



COUNCIL REPORT

Report Date: April 21, 2026
Contact: Belinda Liu
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RTS No.: 18577
VanRIMS No.: 08-2000-20
Meeting Date: May 5, 2026
[Submit comments to Council](#)

TO: Vancouver City Council

FROM: General Manager of Planning, Urban Design and Sustainability

SUBJECT: CD-1 (908) Text Amendment: 185-193 Southwest Marine Drive and 7980 Manitoba Street

Recommendations

- A. THAT the application by DAE Design Architecture Everyday Inc., on behalf of 1034903 B.C. Ltd¹, the registered owner of the lands located at 185-193 Southwest Marine Drive and 7980 Manitoba Street [*PID 032-678-886; Lot A Blocks 6 and 7 District Lot 322 Group 1 New Westminster District Plan EPP105848*] to amend the text of CD-1 (908) (Comprehensive Development) District By-law No. 14498 to increase the maximum floor space ratio (FSR) from 2.4 to 3.05 and the maximum building height from 17.4 m (57 ft.) to 20.4 m (67 ft.) to permit the development of a six-storey residential rental building containing 61 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 by-law to amend CD-1 (908) By-law No. 14498 contained in Appendix A, be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by DAE Design Architecture Everyday Inc., received August 5, 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

¹ Represented by Krista Chand.

enactment of the amendment to 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 and 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 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 amend CD-1 (908) (Comprehensive Development) District By-law No. 14498 for 185-193 Southwest Marine Drive and 7980 Manitoba Street. The proposal is for a six-storey residential rental building with 61 units, of which 20% of the residential floor area would be secured as below-market rental units. An FSR of 3.05 and a building height of 20.4 (67 ft.) are proposed.

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

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

Context and Background

1. Site and Context

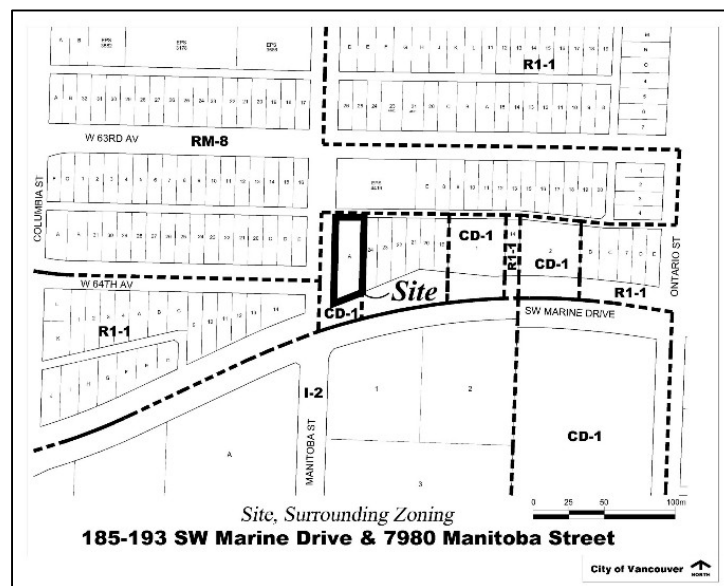
The site was approved in principle in 2022 and enacted in 2025 to permit one six-storey and one three-storey residential rental building with a density of 2.4 FSR and a height of 17.4 m (57 ft.). The current application proposes an increase to the permitted height and density as well as changes to the affordability and form of development. If approved, the application would add 15 rental housing units to the already approved 46 rental units of the existing CD-1 for a total of 61 units, including 48 market rental units and 13 below-market rental units.

The subject site is one parcel, located on the northeast corner of Southwest Marine Drive and Manitoba Street (see Figure 1). The property is currently developed with two single-detached homes containing three secondary rental units and three rental tenancies.

Surrounding properties generally include three-storey townhouse buildings and single-detached houses. A number of properties along Southwest Marine Drive have been rezoned to CD-1 for six-storey residential buildings along with a mixed-use building to the southeast. The Marine Drive Canada Line Station is located three blocks to the west.

