



COUNCIL REPORT

Report Date: March 10, 2026
Contact: Zoë Acton
Contact No.: 604.871.6927
RTS No.: 18531
VanRIMS No.: 08-2000-20
Meeting Date: April 14, 2026

TO: Vancouver City Council
FROM: General Manager of Planning, Urban Design and Sustainability
SUBJECT: CD-1 Rezoning: 3803-3823 West 10th Avenue and 2553 Highbury Street

Recommendations

- A. THAT the application by Sightline Properties (Highbury Street) Ltd., the registered owner of the lands located at 3803-3823 West 10th Avenue and 2553 Highbury Street [*PID 032-300-492; Lot A Block 183 District Lot 176 Group 1 New Westminster District Plan EPP138582*], to rezone the lands from RR-3B (Residential Rental) District to CD-1 (Comprehensive Development) District, to permit a six-storey mixed-use building containing commercial at grade and 82 secured market rental housing units, including below-market units if a stage one Building Permit for this development has not been issued within two (2) years of this approval, be approved in principle;

FURTHER THAT the draft CD-1 By-law, 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 GBL Architects Inc., received April 3, 2025 and supplementary drawings received on January 6, 2026;

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

AND FURTHER THAT subject to the approval in principle of the rezoning and any subsequent enactment of the CD-1 By-law, if a stage one Building Permit for the development has not been issued within two (2) years of the approval in principle of the rezoning, the Director of Legal Services be instructed to bring forward the amendment to the CD-1 By-law, generally as set out in Appendix D.

- B. THAT subject to approval in principle of the rezoning and the Housing Agreement described in Part 2 of Appendix B, the Director of Legal Services be instructed to prepare the necessary Housing Agreement By-law for enactment prior to enactment of the CD-1 By-law, subject to such terms and conditions as may be

required at the discretion of the Director of Legal Services and the General Manager of Planning, Urban Design and Sustainability.

- C. THAT subject to approval of the CD-1 By-laws, the application to amend the Sign By-law to establish regulations for each of the CD-1s, generally as set out in Appendix C, be approved.
- D. THAT subject to approval of the CD-1 By-law, the Noise Control By-law be amended to include the CD-1, generally set out in Appendix C;

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

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

Purpose and Executive Summary

This report evaluates an application to rezone the site at 3803-3823 West 10th Avenue and 2553 Highbury Street from RR-3B (Residential Rental) District to CD-1 (Comprehensive Development) District. The proposal is to allow for a two-year time-limited removal of the existing requirement to provide 20% residential floor area as below-market rental unit for a previously approved six-storey mixed-use building with 82 rental units and commercial at grade.

In accordance with section 559.02(4) of the *Vancouver Charter*, Council is prohibited from holding a public hearing for a development that is consistent with the City's Official Development Plan and contains majority residential use.

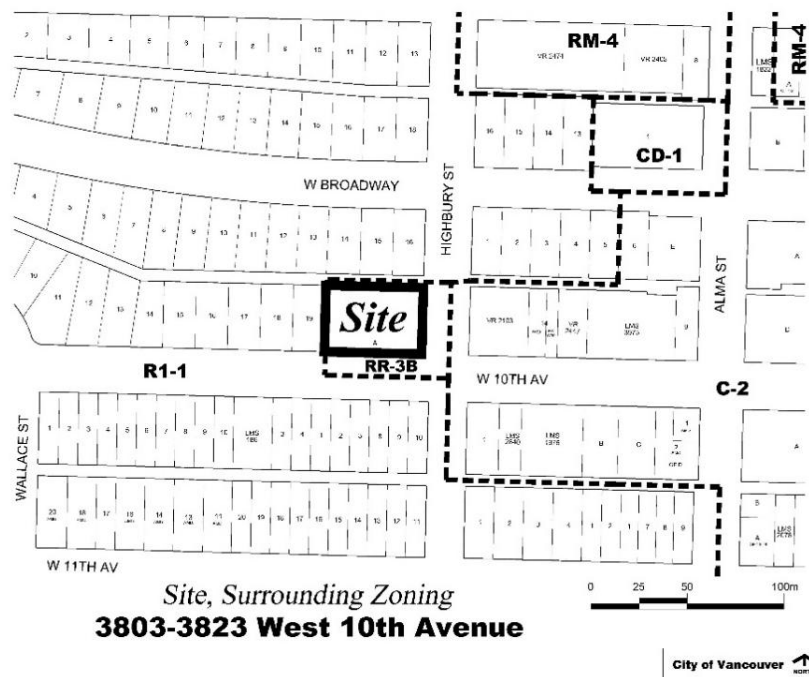
The project includes a time-limited Housing Agreement condition, enabling at least 20% of the residential floor area to revert to below-market rental units if a stage one building permit for the development is not issued within two years of the date upon which the CD-1 by-law is approved by Council in principle.

