CITY OF VANCOUVER

COUNCIL REPORT

Report Date:	July 7, 2026
Contact:	Leifka Vissers
Contact No.:	604.829.9610
RTS No.:	19767
VanRIMS No.:	08-2000-20
Meeting Date:	July 28, 2026

Submit comments to Council

TO: Vancouver City Council

FROM: General Manager of Planning, Urban Design and Sustainability

SUBJECT: CD-1 Rezoning: 1438-1444 Alberni Street, 711 Broughton Street and 740 Nicola Street

Recommendations

A. THAT the application by Pooni Group, on behalf of Alberni Street Nominee Inc., the registered owner of the lands located at:

- 1438-1444 Alberni Street, 711 Broughton Street [*007-561-938; Lot I (Explanatory Plan 10081) Block 43 District Lot 185 Plan 92*], and
- 740 Nicola Street [*PID 009-175-105; Lot 16 Block 43 District Lot 185 Plan 92*],

to rezone the lands from DD (Downtown District) to CD-1 (Comprehensive Development) District, to increase the maximum floor space ratio (FSR) from 6.0 to 14.48 and increase the maximum building height from 91.4 m (300 ft.) to 135.2 m (444 ft.) to permit the development of two residential towers (43 and 48 storeys) with a shared six-storey podium containing 314 strata housing units, 69 rental housing units with 10% at below market rents, 75 social housing units, a 56 space public childcare, public park dedication, and retail uses at grade be approved in principle;

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

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared Musson Cattell Mackey Partnership, received September 1, 2017 and supplemented by drawings prepared by Arcadis Architects, Canada Inc. received March 11, 2026;

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

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

C. THAT subject to the approval of Recommendation A, Council terminates its previous approval in principle on September 18, 2018, to rezone the lands from DD to CD-1 (see RTS 12627).

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

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

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

F. THAT subject to approval of Recommendation A and upon transfer to the City of the new park parcel generally described in Appendix B, the parcel be designated as a Permanent Public Park.

G. THAT Recommendations A to F be adopted on the following conditions:

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

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

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

Purpose and Executive Summary

This report evaluates an application to rezone the site at 1438-1444 Alberni Street, 711 Broughton Street and 740 Nicola Street from DD (Downtown) District to CD-1 (Comprehensive Development) District. The proposal is for two residential towers of 43 storeys and 48 storeys, comprising a total of 314 strata housing units, 69 rental housing units with 10% at below market rents, and 75 social housing units and public park dedication. The development also includes a 56-space public childcare, and retail uses at grade.

A rezoning application for this site which proposes a total of 314 market strata units,129 replacement market rental units, a 56-space public childcare with retail uses at grade was approved at Public Hearing on September 18, 2018 (RTS 12627). This report seeks to revise the 2018 application by replacing the cash Community Amenity Contribution (CAC), valued at $67,982,700, with approximately 75 units of in-kind social housing and to cover the escalated costs of the childcare. No changes are proposed to the overall density, height or form of development. This report recommends terminating the previous approval in principle of September 18, 2018 to rezone this property.

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*; however, it exceeds the height and density envisioned for the site under the *West End Community Plan* (Plan). The General Manager of Planning, Urban Design and Sustainability recommends approval in principle given consistency with the ODP and additional social housing provision, subject to conditions contained in Appendix B.

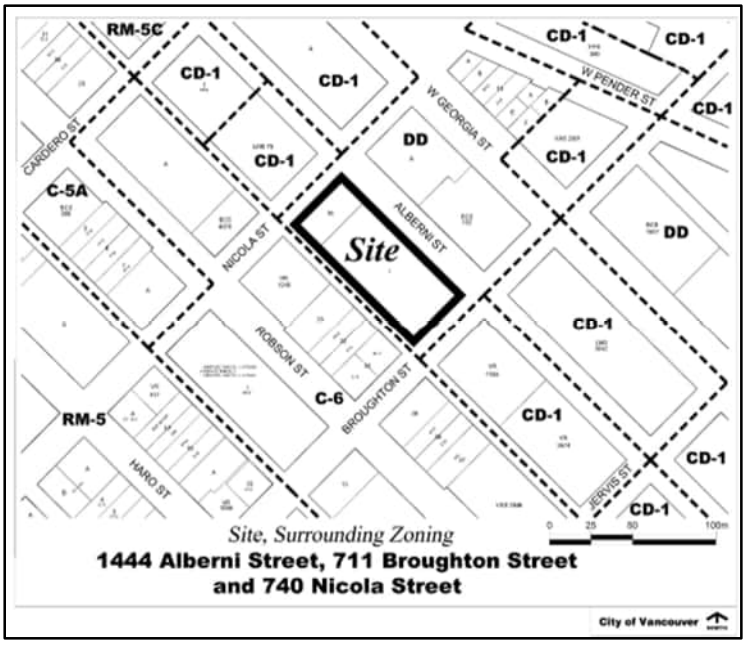
Context and Background

1. Site and Context

The subject site is comprised of two parcels, representing the block face bound by Alberni Street to the north, Broughton Street to the east, and Nicola Street to the west (see Figure 1). There is currently a 19-storey rental building consisting of 129 market rental units at 1444 Alberni Street and 711 Broughton Street, and a four-storey office building at 740 Nicola Street.

The surrounding neighbourhood consists of a mix of purpose-built rental and strata buildings up to 43 storeys.

Figure 1: Site and Surrounding Zoning



2. Policy Context

Vancouver Official Development Plan (ODP): The Generalized Land Use (GLU) designations are Parks and Open Space Designation on the western portion of the site and Mixed-use High Rise 2 on the remainder of the site, which allows commercial or mixed-uses residential apartments above 26 storeys. Non-residential uses are required.

West End Community Plan (Plan): This site falls within the Georgia Corridor area of the *West End Community Plan* and also part of the Triangle West policy area. The Plan envisions this area as a location for architecturally distinctive high-rise development that contributes to the skyline while maintaining access to sunlight, public views, and a high-quality public realm.

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.

Rezoning Policy for Sustainable Large Development - This policy applies to developments with more than 8,000 sq. m (1.98 acres) site size, or more than 45,000 sq. m (484,375 sq. ft.) of new floor area. It requires projects to demonstrate leadership in sustainability through a variety of approaches.

Higher Buildings Policy—The policy requires that any higher building development establish a significant and recognizable new benchmark for architectural creativity and excellence, while making a significant contribution to the beauty and visual power of Vancouver's skyline. In addition, any proposal should advance the City's green objectives for carbon neutrality for new buildings by demonstrating leadership and advances in sustainable design and energy consumption.

The policy also identifies other considerations, including the achievement of community benefits, such as on-site open space, and mitigating potential adverse shadowing and view impacts on the public realm as well as on neighbouring buildings.

Discussion

1. Proposal

The application proposes two mixed-use residential towers over a six-storey podium at the base, with six levels of underground parking. A total density of 14.48 FSR and a total floor area of 58,213.5 sq. m (626,660 sq. ft.) are proposed. The proposed east tower has a height of 135.2 m (443.5 ft.) and 48 storeys, while the proposed west tower has a height of 124.0 m (407ft.) and 43 storeys.

In accordance with the *Community Amenity Contributions Policy for Rezonings*, the 2018 rezoning included a cash CAC in the amount of $67,982,700 and an in-kind childcare amenity valued at $10 million. The applicant's proposal to replace the cash CAC with in-kind CAC in the form of social housing units is consistent with the CAC Policy, which allows CAC to be delivered in-kind. The estimated value of the childcare has been increased to $15 million.

2018 Rezoning Application Approved in Principle:

In 2018, Council approved in principle an application to rezone the site to increase the height and density as noted above, to enable the development of two residential towers with 314 strata-titled residential units, 129 replacement rental units, and a 56-space child daycare facility to be delivered as an in-kind contribution to the city. The proposal included a cash CAC of $67,892,700, in addition to offering the City a piece of land along the western edge of the site to be incorporated into a future park. This application was approved with conditions related to meeting the intent of the *Higher Buildings Policy* and the *Rezoning Policy for Sustainable Large Developments*.

This application is to replace the application approved in principle in 2018 with a new application which substantially maintains the exterior form of development of the proposal but seeks to replace $60,346,800 million of the original cash CAC with at least 75 units of in-kind social housing. The remainder of the cash CAC will cover escalation in the estimated cost of the in-kind childcare.

2025 Revised Application:

The revised application proposes to replace 5,911 square meters of floor area original dedicated for rental units with at least 75 social housing units to be offered to the City in-kind. This in-kind CAC is intended to replace the former cash offering of $67,892,700. No changes are proposed to the offering of a 56-space childcare nor to the offering of park space. The application proposed to continue to meet the conditions established in 2018 to meet the intent of the *Higher Buildings Policy* and *Rezoning Policy for Sustainable Large Sites*.

Figure 2: Comparison Table

	2018 Application	**2025 Revised Application**
Strata Residential	314 Units	314 Units

Rental Replacement	129 Units	69 Units
Social Housing (In-kind CAC)	0 Units	75 Units Value: $60,346,800
Cash CAC	$67,892,700	$ 0
Childcare	56-space childcare, turnkey Value: $10 million	56-space childcare, turnkey Value: $15 million
Park	In-kind	In-kind

Figure 3: Proposed Building

2. Form of Development

At the time this report was prepared, staff had not received a complete updated drawing package for the rezoning application. Therefore, staff's review is based on the following assumptions:

- The overall exterior form of development remains consistent with the 2017 application;
- The overall height and density remain consistent with the 2018 approved rezoning application;
- Revisions are limited to the conversion of 69 secured market rental units to social housing units; and

- No revisions are proposed to the required park dedication or childcare.

Portions of the original 2017 rezoning drawings have been included as Appendix D for reference.

In assessing the urban design performance, staff reviewed the proposal against the built form expectations of the *West End Community Plan (WECP), the West End Rezoning Policy*, and the *West End Tower Form, Siting and Setbacks Bulletin (Bulletin).* The *Bulletin* establishes urban design criteria and guidance related to tower typologies, siting, massing, solar access, tower floor plates, separation distances, and building articulation.