The neighbourhood will continue to undergo change with redevelopment guided by the *TOA Rezoning Policy*, *Marpole Community Plan*, and the *Cambie Corridor Plan*. Industrial sites to the south are guided by the *Marine Landing Policy* and the *Marine Drive Industrial Area Rezoning Policy*.

Figure 1: Site and Surrounding Zoning



2. Policy Context

- Vancouver Official Development Plan:** The Generalized Land Use (GLU) Designation is 'Residential Low-Rise' which consists of residential uses and apartment forms up to six stories, or up to eight storeys if the site is located within a TOA.
- Transit-Oriented Areas Designation By-law and Transit-Oriented Areas (TOA) Rezoning Policy:** This site is within a Tier 3 TOA and is consistent with the height, tenure, and affordability requirements of the *TOA Rezoning Policy*. The density of 3.05 FSR modestly exceeds the 3.0 FSR outlined in the policy.
- Marpole Community Plan (MCP):** The site is within the 'Cambie' sub-area of the *MCP*. Per subsection 6.4.6, residential buildings up to six storeys and 2.5 FSR are considered here, subject to urban design performance. As the *TOA Rezoning Policy* allows more density at this location, the application is being assessed under the *TOA Rezoning Policy* with form of development guided by the *MCP*.

- **Housing Needs Report:** The Vancouver Charter requires that when Council amends or adopts an affordable and special needs housing zoning by-law, also known as inclusionary zoning, Council must consider the most recent *Housing Needs Report*, and the housing information on which it is based. The most recent *Housing Needs Report* amendment was received on January 1, 2025.

Discussion

1. Proposal

The proposal is for a six-storey residential rental building with 61 units, of which 20% of the residential floor area would be secured as below-market rental units (Figure 2). An FSR of 3.05 and a building height of 20.4 (67 ft.) with additional height for the portion with a rooftop amenity are proposed. One level of underground parking is to be accessed from the lane.

Figure 2: Proposed Building Looking Northeast



2. Form of Development

The site area was reduced from 1,145.9 sq. m (12,334 sq. ft.) to 1,127.4 sq. m (12,135 sq. ft.) due to a road dedication that was secured as part of the previous rezoning application, enacted in 2025. To maintain the proposed floor area within a slightly smaller site, staff support an FSR of 3.05, modestly exceeding the 3.0 FSR policy parameters.

This application is considered under the *TOA Rezoning Policy* and the *MCP* and is consistent with the *TOA Rezoning Policy* for a six-storey residential building with 3.05 FSR (see Figure 2). The proposal generally meets the expectations of the *MCP* for overall massing, setbacks, and contextual fit.

Urban Design Analysis Summary

Issue	Policy	Proposal	Impacts	Comments
Lot Standards *Corner site assumes Southwest Marine Drive is front	• Minimum site frontage: 30.1m • Minimum site area: 920 sq. m	• Existing site frontage: 21.8 m • Existing site area: 1,127.4 sq. m	• Massing • Setbacks	Site does not meet required lot frontage, resulting in a narrow corner site with minor implications to building massing and setbacks. While lot dimensions are

Issue	Policy	Proposal	Impacts	Comments
				irregular, site area exceeds minimum required by Policy. *Note that narrowness of lot results in an internal planning layout with a single-loaded corridor.
Height	8 storeys	6 storeys	N/A	Height is consistent with the expectations of the <i>Policy</i> .
Density	3.0 FSR	3.05 FSR	N/A	Density is consistent with the expectations of the <i>Policy</i> .
Setbacks and Building Massing	• Front: 3.7 m • Rear: 4.9 m • Side: 2.4 m • Exterior Side: 3.7 m • Upper Level: 2.4 m from building edges	• Front: 3.7 m • Rear: 4.9 m • Side: 2.4 m • Exterior Side: 3.0 m • Upper Level: 2.4 m from rear	N/A	Setbacks and building massing are consistent with the expectations of the <i>MCP</i> .
Livability	• Indoor Amenity: 1.2 sq. m per unit • Studio unit size: 29.7 sq. m	• Indoor Amenity: 0.8 sq. m per unit • Some studio sizes down to 25.6 sq. m	• Indoor amenity is deficient. • Several studios are undersized.	Condition 1.1 in Appendix B seeks design development and confirmation at development permit stage.

