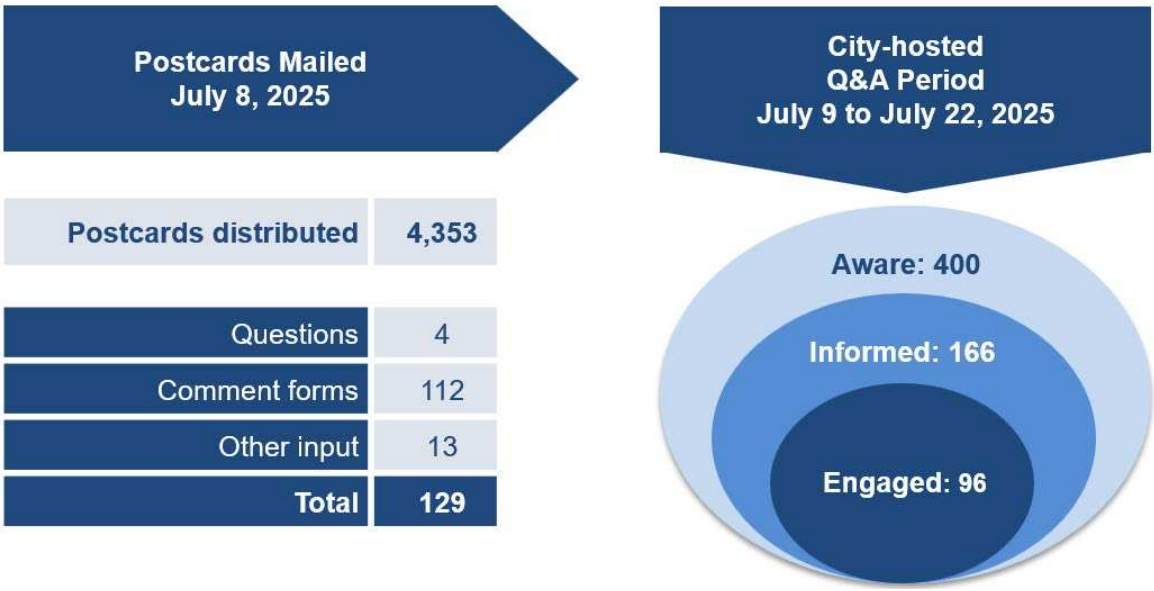
7. Public Input

Public Notification – A rezoning information sign was installed on the site on May 26, 2025. Approximately 4,353 notification postcards were distributed within the neighbouring area on or about July 8, 2025. Application information and an online comment form was provided on the Shape Your City (www.shapeyourcity.ca) platform.

Question and Answer Period – A question and answer period was held July 9, 2025 to July 22, 2025. Questions were submitted by the public and posted with a response over a two-week period. A digital model was made available for online viewing.

Public Response and Comments – Public input is collected via online questions, comment forms, through email, and by phone. A total of 129 submissions were received.

Figure 5: Overview of Notification and Engagement



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

Generally, comments of support fell within the following areas:

- **Housing** – Many respondents expressed support for the proposed development, highlighting its potential to increase the supply of affordable rental housing

- **Neighbourhood & Community** – Supporters noted that the project would have a positive impact on the neighbourhood and foster a stronger sense of community.

- **Location** – The development's proximity to a major transit route and local amenities is seen as a benefit, contributing to overall livability.

Generally, comments of concern fell within the following areas:

- **Building Height and Separation** – Residents voiced concerns about the proposed building's height, which they felt was excessive for an area currently characterized by low- to mid-rise developments. They were particularly worried that the building's height and its proximity to neighbouring properties could impact privacy, block sunlight, and obstruct scenic views—including those of the mountains, beach and downtown skyline.

- **Neighbourhood Character** – Some felt the development would detract from the area's existing character, livability, history and natural environment.

- **Traffic and Parking** – Many residents felt that the proposed building lacks sufficient parking, which could reduce the availability of street parking and contribute to increased traffic congestion in the area.

- **Affordability and Displacement of Existing Tenants** – Some residents expressed concern that the proposed housing may not be affordable and could lead to the displacement of long-term community members.

- **Infrastructure, Amenities and Schools** – Residents raised concerns about whether existing utilities, amenities, schools and public services are adequate to support the proposed increase in density.

- **Construction Impacts** – Residents expressed concern about potential negative impacts from construction, including increased noise, environmental pollution, and traffic disruptions—especially given the high volume of similar tower proposals in close proximity to the site.

Response to Public Comments

Building Height and Separation – The scale of the proposed development is consistent with the intent of the Plan for the KKNB sub-area and does not impact any protected public views. The Plan calls for a tower separation of 24.4 m (80 ft.) between residential buildings, to be shared equitably between adjacent sites. The proposal meets these requirements.

Neighbourhood Character – The proposed development aligns with the intent of the Plan. Future development must adhere to the form of development guidelines outlined in the Plan, which aim to deliver contextual fit with the neighborhood's character. Further review of the form of development will occur at the development permit stage.

Traffic and Parking – Residential parking as well as visitor, loading and accessible parking are proposed to be provided as required by the Parking By-law at the time of development permit. A Transportation Demand Management Plan will also be required at the time of development permit to maximize the utility of sustainable transportation options and reduce motor vehicle dependence.

The site is well-served with transportation options. Staff expect to see an overall reduction in vehicle trips with the completion of the Broadway Subway.

Affordability and Displacement of Existing Tenants – The rezoning site contains existing rental residential uses, including 40 units of primary rental housing. All eligible tenants meeting the requirements of the City's TRPP for the Plan area will be eligible for the Right of First Refusal to return to the new building at either a 20% discount to city-wide average market rents by unit type for the City of Vancouver, as published annually, or at the tenant's current rent, whichever is less.

Infrastructure, Amenities and Schools – The Plan includes a Public Benefits Strategy (PBS) that outlines key infrastructure and community amenities to be delivered over a 30-year horizon. These services will be expanded in alignment with the PBS to help minimize impacts on existing residents and neighbouring communities.

Engineering staff have reviewed the application and confirmed that existing sewer infrastructure has sufficient capacity to support the proposed development, and no servicing upgrades are required at this time.

According to the Vancouver School Board's (VSB) report on capacities and projected enrollments with development, Henry Hudson Elementary School is expected to operate below capacity in the coming years, while Kitsilano Secondary School is projected to remain slightly over capacity. The City continues to coordinate with the VSB to support informed decision-making and manage enrollment pressures. While some schools are currently at or near capacity, the overall system maintains surplus capacity to accommodate additional students.

Construction Impacts – Each development project in the area progresses through different stages and timelines, making it difficult to predict the overall duration and extent of construction activity across the neighbourhood.

To mitigate potential disruptions, all applicants and construction teams are required to comply with the City's policies and regulations throughout the development process. For example:

- The City's Noise Control By-law regulates construction-related noise, permitting work only during specified hours.
- At the Building Permit and construction stage, applicants must submit a Traffic Management Plan, which is reviewed in detail by City staff to minimize local traffic impacts.
- Construction impacts on City streets are actively tracked and made available to the public via the City of Vancouver's website.

8. Public Benefits

Community Amenity Contributions (CACs) – This application is subject to a negotiated CAC under the *Community Amenity Contributions Policy for Rezonings*. Real Estate Services staff reviewed the application and, given the cost of securing the rental housing units including the 20% of the residential floor area at below-market rents, have determined no CAC is expected.

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

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

Based on rates in effect as of September 30, 2025 and the proposed 12,779.9 sq. m (137,512 sq. ft.) of residential floor area, it is expected that the project will pay DCLs of $2,150,985. The value of the City-wide DCL waiver is estimated to be $3,432,809. Compliance with City-wide DCL waiver requirements will continue to be assessed through the development permit stage up to occupancy permit issuance at which point the applicant will be required to submit a rent roll that sets out the initial monthly rents for each unit.

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

Public Art – The application is subject to a public art contribution estimated at $272,374. The final contribution will be calculated based on the rate in effect and the floor area at the development permit stage. Applicants may elect to provide on-site artwork or cash in lieu (at 80% of the public art budget).

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

Financial Implications

As noted in the Public Benefits section, this project is expected to provide market and below-market rental units, a DCL contribution and a public art contribution. See Appendix F for additional details.