The site is located along the Georgia Corridor on Alberni Street, an area identified in the *WECP* to accommodate significant residential growth through taller buildings and increased densities in proximity to the Downtown Core and major transit connections. The *Plan* envisions this area as a location for architecturally distinctive high-rise development that contributes to the skyline while maintaining access to sunlight, public views, and a high-quality public realm. The surrounding context is characterized by a mix of tall residential towers, hotel uses, and commercial development, with an emphasis on slender tower forms, landscaped streets, and enhanced pedestrian experience.

For this sub-area, the *Plan* anticipates building heights up to 152.4 m (500 ft.), subject to Council-approved view corridors under the *Public Views Guidelines*, with typical tower floor plates of up to 609.9 sq. m (6,500 sq. ft.) to maximize views and solar access to the public realm.

The rezoning application proposes heights of 124.0 m (407ft.) for the west tower and 135.2 m (443.5 ft.) for the east tower, with average tower floor plates of approximately 613 sq. m (6,600 sq. ft).

While the WECP does not establish a maximum density and instead evaluates density based on site-specific urban design performance, for sites zoned DD the *Downtown Official Development Plan (DODP)* permits a maximum density of 6.0 FSR. The rezoning application proposes an overall density of 14.48 FSR. Consistent with typical practice for projects incorporating a City-owned childcare facility, the childcare floor area has been excluded from the total floor area and FSR calculations.

Refer to Table - 2 Urban Design Analysis Summary below.

Building Height & Public Views - At the time of the original application in 2018, the site was constrained by View Cone C1, View Cone 3.2.1, and View Cone 12.1.3. The proposal reviewed at that time encroached into View Cone 3.2.1 by approximately 12 m (40 ft.).

In 2025 the *Public Views Guidelines* were updated; the site is now affected by View Cone B1, View Cone C1, and View Cone 3.2.1. However, staff have not been able to fully assess the proposal against the revised view cone framework, as the applicant has not provided updated view cone studies and supporting documentation.

Condition 1.1 ensures that the proposal generally conforms to the previously approved form of development and does not result in additional encroachment into protected view cones beyond what was previously reviewed and assessed.

Staff are also seeking conditions, consistent with the 2018 approval, seeking further design refinement, to be addressed through the Development Permit stage, to reduce the perceived bulk of the towers and mitigate the massing impact of the uninterrupted shear face along the east façade fronting Broughton Street, and seeking the delivery of high-quality materials and architectural detailing to support the proposal's intended architectural expression.

These refinements are sought in consideration of the proposal's encroachment into View Cone 3.2.1, and to better align the proposal with the design objectives of the *Higher Building Policy* and the *West End Community Plan*.

Shadowing / Solar Access - Based on the shadow analysis submitted as part of the 2018 application, staff assessed shadow impacts on surrounding public spaces as follows:

- No additional shadow impacts during key daytime hours on Coal Harbour Community Centre Park or the Seawall;
- No shadow impacts on the identified commercial "Villages" within the *West End Community Plan*; and
- The proposed outdoor childcare space located on the podium rooftop would receive direct sunlight between 10:00 a.m. and 4:00 p.m. during the equinoxes.

Staff have included Condition 1.2 to ensure that the proposal generally conforms to the originally approved form of development and does not result in increased shadow impacts on public open spaces or identified Village areas beyond those previously assessed.

Figure 4: Urban Design Analysis Summary

Criteria	Policy	Proposal	Evaluation	Response
Floor Area and Density	WECP – No maximum	**14.48** FSR	The added density on site is achieved primarily through increased building height.	Staff generally recommend support for density increase to support the Public Benefits Strategy.
Height	WECP – **152.4 m (500 ft.)**, subject to view cone	West Tower - **124.0 m (406.9 ft)** East Tower – **135.2 m (443.5 ft.)**	While the overall building height proposed is compliant with the WECP, the proposal does encroach into the View Cone 3.2.1.	Staff generally support the height, subject to compliance with the Public Views Guideline. See **Public Views** below for further details.
Building Massing (Podium Heights, Floor Plates, Transitions, etc...)	WECP – **605 sq.m (6,500 sq.ft.)** tower floor plates	5-6 storey podium; Average Tower Floor Plate – **East Tower: 615 sq.m (6,623 sq.ft.)** **West Tower: 617 sq.m (6,643 sq.ft.)**	The proposed floor plate size is larger than the Plan maximum –To accommodate the Passive House ventilation system and extra wall thickness due to additional insulation.	Condition 1.3 seeks further design development to further minimize the impact of the apparent bulkiness of the towers.
Public Views	View Cone **B1** View Cone **C1** View Cone **3.2.1**	Building height has not been revised.	The proposal in 2018, encroached into View Cone 3.2.1 by approximately 12 m (40 ft.).	Condition 1.1 requires the proposal generally conform to the originally approved form of development and does not result in additional encroachment. Further

			Since then, the Public Views Guidelines have since been updated, and the site is now constrained by View Cone B1, C1, and 3.2.1.	design refinement will be addressed at the Development Permit stage.
Shadowing / Solar Access	WECP – Do not adversely impact shadowing on recognized public open space and Village areas. Solar Access Guidelines for the Downtown Peninsula – Ensure downtown's public open spaces remain appropriately bright, welcoming, and supportive of healthy urban vegetation.	Overall form of development has not been revised.	Based on the 2018 submission, the proposal did not cast additional shadow on surrounding public open spaces, including Coal Harbour Community Centre Park, the Seawall, and commercial "Villages" within the West End Plan. The proposed outdoor childcare space located on the podium rooftop would receive direct sunlight between 10:00 a.m. and 4:00 p.m. during the equinoxes.	Condition 1.2 ensures the proposal generally conforms to the previously approved form of development and does not result in increased shadow impact on public open space and Village areas and complies with the Solar Access Guidelines for the Downtown Peninsula.
Tower Separation	West End – Tower Form, Siting and Setbacks - The minimum distance between towers shall be 24.4 m (80 ft.).	Tower locations are unchanged.	Based on 2018 drawings, the proposal was compliant. However, Condition 1.6. has been included to confirm compliance in the updated context.	Staff have added Condition 1.6 to ensure compliance.
Public Realm Interface	WECP – Create new plazas and parklets to support public gathering and enhance existing gather spaces and improve laneways as public spaces.	A 20-ft. wide dedication at the west end of the site, combined with the northern half of Nicola Street between Lane and Alberni Street, is proposed as a future parklet. Townhouses with individual entrances and a recessed strata entry activate the Alberni Street frontage.	Further Improvements to the laneway interface and Alberni Street frontage are sought to enhance pedestrian activity and strengthen transition spaces between public and private spaces and improve the relationship of ground-oriented walk-up units to the public realm.	Staff have provided Condition 1.9 to improve the public realm interface along Alberni Street and Laneway.
Livability (Access to daylight, Amenity, etc...)	High-Density Housing For Families With Children Guidelines - The size and layout of units should be appropriate to meet the needs of families with children. Protect the privacy of family households.		Satisfaction with high-density living is very dependent on visual and acoustic privacy.	Staff have provided Condition 1.9 to improve the interface between the units facing the Laneway, especially at-grade, and to ensure high level of livability of dwelling units for future residents.

Amenity	High-Density Housing For Families With Children Guidelines - There should be appropriate open space and common indoor amenity space to meet the on-site needs of families, children and adults.		Given the total number of residential units in the project, appropriately sized, usable amenity spaces are being sought.	Condition 1.22 to provide a more functional and appropriately sized amenity spaces by consolidating the indoor amenity spaces to improve the scale, configuration, and usability. And co-locating the indoor amenity space with appropriately sized outdoor amenity spaces for ease of supervision.

Urban Design Panel: The original rezoning application was reviewed by the Urban Design Panel on November 15, 2017, and received an evaluation of Resubmission Recommended with following recommendations to be reviewed by Staff:

- Review the massing and density of the building and encourage more modulation to better express the base, middle, and top;
- The lower level massing along Broughton Street massing should be improved/revised to either set the tower back from the podium, or to extend the tower down to grade distinctly from the podium;
- Improve the podium's west elevation and expression facing the park;
- Concentrate the amenities spaces and provide more indoor and outdoor and public realm space;
- Revise flow of daycare (drop off and pick up) flow of parking and bike access to be safe and effective;
- Make the podium more welcoming to the public realm on the street edge;
- Improve the livability of the units facing the lane;
- Integrate public art in the design process now; and
- Ensure viability of street trees.

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

Refer to the 2018 rezoning report 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 will be prepared for the development permit application to follow.

4. Housing

The project would include a minimum of 5,911 sq. m (63,624 sq. ft.) for social housing (a minimum of 75 social housing units) delivered turnkey to the City, 69 market rental units including a minimum of 10% of the market rental floor area that will be reserved for below market rental housing (approximately seven below market rental units, and 314 strata housing units. This application, if approved, would contribute to the targets set out in the *Housing Vancouver Strategy* (see Figure 5, Appendix E).

Social Housing:

The Housing Vancouver Strategy seeks to deliver a range of housing tenures across the housing continuum. This application, if approved, would add at least 75 inclusionary housing units to the City's inventory of social housing, which would contribute to the targets set out in the *Housing Vancouver Strategy* (see Figure 6, Appendix E).

Security of Tenure: Should the rezoning be approved, all inclusionary units will be secured as social housing through a Housing Agreement and Section 219 Covenant for the longer of 60 years or the life of the building. The Housing Agreement will secure not less than 5,911 sq. m (63,624 sq. ft.) of the total residential floor area of the project for inclusionary housing units to be rented as social housing units.

Average Rents and Income Thresholds: Figure 7, Appendix E compares starting rents for non-market unit rents and below-market unit rents with cost of ownership. Figure 7 Appendix E demonstrates that social housing provides options that are more affordable than home ownership

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

Social Housing Operator: A qualified housing operator will be selected through a Request for Proposals (RFP) in line with the City's Procurement Policies to operate the social housing air space parcel (ASP). Recommendations on the operator of the social housing units, along with the key terms of the operating agreement (including lease terms, rents, operating and capital maintenance costs, and monitoring and reporting requirements) will be presented to Council in a future report for consideration and approval.

Social Housing Mix: The City's *Housing, Design and Technical Guidelines* requires a minimum of 50% social housing family units. This application proposes 50% social housing family units in a mix of 30% two-bedroom and 20% three-bedroom units, thereby meeting the *Housing, Design and Technical Guidelines*. A provision is included in the CD-1 By-law to meet the minimum unit-mix requirements.