Natural Assets: The *Urban Forest Strategy* and the Protection of Trees By-law were used to evaluate the proposal. Seven on-site trees and one City-owned tree are proposed for removal, and six trees are proposed for retention. Approximately two new on-site trees and eight City-owned trees are proposed. The final numbers of trees are confirmed at the development permit stage. See Appendix B for landscape and tree conditions.

Urban Design Panel (UDP): A review by the Urban Design Panel was not required due to the project's consistency with the *Policy's* expectations.

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

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

3. Housing

If approved, this application would add 15 rental housing units to the already approved 46 rental units of the existing CD-1 for a total of 61 units, including 48 market rental units and 13 below-market rental units (20% of the residential floor area) which would contribute to the targets set out in the *Housing Vancouver Strategy* (see Figure 1 of Appendix D).

- **Housing Mix:** The project proposes 36% two-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 have been included to ensure the project meets the minimum unit mix requirements in both the market rental and below-market rental portions.
- **Average Rents and Income Thresholds:** The proposed market rental and below-market rental units will provide housing options that are more affordable than average home ownership costs, as shown in Figure 2 of Appendix D. If approved, starting rents for the below-market units will be 10% less the city-wide average market rents at the time of initial tenancy, and upon unit turnover.
- **Security of Tenure:** All 61 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. The Housing Agreement will secure not less than 20% of the residential floor area for below-market units.
- **Tenants:** At the time of the original rezoning application, the site contained three secondary rental housing units, all of which included eligible tenancies under the City's *Tenant Relocation and Protection Policy (TRPP)*. Two of these eligible tenancies were vacated prior to the application for the current text amendment and will receive compensation in accordance with the Tenant Relocation Plan (TRP) submitted with the original application. As the current application requires implementation of the enhanced TRPP, enhanced compensation must be provided to the one remaining eligible tenancy on site. The two more recent tenancies are not eligible under the *TRPP* due to the length of occupancy. The applicant is therefore required to submit an amended TRP for the remaining eligible tenant that complies with the City's *TRPP* requirements, as summarized in Appendix D.

4. Transportation and Parking

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

5. Public Input

Public input primarily included mailed postcards, a site sign, a webpage, and an online comment form. Refer to the application [webpage here](#). As is typical of most text amendments, a Question and Answer period was not held. Public input will be made available for the Council meeting and again during a future development permit process.

In total, nine submissions were received. General comments of support for the application were received. Concerns were expressed about the exterior building design and impacts on traffic and street parking in the surrounding area. Refer to Appendix C for a full summary of the public input collected and responses to public comments.

6. Public Benefits

Refer to Appendix E for full summary of public benefits.

- **Development Cost Levies (DCLs):** The applicant has requested a Class A waiver of the City-wide DCLs. Based on the rates in effect on December 2025, it is expected that the project will pay DCLs of \$463,004. The value of the DCL waiver for the residential floor area is estimated to be \$738,914.
- **Community Amenity Contributions (CAC):** The application is not subject to the *Community Amenity Contributions Policy for Rezoning*s as it provides an exemption for projects under the *TOA Rezoning Policy* with 100% market rental and a minimum of 20% of the residential floor area provided as below-market rental.
- **Public Art:** The application is not subject to the *Public Art Policy for Rezoned Developments* as the proposed floor area does not meet the minimum 9,290 sq. m (100,000 sq. ft.).

Financial Implications

This project is expected to provide 61 rental units, with a minimum of 20% of the residential floor area secured at below-market rates, and a DCL payment. See Appendix E for additional details.