Context and Background

1. Site and Context

The subject site (see Figure 1) is comprised of one legal parcel at the corner of West 10th Avenue and Highbury Street. The total site area is approximately 1,726 sq. m (18,578 sq. ft), with frontage of approximately 50 metres (164 ft.) along West 10th Avenue and 35 metres (115 ft.) along Highbury Street. The surrounding area are zoned for residential uses under RS and RM District Schedules with the exception of the C-2 area to the east that allows mixed-use development with commercial and residential uses. The site is currently zoned RR-3B.

Figure 1: Site and Surrounding Zoning



2. Policy Context

- **Vancouver Official Development Plan:** The land use and height is consistent with Residential – Low-Rise Generalized Land Use (GLU) designation.
- **Secured Rental Policy (SRP):** The SRP encourages the construction of new purpose-built rental housing in Vancouver. The SRP allows for consideration of a rezoning directly to RR-3B District Schedule, for a five-storey 100% rental residential building with a density up to 2.2 FSR.

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

As the proposal no longer includes the BMR component required under the existing RR-3B zoning if a stage one Building Permit is not issued for the development within two (2)

years of the approval in principle of the rezoning, a rezoning to CD-1 is necessary to remove the below-market rental provisions and to enable a two-year, time-limited suspension of those requirements.

- **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.

Discussion

1. Proposal

The subject development is a six-storey mixed-use building containing 82 rental units (Figure 2), with a building height of 22 m (72 ft.) and a floor space ratio (FSR) of 3.5. One level of underground parking is to be accessed from the rear lane.

Figure 2: Proposed Building Looking Northwest



2. Context

At the June 15, 2023 Public Hearing, Council approved in principle a rezoning of this site from RS-1 (Residential) District to RR-3B (Residential Rental) District to allow a six-storey mixed-use rental building, including 20% of the residential floor area as below-market rental, with commercial retail space at grade.

Following enactment, the applicant submitted a new rezoning application to amend the zoning to CD-1 (Comprehensive Development) District to remove the below-market rental requirement. The revised proposal maintains the previously supported form of development, with no changes to height or density, but includes 100% of the residential rental floor space as market rental housing. A time-limited Housing Agreement condition is included in Appendix B, requiring at least 20% of the residential floor area to be secured as below-market rental units if a stage one

building permit for the development is not issued within two years of the date upon which the CD-1 by-law is approved by Council in principle.

A development permit (DP-2023-00926) for a six-storey mixed-use building with ground-floor commercial space and 82 residential rental units—generally consistent with the RR-3B regulations—was issued on January 16, 2026. This rezoning application is limited to removing the RR-3B requirement for 20% of the residential floor area being secured as below-market units, and replacing the requirement with 100% market rental floor area, provided that a stage one building permit for the development is issued within two (2) years of the approval in principle of the rezoning; no other aspects of the approved form of development are proposed to change.

3. Form of Development

The form of development is compliant with the RR-3B district zoning and the *Residential Rental Districts Design Guidelines*. There is no change to the approved form of development with this application from the issued development permit.

- **Natural Assets:** The Urban Forest Strategy and the Protection of Trees By-law were used to evaluate the proposal. 11 on-site protected trees are proposed for removal, as well as four undersized site trees. Two city owned trees are also proposed for removal. There are no site trees, or street trees proposed for retention. Three neighbour trees are proposed to be retained, along with one shared hedgerow.

Seven replacement trees are proposed on site. Onsite replacement trees will be required based on bylaw requirements, and replacement street trees will be determined by Park Board Urban Forestry and Engineering. See Appendix B for landscape and tree conditions.

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

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

4. Housing

This application, if approved, would add 82 rental units to the City's inventory of rental housing, contributing to the targets set out in the *Housing Vancouver Strategy* (see Figure 1, Appendix D).