Market Rental:

Average Rents and Income Thresholds: The proposed market rental and below-market rental units will provide housing options that are significantly more affordable than average home ownership costs, as shown in Figure 7, Appendix E. If approved, as per the *West End Rental Policy*, a minimum of 70% of the BMR units will be rented at a minimum of 20% below the CMHC Average Market Rent, and remainder of the BMR units will be rented at a minimum of 50% below the CMHC Average Market Rent for the area at the time of initial tenancy, and upon unit turnover.

Unit Mix: The project proposes 36% 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 in both the market rental and below-market rental portions.

Strata Housing:

Unit Mix: This application proposes 63% family strata units in a mix of 52% two-bedroom and 11% three-bedroom units, thereby exceeding the *Family Room: Housing Mix Policy for Rezoning Projects* which requires a minimum of 35% family units, including a minimum of 25% two-bedroom and a minimum of 10% three-bedroom units. A condition of approval and a provision in the CD-1 By-law has been included to ensure the project meets the minimum unit mix requirements.

Tenants: The rezoning site contains 129 units of primary rental housing. Out of 85 occupied units, 81 tenancies are 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* (summarised in Figure 8, Appendix E).

5. Childcare and Park

Childcare - The 56-space childcare consists of an infant program, a toddler program, and two preschool programs at the base of towers and an outdoor play area on the podium roof.

The childcare facility will go through further design development during the subsequent phases of the approval process. If the rezoning is approved, the applicant will construct the daycare to the City's satisfaction and deliver it in a separate air space parcel to the City in turnkey condition, prior to the issuance of the final occupancy permit of the development. Conditions to improve the design of the childcare and to secure its delivery to the City are included in Appendix B.

Park – Given limited land options to create a park in a high-density neighborhood like Triangle West, a portion of Nicola Street adjacent to the subject site will be closed to create a small park. The main purpose of the park is to provide access to green/public open space and respite from high density living. For the subject site, a 6.1 m (20 ft.) wide land parcel along its westerly property line would be subdivided, transferred to the City and incorporated into the future park (see Figure 4 – Proposed Site Plan). Funding for the new parks' construction will be from Triangle West DCLs. Design and programming of the new 243 sq.m. linear park will be led by Park Board staff and determined closer to the time of development through typical Park Board processes.

6. Environmental and Social Sustainability

This Rezoning Policy for Sustainable Large Developments applies to rezoning proposals having either a total minimum site size of 8,000 sq. m (1.98 acres) or containing more than 45,000 sq. m (484,375 sq. ft.) of new floor area. The applicant proposes to address this policy through enhanced passive house certification, electrical vehicle charging and cycling facilities on site, waste management concierge and engagement with inner-city organizations during construction. Staff recommend improvements in order for the proposal to have a fulsome response to the policy. Below is a summary of additional requirements:

- Green Mobility — Provision of additional transportation demand management strategies such as Class A bicycle spaces based on a minimum 1.8 spaces per unit, bicycle spaces for the childcare and 100% EV-ready vehicle parking spaces;
- Sustainable Food System — Due to the site constraints, provision of cash contribution towards support local farmer's markets;
- Affordable Housing — Provision of below market rents for a minimum of 10% of the rental units (see other sections of the report for further detail);

Social Sustainability — Commitment to engage inner-city organizations in the construction

This application has opted to meet the *Green Buildings Policy for Rezonings* under the option of the near zero emissions buildings requirements. In particular, the proposed building is pursuing Passive House certification. Passive House is a world-leading standard for energy efficiency in buildings, and the process of design and certification to this standard significantly advances local construction practices toward zero emissions buildings. The applicant has submitted a letter from a certified Passive House designer that the building, as designed, is capable of achieving Passive House certification. If successfully achieving certification, this development would be the highest Passive House development currently in the world. Therefore, by pursuing Passive House certification this project would also meet the leadership in sustainable design requirement of the General Policy for Higher Buildings.

Conditions to secure the above requirements are included in Appendix B.

7. Transportation and Parking

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

8. 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/1444-alberni-st-and-740-nicola-st

In total, approximately 70 submissions were received. Comments supported the proposed density, social housing, and design. Concerns included impacts on livability, construction, traffic, overdevelopment and that the project is subject to a broken deal from 2018 approval. Refer to Appendix D for a full summary of the public input collected and responses to public comments.

9. Public Benefits

Refer to Appendix F for full summary of public benefits.

Development Cost Levies (DCLs) It is expected that the project will pay DCLs of $17,994,916 based on December 2025 rates.

Community Amenity Contributions (CAC): This application is subject to a negotiated CAC under the Community Amenity Contributions Policy for Rezonings. The applicant has offered an in-kind CAC consisting of a minimum of 5,911 sq. m (63,624 sq. ft.) as approximately 75 social housing units to be delivered turnkey to the City, within a fee-simple airspace parcel to be

transferred to the City on completion of construction. Additionally, the applicant has offered an in-kind CAC consisting of the construction and delivery of a purpose-built, 56-space childcare facility, turn-key to the City, within a fee-simple airspace parcel to be transferred to the City on completion of construction.

Public Art: The public art contribution is estimated to be $1,097,224 based on the current (2016) rate.

Other benefits:

- Land parcel transferred to City in Fee Simple Ownership – The applicant will give the City a 6.1 m (20 ft.) by 39.92 m (131 ft.) land parcel along the western edge of the site, to be incorporated into the future City park to be created within the Nicola Street right-of-way.
- Below Market Secured Rental Housing –a minimum of 10% of the total market rental floor area will be secured as below market rental housing (approximately seven below market rental housing units), would be rented at rates that are consistent with provisions under the *West End Plan.*

Financial Implications

This project is expected to provide a minimum of 75 social housing turnkey units, 69 units of rental housing with a minimum of 10% of market rental floor area BMR, and a 56-space childcare, DCLs as well as a public art contribution. See Appendix F for additional details.

Conclusion

The proposed land use, form of development and public benefits are consistent with the *Vancouver Official Development Plan* and the *Higher Buildings 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
1438-1444 Alberni Street, 711 Broughton Street and 740 Nicola Street
PROPOSED CD-1 BY-LAW PROVISIONS

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

Zoning District Plan Amendment

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

Designation of CD-1 District

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

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 6.1 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 7.7 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.

Sub Areas

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

Figure 1

Uses

5. 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, limited to Park or Playground and Plaza;

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

   (c) Institutional Uses;

   (d) Retail Uses; and

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

Conditions of Use

6.1 A minimum of 10% of the total secured market rental dwelling unit area must be below-market rental dwelling units.

6.2 The design and layout of at least 50% of the total number of dwelling units used for social housing must:

   (a) be suitable for family housing; and

   (b) have 2 or more bedrooms.

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

(a) be suitable for family housing; and

(b) have 2 or more bedrooms.

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

(a) be suitable for family housing; and

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

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

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

6.5 Only cultural and recreational uses are permitted in sub-area A

Floor Area and Density

7.1 Computation of floor area must assume that the site area is 4,019.90 m^2, being the site area at the time of the application for the rezoning evidenced by this by-law, prior to any dedications.

7.2 The maximum floor space ratio for all uses combined is 14.48.

7.3 A minimum floor area of 5,761 m^2 must be used for secured market rental housing. and below market rental housing combined.

7.4 A minimum floor area of 5,911 m^2 must be used for social housing.

7.5 A minimum floor area of 815.5 m^2 must be used for child day care facility.

7.6 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.

7.7 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) the total area of these exclusions must not exceed 12% of the permitted floor area, and

(ii) bicycle storage, and

(iii) heating and mechanical equipment, or uses that the Director of Planning considers similar to the foregoing;

(d) entries, porches and verandahs if the Director of Planning first approves the design;

(e) all residential storage area above or below base surface, except that if residential storage area above base surface exceeds 3.7 m^2 per dwelling unit, there will be no exclusion for any of the residential storage area above base surface for that unit; and

(f) all storage area below base surface for non-dwelling uses.

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

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

(b) additional floor area as required to meet licensing requirements for the child day care facility.

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

7.9 Where floor area associated with rental residential storage area is excluded, a minimum of 10% of excluded rental floor area above base surface must be located within the below-market rental dwelling units as storage area.

Building Height

8.1 Building height must not exceed 135.2 m.

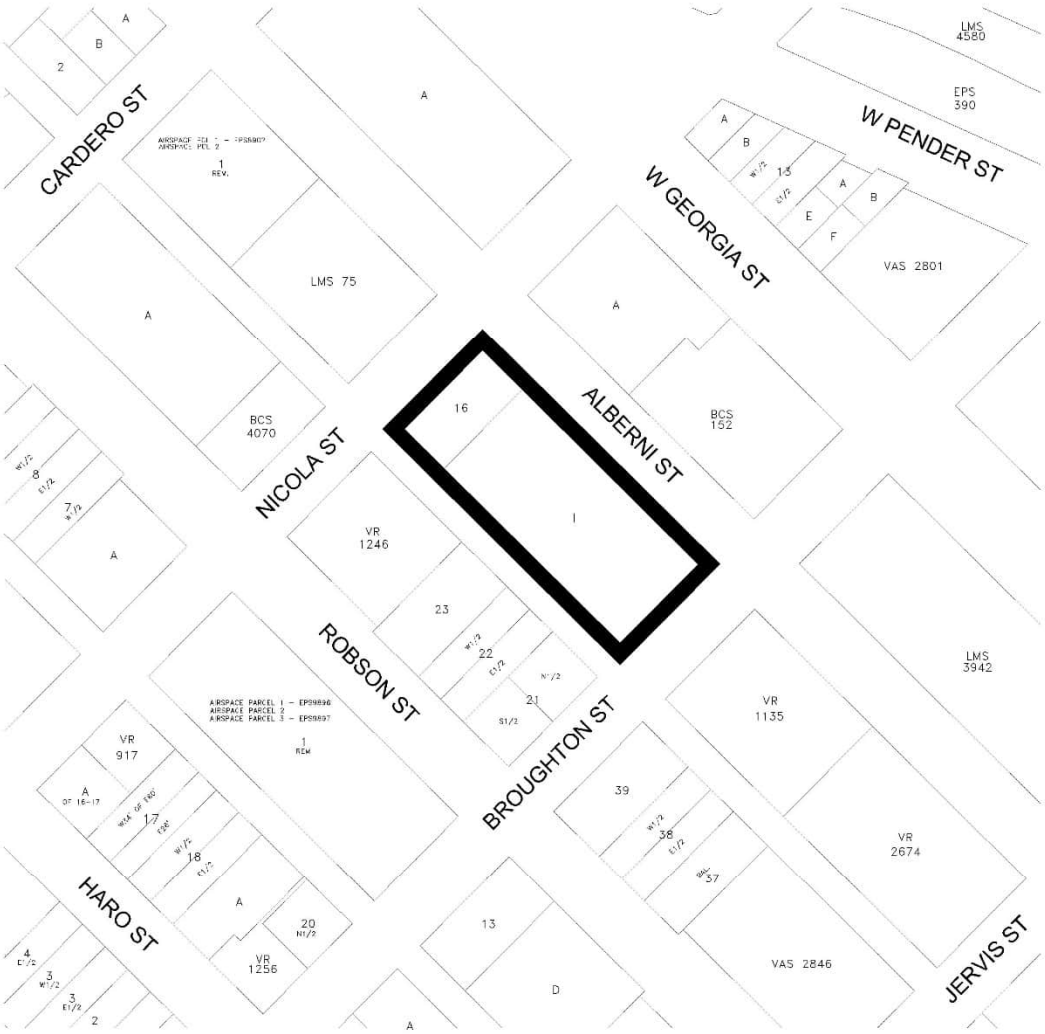
8.2 Despite section 8.1 of this by-law and the building height regulations in section 10 of the Zoning and Development By-law, the Director of Planning, after considering the impact on building placement, massing, views, overlook, shadowing and noise, may permit architectural features, common rooftop 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