CONCLUSION

Staff conclude that the proposed land use and form of development are consistent with the intent of the Plan.

The General Manager of Planning, Urban Design and Sustainability recommends that the application be referred to Public Hearing together with the draft CD-1 By-law as generally shown

in Appendix A, with a recommendation that these be approved, subject to the Public Hearing, along with the conditions of approval listed in Appendix B.

* * * * *

2260-2266 West 2nd Avenue
PROPOSED CD-1 BY-LAW PROVISIONS

Note: A By-law to rezone an area to CD-1 will be prepared generally in accordance with the provisions listed below, subject to change and refinement prior to posting.

Zoning District Plan Amendment

1. This by-law amends the Zoning District Plan attached as Schedule D to By-law No. 3575, and amends or substitutes the boundaries and districts shown on it, according to the amendments, substitutions, explanatory legends, notations, and references shown on the plan attached as Schedule A to this by-law, and incorporates Schedule A into Schedule D of By-law No. 3575.

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

Designation of CD-1 District

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

Definitions

3. Words in this by-law have the meaning given to them in the Zoning and Development By-law, except that:

   (a) for the purposes of calculating the total dwelling unit area for section 5.1 of this by-law, "Dwelling Unit Area" is the floor area of each dwelling unit, measured to the inside of all perimeter walls, excluding any floor area as required by section 6.4 of this by-law; and

   (b) "Below-Market Rental Units" means dwelling units that meet the requirements of approved Council policies and guidelines for below-market rental housing, as secured by a housing agreement and registered on title to the property.

Uses

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

   (a) Dwelling Uses, limited to Multiple Dwelling; and

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

Conditions of Use

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

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

(a) be suitable for family housing; and

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

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

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

Floor Area and Density

6.1 Computation of floor area must assume that the site area is 1,950.6 m^2, being the site area at the time of the application for the rezoning evidenced by this by-law, prior to any dedications.

6.2 The maximum floor space ratio for all uses combined is 6.5.

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

6.4 Computation of floor area and dwelling unit area must exclude:

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

(i) the total area of these exclusions must not exceed 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.

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

6.6 Where floor area associated with residential storage area is excluded, a minimum of 20% of excluded floor area above base surface must be located within the below-market rental units as storage area.

Building Height

7.1 Building height must not exceed 70.8 m.

7.2 Despite section 7.1 of this by-law and building height regulations in section 10 of the Zoning and Development By-law, the Director of Planning, after considering the impact on building placement, massing, views, overlook, shadowing and noise, may permit architectural features, common rooftop amenity space or mechanical appurtenances including elevator overrun and rooftop access structures, or any other appurtenances that the Director of Planning considers similar to the foregoing, to exceed the maximum building height.

Access to Natural Light

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.

* * * * *

2260-2266 West 2nd Avenue
CONDITIONS OF APPROVAL

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

PART 1: CONDITIONS OF APPROVAL OF THE FORM OF DEVELOPMENT

Note: Consideration by Council at the Public Hearing of the proposed form of development is in reference to plans prepared by DA Architects and Planners, received on November 7, 2024 with revised drawings received on May 2, 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 reduce the perceived height of the building by:

(a) Setting back the rooftop amenity from all sides, in accordance with the requirements of the Plan.

(b) Rooftop amenity room height to not exceed 3.6 m per section 10 of the zoning bylaw.

1.2 Design development to further enhance the public realm interface at the street and lane.

Note to Applicant: Suggested strategies include:

- Lowering the floor slab of the townhouse units if possible and providing individual access stairs from the sidewalk for each townhouse unit at the front. This will also allow more space for landscaping in the front yard (also see landscape condition 1.4).
- Integrating rear service spaces into the building footprint as much as possible, including loading bays; bicycle parking; waste room/enclosure.

1.3 Design development to improve the quality of the amenity spaces.

Note to Applicant: Suggested strategies include:

- A portion of the shared outdoor amenity space should be designed to support children's play with a focus on flexible features, innovative play spaces, and exploratory structures.
- Explore improvement to the access to the outdoor amenity space on top of the podium

Landscape

1.4 Design development to enhance the public – private realm interface with special attention to the streetscape and lane interface.

Note to Applicant: This may be achieved by, but not limited to the following, also refer to Urban Design condition 1.2.

- Use layers of planting to screen the retaining walls and terraced planters along West 2nd Avenue, helping to soften the streetscape and reduce visual impact.

- Explore opportunities to incorporate more greenery along the lane interface, for example, by adding perimeter planters with trailing vines on second-level decks and/ or expanding landscaped areas along the lane where space allows.

1.5 Design development to improve livability and enhance the outdoor amenity spaces.

Note to Applicant: This may be achieved by, but not limited to the following, also refer to Urban Design condition 1.3.

- Reassess the functionality and usability of the outdoor space atop the podium, as the current configuration appears to miss an opportunity to create a more usable and engaging area adjacent to the private patios.

- Further enhance the roof top outdoor amenity spaces through more intentional programming and integrated planting to support a higher quality user experience.

1.6 Provision of an updated Arborist Report that includes pictures of all existing on-site and off-site trees.

1.7 Provision of a detailed Landscape Plan illustrating soft and hard landscaping.

Note to applicant: The plans should be at 1/8": 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 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.

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

Note to Applicant:

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

- Soil volumes for tree planning, growing mediums and planting depths must exceed CSLA standards.

1.9 Provision of a Tree Management Plan as part of the Landscape Plans, in coordination with arborist report tree management plan.

Note to Applicant: It is preferred that the arborist tree management plan become the primary document for tree removal/ protection related matters.

1.10 Provision of an arborist "letter of undertaking" to include signatures by the owner and arborist.

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

Sustainability

1.11 All new buildings in the development will meet the requirements of the *Green Buildings Policy for Rezonings* (amended July 25, 2023) 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*.

Engineering

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

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

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

Note to Applicant: Prepare a mitigation plan to minimize street use during excavation 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

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

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

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

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

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

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

1.18 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

1.19 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".

(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) Building structure proposed within the south 2 feet dedication area.

Note to Applicant: Clearly show the new property line on the site, elevation and landscape plans.

(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. 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.

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

Note to Applicant: Submit TDM Plan A, B, or C. These requirements will apply to site development permits following this rezoning.

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

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

1.22 Provision of parking access, per Parking By-law Section 4 and the Design Supplement:

(a) Two-way vehicle flow, including:

(i) Vehicle turning movements and identification of vehicle turning swaths demonstrating functional two-way flow the full length of the ramp/driveway access from the lane down to Level P1.

Note to Applicant: Assume a minimum design vehicle of: TAC-P for two–way flow.

Ensure that the enter phone is shown in the turning swaths.

(b) Safe, functional grades on the ramp and in parking areas, including:

(i) Between 7.5% to 10% transition ramp grades for a minimum 4 m (13.1 ft.) at the bottom of the ramp(s).

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

(a) Maximum 0.15 m (0.5 ft.) column encroachment into vehicle spaces.

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

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

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

(c) Clear unloading area or raised rear dock, minimum 1.8 m (5.9 ft) wide, with suitable access to facilitate goods loading / unloading.

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.

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

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

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

(c) 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.

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

1.26 Provision of a Final Hydrogeological 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

1.27 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.

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

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

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

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

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

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

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

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

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

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

1.31 Show all City supplied building grades 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.

Housing

1.32 The proposed unit mix, including 22 studio units (12.5%), 90 one-bedroom units (51.1%), and 44 two-bedroom units (25.0%), and 20 three-bedroom units (11.4%) is to be included in the Development Permit drawings.

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

Note to Applicant: The proposed market rental and below-market rental unit mix should be designed to accommodate returning tenants exercising the Right of First Refusal to return to the new building. Returning tenants must be offered a unit appropriate to their household as defined by the CMHC National Occupancy Standard, as outlined in the Tenant Relocation and Protection Policy and TRPP Bulletin, at below-market rents or existing rents, as applicable. See rezoning condition 2.5.

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

(b) 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).

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

(d) 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).

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

1.34 The below market units should be designed to the same standards of livability as the market rental units.

Note to Applicant: Clearly label the proposed below market units and market rental units on the architectural drawings.