To sustain the delivery of rental housing during challenging market conditions, staff propose a unique time-limited opportunity for this project, which would secure 100% of the residential rental floor space as market rental housing, supporting project viability and ensuring the proposed in-stream project proceeds to construction. However, if a stage one building permit for the development is not issued within two years of the date upon which the CD-1 by-law is approved by Council in principle 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 will be secured as below-market rental housing dwelling units. A Housing Agreement condition is included in Appendix B.

- **Housing Mix:**

The project proposes 35.37% two and three-bedroom units, thereby meeting the Family Room: Housing Mix Policy for Rezoning Projects which requires a minimum of 35% family units. A condition of approval and a provision in the CD-1 By-law has been included to ensure the project meets the minimum unit mix requirements. A provision in the CD-1 amendments clarifies that the project must meet the minimum family unit mix requirements.

- **Average Rents and Income Thresholds:**

The proposed rental units will provide housing options that are significantly more affordable than average home ownership costs, as shown in Figure 2 of Appendix F.

- **Security of Tenure:**

All 82 units in the proposal would be secured as rental housing through a Housing Agreement and a Section 219 Covenant for the longer of 60 years and the life of the building. If a stage one building permit for the development is not issued within two years of the date upon which the CD-1 by-law is approved by Council in principle 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 will be secured as below-market rental housing dwelling units, as written in Appendix D.

- **Tenants:** The rezoning site contains three units of secondary rental housing, and one current tenancy. The current tenancy is eligible under the *City's Tenant Relocation and Protection Policy* (TRPP). The applicant has provided a Tenant Relocation Plan (TRP) for eligible tenants that meets the requirements of the City's TRPP (summarized in Appendix G).

Upon enactment of the CD-1 By-law, City staff will seek approval from Council to repeal By-law No. 14152, which authorized the Housing Agreement registered under Registration Nos. CB1690432-CB1690433 (the Original Housing Agreement), pursuant to the rezoning of the property to RR-3B, and following the repeal of such By-law the Original Housing Agreement will be discharged.

5. Public Input

Public input primarily included mailed postcards, a site sign, a webpage with a digital model, an online comment form, and question and answer (Q&A) period. Refer to the application webpage: www.shapeyourcity.ca/3803-3823-w-10-ave-and-2553-highbury-st.

In total, approximately 31 submissions were received. Comments supported the new rental housing, the proposed density for the neighbourhood, and new commercial retail space. Concerns included impacts on neighbourhood character, privacy, views, traffic and safety, and impacts from construction. Refer to Appendix E for a full summary of the public input collected and responses to public comments.

6. Public Benefits

Refer to Appendix H for full summary of public benefits.

- **Development Cost Levies (DCLs):** The applicant will not be seeking the DCL waiver for this project. It is expected that the project will pay DCLs of \$2,067,538 based on December 2025 rates.
- **Community Amenity Contributions (CAC):** 100% of the residential rental floor space will be secured as market rental housing with the addition of a time-limited housing agreement condition. The applicant has not offered below-market rental units, however, if a stage one building permit for the development is not issued within two years of the date upon which the CD-1 by-law is approved by Council in principle, 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 will be secured as below-market rental housing dwelling units. See Appendix D for additional details.
- **Public Art Program** – As the application is below the minimum threshold of 9,290 sq. m (100,000 sq. ft.), no public art is required.

Financial Implications

This project is expected to provide 82 rental units and DCLs. See Appendix H for additional details.

Conclusion

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

* * * * *

APPENDIX A
3803-3823 West 10th Avenue and 2553 Highbury Street
PROPOSED CD-1 BY-LAW PROVISIONS

Zoning District Plan Amendment

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

[Note: Should the rezoning application be considered by Council, Schedule A will be included with the draft by-law that is prepared for posting.]

Designation of CD-1 District

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

Uses

3. Subject to approval of the form of development, to all conditions, guidelines and policies adopted by Council, and to the conditions set out in this by-law or in a development permit, the only uses permitted within this CD-1 and the only uses for which the Director of Planning or Development Permit Board will issue development permits are:
 - (a) Cultural and Recreational Uses;
 - (b) Dwelling Uses, limited to Multiple Dwelling;
 - (c) Institutional Uses;
 - (d) Live-Work Use;
 - (e) Manufacturing Uses;
 - (f) Office Uses;
 - (g) Retail Uses;
 - (h) Service Uses;
 - (i) Utility and Communication Uses; and
 - (j) Accessory Uses customarily ancillary to the uses permitted in this section.