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

9.2 For the purposes of section 9.1 above, habitable room means any room except a bathroom or a kitchen.

Schedule A



The properties outlined in black (▬) are rezoned:
From **DD** to **CD-1**

RZ- 1438-1444 Alberni Street, 711 Broughton Street & 740 Nicola Street	map: 1 of 1 scale: NTS	↑

City of Vancouver

* * * * *

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 Musson Cattell Mackey Partnership, received September 1, 2017 and supplemented by test fit drawings prepared by Arcadis Architects, Canada Inc. received March 11, 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:

Urban Design

1.1 Provision of an updated assessment to confirm the compliance with Council-adopted View Protections, as per Public Views Guidelines as follows:

(a) Limited encroachment to View Cone 3.2.4, up to 40 ft.; and

(b) No encroachment into other view cones.

Note to Applicant: An updated view cone analysis demonstrating the compliance is required. Ensure that all rooftop appurtenances and service elements, including window washing infrastructure, cell towers, and antennae other mechanical or screening elements do not protrude into public views.

1.2 Design development to further refine and sculpt the upper portion of the towers to enhance their architectural contribution to the city skyline and protected public views.

Note to Applicant: The intent is that the tallest building elements to be further shaped and articulated to achieve a visually slimmer profile, strengthen the overall architectural expression, and mitigate impacts on adjacent open spaces and the public realm. Further sculpting of the tower crowns by lowering the shoulders of the shaft may enhance the tower crowns as distinct elements. Satisfying this condition may result in a reduction of floor area. This refinement should also strengthen alignment with the Higher Building Policy objectives to:

(a) Establish a benchmark for architectural creativity and excellence;

(b) Contribute to the beauty and visual power of the city's skyline; and

(c) Minimize perceived bulk and the impact on the openness-to-sky.

1.3 Design development to refine the overall proportions and massing of both tower forms to reduce their perceived bulk, particularly along the east-west dimension and achieve a more slender architectural expression.

Note to Applicant: Design development is required to improve the perceived slenderness. This may be achieved by:

(a) Sculpting the facades to enhance overall verticality;

(b) Increasing the depths of the step-backs in massing; and

(c) Lowering the shoulders of the tower base to better emphasize the shaft.

The average floor plates of the proposal are 615 sq.m (6,623 sq.ft.) for the east tower, and 617 sq.m (6,643 sq.ft.) for the west tower, while the maximum tower floor plate under the West End Community Plan is 603.9 sq.m (6,500 sq.ft.). The increase in floor plate sizes is to account for the Passive House ventilation system and extra wall thickness due to additional insulation. Should the ventilation and extra wall thickness no longer be required, the maximum floor plate shall be 603.9 sq.m (6,500 sq.ft.) as outlined in the Plan.

1.4 Design development to improve the expression of building articulation and eastern façade composition.

Note to Applicant: The intent of this condition is to minimize impact of large expanses of blank walls and massing of uninterrupted shear face of the eastern facade through scale and proportion, materials and detailing, wall articulation. This may be achieved by stepping the east face of tower back from the podium edge, further distinguishing the tower from podium through massing step-backs, rather than an abrupt horizontal seam between the tower and podium. Refer to minutes from Urban Design Panel, dated November 15, 2017.

1.5 Provision of site-specific shadow study diagrams demonstrating no new shadowing is created by the proposed development on Coal Harbour Community Centre Park or the Seawall; between the hours of 10:00 am and 2:00 pm on the fall equinoxes.

Note to Applicant: Refer to the West End Community Plan and Solar Access Guidelines for the Downtown Peninsula. The intent of this condition is to ensure that downtown's public open spaces remain appropriately bright, welcoming, and supportive of healthy urban vegetation, while maintaining the area's role as the region's economic hub. Shadow diagrams should be on the hour, identify the boundaries of adjacent open spaces and public realm, and clearly delineate between existing and new shadows. This condition may result in additional review conditions.

1.6 Provision of an updated dimensioned context plan and other drawings as necessary to demonstrate compliance with required tower separations including existing and/or anticipated future redevelopment of adjacent sites.

Note to Applicant: Refer to the West End Community Plan and West End – Tower Form, Siting and Setbacks. Context plans should show reasonable redevelopment options for adjacent sites based on current policies and regulations with dimensions to major building elements. Minimum tower separation required for residential towers (heights over than 18.3 m) is 24 m (80 ft.).

1.7 Design development to provide high-quality and durable exterior building finishes materials.

Note to Applicant: Intent of this condition is to maintain the level of detailing implied and necessary to construct the proposed design aesthetic. This may be achieved by maintaining, including but not limited to:

(a) Haddington Stone;

(b) Granite Accents;

(c) Bronze entry doors;

(d) Metal railings; and

(e) Sculpted stone panel detailing.

1.8 Design development to provide a more functional, appropriately sized and located residential amenity spaces.

Note to Applicant: Refer to High Density Housing for Families with Children Guidelines, Section 3. The guideline criteria for indoor amenity includes wheelchair accessible washroom(s) and kitchenette as well as spaces for the intended population such as children's play with the ability to visually monitor and supervise. This may be achieved by:

(a) Consolidation of the indoor amenity spaces to improve their scale, configuration, and usability; and

(b) Co-location of indoor amenity space with well-proportioned outdoor amenity spaces for ease of supervision.

1.9 Design development to improve the relationship of the ground-oriented walk-up units to the Alberni street.

Note to Applicant: The intent of this condition is to improve the at-grade interface with the public realm. This may be achieved by:

(a) Reduced grade differential between the entry level elevation and adjacent sidewalk elevation – no unit entry should be greater than 0.6 m (2.0 ft.) below grade of adjacent sidewalk;

(b) Enhanced entrances with elements such as low walls, steps, special paving, special planting features, architecturally integrated canopies, and special lighting; and

(c) Simplified entry steps with shorter straight runs perpendicular to the street.

1.10 Design development to encourage pedestrian activity and transitional spaces between the public and private spaces adjacent to the lane;

Note to Applicant: Refer to the West End Community Plan. This may be achieved by:

(a) Pedestrian lighting;

(b) Landscaping;

(c) Seating and other street furniture; and/or

(d) Other public realm improvements such as high-quality paving treatments

1.11 Design development to mitigate the impacts on privacy and overlook into units at-grade along the lane;

Note to Applicant: Intent is to improve overall livability of dwelling units. This may be achieved by:

(a) Raised interior finished grade relative to the grade of lane;

(b) Increased setback; and

(c) Additional landscape screening.

Parks

Submission of a site plan clearly showing the park parcel to be conveyed to the City for permanent park purposes.

1.12 Design development to clearly show proposed new property lines on all drawings, and dimensioned park parcel on site plan.

1.13 The design and programming of the new 243 sq. m. linear park to be determined closer to the time of development through Park Board-led processes and per Park Board-approved policies and strategies to the satisfaction of the General Manager of Parks and Recreation and elected Park Board and subject to standard City capital planning processes

Note to Applicant: Decisions as to whether there will be pathways through the park will be determined through park design process

1.14 Design development to ensure appropriate interface between Nicola Street and the new park.

Note to Applicant: Applicant to engage in further discussions with Park Board and Engineering staff to coordinate delivery of offsite construction to satisfaction of General Manager of Parks and Recreation and General Manager of Engineering

1.15 Design development to ensure no non-park building, non-park surface treatments, non-park subsurface building structure, or non-park infrastructure is located within or otherwise encroaches upon the park parcel

Note to Applicant: Non-park uses include – but are not limited to – parking structure, utilities, services, bike racks, landscaping related to private development, balconies, window bays, building siding, cornice projections, sidewalks, VISTA boxes, and drainage to service private development. Structures on park-adjacent parcels should endeavour to be sufficiently set back from the property line so that servicing, access, construction or maintenance activities do not encroach on the park.

1.16 Design development to:

(a) Ensure no direct development parcel or building access into the park.

Note to Applicant: If access / egress to the building is proposed from the building towards the park, a collector pathway will be required within private property that connects to sidewalks within the rights-of-way and not directly into internal park pathways.

(b) Ensure consistent, even grades in park parcel from the building to all street rights-of-way.

Note to Applicant: the intent is to maximize useable park space. No retaining walls or steep slopes to accommodate building grade will be accepted. Final park grades will be determined through the park development process.

1.17 Ensure Park Board arborist approval is obtained for the tree protection plan for all trees within the park and street trees at all stages of development. Plans to be submitted at each stage of the review process.

Landscape

1.18 Provision of updated landscape drawings at time of DP amendment if the proposed landscape design differs from the drawings approved under the previous DP.