PART 2: CONDITIONS OF BY-LAW ENACTMENT

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

Engineering

2.1. Make arrangements to the satisfaction of the General Manager of Engineering Services, the Director of Legal Services and the Approving Officer for consolidation of Lots 6 to 12 Block 223 District Lot 526 Plan 590 to create a single parcel and dedication of the south 2 feet for lane purposes.

Note to Applicant: A subdivision plan and application to the Subdivision and Strata Group is required. For general information see the subdivision website at: http://vancouver.ca/home-property-development/apply-to-subdivide-or-join-properties.aspx.

2.2. Make arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for release of an Easement & Indemnity Agreement 402126M (commercial crossing) prior to building occupancy.

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

2.3. Provision of a Services Agreement to detail the on-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 R.F. Binnie & Associates Ltd. dated July 31, 2025, no water main upgrades are required to service the development.

The main servicing the proposed development is 150 mm on W 2nd Avenue. Should the development require water service connections larger than servicing main, the developer shall upsize the existing main to the satisfaction of the General Manager of Engineering Services. The developer is responsible for 100% of the cost of the upgrading. The maximum water service connection size is 300 mm.

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

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

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

Note to Applicant: Implementation of development(s) at 2260 W 2nd Avenue does not require any sewer upgrades.

Development to be serviced to the existing 200 mm SAN and 375 STM mm sewers in W 2nd Avenue.

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

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

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

(i) Minimum 2.0 m wide front boulevard.

(ii) Minimum 2.1 m wide broom finish saw-cut concrete sidewalk.

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

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

(v) Full-depth road reconstruction from centerline to south curb on West 2nd Avenue.

Note to Applicant: Road reconstruction on West 2nd Avenue to meet City higher zoned standards.

(vi) Relocation of the streetlamp pole to the front boulevard.

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

(i) Full depth pavement reconstruction.

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

(e) Provision of speed humps in the lane south of West 2nd Avenue between Vine Street and Yew Street.

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

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

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

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

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

Note to Applicant: 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.

(i) Provision of street trees where space permits.

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

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

Housing

2.4. Make arrangements to the satisfaction of the General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services to enter into a Housing Agreement and a Section 219 Covenant to secure all residential units as class A for profit affordable rental housing, excluding Seniors Supportive or Independent Living Housing, and including at least 20% of the residential floor area that is counted in the calculation of the dwelling unit area per the CD-1 By-law to be secured as below-market rental dwelling housing units, and the remaining units to be secured as market rental

units, subject to the conditions set out below for such units, subject to the conditions set out below for such units and in accordance with the requirements set out in the *Broadway Plan*, for a term equal to the longer of 60 years and the life of the building and such other terms and conditions as the General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services may require. The agreement or agreements will include but not be limited to the following terms and conditions:

(a) A no separate sales covenant.

(b) A no stratification covenant.

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

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

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

(f) Following initial occupancy, on a change in tenancy for a below-market rental housing dwelling unit, the starting rent for such new tenancy will be at least 20% below the rent for private rental apartment units city-wide as published by the Canada Mortgage and Housing Corporation in the most recent Rental Market Survey Data Tables for Vancouver for that unit type at the time of the change in tenancy.

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

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

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

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

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

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

(i) On an annual basis, or at the request of the City, the applicant will report to the City of Vancouver on the operation of the below-market rental housing dwelling units which will ensure that the City can confirm that the units are being operated as agreed, and will include a rent roll for the below-market rental housing dwelling units, and a summary of the results of eligibility testing for these units; and

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

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

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

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

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

(c) Provide an Interim Tenant Relocation Report to the satisfaction of the General Manager of Planning, Urban Design and Sustainability prior to issuance of the Demolition Permit. The Report must include, but may not be limited to, the names of tenants; whether each tenant has indicated interest in the Right of First Refusal to return to the new building; each tenant's choice of either the financial compensation or temporary rent top-up option; the names of any tenants who have ended their tenancy; the reason for its end (e.g. tenant decision or mutual agreement to end tenancy); the outcomes of their search for alternate accommodation (if assistance was requested by the tenant), and their temporary rent top up amount for the first year of tenancy in the alternative unit (if applicable) and total compensation amount(s); the names of tenants still remaining in the building; the status of the applicant's search for relocation options (if assistance was requested by the tenant) and/or additional assistance rendered, as required through their Tenant Relocation Plan. A copy of the Temporary Rent Top-Up Calculation Form for each tenant that chooses the Temporary Rent Top up option must also be provided with the Interim Tenant Relocation Report.

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

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

Public Art

2.6. 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.

Note to Applicant: Applicant to 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 B, 80% cash-in-lieu of art, and to consult with the Head of Public Art regarding opportunities for investments in public spaces as per the Plan.

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

Environmental Contamination

2.7. Submit a site disclosure statement to Environmental Services.

2.8. 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.

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

Agreements

Note to Applicant: Where the Director of Legal Services deems appropriate, the preceding agreements are to be drawn, not only as personal covenants of the property owners, but also as 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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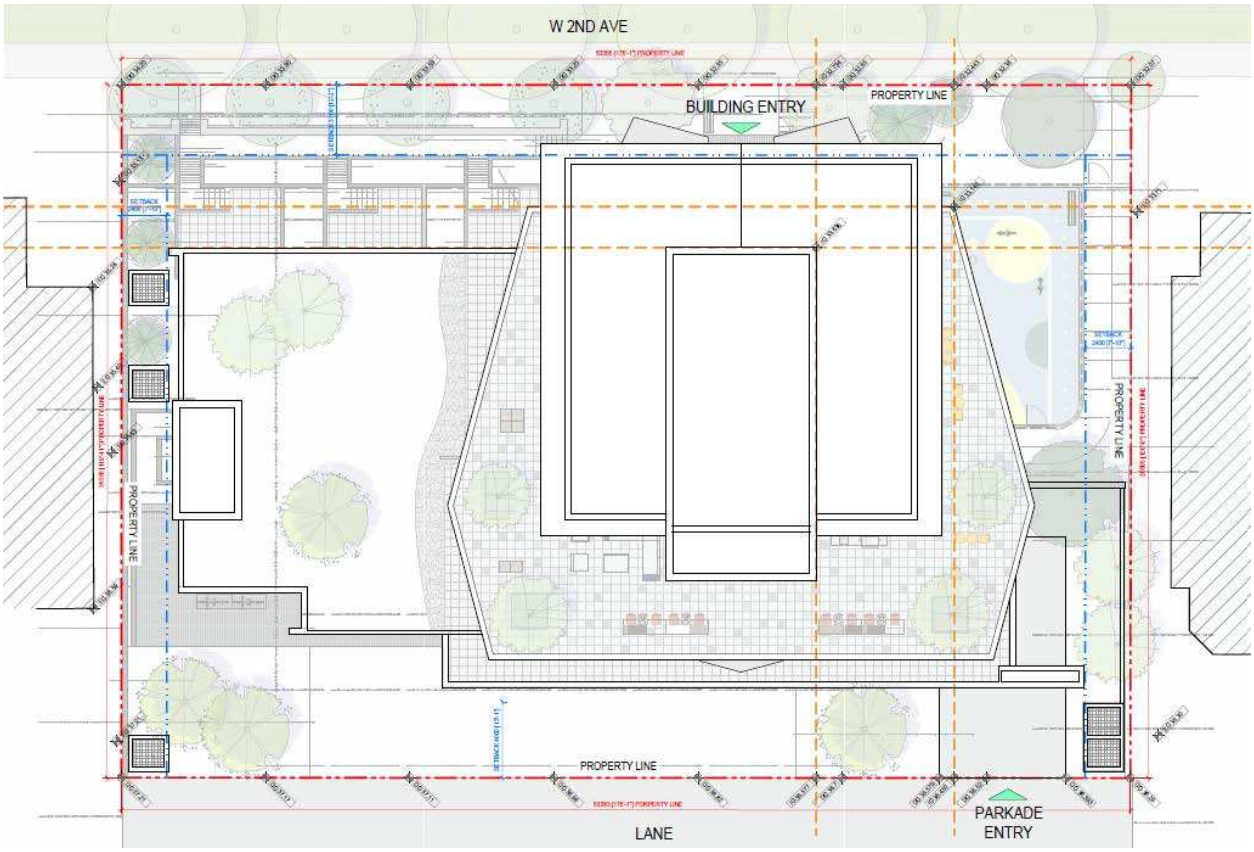
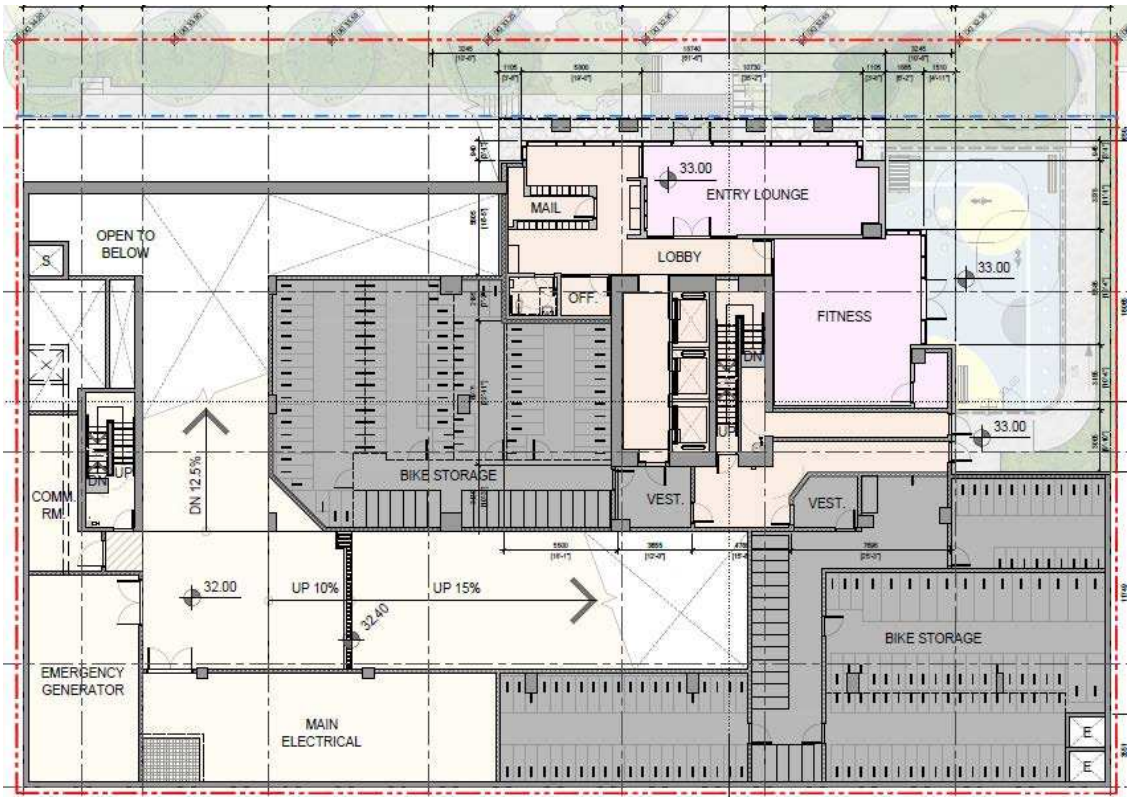
2260-2266 West 2nd Avenue
FORM OF DEVELOPMENT DRAWINGS