Conditions of Use

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

- (a) be suitable for family housing; and
 - (b) have two or more bedrooms.
- 4.2 All commercial uses and accessory uses must be carried on wholly within a completely enclosed building, other than the following:

- (a) display of flowers, plants, fruits and vegetables in combination with a permitted use;
- (b) farmers' market;
- (c) neighbourhood public house;
- (d) public bike share; and
- (e) restaurant,

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

Floor Area and Density

- 5.1 Computation of floor area must assume that the site area is 1,722.9 m², being the site area at the time of the application for the rezoning evidenced by this by-law, prior to any dedications.
- 5.2 The maximum floor space ratio for all uses combined is 3.50.
- 5.3 The total floor area for commercial uses must be a minimum of 594.9 m².
- 5.4 Computation of floor area must include all floors having a minimum ceiling height of 1.2 m, both above and below base surface, measured to the extreme outer limits of the building.
- 5.5 Computation of floor area must exclude:
- (a) balconies and decks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, provided that:
 - (i) the total area of these exclusions must not exceed 12% of the permitted floor area, and
 - (ii) the balconies must not be enclosed for the life of the building;
 - (b) patios and roof decks, if the Director of Planning considers the impact on privacy and outlook;
 - (c) floors or portions thereof that are used for:

- (i) off-street parking and loading located at or below base surface, provided that the maximum exclusion for a parking space does not exceed 7.3 m in length,
 - (ii) bicycle storage, and
 - (iii) heating and mechanical equipment, or uses that the Director of Planning considers similar to the foregoing;
 - (d) entries, porches and verandahs if the Director of Planning first approves the design;
 - (e) all residential storage area above or below base surface, except that if residential storage area above base surface exceeds 3.7 m² per dwelling unit, there will be no exclusion for any of the residential storage area above base surface for that unit; and
 - (f) all storage area below base surface for non-dwelling uses.
- 5.6 The Director of Planning or Development Permit Board may exclude common amenity areas from the computation of floor area, to a maximum of 10% of the total permitted floor area, if the Director of Planning or Development Permit Board considers the intent of this by-law and all applicable Council policies and guidelines

Building Height

- 6.1 Building height must not exceed 22 m.
- 6.2 Despite section 6.1 of this by-law and the building height regulations in section 10 of the Zoning and Development By-law, the Director of Planning, after considering the impact on building placement, massing, views, overlook, shadowing and noise, may permit architectural features, common rooftop amenity space or mechanical appurtenances including elevator overrun and rooftop access structures, or any other appurtenances that the Director of planning considers similar to the foregoing, to exceed the maximum building height.

Access to Natural Light

- 7.1 Each habitable room must have at least 1 window on an exterior wall of a building.
- 7.2 For the purposes of section 7.1 above, habitable room means any room except a bathroom or a kitchen.

* * * * *

APPENDIX B CONDITIONS OF APPROVAL

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

PART 1: CONDITIONS OF APPROVAL OF THE FORM OF DEVELOPMENT

Note: Consideration by Council of the proposed form of development is in reference to plans prepared by GBL Architects Inc., received on April 3, 2025, and supplementary drawings received on January 6, 2026.

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:

Landscape

- 1.1 Design development to overall outdoor amenity areas in order to enhance the livability for end users.

Note to Applicant: Provide additional outdoor amenity area on rooftop, as this will greatly enhance the overall livability of this site. It is expected that a combination of ground floor outdoor amenity area, and rooftop outdoor amenity areas is provided.

- 1.2 Design development to overall landscape design to include bylaw required replacement trees.

Note to Applicant: The Protection of Trees Bylaw requires 7 replacement trees to be planted on this site. Replacement trees can be planted at grade, or over structure in planters. If planted over structure, ensure planters have adequate depth for tree planting as per CSLA standards and guidelines.

Housing

- 1.3 The proposed unit mix, including 26 studio units (31.71%), 27 one-bedroom units (32.93%), and 29 two-bedroom units (35.37%) 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 units designed to be suitable for families with children.

- 1.4 The development should be designed in accordance with the High-Density Housing for Families with Children Guidelines, including the provision of:
 - (a) an outdoor amenity area to include areas suitable for a range of children's play activities and urban agriculture appropriate in size for the scale of the project and situated to maximize sunlight access (S. 3.3.2, 3.4.3);

- (b) a minimum of 2.3 sq. m (24.7 sq. ft.) of bulk storage for each dwelling unit (S. 4.4.2);
- (c) a multi-purpose indoor amenity space appropriate in size for the scale of the project, with a wheelchair accessible washroom and kitchenette. Consider positioning this adjacent to the children's play area to enable parental supervision from the amenity room (S. 3.7.3); and
- (d) a balcony for each unit with 1.8 by 2.7 m minimum dimensions (S. 4.3.2).