Note to Applicant: Landscape drawings were not included with the rezoning amendment application. As such, the landscape design is expected to remain consistent with the drawings submitted under the previously approved DP application. Any proposed changes to the landscape design must be submitted for review through a subsequent DP amendment.

Sustainability

1.19 All new buildings in the development will meet the requirements of the Green Buildings Policy for Rezonings (amended February 7, 2017), including all requirements for Near Zero Emissions Buildings (i.e. Passive House certified or alternate near zero emissions standard approved by the Director of Sustainability), or Low Emissions Green Buildings. The requirements for Low Emissions Green Buildings are summarized at http://guidelines.vancouver.ca/G015.pdf .

Note to Applicant: The applicant will be required to demonstrate that the development is on track to achieve the above requirements at each stage of permit. For phased developments, it is expected that the individual development permits will meet the requirements of the Green Buildings Policy for Rezonings in effect at the time of development permit application. For more detail on the above requirements and what must be submitted at each stage, refer to the most recent bulletin Green Buildings Policy for Rezonings – Process and Requirements (amended April 28, 2017 or later).

1.20 The applicant commits the proposed development to exceed the sustainable design and emissions improvements required by the Green Buildings Policy for Rezonings and the Rezoning Policy for Sustainable Large Developments, and to demonstrate leadership in sustainable design as required by the General Policy for Higher Buildings, through the following:

(a) Passive House Design: the development shall be designed to certify under the Passive House standard, including a thermal energy demand of no more than 15 kWh/sq. m annually.

Housing - Social Housing

1.21 Design, construct and deliver social housing in line with the City's Housing Design and Technical Guidelines and the City of Vancouver's Facilities Standard Manual to the satisfaction of the Director of Housing Policy and Regulations and the Director of Facilities Development.

1.22 The proposal should apply the City's High-Density Housing for Families with Children Guidelines for the social housing.

Note to Applicant: 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.

1.23 A minimum of 5,911 sq. m (63,624 sq. ft.), approximately 75 to 80 units, must be used for social housing, secured to the City's satisfaction.

1.24 The social housing unit mix should achieve at least 50% family units, including a target of 30% two-bedrooms units and 20% three-bedroom units 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 50% of the dwelling units designed to be suitable for families with children, per the Housing Design and Technical Guidelines.

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

Note to Applicant: The following should be added to the drawings and statistics sheet in the Development Permit drawings:

(a) Provide accessible units on lower levels of building;

(b) Provide wheelchair accessible balcony and include turning radius;

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

(d) Label wheelchair accessible units on drawings;

(e) Include breakdown of accessible units on the project statistics sheet; and

(f) Provide side-by-side laundry appliances.

1.26 Relocate the indoor/outdoor strata amenity area from Level 3 of the Social Housing area.

Note to Applicant: Location of strata indoor/outdoor amenity area is not acceptable as the Social Housing floor areas should be unified and continuous.

1.27 The proposed social housing design requires development to align with the City of Vancouver's Housing Design and Technical Guidelines.

Note to Applicant: The following design development is to be included in the Development Permit Drawings:

(a) For living areas provide clear underside of ceiling heights to be a minimum of 2438 mm (8’-0”). A floor-to-floor height of 2946 mm (9'-8") is recommended;

(b) Provide indoor amenity room with furniture layout, kitchenette, storage closet, and accessible washroom to be opened from corridor;

(c) Provide heat treatment room in a squared shape, with a vestibule and located near the loading area and elevators;

(d) Provide the social housing garbage and recycling room and label all bins to ensure the required space is provided;

(e) Provide a social housing office that is a minimum size of 9.3 sq. m. (100 sq. ft.). Show that the office space is fully accessible;

(f) A storage room for operator’s large items, such as seasonal-use items;

(g) A material storage room for builder’s warranty period materials;

(h) Provide and label one 3.7 m^2 (40 sq. ft.) of storage per unit for each social housing unit;

(i) Provide kitchen layouts for social housing units;

(j) Provide a closet near the suite entrance for social housing units; and

(k) Provide three-piece bathroom and one powder room for three-bedroom units and one-three piece bathroom for all other unit types of social housing units.

1.28 The drawing and project statistics sheet are to revised in the Development Permit drawings to support the review of the social housing, market rental and strata-titled portions.

Note to Applicant: The following drawings labels and statistic sheet data is to be included in the development permit drawings:

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

(b) Provide furniture layout for social housing office, lobby, and indoor/outdoor amenity areas;

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

(d) Label indoor amenity room of social housing to show kitchenette and storage;

(e) Accessible washroom to be provided near to indoor amenity room, with the door to the social housing amenity washroom off the corridor to allow access for Social Housing staff. Turning radius in accessible washroom should be clear of the sink area;

(f) Label dimensions for widths of living rooms and bedrooms in social housing units. Finished living area unit dimensions shall be no less than 12 ft. (3.7 m) measured from inside face of finished walls; and

(g) Social housing loading spaces to be labelled. If loading is shared with the Market Rental/Strata these should be labelled as shared on the plans and indicated in the project statistics sheet.

1.29 The social housing should be designed in accordance with the High-Density Housing for Families with Children Guidelines, including the provision of a balcony for each unit with 1.8 by 2.7 m minimum dimensions (S. 4.3.2).

1.30 Provide vehicle parking for social housing Air Space Parcel, including 30 parking spaces. Visitor and accessible parking to be calculated separately for social housing spaces as required by the Parking By-law. Identify the location of these parking spaces with labeling on the plans.

1.31 At a minimum, provide the required bike parking spaces for the development to the social housing units as required by the Parking By-law. Provide separate, dedicated, and independently securable bike storage rooms for exclusive use by the social housing units.

1.32 Provision of separate mechanical and electrical rooms as per City of Vancouver's Housing Design and Technical Guidelines as separate metering is to be provided for the Social Housing parcel.

1.33 Provision of separate written mechanical and electrical concepts to be submitted for review with City Staff including:

(a) A brief memorandum outlining the selected approach to heating, cooling and ventilating of the development, as well as all other mechanical systems at a concept design level for staff to understand the design intent, particularly with regards to the childcare facility; and

(b) Provision of a brief memorandum outlining the selected approach to electrical, data, fire alarm, emergency power systems, lighting design for both interior and exterior, at a concept design level for staff to understand the design intent.

Note to Applicant: The Mechanical and Electrical concepts are to conform to the intent of the City of Vancouver's Housing Design and Technical Guidelines. A separate meeting will be required to review and discuss further these concept designs.

Housing- Market Rental Housing

1.34 The proposed unit mix for the market rental units, including 32 studio units (46%), 12 one-bedroom units (17%), and 19 two-bedroom units (28%), and 6 three-bedroom units (9%) 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 and social housing 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 rezoning condition 2.6.

1.35 The market rental 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.

1.36 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 unit.

Housing – Strata-Titled Housing

1.37 The proposal should apply the City's High-Density Housing for Families with Children Guidelines for the strata-titled housing units.

Note to Applicant:

(a) The guidelines prescribe a set of performance criteria for common indoor and outdoor amenity spaces to sufficiently contribute towards livability. If a ratio of minimum 2.0 sq. m (21.5 sq. ft) per dwelling unit for outdoor amenity space, and at least 1.4 sq.m. (15 sq. ft.) per unit for indoor amenity space, is provided, staff will consider those performance criteria to have been met.

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

1.38 The proposed strata unit mix, including 0 studio units (0%), 116 one-bedroom units (37%), 162 two-bedroom units (52%), 16 three-bedroom units (5%) and 20 four-bedroom units (6%) is to be included in the development permit drawings.

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

Community Benefit Agreement

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

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

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

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

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

Note to Applicant: Agreeing to these conditions as per the City of Vancouver CBA Policy does not preclude the applicant from entering into any additional agreements with communities including ones geographically located nearby the development site, or sites, or with First Nations. Please ask to be connected with the Planner on the CBA Policy implementation for more information, questions, and support, as this condition may impact any early procurement processes for this development.

If you have any questions about the optional CBA policy, please connect with the Social Planner(s) overseeing this project – Shabna Ali (Shabna.ali@vancouver.ca), Alisha Masongsong (alisha.masongsong@vancouver.ca) and Harris Watt (harris.watt@vancouver.ca)

Childcare

1.40 Construction and delivery of a turnkey and fully fit, furnished, equipped and supplied 56-space childcare facility. Design development to ensure that the 56-space childcare facility is licensable by Vancouver Coastal Health's Community Care Facilities Licensing (CCFL) and meets the intent of the BC Design Guidelines for Child Care Centres and City of Vancouver Facilities Standard Manual including Appendix II Childcare Technical Guidelines, to the satisfaction of the General Manager of Arts, Culture and Community Services, and the General Manager of Real Estate, Environment and Facilities Management.

Note to Applicant: 56-space childcare facility is comprised of two 12-space programs for 0-3 year olds and two 16-space programs for preschoolers.

1.41 Design a 56-space childcare facility that meets the intent of the BC Design Guidelines for Child Care Centres, which requires a minimum gross indoor area of 815.5 sq. m. (8,778 sq. ft.), (excluding service areas: mechanical, electrical and circulation areas: lobbies, stairs and elevator shafts) and no less than 705 sq. m. (7,590 sq. ft.) of outdoor space.

Notes to Applicant: To meet useable floor area requirements, minimum activity area and required support areas must be met for each program, exclusive of circulatory spaces. The provision of necessary circulation space may result in indoor area requirements in excess of the gross indoor area requirement.

Each licensed program within the childcare must have its own separate and dedicated outdoor play space that is one continuous space that includes covered space, with direct, contiguous access, and the same grade between indoor and outdoor program space.

Refer to the previous design development of the childcare facility completed as part of DP-2018-01175.

1.42 Design development to ensure that the indoor and outdoor spaces of the childcare are designed to maximize opportunities for healthy child development while ensuring an operationally sustainable facility for the non-profit operator.

Note to Applicant: Provision of detailed design of the indoor and outdoor childcare areas is strongly encouraged ahead of the official Development Permit submission, including the provision of area table calculations broken down by childcare program. Refer to BC

Design Guidelines for Child Care Centres Table 31. Detailed indoor and outdoor design will be required prior to Development Permit issuance, and seeking staff input in advance will help streamline the Development Permit submission reviews (childcare@vancouver.ca).