Context Plan

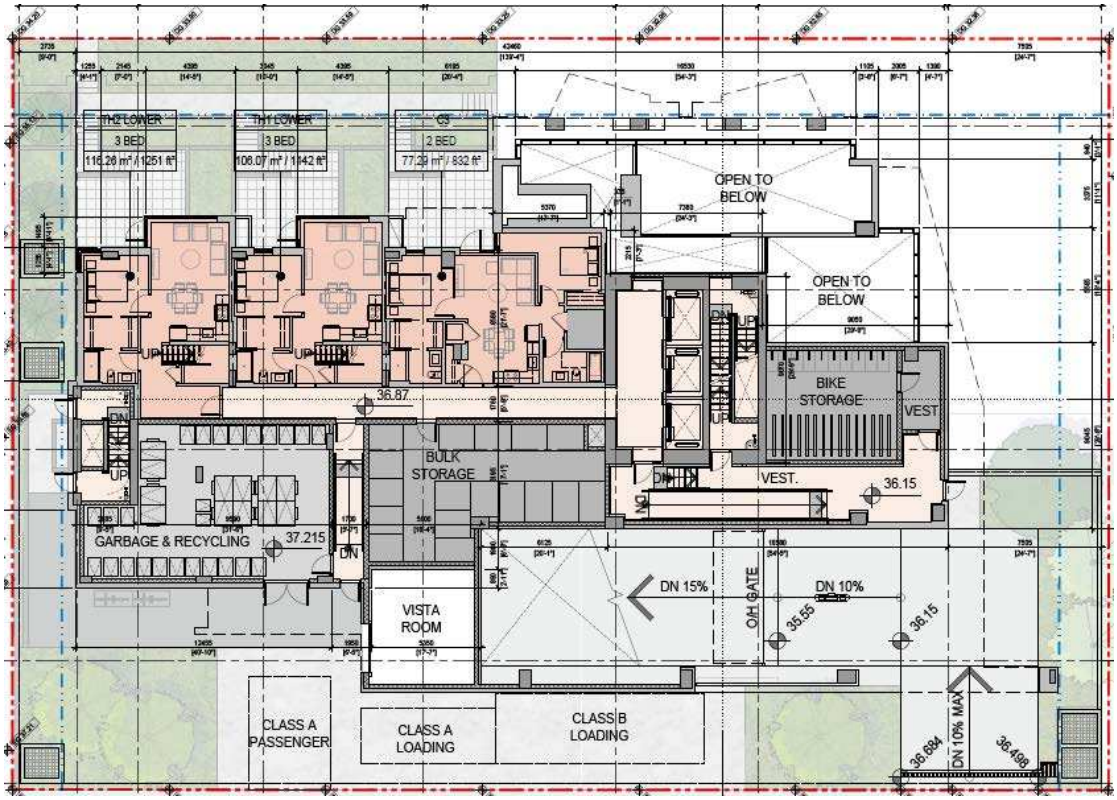
Site Plan



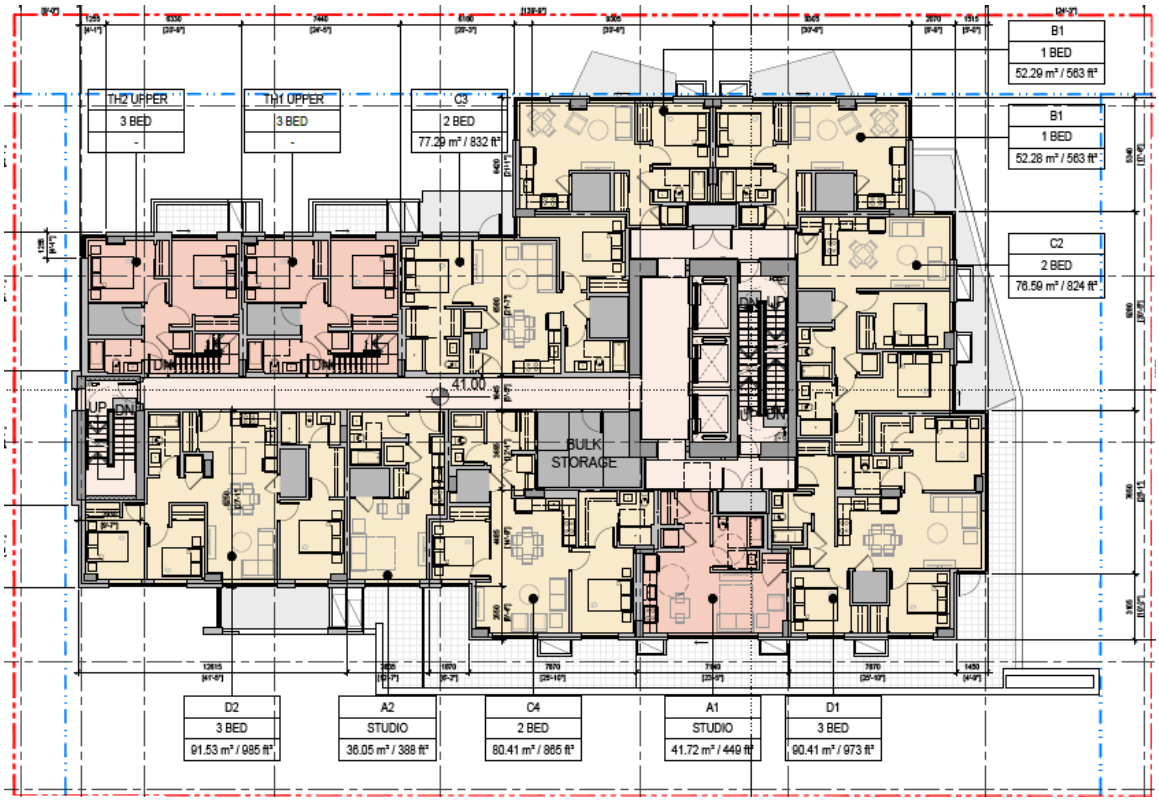
Level 1 Lower Floor Plan



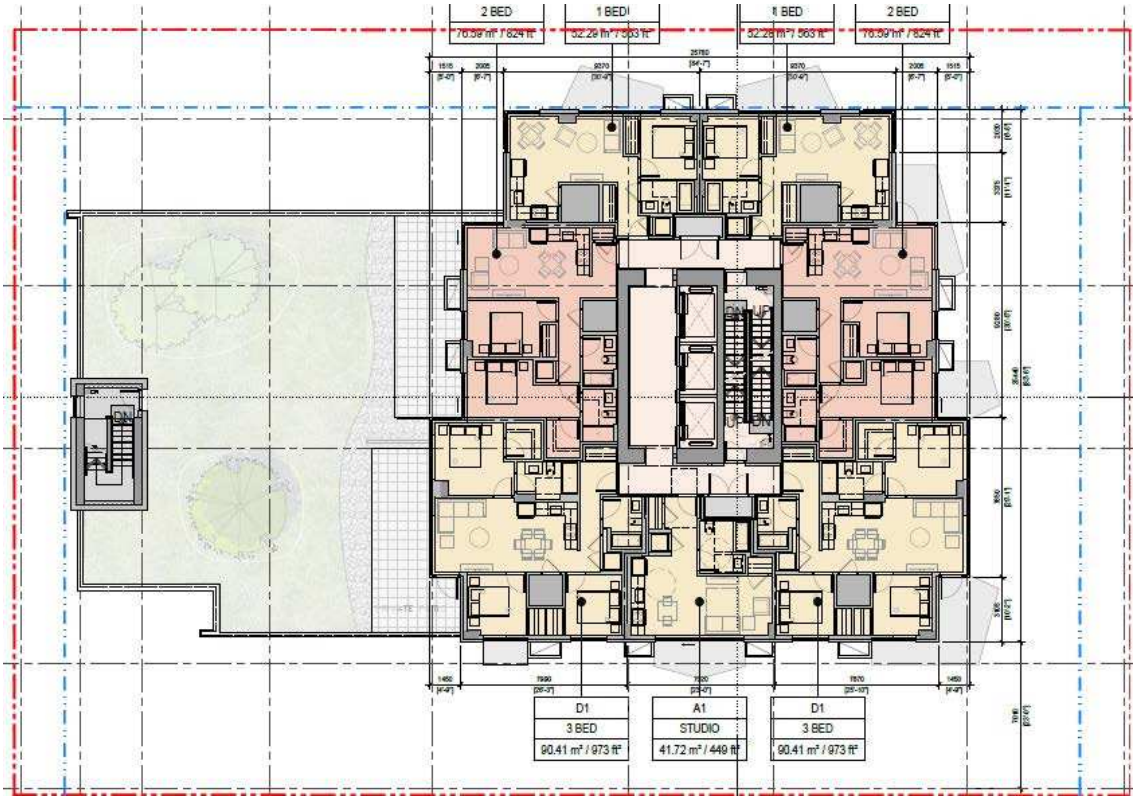
Level 1 Upper Floor Plan



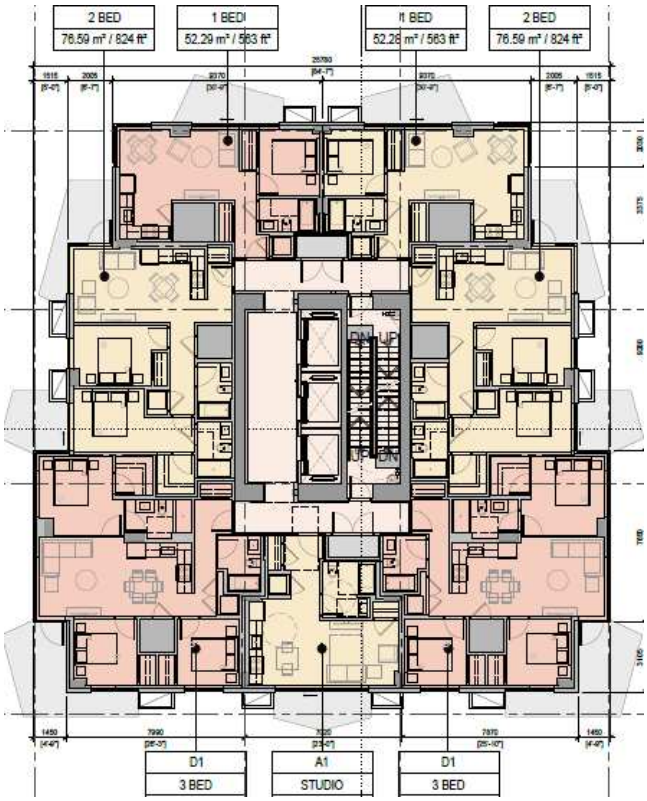
Level 2 Floor Plan



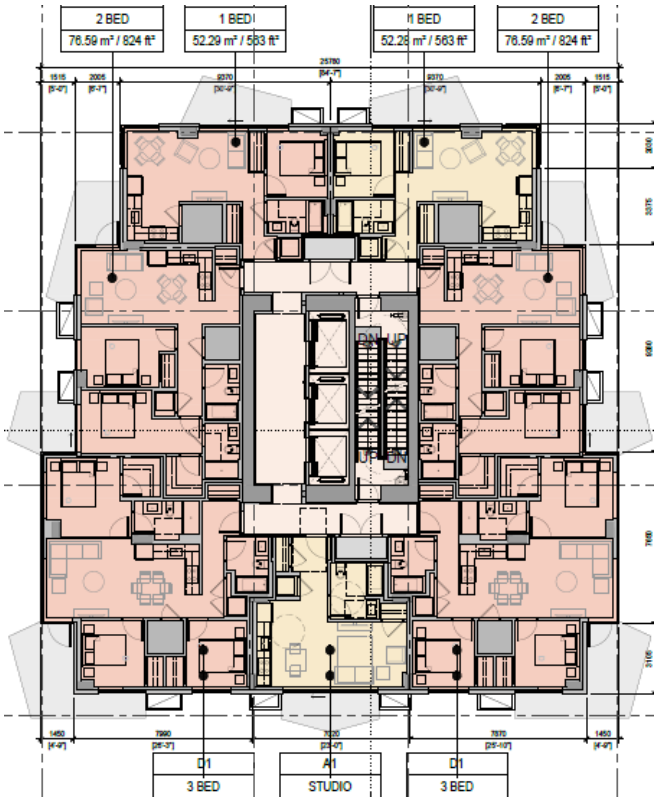
Level 3 Floor Plan



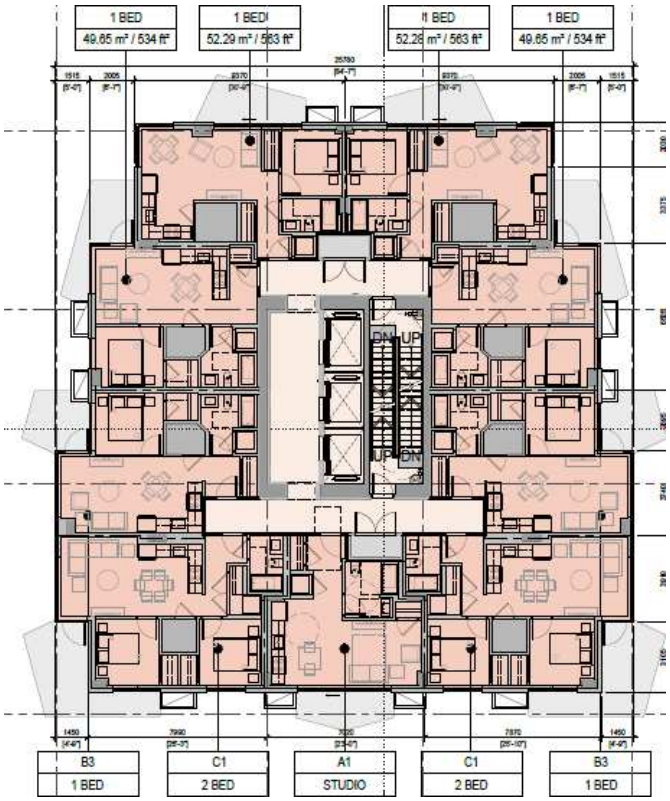
Levels 4-6 Floor Plan



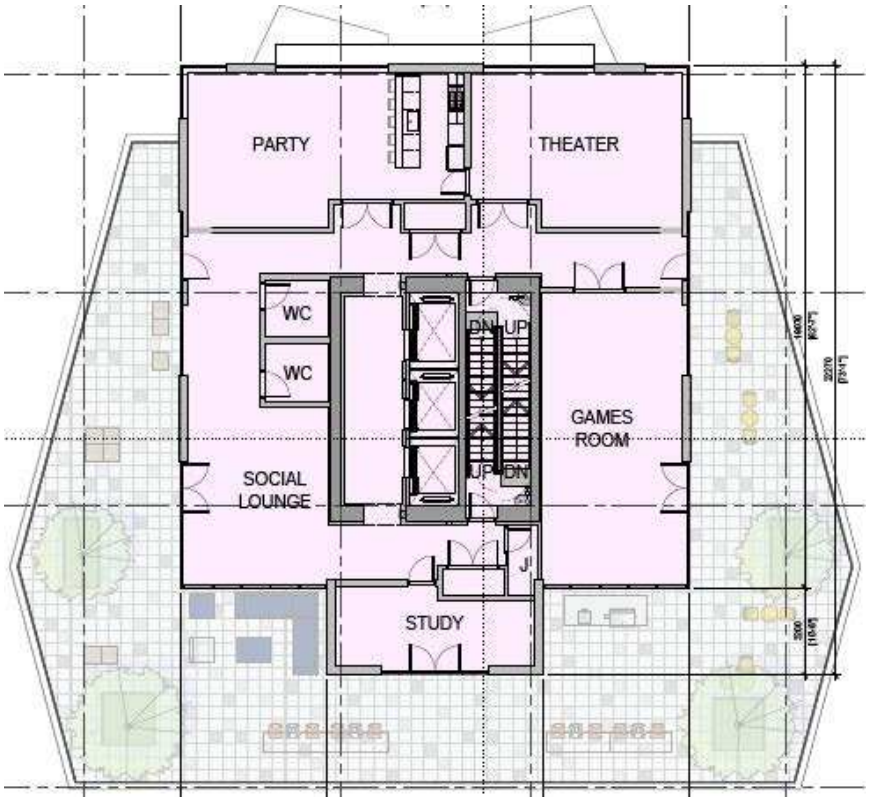
Levels 7-10 Floor Plan



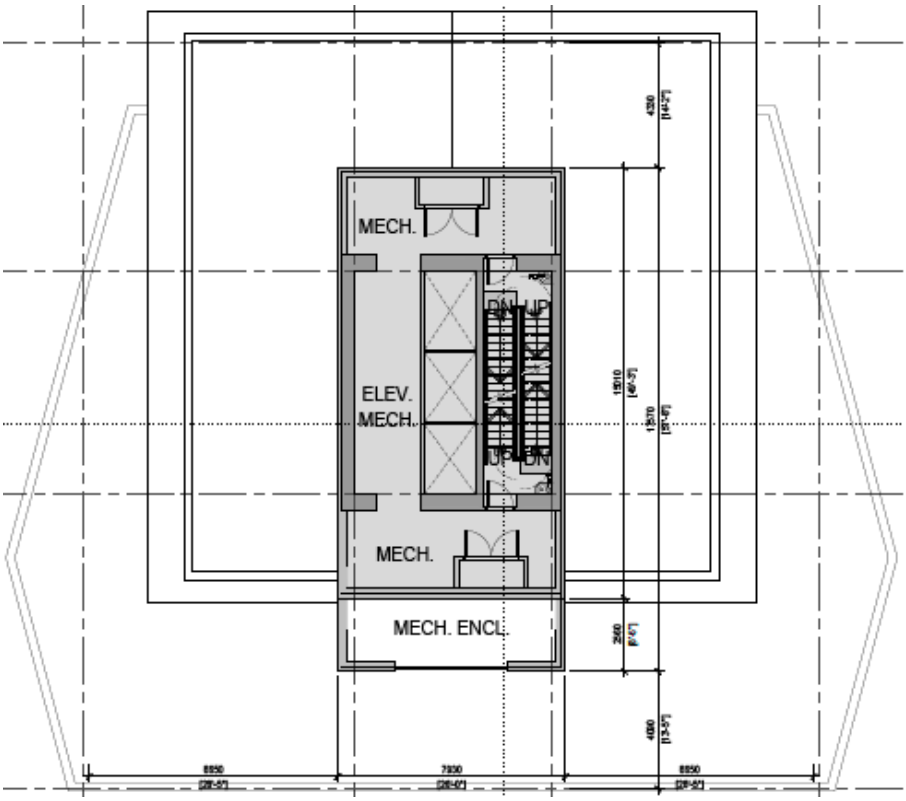
Levels 11-22 Floor Plan



Rooftop Amenity Floor Plan



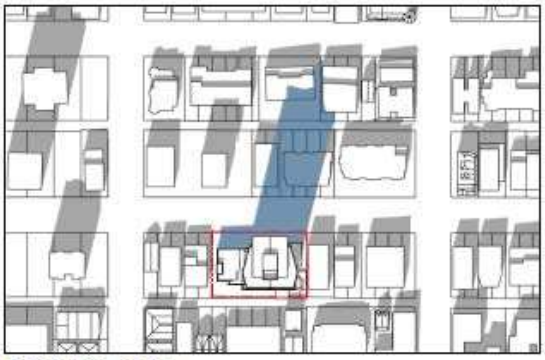
Mechanical Level Plan



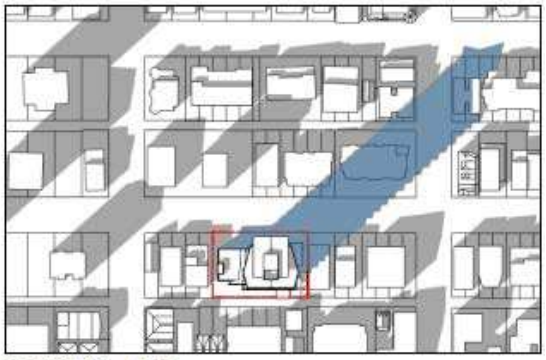
Shadow Studies: Spring

MARCH 20 - 10 AM

MARCH 20 - 12 PM



MARCH 20 - 2 PM



MARCH 20 - 4 PM

Shadow Studies: Summer

JUNE 20 - 10 AM

JUNE 20 - 12 PM

JUNE 20 - 2 PM

JUNE 20 - 4 PM

Shadow Studies: Fall

SEPTEMBER 22 - 10 AM

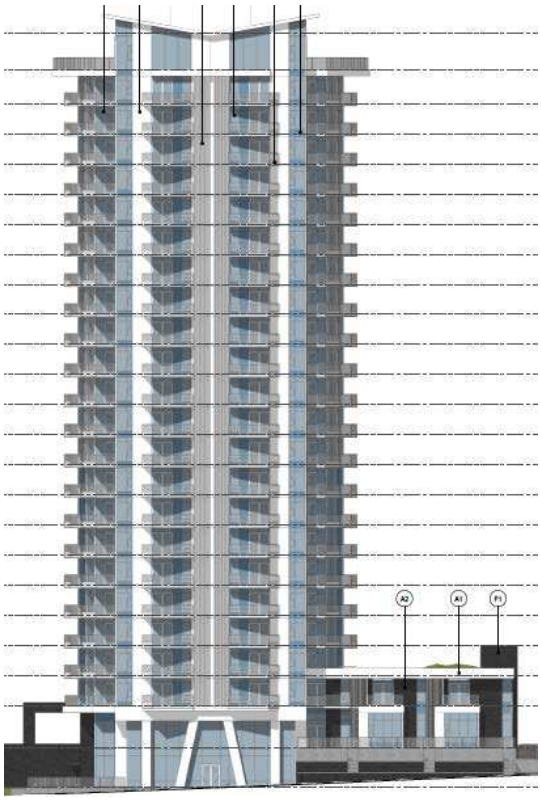
SEPTEMBER 22 - 12 PM

SEPTEMBER 22 - 2 PM

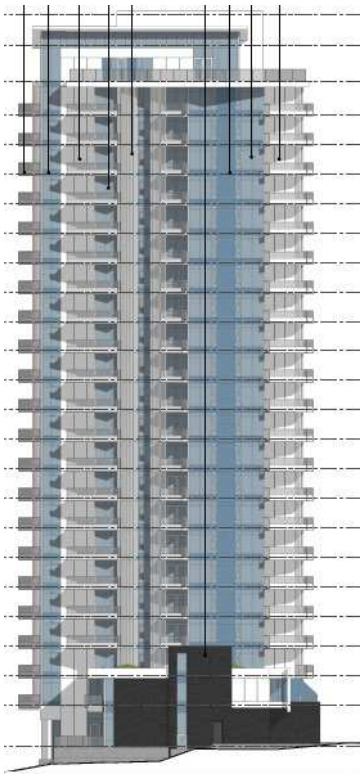
SEPTEMBER 22 - 4 PM

South Elevation

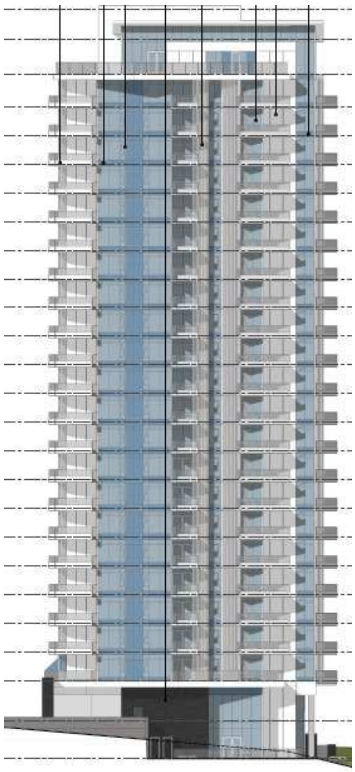
North Elevation



West Elevation

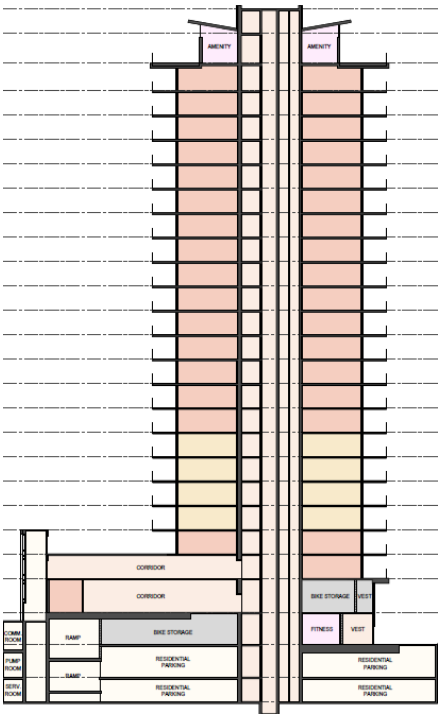


East Elevation

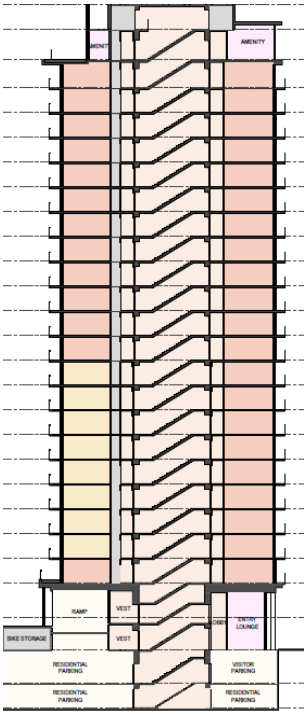


Sections

Looking North



Looking West