Note to Applicant:

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

Engineering

- 1.5 The developer is responsible for exercising due diligence to avoid damage to any unrecorded archaeological sites, which are still protected under the Heritage Conservation Act (HCA).

Note to Applicant: The land onsite and adjacent to the site are within or near an archeologically sensitive area.

All archaeological sites, whether on Provincial Crown or private land, and regardless of condition, are protected by the HCA. HCA-protected archaeological sites or objects cannot be disturbed or altered without a permit issued by the Archaeology Branch (Ministry of Forests, Lands Natural Resource Operations and Rural Development).

Archeological review/studies will be required prior to construction on public land.

https://www.bclaws.gov.bc.ca/civix/document/id/complete/statreg/96187_01#section2

- 1.6 Provision of a Construction Management Plan directly to TransLink (MRN@translink.ca) with a copy of the correspondence provided to the City of Vancouver a minimum 8 weeks prior to the start of any construction activity.

Note to Applicant: The City of Vancouver and TransLink have authority over construction works carried out on a City Street that is designated as part of the Major Road Network (MRN). This development site has been identified as being adjacent the MRN, as defined under the South Coast British Columbia Transportation Authority Act (<https://www.translink.ca/plans-and-projects/projects/roads-bridges-and-goods-movement>) on one or more frontages. Potential impacts to the road network due to site specific construction activity must be reviewed and approved for all sites proposing street use outside of currently regulated zone limitations.

- 1.7 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>

- 1.8 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>

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

Note to Applicant: Vehicle access to the site must be unobstructed. Pole relocation proposals must include submitted letters from the appropriate public utility companies confirming that relocation is possible. If pole relocation cannot be achieved, site access location will need to be redesigned.

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

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

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

- 1.11 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."
- "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) 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.
- (d) Streetscape designed in compliance with "All other city areas" Streetscape Design Guidelines.

Note to Applicant: Where a design detail is not available, make note of the improvement on the plan. Public realm changes include all off-site improvements sought for this rezoning. The Streets Design Guidelines are viewable online at <https://vancouver.ca/streets-transportation/streetscape-design-guidelines.aspx> and are to be used alongside the City design guidelines and construction standards.

- 1.12 Parking, loading, bicycle, and passenger loading space quantities must be provided and maintained in accordance with the requirements of the Vancouver Parking By-Law.
- 1.13 Provision of parking access, per [Parking By-law Section 4](#) and the [Design Supplement](#):
 - (a) Minimum 6.6 m (21.7 ft) maneuvering aisle for spaces angled at 90 degrees.
- 1.14 Provision of Loading spaces, per the [Parking By-law Section 5](#) and the [Design Supplement](#), including:
 - (a) Minimum 3.4 m (11.2 ft) width, 10.2 m (33.5 ft) length for Class B spaces;
 - (a) Minimum 1.3 m (4.3 ft) side clearance for Class B spaces;
 - (b) 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 By-law for loading rates and design requirements. These requirements will apply to site development permits following this rezoning.

- 1.15 Provision of the following general revisions to architectural plans, including:
 - (a) Dimension of columns and column encroachments into parking spaces;
- 1.16 Provision of a sewer abandonment plan by the Developer's Engineer that details the following:
 - (a) Abandonment or removal of all existing storm, sanitary, and combined connections to the development site.
 - (b) Abandonment or removal of all existing storm, sanitary, and combined sewer mains that are no longer in use due to the development of the site.

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

- 1.17 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.

- 1.18 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>

- 1.19 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>.

Sustainability

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

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

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 Provision of a Services Agreement or amendment of the existing registered Services Agreement to detail the additional 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>.

Note to Applicant: The works required per the original Services Agreement registered under registration Nos. C1690424-CB1690429 continue to be required except condition 2.3(a) and condition 2.3(b) therein will be replaced with the following:

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

Note to Applicant: Based on the confirmed Fire Underwriter’s Survey Required Fire Flows and domestic flows submitted by Aplin & Martin Consultants Ltd. dated February 7, 2025, no water main upgrades are required to service the development.