1.43 Provide shadow studies to demonstrate that the outdoor play areas for each program receives a balance of direct sunlight and shade on February 1 and summer solstice. Include known shadow impacts of adjacent buildings. Ensure a substantial portion of the Rooftop Outdoor Play Area is shaded in the summer months.

1.44 Relocate and provide the principal pedestrian entry access to the childcare facility from Alberni Street, for direct at grade access with a barrier-free route to the dedicated childcare elevator.

Note to Applicant: Location of the childcare facility entrance & drop-off in the laneway is not acceptable as it is unsafe due to the amount of automobiles and truck traffic that utilize the lane to service the existing commercial buildings.

1.45 Reallocate outdoor strata amenity area to the childcare facility.

Note to Applicant: Location of strata outdoor amenity area abutting windows to the childcare program areas is not acceptable.

1.46 Provision of a secured entry/exit access foyer area on Level 7 from Child Care Elevator.

Note to Applicant: The entry area must not critically impact or obstruct the contiguous indoor/outdoor program areas and it should accommodate sufficient circulation space and turning radiuses of family strollers and a three-position program stroller.

1.47 Provision of a safe direct access pathway from the dedicated childcare parking stalls to the Childcare Elevator.

Note to Applicant: Relocate or provide design options to create a safe accessible pathway for parents and children during drop-off and pick-up from the parking stalls to the childcare elevator.

1.48 Confirm in drawings that there is minimum 2.44 m (8’0”) clear finished ceiling heights throughout the facility.

1.49 Minimize the number of balconies overhanging the outdoor play space and employ strategies to mitigate the potential risk of items falling off of balconies and from openable windows onto the play space below.

1.50 Provide Passenger spaces, Class A and Class B bicycle parking and Accessible parking to meet the City of Vancouver Parking Bylaw.

1.51 Provide separate dedicated garbage and recycling to meet the sizing and access requirements for the childcare facility.

Note to Applicant: Refer to the City of Vancouver Garbage and Recycling Storage Amenity Design Supplement document:

https://vancouver.ca/files/cov/Garbage_and_Recycling_Storage_Facility_Supplement.pdf

and supplemental specifications by Vancouver Society of Children's Centres (VSOCC) for quantity and dimensions of bin & tote sizes and review garbage/recycling strategies with City Staff.

1.52 Provision of separate mechanical and electrical rooms as per City of Vancouver's Childcare Technical Guidelines as separate metering is to be provided for the childcare facility.

1.53 Provision of separate written mechanical and electrical concepts to be submitted for review with City Staff including:

(a) A brief memorandum outlining the selected approach to heating, cooling and ventilating of the development, as well as all other mechanical systems at a concept design level for staff to understand the design intent, particularly with regards to the childcare facility; and

(b) Provision of a brief memorandum outlining the selected approach to electrical, data, fire alarm, emergency power systems, lighting design for both interior and exterior, at a concept design level for staff to understand the design intent, particularly with regards to the childcare facility.

Note to Applicant: The Mechanical and Electrical concepts are to conform to the intent of the Childcare Design and Technical Guidelines. A separate meeting will be required to review and discuss further these concept designs.

1.54 Confirm the height of the childcare is under the maximum of seven storeys or 25 m (82 ft.) above grade, whichever is lower in elevation.

1.55 Provide layout to ensure the childcare has a simple floor plan, such as a rectangular shape with limited bump-outs for maximized sightlines and a focus on the essential design elements needed for a quality childcare.

1.56 Provide a dedicated elevator for the childcare facility and guaranteed unfettered access to an additional non-exclusive use elevator in the event of the childcare facility elevator's incapacity, such as servicing or breakdown. Ensure the childcare elevator is able to accommodate the turning radius of the staff triple seat strollers. (Refer to VSOCC's specifications).

Note to Applicant: A legal agreement securing such non-exclusive use arrangement for the additional elevator will be required as a condition for an Occupancy Permit. Refer to *Facilities Standard Manual Appendix II Childcare Technical Guidelines* for elevator requirements.

Engineering

1.57 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

1.58 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

1.59 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.

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

1.61 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.

1.62 Submission to Engineering of an updated landscape plan reflecting all the public realm changes, including demonstration of:

(a) Display of the following note(s):

(i) "This plan is "NOT FOR CONSTRUCTION" and is to be submitted for review to Engineering Services a minimum of 8 weeks prior to the start of any construction proposed for public property. No work on public property

may begin until such plans receive “For Construction” approval and related permits are issued. Please contact Engineering, Development and Major Projects and/or your Engineering, Building Site Inspector for details.”

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

(iii) “Off-site assets are to be constructed to the satisfaction of the General Manager of Engineering Services and as per the approved City geometric design, with the final design and location to be determined once the City geometric is received.”

Note to Applicant: Drawings submitted as part of the Development Permit application will be preliminary with appropriate placeholders, and the final off-site geometric design will be provided by the City of Vancouver. An Engineering Project Coordinator will engage the Developer to facilitate the delivery of any City design after Development Permit issuance.

(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 Triangle West 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.

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

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

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

(b) Removal of column encroachments for single stall spaces with columns on both sides.

1.65 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;

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

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

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

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

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

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

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

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

1.68 Ensure any new retaining walls adjacent to City property shall follow the criteria set out in the City of Vancouver Engineering Design Manual Cl 8.12.4 Retaining Walls.

Note to Applicant: Any private assets, including the foundations for a private wall system, must be wholly contained on private property unless authorized via a registered encroachment agreement.

1.69 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.

1.70 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.

1.71 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

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

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

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

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

PART 2: CONDITIONS OF BY-LAW ENACTMENT

THAT, prior to enactment of the CD-1 By-law, the registered owner shall on terms and conditions satisfactory to the Director of Legal Services, 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 Subdivision of Lot I (Explanatory Plan 10081) and Lot 16, Block 43, District Lot 185, Plan 92 to create a single parcel for the development site and a new 6.1m wide park parcel adjacent to Nicola Street. The new park parcel is to be transferred to the City for park purposes.

Note to applicant: a subdivision plan and application to the Subdivision and Strata Group is required. For general information see the subdivision website at: https://vancouver.ca/home-property-development/apply-to-subdivide-properties.aspx

2.2 Provision of a statutory right-of-way (SRW) for public pedestrian use over a portion of the site, adjacent to Alberni Street, to achieve a 4.5 m offset distance from the back of the existing curb to the building face. The SRW will be free of any encumbrance such as structure, stairs, planter walls, and mechanical vents at grade and is to accommodate the underground parking structure within the SRW agreement.

Note to Applicant: A survey plan prepared by a British Columbia Land Surveyor showing the existing dimension from the back of the City curb to the existing property line to determine the final SRW width required.

The preparation of this legal agreement includes statutory rights-of-way and the requirement for collection of a fee for service and will be due prior to issuance of the Development Permit.

2.3 Provision of a Services Agreement to detail the on-site and off-site works and services necessary or incidental to the servicing of the site (collectively called the “Services”)

such that they are designed, constructed, and installed at no cost to the City and all necessary street dedications and rights of way for the services are provided. No development permit for the site, or any portion thereof, or for any building or improvements thereon will be issued until the letter of credit or such other form of alternative security that may be acceptable to the City in its sole discretion, as security for the services is provided. The timing for the delivery of the Services shall be determined by the General Manager of Engineering Services in his sole discretion and holds shall be placed on such permits as deemed necessary in his sole discretion. Except as explicitly provided for in Condition 2.3, the Services are not excess and/or extended services, and the applicant is not entitled to a Latecomer Agreement.

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

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

Note to Applicant: Based on the confirmed Fire Underwriter's Survey Required Fire Flows and domestic flows submitted by R.F. Binnie & Associates Ltd. dated January 28, 2026, no water main upgrades are required to service the development.

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

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

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

(b) Provision of adequate sewer (storm and sanitary) service to meet the demands of the project and to maintain acceptable sewer flow conditions, implementation of development(s) at 1444 Alberni Street require:

(i) Upgrade approximately 54 m of existing 150 mm sanitary sewer along Alberni Street, from the development to Nicola Street. The estimated size of the upgraded sanitary sewer is 250 mm.

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

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

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

Development to be serviced to the existing 250 mm STM and proposed 250 mm SAN sewers in Alberni Street.

Note to Applicant: 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.

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

(i) Minimum 1.2 m wide front boulevard;

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

(iii) Corner curb ramps;

(iv) Curb bulges (at the intersections with Broughton Street and Nicola Street), including road reconstruction and relocation of the existing catch basin as required to accommodate the curb bulges; and

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

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

(i) Minimum 1.2 m wide front boulevard;

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

(iii) Corner curb ramp;

(iv) Curb bulge (at the intersection with Alberni St), including road reconstruction and relocation of the existing catch basin as required to accommodate the curb bulge;

(v) Removal of the existing driveway crossings and reconstruction of the curb and gutter; and

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

(i) Minimum 2.4 m wide broom finish saw-cut concrete sidewalk;

(ii) Corner curb ramp;

(iii) Curb and gutter to allow for a partial or full closure to motor vehicles;

(iv) Removal of the roadway pavement and base, and installation of sod, in the portion of the street that is closed to motor vehicles;

(v) Minimum 3.0 m wide asphalt bike lane; and

Note to applicant: The City will provide a geometric design for all of these street improvements. The location and alignments of these improvements will be coordinated between Parks and Engineering to ensure they are compatible with future park features.

(f) Provision of street improvements with appropriate transitions, along the lane south of Alberni Street (Eihu Lane) adjacent to the site, including:

(i) 50mm mill and overlay; and

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

Note to Applicant: Refer to the City design guidelines and construction standards.

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

(g) Provision of improvements at the intersection of Alberni Street and Broughton Street including:

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

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

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

(h) Provision of improvements at the intersection of Alberni Street and Nicola Street including:

(i) Signal modifications to support the full closure or partial closure of Nicola Street.

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

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

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

(k) Provision of new electrical service cabinet/kiosk on Broughton Street for the new Broughton Street and Alberni Street traffic signal.

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

The kiosk shall be fed by BC Hydro underground grid. As such, a right-of-way (ROW) space shall be provided on-site to accommodate BC Hydro pad mounted transformer.