Conclusion

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

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APPENDIX A
185-193 SOUTHWEST MARINE DRIVE AND 7980 MANITOBA STREET
PROPOSED BY-LAW PROVISIONS TO AMEND CD-1 (908)

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

1. This by-law amends the indicated provisions of By-law No. 14498.
2. Council strikes out sections 3 through 8 and substitutes the following:

“

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 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.

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 dwelling units.
- 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.

Floor Area and Density

- 6.1 Computation of floor area must assume that the site area is 1,127.4 m², 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 3.05.
- 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 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.
- 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 dwelling units as storage area.

Building Height

- 7.1 Building height must not exceed 20.4 m.
- 7.2 Despite section 7.1 of this by-law and the building height regulations in section 10 of the Zoning and Development By-law, the Director of Planning, after considering the impact on building placement, massing, views, overlook, shadowing and noise, may permit architectural features, common rooftop amenity space or mechanical appurtenances including elevator overrun and rooftop access structures, or any other appurtenances that the Director of Planning considers similar to the foregoing, to exceed the maximum building height.

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.

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APPENDIX B CONDITIONS OF APPROVAL

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

PART 1: CONDITIONS OF APPROVAL OF THE FORM OF DEVELOPMENT

Note: Consideration by Council of the proposed form of development is in reference to plans prepared by DAE Design Architecture Everyday Inc., received on August 5, 2025.

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

Urban Design

1.1 Design development to improve livability of project.

Note to Applicant: The intent of this condition is to meet the on-site needs of residents and improve livability of dwelling units. This may be achieved by:

- (a) Increasing the amount of indoor common amenity space to approximately 1.2 sq. m (15 sq. ft.) of indoor space per unit. Refer to the High-Density Housing for Families with Children Guidelines section 3.2 and Housing Condition 1.8.
- (b) Ensuring the size of studio units meet the minimum size of 29.7 sq. m (320 sq. ft.). Refer to Zoning and Development By-Law section 11.3.1.2.
- (c) Ensuring all dwelling units have private outdoor space, including studios on Level 6.
- (d) Re-configuring studio layouts such that sleeping areas are not walled off from main living areas limiting their access to light and ventilation.

1.2 Design development to exterior balconies of southwest units to ensure adequate clearance to crown protection area of retained tree ST1. Refer to Landscape Condition 1.4.

Crime Prevention Through Environmental Design (CPTED)

1.3 Design development to respond to CPTED principles, including:

- (a) Provide natural surveillance throughout pedestrian realm including underground parking, with glazing into publicly accessible areas such as elevator lobbies, and stairs;
- (b) Reduce opportunities for theft in the underground parking and mail theft;
- (c) Reduce opportunities for mischief in alcove and vandalism, such as graffiti; and

- (d) Reduce opportunities for skateboarding in the open spaces.

Landscape

- 1.4 Design development to ensure optimal retention of tree ST1.

Note to Applicant: This may be achieved through revising the paved plaza area, and working with Engineering Services on the new sidewalk design, at the time of the development permit application.

Parks Board

- 1.5 Coordination with Park Board for any proposed street tree removal.

Note to Applicant: As noted in Park Board's previous comments, removal of City tree C3 is supported, subject to payment of the CTLA (Council of Tree and Landscape Appraisers) tree value. The applicant must contact PBDevelopment.Trees@vancouver.ca for details on the approval process and payment.

Sustainability

- 1.6 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 Rezonings – Process and Requirements*

Housing

- 1.7 The proposed unit mix, including 32 studio units (52.5%), 7 one-bedroom units (11.5%), and 22 two-bedroom units (36.1%) 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.

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, as outlined in the *Tenant Relocation and Protection Policy* and TRPP Bulletin. See Housing Condition 2.3 (d).

- 1.8 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 (section 3.3.2 and 3.4.3);
 - (b) A minimum of 2.3 sq. m (24.7 sq. ft.) of bulk storage for each dwelling unit (section 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 (section. 3.7.3); and
- (d) A balcony for each unit with 1.8 by 2.7 m minimum dimensions (section 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.

- 1.9 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.