The main servicing the proposed development is 150 mm along laneway north of West 10th Avenue and 150 mm along Highbury Street. Should the development require water service connections larger than 150 mm, the developer shall upsize the existing main to the satisfaction of the General Manager of Engineering Services. The developer is responsible for 100% of the cost of the upgrade. The maximum water service connection size is 300 mm.

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

As per the City of Vancouver Building By-law, the principal entrance must be within 90 m of a fire hydrant. Should the final design of the building change such that this requirement is no longer satisfied, provision of a new hydrant to be

installed in accordance with the aforementioned by-law will be required. The developer is responsible for 100% of the cost of this upgrade.

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

Note to Applicant: Implementation of development(s) at 3803 West 10th Avenue does not require any sewer upgrades.

Development to be serviced to the existing 200 mm COMB sewers in the lane north of West 10th Avenue.

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

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

Housing

- 2.2 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 82 residential units as secured market rental housing units (subject to (d) below), excluding Seniors Supportive or Independent Living Housing, pursuant to the City's Secured Rental Policy Program, for a term equal to the longer of 60 years and the life of the building, which Housing Agreement and Section 219 Covenant will include the following terms:

- (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) If a stage one building permit for the development is not issued within two years of the date upon which the CD-1 by-law is approved by Council in principle, in addition to the foregoing terms, 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 will be secured as below-market rental housing dwelling units, with the following additional terms and conditions:
 - (i) The below-market rental housing units will be rented at the following rates:

1. The average initial starting monthly rents by unit type for the below-market rental housing dwelling units in the development will be at least 20% below the city-wide average monthly market rent for private rental apartment units as published by the Canada Mortgage and Housing Corporation in the most recent Rental Market Survey Data Tables for Vancouver at the time when the Occupancy Permit is issued; and
 2. Following initial occupancy, on a change in tenancy for a below-market rental housing dwelling unit, the average initial starting monthly rents by unit type for the below-market rental housing dwelling units in the development will be at least 20% below the city-wide average monthly market rent for private rental apartment units as published by the Canada Mortgage and Housing Corporation in the most recent Rental Market Survey Data Tables for Vancouver at the time of change in tenancy;
- (ii) Subject to Council approval, the Housing Agreement will be amended prior to issuance of an Occupancy Permit to provide for the terms described in this subsection (d);
 - (iii) The applicant acknowledges and agrees that the City may bring forward an amendment to the CD-1 by-law for consideration by Council, generally as shown in the amendment attached to this report in Appendix D;
 - (iv) 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;
 - (v) That the applicant will verify eligibility of new tenants for the below-market rental housing dwelling units, based on the following:
 1. 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
 2. There should be at least one occupant per bedroom in the unit.
 - (vi) 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:
 1. 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
 2. There should be at least one occupant per bedroom in the unit.
 - (vii) 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

- (viii) 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 Housing Agreement to be entered into by the City at by-law enactment pursuant to Section 565.2 of the Vancouver Charter and a Section 219 Covenant.

Environmental Contamination

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

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

Agreements

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

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

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

The agreements entered into and registered on title to the lands to satisfy the conditions of the previous rezoning to RR-3B will continue to apply to this rezoning, except as otherwise specified herein.

* * * * *

APPENDIX C
PROPOSED CONSEQUENTIAL BY-LAW AMENDMENTS

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

DRAFT AMENDMENT TO THE SIGN BY-LAW NO. 11879

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

“3803-3823 West 10th Avenue & 2553 Highbury Street [CD-1 #] [By-law #] C-2”

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

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

“[CD-1#] [By-law #] 3803-3823 West 10th Avenue & 2553 Highbury Street”

* * * * *

APPENDIX D
DRAFT BY-LAW NO.
A By-law to amend
CD-1 (___) By-law No. ____

1. Council renumbers sections 3, 4.1, 4.2, 4.3, 5.1, 5.2, 5.3, 5.4, 5.5, 5.6, 6.1, 6.2, 7.1 and 7.2 as sections 4, 5.1, 5.2, 5.3, 6.1, 6.2, 6.3, 6.4, 6.5, 6.6, 7.1, 7.2, 8.1 and 8.2, respectively.
2. Council adds a new section 3 in the correct numerical order as follows:

“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 6.5 of this by-law; and
 - (b) “Below-Market Rental Dwelling 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.
3. In section 5, Council:
 - (a) renumbers sections 5.1 through 5.3 as sections 5.2 through 5.4, respectively;
 - (b) adds a new section 5.1 in the correct numerical order as follows:

“5.1 A minimum of 20% of the total dwelling unit area must be below-market rental dwelling units.”; and
 - (c) strikes out section 5.2 and substitutes the following:

“5.2 The design and layout of at least 35% of the total number of below-market rental dwelling 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.”.
4. In Section 6.5, Council adds “and dwelling unit area” after “Computation of floor area”.
5. Council adds a new section 6.7 in the correct numerical order as follows:

“6.7 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 dwelling units as storage area.”.