The detailed Electrical design is required prior to the start of any associated electrical work and is to conform with the current City Engineering Design Manual, Construction Specifications, Standard Detail Drawing, Canadian Electrical Code, and the Master Municipal Construction Documents.

(l) Provision of street trees where space permits.

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

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

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

(a) Sewer upgrades as per Condition 2.2 (b) (i);

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

(b) Intersection improvements as per Condition 2.2 (g);

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

(c) Intersection improvements as per Condition 2.2 (h);

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

And for and only if the following works constitute excess and/or extended services:

(d) A new electrical kiosk/cabinet as per Condition 2.2(k).

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

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

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

Housing- Social Housing

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

(a) A minimum of 5,911 sq. m (63,624 sq. ft.), approximately 75 to 80 units, must be secured to the City's satisfaction and must be included in the air space parcel and used for social housing, secured to the City's satisfaction;

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

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

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

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

(e) Transfer to the City at a nominal cost an air space parcel containing the social housing units together with the appropriate rights and obligations applicable to the ownership and operation of the legal parcel including reciprocal easements

and indemnities, repair and maintenance, cost sharing, insurance and other applicable legal obligations;

(f) The applicant will grant the City an option to purchase, for a nominal purchase price, the social housing air space parcel, exercisable upon completion of the social housing units and registration of the related air space plan;

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

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

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

(i) Such other terms and conditions as the Director of Legal Services, the General Manager of Planning, Urban Design and Sustainability and the Director of Facilities Planning and Development may in their sole discretion require.
Note to Applicant: All social housing units must be designed and delivered in compliance with the City's Housing Design and Technical Guidelines.

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

(a) A no separate sales covenant;

(b) A no stratification covenant;

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

(d) a requirement that not less than 30% of the social housing units will be occupied only by households with incomes below the current applicable Housing Income Limits, as set out in the current "Housing Income Limits" table published by the British Columbia Housing Management Commission, or equivalent publication, and each rented at a rate no higher than 30% of the aggregate household income of the members of the household occupying such social housing unit;

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

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

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

Housing- Rental Housing

2.7 Make arrangements to the satisfaction of the General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services to enter into a Housing Agreement and a Section 219 Covenant to secure all residential units as secured rental housing, excluding Seniors Supportive or Independent Living Housing, and including at least 10% of the market residential floor area 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 and in accordance with the requirements set out in the City's Secured Rental Policy Program, 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, with at least 70% of below market rental units at a minimum of 20% below the average market rent and the remainder at 50% 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 with at least 70% of below market rental units at a minimum of 20% below the average market rent and the remainder at 50% below the average market rent for private rental apartment units city-wide as published by the Canada Mortgage and Housing Corporation in the most recent Rental Market Survey Data Tables for Vancouver for that unit type at the time of the change in tenancy;

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

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

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

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

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

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

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

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

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

2.8 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 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 Development Permit. The Report must include, but may not be limited to whether

each tenant has indicated interest in the Right of First Refusal to return to the new building (if applicable); 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 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.

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

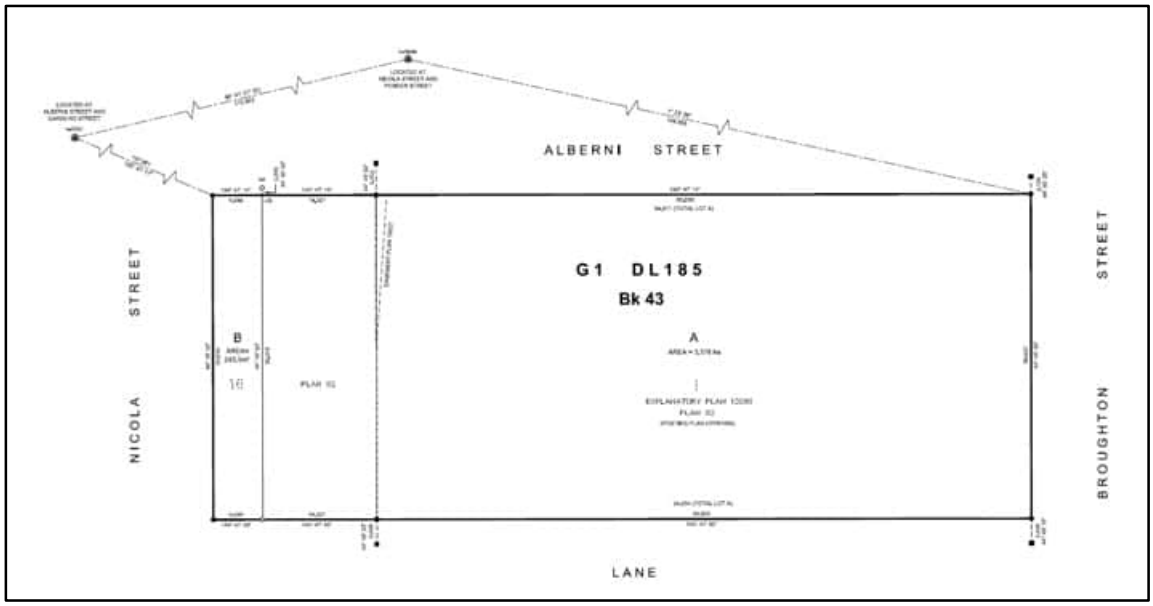
(d) Provide a Final Tenant Relocation Report to the satisfaction of the General Manager of Planning, Urban Design and Sustainability prior to issuance of the Occupancy Permit. The Report must include, but may not be limited to the names of tenants; whether each tenant has taken up the Right of First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

Parks

2.9 Make arrangements to the satisfaction of the General Manager of Parks and Recreation in consultation with the General Manager of Planning, Urban Design and Sustainability, and the Director of Legal Services for the delivery of a minimum 243 sq. m. (minimum 6.1 m wide) permanent park parcel adjacent to Nicola Street.

To secure this condition the applicant will enter into agreements with the City, including a Park Transfer Agreement, which includes, but may not be limited to, the following requirements, all to be satisfied at no cost to the City:

(a) Subdivision in advance of enactment to create a contiguous rectangular fee simple parcel that will be transferred to the City for a purchase price of $1.00 for permanent park use. The parcel will be minimum 243 sq. m. (6.1 m (20-feet) wide) and located contiguous to Nicola St. The approximate location of the parcel is shown as "B" on the Proposed Subdivision Plan below.



(b) Applicant will be responsible for ensuring the parcel meetings *Environmental Management Act* requirements for intended use prior to transfer of parcel to City.

(c) Park parcel to be transferred to the City free and clear of any financial charges, liens and other encumbrances.

(d) Minimum standards for transfer of the park site to the City of Vancouver, to the satisfaction of the General Manager of Parks and Recreation, which will include:

(i) Consistent, even grades in park parcel from building face to existing grades at all road ROW edges.

Note to Applicant: No retaining walls or steep grades to be planned in the park.

(ii) 300 mm sustainable growing medium and hydro-seed mix determined in consultation with Park Board at time of parcel conveyance

(e) The park parcel will be transferred to City prior to occupancy of the development. and the agreement will include a s. 219 Covenant to secure an occupancy permit hold.

(f) The applicant will grant an option to purchase in favour of the City with a purchase price of $1.00 to secure transfer of parcel to City.

(g) If anchor rods are proposed to be installed under the park lands, an anchor rod agreement will be required which will include (but not be limited to):

(i) Anchor rods to be de-tensioned and removed to minimum 1.5 m of depth.

Note to Applicant: All shoring and groundwater protection systems must be designed completely within the private parcel and not encroach into park parcel.

Childcare

2.10 Make arrangements to the satisfaction of the Director of Legal Services, in consultation with the General Manager of Real Estate, Environment and Facilities Management and the General Manager of Arts, Culture and Community Services, for the provision, at no cost to the city, of a 56-space childcare facility, all within a fee-simple air space parcel which meets the City's specifications and programming requirements for a licensable childcare facility. To secure this condition the applicant will enter into one or more agreements with the City which include, but may not be limited to, the following requirements, all to be satisfied at no cost to the City:

(a) Design, construction and delivery of a turnkey and fully fit, furnished, equipped (FF&E) and supplied 56-space childcare facility which is licensable by CCFL (Community Care Facilities Licensing or its successor in function) and meets the BC Design Guidelines for Child Care Centres and the City of Vancouver Facilities Standard Manual including Appendix II Childcare Technical Guidelines that are applicable at the time of rezoning enactment.

Note to Applicant: All work pertaining to the design, construction, fit, furnish, equip and supply for the childcare centre shall be to the satisfaction of the City's Managing Director of Social Policy and Projects, the City's Director of Facilities Development.

Note to Applicant: The FF&E amount is estimated at minimum $4,500 per childcare space to be provided to the childcare operator. At 56 spaces, the total cost would be approximately $252,000.

(b) The childcare facility will have indoor area of not less than 815.5 sq. m. (8,778 sq. ft.) on one level with not less than 8'0" clear finished ceiling height, a dedicated adjacent outdoor space of no less than 705 sq. m. (7,590 sq. ft.), dedicated parking stalls, dedicated elevator, amenity and storage spaces and dedicated building systems.

(c) Transfer to the City at no cost an air space parcel in fee simple containing the childcare facility, together with the appropriate rights and obligations applicable to the ownership and operation of this legal parcel including reciprocal easements and indemnities, repair and maintenance, cost sharing, insurance and other applicable legal obligations.

(d) Agreement to grant a perpetual right in favour of the City and the users of the childcare facility in the form of an easement, for access to and use of the dedicated elevator, garbage and recycling area(s), mechanical, electrical, data, security and similar utility rooms, dedicated parking spaces, and dedicated bicycle parking.

(e) The construction and delivery of the facility is to be secured by a Letter of Credit (LC) or other security acceptable in the sole discretion of the City, provided to the City prior to building permit issuance, the amount of which will be settled as part of the agreements required prior to rezoning enactment; all security must be in

compliance with and in the form set out on the City's Letter of Credit Policy ADMIN 032: https://policy.vancouver.ca/ADMIN032.pdf

(f) The applicant will grant the City an option to purchase, for a nominal purchase price, the childcare facility air space parcel, exercisable upon completion of the childcare facility and registration of the related air space plan.

(g) An occupancy hold on the building to be constructed on the site subject to the completion of the design and construction of the childcare facility and satisfactory acceptance of the childcare facility by the City.