Perspective Looking Southeast from West 2nd Avenue

Perspective Looking Northeast from the Lane

Podium View Looking Southeast from West 2nd Avenue

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2260-2266 West 2nd Avenue
SUMMARY OF DRAFT TENANT RELOCATION PLAN TERMS

Tenant Relocation and Protection Requirements	Tenant Relocation Plan Offer
Financial Compensation	The choice of either: (a) Compensation in the form of free rent, a lump sum payment, or a combination of both, will be available for each unit eligible for Tenant Relocation Plan according to the following schedule: • 4 months' rent for tenancies up to 5 years; • 5 months' rent for tenancies over 5 years and up to 10 years; • 6 months' rent for tenancies over 10 years and up to 20 years; • 12 months' rent for tenancies over 20 years and up to 30 years; • 18 months' rent for tenancies over 30 years and up to 40 years; and • 24 months' rent for tenancies over 40 years. Or: (b) For tenants that wish to exercise their Right of First Refusal to return to the new building, a temporary rent top-up to mitigate rent increases while waiting to return to the new building. Or: (c) A lump sum rent top-up payment, equivalent to the estimated value of a rent top-up for 33 months.
Notice to End Tenancies	Landlord to provide regular project updates to tenants throughout the development approvals process. A minimum of four months' notice to end tenancy after all permits are issued is required (e.g. all development, building, and demolition permits in place).
Moving Expenses (flat rate or arrangement of an insured moving company)	A flat rate of $750 or $1000 will be provided to all eligible tenants depending on the type of unit.
Assistance in Finding Alternate Accommodation (3 options)	Staff have distributed tenant needs assessment surveys. These surveys will be used in relocation efforts and to identify tenants' needs and preferences. The applicant has committed to monitor the rental market and provide tenants requesting assistance with three options in Vancouver that best meet the tenants' identified priorities.

Additional Support for Low Income Tenants or Tenants Facing Other Barriers to Appropriate Housing	The applicant is partnering with a property manager to assist existing tenants with finding alternate accommodation. For low-income tenants and tenants facing other barriers to housing, as defined in the TRP Policy, the applicant has committed to assisting in securing a permanent, suitable affordable housing option.