6. In section 7.2, Council strikes out “section 6.1” and substitutes “section 7.1”.
7. In section 8.2, Council strikes out “section 7.1” and substitutes “section 8.1”.
8. This by-law is to come into force and take effect on the date of its enactment.

ENACTED by Council this day of , 2026

Mayor

City Clerk

* * * * *

APPENDIX E PUBLIC CONSULTATION

Public Consultation Summary

Event	Date(s)	Details
Webpage published	October 24, 2025	www.shapeyourcity.ca/3803-3823-w-10-ave-and-2553-highbury-st
Postcard mailed	November 13 2025	991 notices mailed (approximate)
Site sign installed	October 27, 2025	n/a
Online comment form	October 2025 to January 2026	26 submissions • 15 responses support • 9 responses opposed • 2 responses mixed
Question and Answer (Q&A) period (2 weeks)	November 12, 2025 to November 25, 2025	3 submissions
Other input (phone calls, direct emails, etc.)	October 24, 2025 to January 5, 2026	2 submissions
Total webpage views	October 24, 2025 to January 5, 2026	307 page views
Total Submissions (Comments submitted + questions asked + other input methods)		31 submissions

Map of Notification Area



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

Areas of support:

- **Housing:** The development contributes to the rental housing stock in the area, particularly with rental housing and below-market rental (BMR) units.
- **Density:** The proposed density is well-suited for the neighborhood; some comments argue for more height to accommodate more density.
- **Use:** The prospect of increased commercial retail spaces within the development is welcomed, promoting a mixed-use environment that supports the local economy and provides amenities for residents.
- **Transit Friendly:** Density is welcomed as it is close to transit hubs allowing for seamless transit connectivity.
- **Walkability:** Increasing active transportation with increased commercial spaces and transit hubs.

Areas of concern:

- **Building height:** The proposed building height is inappropriate for the area. The building is excessively tall and large, shadowing gardens and homes and invading on neighbour privacy.
- **Neighbourhood character:** Concerns that the development will disrespect the existing character and that the design will reduce the uniqueness of the neighbourhood.

- **Construction:** Noise, dust, and disruption will impact quality of life for residents.
- **Traffic and safety:** The increased traffic would lead to congestion and create opportunity for accidents to occur as well as compromise the safety for children playing in lanes.
- **Parking:** Parking accessibility will be reduced due to the construction and increased density.

Response to Public Comments

- **Building height:** The application meets the height and density policies in the SRP. See the Form of Development section of the report. The height and density have been secured by the previous rezoning approved June 15, 2023.
- **Neighbourhood character:** The proposed development aligns with the Secured Rental Policy, which supports additional rental housing in low-density areas while requiring design guidelines that respect existing context.
- **Construction:** The City acknowledges that construction activities may result in temporary noise, dust, and disruption for nearby residents. These impacts are regulated through City bylaws and construction management requirements to minimize disturbance. The applicant will be required to implement mitigation measures and adhere to all applicable standards throughout the building process.
- **Traffic and safety:** The project includes measures to manage transportation impacts, and encourages sustainable travel options like walking, cycling, and transit. Traffic and safety considerations are reviewed by the City to ensure compliance with transportation and parking standards.
- **Parking:** Parking access will remain well-managed throughout construction, and the project's dedicated visitor parking ensures that short-term needs continue to be met without placing additional pressure on the surrounding streets.