Engineering

- 1.10 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 eight 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.

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

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

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

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

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

Note to Applicant: Prepare a mitigation plan to minimize street use during excavation and construction (i.e. consideration to the building design or sourcing adjacent private property to construct from) and be aware that a minimum 60-day lead time is required for any major crane erection/removal or slab pour that requires additional street use beyond the already identified project street use permissions.

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

- 1.13 Provision of any gas service to connect directly to the building without any portion of the service connection above grade within the road right of way.
- 1.14 Provision of a lighting simulation to support all offsite lighting upgrades to City standards and IESNA recommendations.
- 1.15 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 lane. Pick up operations should not require the use of public property for storage, pick up or return of bins to the storage location.

- 1.16 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."; and
- (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) Concrete entrance walkways from the back boulevard of Southwest Marine Drive; and

(ii) Special surface treatments (pavers and stamped concrete) at the building entrance and corner plaza accesses on Manitoba Street.

Note to Applicant: Surface treatments in hardscape areas of the boulevard and plaza are to be in standard concrete only.

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

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

(e) Streetscape designed in compliance with Cambie Corridor Streetscape 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.

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

Note to Applicant: Estimated Parking By-law deficiencies include, but not limited to: Class A Passenger Loading, Bicycle Maintenance Facilities, and a Van Accessible space.

- 1.18 Provision of parking access, per [Parking By-law section 4](#) and the [Design Supplement](#):
- (a) Safe, functional grades on the ramp and in parking areas, including:
 - (i) Maximum 10% ramp grade for the first 6.1 m (20 ft) from the property line.

- 1.19 Update the architectural plans to provide:

- (a) Dimension of columns and column encroachments into parking spaces;
- (b) Identification of columns in the parking layouts;
- (c) Section drawings showing elevations and minimum vertical clearances for parking levels, loading bays, ramps, and to the underside of raised security gates considering mechanical projections and built obstructions; and
- (d) Design elevations at all breakpoints on both sides of ramps, drive aisles, loading and passenger loading spaces, accessible spaces, and entrances.

- 1.20 Provision of a Final Hydrogeological Study, as required by the Zoning and Development By-law (section 4.3.4), which addresses the requirements outlined in the Groundwater Management Bulletin, including but not limited to:

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

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

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

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

This site is located within the Province of BC's Flowing Artesian Conditions Well Drilling Advisory Area. A qualified contractor should be retained and take the necessary precautions associated with the potential flowing artesian conditions at this location. Contact groundwater@vancouver.ca if flowing artesian conditions are encountered and controlled, however, contact 3-1-1 if there is uncontrolled

groundwater flow and/or flooding. For additional information see https://www2.gov.bc.ca/assets/gov/environment/air-land-water/water/water-wells/flowing_artesian_advisory_-_vancouver_bc_final.pdf

- 1.21 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.

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

- 1.22 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.

- 1.23 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>

- 1.24 Show all City supplied building grades (BGs) and entranceway design elevations (DEs) on the architectural and landscape plans, while ensuring any topographic survey used

for design purposes is derived from a benchmark with elevations consistent with those denoted on the City issued building grade plan.

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

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

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

PART 2: CONDITIONS OF BY-LAW ENACTMENT

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

Engineering

- 2.1 Provision of an amendment to, or replacement of Services Agreement CB2380633 – 38 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>

The following items replace conditions 2.3 (a), 2.3 (b), and 2.3 (d), respectively in Schedule A of Services Agreement CB2380633 – 38, and all other servicing requirements in that agreement are still required:

- (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 Core Concept Consulting Ltd. dated July 4, 2025, no water main upgrades are required to service the development.

Note to Applicant: The main servicing the proposed development is 300 mm along Manitoba Street, or 300 mm along Southwest Marine Drive. 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 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 to 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 185-193 Southwest Marine Drive does not require any sewer upgrades.

Development to be serviced to the existing 200 mm sanitary sewer on Southwest Marine Drive for the sanitary connection. Development to be serviced to the existing 900 mm combined sewer along Manitoba Street for the storm connection.