First Right of Refusal	The applicant will be required to commit to offer all eligible tenants the Right of First Refusal to return to the new building in a unit appropriate to household size, at either a 20% discount to city-wide average market rents by unit type for the City of Vancouver, as published annually, or at the tenant's current rent, whichever is less

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2260-2266 West 2nd Avenue
PUBLIC CONSULTATION SUMMARY

1. List of Engagement Events, Notification, and Responses

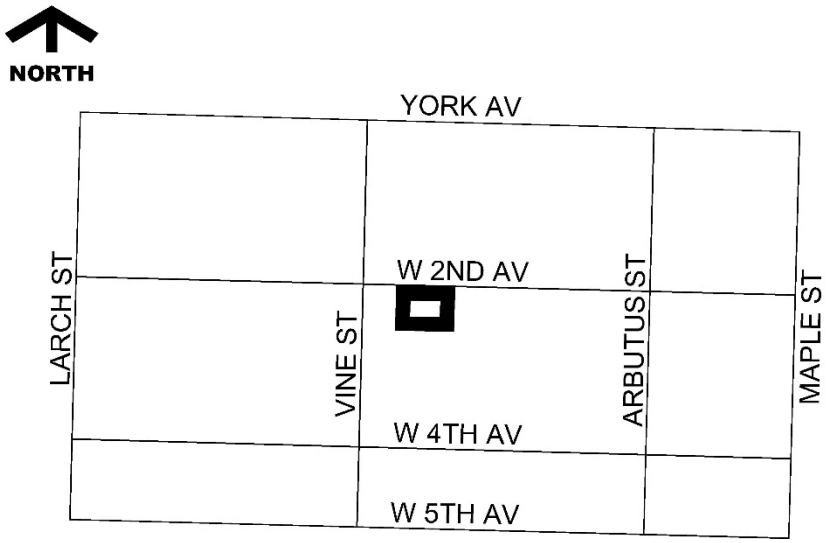
	Date	Results
Event		
Question and Answer Period (City-led)	July 9, 2025 to July 22, 2025	400 participants (aware)* • 166 informed • 96 engaged
Public Notification		
Postcard distribution – Notice of rezoning application and Question and Answer Period	July 8, 2025	4,353 notices mailed
Public Responses		
Online questions	July 9, 2025 to July 22, 2025	4 submittals
Online comment forms • Shape Your City platform	June 2025 to September 2025	112 submittals
Overall position • support • opposed • mixed	June 2025 to September 2025	112 submittals • 41 responses • 65 responses • 6 responses
Other input	June 2025 to September 2025	13 submittals
Online Engagement – Shape Your City Vancouver		
Total participants during online engagement period	June 2025 to September 2025	894 participants (aware)* • 325 informed • 115 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:

- **Housing:** Many respondents expressed support for the proposed development, highlighting its potential to increase the supply of affordable rental housing

- **Neighbourhood and Community:** Supporters noted that the project would have a positive impact on the neighbourhood and foster a stronger sense of community.

- **Location:** The development's proximity to a major transit route and local amenities is seen as a benefit, contributing to overall livability.

Generally, comments of concern fell within the following areas:

- **Building Height and Separation:** Residents voiced concerns about the proposed building's height, which they felt was excessive for an area currently characterized by low- to mid-rise developments. They were particularly worried that the building's height and its proximity to neighbouring properties could impact privacy, block sunlight, and obstruct scenic views—including those of the mountains, beach and downtown skyline.

- **Neighbourhood Character:** Some felt the development would detract from the area's existing character, livability, history and natural environment.

- **Traffic and Parking:** Many residents felt that the proposed building lacks sufficient parking, which could reduce the availability of street parking and contribute to increased traffic congestion in the area.

- **Affordability and Displacement of Existing Tenants:** Some residents expressed concern that the proposed housing may not be affordable and could lead to the displacement of long-term community members.

- **Infrastructure, Amenities and Schools:** Residents raised concerns about whether existing utilities, amenities, schools and public services are adequate to support the proposed increase in density.

- **Construction Impacts:** Residents expressed concern about potential negative impacts from construction, including increased noise, environmental pollution, and traffic disruptions—especially given the high volume of similar tower proposals in close proximity to the site.

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

General Comments of Support:

- A few respondents noted that the project includes an appropriate amount of parking.

General Comments of Concern:

- The proposal does not provide sufficient setbacks from neighbouring buildings, potentially impacting residents' enjoyment of their properties and limiting future development opportunities.
- There is too much development occurring too quickly in the neighbourhood; residents expressed concern that the Pace of Change policy was not approved.
- The proposed density is considered excessive for the area.
- Residents feel they lack agency in shaping the future of their own neighbourhood.
- The building design was described as poor and not in keeping with the surrounding context.
- The proposal may result in overlook into neighbouring properties, leading to privacy concerns.
- The project does not adequately support green spaces and is perceived as environmentally unfriendly.
- The site is too far from transit to justify the proposed increase in density.
- Concern that existing residents may be relocated into smaller, less desirable units.
- The neighbourhood already has a high concentration of rental units.
- New development on this block may increase light and noise pollution and worsen the existing "tunnel effect."

Neutral Comments / Suggestions / Recommendations:

- Reinstate the Pace of Change policy to better manage the rate of development and mitigate resident displacement.

- Consider presenting and evaluating all rezoning applications in the neighbourhood collectively.
- Reposition the tower to the center of the lot to provide balanced spacing between adjacent properties on the east and west sides.
- Remove the two-storey podium to allow for more landscaped areas and tree coverage, and to reduce the impact on neighbouring residents.
- Increase public benefits such as tree coverage and green space for community use.
- Explore opportunities for community access to shared amenities, such as tool libraries or public gathering spaces.
- Expand the number of green spaces and trees planted as part of the proposal.
- Consider alternative building designs that better reflect the character and scale of the surrounding neighbourhood.

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2260-2266 West 2nd Avenue
PUBLIC BENEFITS SUMMARY

Project Summary:

Proposal for a 22-storey building containing 176 rental residential units, of which 20% of the residential floor area are below-market rental units, which replaces an existing four-storey rental building with 40 units.

Public Benefit Summary:

176 rental residential units, of which 20% of the residential floor area are delivered at below-market rates, secured with a Housing Agreement for the greater of 60 years and the life of the building as well as DCLs and a public art contribution.

	Current Zoning	Proposed Zoning
Zoning District	R3-3	CD-1
Floor Space Ratio (site area = 1,950.6 sq. m (20,988.5 sq. ft.)	2.4	6.5
Buildable Floor Space	3,511.0 sq. m (37,792 sq. ft.)	12,779.9 sq. m (137,512 sq. ft.)
Land Use	Residential	Residential

Summary of Development Contributions Expected under Proposed zoning

City-wide DCL [1,2]	$0
Utilities DCL [1]	$2,150,985
Public Art [3]	$272,374
TOTAL	**$2,423,359**

Other benefits (non-quantified): 176 rental housing units, of which 20% of the residential floor area would be rented at below-market rates, secured for the greater of 60 years and the life of the building.

[1] Based on by-laws in effect as of September 30, 2025. 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 instream rate protection. See the City's DCL Bulletin for more details.

[2] The applicant has requested a DCL waiver for the residential floor area of the proposal and will be subject to the maximum average rents by unit type for the below-market units, in accordance with the DCL By-law, as secured by an amendment to the Housing Agreement. The value of the City-wide DCL waiver on the residential floor area is approximately $3,432,809.

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

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2260-2266 West 2nd Avenue
APPLICANT, PROPERTY, AND DEVELOPMENT PROPOSAL INFORMATION

Property Information:

Address	Parcel Identifiers (PID)	Legal Description
2260 West 2nd Avenue	010-264-566	Lot 8 Block 223 District Lot 526 Plan 590
	010-264-591	Lot 9 Block 223 District Lot 526 Plan 590
	010-264-621	Lot 10 Block 223 District Lot 526 Plan 590
	010-264-655	Lot 11 Block 223 District Lot 526 Plan 590
	010-264-680	Lot 12 Block 223 District Lot 526 Plan 590
2266 West 2nd Avenue	015-280-781	Lot 6 Block 223 District Lot 526 Plan 590
	015-280-802	Lot 7 Block 223 District Lot 526 Plan 590

Applicant Information:

Architect / Applicant	DA Architects and Planners
Registered Owners	Jasvir Siddoo, Ravinder Siddoo and Rajbir Siddoo

Development Statistics:

	Permitted Under Existing Zoning	Proposed Development	
Zoning	R3-3	CD-1	
Site Area	1,950.6 sq. m (20,988.5 sq. ft.)	1,950.6 sq. m (20,988.5 sq. ft.)	
Uses	Residential	Residential	
Max. Density	2.4 FSR	6.5 FSR	
Floor Area	3,511.0 sq. m (37,792 sq. ft.)	12,779.9 sq. m (137,563 sq. ft.)	
Maximum Height	27.5 m (90 ft.)	70.8 m (232 ft.)	
Unit Mix	--	**Below-market units: 36** Studio: 9 One-bedroom: 14 Two-bedroom: 9 Three-bedroom: 4 *Family units: 36%*	**Market units: 140** Studio: 13 One-bedroom: 76 Two-bedroom: 35 Three-bedroom: 16 *Family units: 36%*
		Total units: 176 Studio: 22 One-bedroom: 90 Two-bedroom: 44 Three-bedroom: 20 *Family units: 36%*	
Parking, Loading and Bicycle Spaces	As per Parking By-law	As per Parking By-law Confirmed at development permit stage	
Natural Assets	9 on-site by-law trees 2 City trees	9 on-site trees proposed for removal 1 City tree proposed for removal 1 City tree proposed for retention Approximately 32 new trees proposed Confirmed at development permit stage	

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