* * * * *

APPENDIX F Housing

Housing Data

Figure 1: Progress Towards 10 Year Housing Vancouver Targets (2024-2033) as of December 31, 2025

Housing Type	Category	10-year Targets ^{1, 2}	Units Approved Towards Targets ³
Purpose-Built Rental Housing Units³	Market Rental	30,000	13,488 (45%)
	Developer-Owned Below Market Rental	5,500	2,174 (40%)
	Total	35,500	15,662 (44%)

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

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

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

Figure 2: Market Rents in Newer Westside Buildings, Costs of Ownership and Household Income Served

	Newer Rental Buildings Westside		Monthly Costs of Ownership for Median-Priced Apartment – Westside (with 20% down payment)		
Unit	Average Market Rent ¹	Average Household Income Served ³	Monthly Costs of Ownership ²	Average Household Income Served ³	Down-Payment at 20%
Studio	\$2,003	\$80,120	\$3,318	\$132,700	\$117,000
1-bed	\$2,601	\$104,040	\$3,949	\$157,975	\$142,050
2-bed	\$3,706	\$148,240	\$5,997	\$239,867	\$216,000
3-bed	\$4,875	\$195,000	\$9,070	\$362,798	\$339,000

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

2. Based on the following assumptions: median of all BC Assessment apartment sales prices in Vancouver Westside in 2023 by unit type, 20% down-payment, 5% mortgage rate (in-line with Bank of Canada conventional rate), 25-year amortization, \$150-\$250 monthly strata fees and monthly property taxes at \$2.92 per \$1,000 of assessed value (2020 assessments and property tax rate).

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

APPENDIX G

DRAFT TENANT RELOCATION PLAN

TRPP Requirements	Tenant Relocation Plan Offer
Financial Compensation	Compensation in the form of free rent, a lump sum payment, or a combination of both, will be available for each unit eligible for Tenant Relocation Plan according to the following schedule: ○ 4 months' rent for tenancies up to 5 years; ○ 5 months' rent for tenancies over 5 years and up to 10 years; ○ 6 months' rent for tenancies over 10 years and up to 20 years; ○ 12 months' rent for tenancies over 20 years and up to 30 years; ○ 18 months' rent for tenancies over 30 years and up to 40 years; and ○ 24 months' rent for tenancies over 40 years.
Notice to End Tenancies	Landlord to provide regular project updates to tenants throughout the development approvals process. A minimum of four months' notice to end tenancy after all permits are issued is required (e.g. all development, building, and demolition permits in place).
Moving Expenses (flat rate or arrangement of an insured moving company)	A flat rate of \$750 or \$1000 will be provided to all eligible tenants depending on the type of unit.
Assistance in Finding Alternate Accommodation (3 options)	Staff have distributed tenant needs assessment surveys. These surveys will be used in relocation efforts and to identify tenants' needs and preferences.
Additional Support for Low Income Tenants or Tenants Facing Other Barriers to Appropriate Housing	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.

* * * * *

APPENDIX H PUBLIC BENEFITS

City-wide DCL ¹	\$1,295,701
Utilities DCL ¹	\$771,837
TOTAL	\$2,067,538

Other Benefits (non-quantifiable components): 82 market rental units.

¹ Based on rates in effect as of December 10, 2025 and the proposed 5,434.7 sq. m (58,499 sq. ft.) of residential floor area and 594.9 sq. m (6,403 sq. ft.) of commercial floor area.

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

* * * * *

APPENDIX I REZONING APPLICATION SUMMARY

Property

Address	Parcel Identifier (PID)	Legal Description
3803-3823 West 10th Avenue and 2553 Highbury Street	032-300-492	Lot A Block 183 District lot 176 Group 1 New Westminster District Plan EPP138582

Applicant Team

Applicant	Sightline Properties
Developer	Sightline Properties
Architect	GBL Architects Inc.
Property Owner	Sightline Properties (Highbury Street) Ltd., Inc. No. BC1333006

Statistics

	Permitted Under Existing Zoning	Proposed
Zoning	RR-3B	CD-1
Site Area	1,722.9 sq. m (18,545 sq. ft.)	1,722.9 sq. m (18,545 sq. ft.)
Land Use	Mixed-Use Residential Building	Residential Rental, Cultural and Recreational, Institutional, Office, Retail, Service
Maximum FSR	3.50 FSR (including minimum of 0.35 for non-dwelling uses)	3.50 (including minimum of 0.35 for non-dwelling uses)
Maximum Height	Up to 6 storeys (at the street): 22.0 m (72 ft.)	Up to 6 storeys (at the street): 22.0 m (72 ft.)
Floor Area	Up to 6,041 sq. m (65,025 sq. ft.)	Up to 6,041 sq. m (65,025 sq. ft.)
Unit Mix	As per RR-3B District	26 studio units 27 1-bedroom 29 2-bedroom 82 Total
Natural Assets	Determined at the development permit stage	7 replacement trees proposed

* * * * *