This property is under the Provincial Well-Drilling Advisory Area, and subsurface flowing artesian conditions may exist.

Note to Applicant: The City of Vancouver Council has approved a Vancouver Building By-law change effective January 1, 2026. The on-site 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.

- (c) Provision of street improvements with appropriate transitions, along Manitoba Street, adjacent to the site, including:
 - (i) Minimum 2.1 m wide broom finish saw-cut concrete sidewalk;
 - (ii) Curb and gutter, including road reconstruction as required to accommodate the new curb and gutter; and
 - (iii) Full-depth road reconstruction from curb to curb.

Note to Applicant: Road reconstruction on Manitoba Street to meet City "Higher Zoned Street" standards.

- (d) 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' long and 18" 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.

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 amend and/or replace the Housing Agreement and Section 219 Covenant registered under CB2380643 – 44 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 *Transit-Oriented Areas Rezoning Policy*, 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 10% 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 10% 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.

Note to Applicant: This requirement is intended to be a replacement for Housing Agreement CB2380643 - 44, authorized by Housing Agreement By-law No. 14451. Repeal of Housing Agreement By-law No. 14451 and release of Housing Agreement CB2380643 - 44 is anticipated as part of this new housing agreement process.

- 2.3 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 *Transit-Oriented Areas Rezoning Policy* 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, temporary rent top-up or lump sum 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; and

Note to Applicant: If a long period of time elapses between Council approval 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).

Environmental Services

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

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

separate Certificates of Compliance, satisfactory to the City, for the on-site and off-site contamination, issued by the BC Ministry of Environment and Parks, have been provided to the City.

Note to Applicant: Based on information provided in the site disclosure statement, a remediation agreement will not be required.

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.

* * * * *

APPENDIX C ADDITIONAL INFORMATION

Public Consultation Summary

Approximately 272 page views were recorded. A total of eight comments were received with three general comments in support for the proposal, and four comments expressing concerns about the exterior building design and impacts on traffic and street parking.

Event	Date(s)	Details
Webpage published	January 2, 2026	https://www.shapeyourcity.ca/185-193-sw-marine-7980-manitoba-ta
Postcard mailed	January 6, 2026	1,708 notices mailed (approximate)
Site sign installed	January 5, 2026	n/a
Online comment form	January 2026 to March 2026	8 submissions • 3 responses support • 4 responses opposed • 1 responses mixed
Other input (phone calls, direct emails, etc.)	January 2, 2026 to March 3, 2026	1 submissions
Total webpage views	January 2, 2026 to March 3, 2026	272 page views
Total Submissions (Comments submitted + questions asked + other input methods)		9 submissions

Map of Notification Area



NOTIFICATION AREA

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

Areas of support:

- General support

Areas of concern:

- **Building Design:** The proposal resembles an industrial building and is unappealing.
- **Traffic and Street Parking:** The project is located at a busy vehicle intersection and will worsen the already limited street parking situation. Traffic safety will be negatively impacted.

Response to Public Comments

- During the rezoning stage, staff review proposals to determine whether they align with Council-approved policies. Review of the exterior building design takes place at the development permit stage where the applicant provides more information on the exterior materials. There will be another opportunity for public input at this time.
- The site is well situated to encourage reduced vehicle trip and parking demand. It is within 750 m of the Marine Drive Canada line station, served by bus routes along Southwest Marine Drive and Cambie Street, and within two blocks of the 63rd Avenue and Ontario Street Bikeways.

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APPENDIX D

HOUSING AND DRAFT TENANT RELOCATION PLAN

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 Units ³	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 1, 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 31, 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.

If approved, starting rents for the below-market units will be 10% less the city-wide average market rents at the time of initial occupancy. On unit turnover, rents in the below-market units may be re-indexed to 10% less the city-wide average market rent by unit type current at the time of unit turnover.

Figure 2: 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 (sq. ft.)	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	382	\$1,535	\$61,380	\$2,003	\$80,120	\$3,318	\$132,700	\$117,000
1-bed	426-474	\$1,674	\$66,960	\$2,601	\$104,040	\$3,949	\$157,975	\$142,050
2-bed	652	\$2,382	\$95,292	\$3,706	\$148,240	\$5,997	\$239,867	\$216,000
3-bed	—	\$3,253	\$130,104	\$4,875	\$195,000	\$9,070	\$362,798	\$339,000

1. Starting rents shown are calculated based on a 10 per cent discount to city-wide average market rents as published by CMHC in the October 2025 Rental Market Report and set in the Rental Incentive Programs Bulletin for the year 2026

2. Data from October 2025 CMHC Rental Market Survey for buildings completed in 2016 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 2023 by unit type, 20% down-payment, 5% mortgage rate (in-line with qualifying rate), 25-year amortization, \$250-\$350 monthly strata fees and monthly property taxes at \$2.92 per \$1,000 of assessed value (2023 assessments and property tax rate).

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

Summary of Tenant Relocation Plan Terms

Tenant Relocation and Protection Requirements	Enhanced Tenant Relocation Plan Offer
Financial Compensation	The choice of either: • 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: • For tenants that wish 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: • 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 will distribute the tenant needs assessment surveys. These surveys will be used in relocation efforts and to identify tenants' needs and preferences. The applicant must monitor 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	For low-income tenants and tenants facing other barriers to housing, as defined in the TRP Policy, the applicant has committed / the applicant will be required to commit to assisting in securing a permanent, suitable affordable housing option.
First Right of Refusal (if applicable)	The applicant must offer eligible tenants currently living on site 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. It is not expected that tenants who were legally evicted will not be offered Right of First Refusal.

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APPENDIX E PUBLIC BENEFITS

City-wide DCL ^{1,2}	\$0
Utilities DCL ¹	\$463,004
TOTAL	\$463,004

Other Benefits (non-quantifiable components): 61 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 rates in effect as of December 10, 2025 and the proposed 3,439 sq. m (37,012 sq. ft.) of residential 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.

² This application has requested and is expected to be eligible for a Class A (100%) waiver of the City-wide DCL applicable to the residential portion of the building. The application is therefore subject to the maximum average starting rents and unit sizes by unit type applicable to class A for-profit affordable rental housing as per the By-law. These requirements will be secured by a Housing Agreement, and compliance will be assessed through the development permit stage to occupancy permit issuance. The value of the City-wide DCL waiver on the residential floor area is estimated to be \$738,914.

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APPENDIX F REZONING APPLICATION SUMMARY

Property

Address	Parcel Identifier (PID)	Legal Description
185-193 Southwest Marine Drive and 7980 Manitoba Street	032-678-886	Lot A Blocks 6 and 7 District Lot 322 Group 1 New Westminster District Plan EPP10584

Applicant Team

Applicant/Architect	DAE Design Architecture Everyday Inc.
Developer/Property Owner	1034903 B.C. Ltd.

Statistics

	Permitted Under Existing Zoning	Proposed
Zoning	CD-1 (908)	CD-1 (908)
Site Area	1,145.9 sq. m (12,334 sq. ft.)	1,127.4 sq. m (12,135 sq. ft.)
Land Use	Residential	Residential
Maximum FSR	2.4	3.05
Maximum Height	17.4 m (57 ft.)	20.4 m (67 ft.)
Floor Area	2,750.2 sq. m (29,602 sq. ft.)	3,439 sq. m (37,012 sq. ft.)
Unit Mix	23 studio units 7 1-bedroom 14 2-bedroom 2 3-bedroom 46 Total	32 studio units 7 1-bedroom 22 2-bedroom 0 3-bedroom 61 Total
Natural Assets	9 on-site trees 2 neighbouring trees 6 City trees	8 trees proposed for removal. 6 trees proposed for retention. 8 new street trees proposed. 2 new on-site trees proposed. 8 new City-trees proposed. Final numbers to be confirmed at development permit stage.

* * * * *