(h) Minimize the obligations of the childcare facility toward contributions to the common area costs of the overall development, to reflect those costs which are deemed to be directly attributable to the childcare facility or which are related to any part of the development for which the users or invitees of the childcare facility may (from time to time) have the use of and/or access to; and

(i) Such other terms and conditions as the Director of Legal Service, in consultation with the General Manager of Real Estate, Environment and Facilities Management and the General Manager of Arts, Culture and Community Services may in their sole discretion require.

Note to Applicant: Holds on the Development Permit and above-grade Building Permit in connection with certain milestones will also be applied to the project.

(j) The fee-simple air space parcel with the childcare facility will, in addition to the childcare's programmable indoor and outdoor areas, have the following accessory use spaces: a dedicated entrance with a street presence, dedicated elevator, dedicated garbage and recycling area(s), dedicated mechanical, electrical, data, communications and similar utility/service rooms, dedicated drop-off and vehicle parking spaces for users and staff, dedicated bike spaces, dedicated stroller storage, dedicated storage room(s), uninterrupted 24/7 access to and shared use of the secondary elevator and a shared Class B loading space, and all with convenient, universally-accessible and safe access to the childcare entrance.

Community Benefit Agreement

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

(a) Strive for an overall target of 10% of all labour (including that for contractors, subcontractors and other possible vendors) are local and from equity seeking groups; including women and gender-diverse individuals, Indigenous peoples, racialized communities, and others facing barriers to opportunity due to discrimination, exclusion and stigmatization. They must provide best efforts to achieve this target by prioritizing new and entry-level hires through a First Source Hiring Program, in consultation with community stakeholders and a third party monitor.

(b) Demonstrate Best Efforts to procure a minimum of 10% of material goods and services from third party certified social impact and/or equity seeking businesses

and social enterprises, across the entire lifecycle of the development site, prioritizing Vancouver-based ventures but extending through supply chains regionally and outside the Province and the Country where and when required. This Includes, where applicable, post-occupancy and ongoing service needs;

(c) Demonstrate Best Efforts to procure a minimum of 10% of materials, goods and services from Vancouver companies or companies located in Metro Vancouver or British Columbia. These may or may not also be equity seeking 3rd party certified businesses as defined in the policy;

Social Policy

2.12 In lieu of providing three food assets on site, as described in the Rezoning Policy for Sustainable Large Developments, the following contributions to neighbourhood food assets are suggested. The owner shall, at its sole cost and on terms and conditions satisfactory to the Director of Legal Services, and the Managing Director of Social Policy and Projects, make arrangements for the following:

(a) A $50 gift certificate for each unit for the Vancouver Farmers Market is to be provided for the building residents to assist the new residents in connecting with this important local resource. Note to Applicant: The City of Vancouver will require a letter of credit to ensure compliance.

(b) A $25,000 grant, prior to rezoning by-law enactment, to the Gordon Neighbourhood House, a leader in sustainable food systems in the West End, to enhance and expand their food initiatives.

Community Amenity Contribution (CAC) is subject to the following conditions:

2.13 The Applicant's commitment to design and develop this project to achieve Passive House Certification for the entire development was fundamental in the pro forma analysis and resolution of the community benefits offering at this lower amount (relative to what would be expected for a development on Alberni Street in Vancouver). Achieving Passive House Certification for the entire development is considered a public benefit as it helps to achieve the City's objectives for sustainability and meeting the City's goal of being the "Greenest City" in the world. Therefore, the requirement for Passive House Certification will be secured through rezoning conditions, including agreements registered against title to the Rezoning Lands. If the Applicant chooses to make alterations to the elements of the development's design which result in the removal of such Passive House premium cost items, then the City may require the applicant/owner to pay an additional cash CAC, based on the revised pro forma, prior to building permit issuance. Note to Applicant: This condition will be secured by building permit hold and a Section 219 covenant;

The Applicant agrees to provide complete transparency to the City with respect to all the costs for this development. Therefore, the Applicant will fully disclose its contracts and accounting of costs (with support documentation) for this development to the City (and/or its delegated staff/consultant(s)) so that the City is able to determine the incremental cost for developing a Passive House Project at this scale. This information is only for the City's knowledge to assist in costing future Passive House Projects; the City will not seek recourse if such costs are determined to be lower than the estimated premium

costs used in the pro forma analysis to determine the total public benefits package noted herein.

Public Art

2.14 Execute an agreement satisfactory to the Director of Legal Services and the Managing Director of Cultural Services for the provision of public art in accordance with the City's Public Art Policy, such agreement to provide for security in a form and amount satisfactory to the aforesaid officials; and provide development details to the satisfaction of the Head of Public Art.

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

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

Environmental Contamination

2.15 If applicable:

(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 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.

* * * * *

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:

"1438-1444 Alberni Street, 711 Broughton Street and 740 Nicola Street [CD-1 #] [By-law #] DD"

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

Amend Schedule A [Activity Zone] by adding the following:

"[CD-1#] [By-law #] 1438-1444 Alberni Street, 711 Broughton Street and 740 Nicola Street "

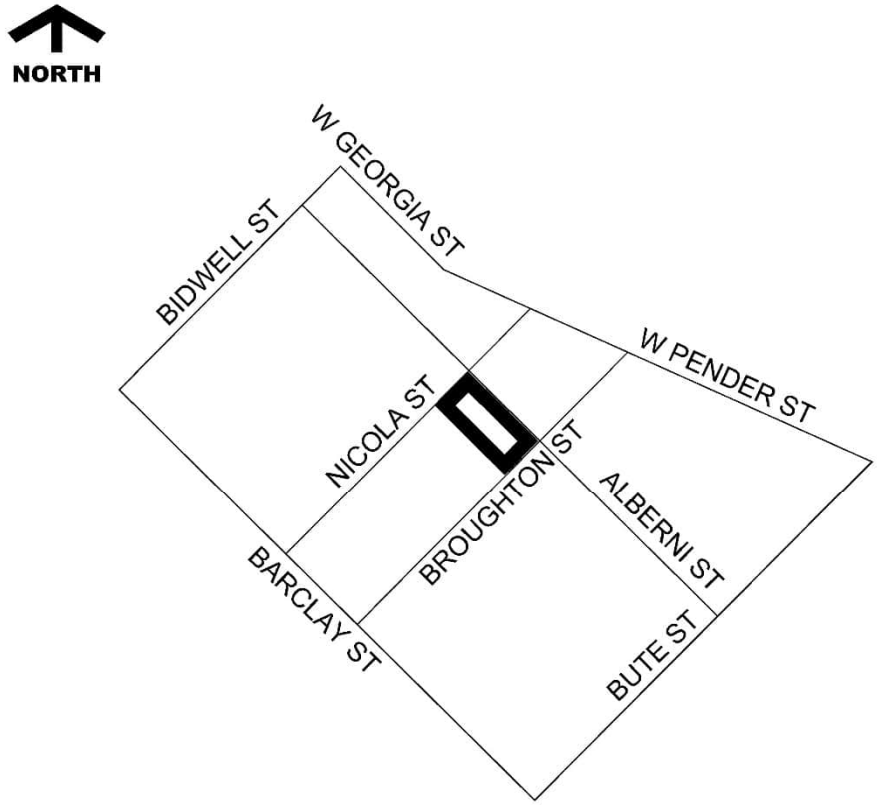
* * * * *

APPENDIX D
ADDITIONAL INFORMATION

Public Consultation Summary

Event	Date(s)	Details
Webpage published	October 27, 2025	www.shapeyourcity.ca/1444-alberni-st-and-740-nicola-st
Postcard mailed	November 7 2025	8,546 notices mailed (approximate)
Site sign installed	November 11, 2025	n/a
Online comment form	October 2025 to May 2026	51 submissions • 9 responses support • 40 responses opposed • 2 responses mixed
Question and Answer (Q&A) period (2 weeks)	November 12, 2025 to November 25, 2025	12 submissions
Other input (phone calls, direct emails, etc.)	October 27, 2025 to May 14, 2026	7 submissions
Total webpage views	October 27, 2025 to May 14, 2026	995 page views
Total Submissions (Comments submitted + questions asked + other input methods)		70 submissions

Map of Notification Area



NOTIFICATION AREA

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

Areas of support:

Density: Comments highlight the need for increased density.

Social housing: Support for the project with integration of social or affordable housing into the project.

General support: Comments expressed general approval of the project.

Approval of Developer: Comments are in support of the developer based on past work.

Design: Responses provide interest and support for the building design.

Sustainability and environmental performance: Responses supports maintaining features like passive house certification even with increased density.

Green space: Is in support that taller buildings will help preserve green space.

Areas of concern:

Livability impacts: Residents state the project will create a loss of sunlight, views, privacy, and overall well-being.

Construction impacts: Respondents are unsupportive due to the constant construction causing severe noise, dust, stress, and long-term health impacts.

Traffic: Concerns there will be increased traffic congestion due to higher volumes of residents.

Overdevelopment: Comments argue the area is already overbuilt and there are too many ongoing developments.

Changes to 2018 approval ("broken deal"): Many submissions object to reduced public benefits, removal of Passive House, and conversion of the CAC to social housing.

Housing mix & social housing concerns: Respondents commonly raise concerns about reduced rental units, unclear social housing delivery, and concentration in the neighbourhood.

Neighbourhood character: Some respondents feel the project's height and density will negatively alter the West End's character and appearance.

School safety: Responses highlight risks to children from construction along routes to Seaside Elementary School.

Environmental: Comments state that the removal of Passive House standards doesn't align with climate and energy goals.

Unused units: Comments suggest there is an oversupply of luxury units, unsold inventory.

Affordability & displacement: Concerns about displacement of long-term renters, seniors, and affordability challenges.

Process & consultation concerns: There are critiques about limited consultation, poor notification, and lack of transparency.

Response to Public Comments

Livability impacts: This proposal is consistent in massing with the rezoning approved in 2018.

Construction impacts: Construction noise is regulated by the noise bylaw.

Overdevelopment: This application is consistent with the *Vancouver Official Development Plan*.

Changes to 2018 approval ("broken deal"): The City Real Estate team have reviewed the proposed changes to the CAC and determined that the value of the proposed benefits are equal in value to those secured in 2018.

Housing mix & social housing concerns: Both the rental residential units and the social housing residential units will be secured by the City.

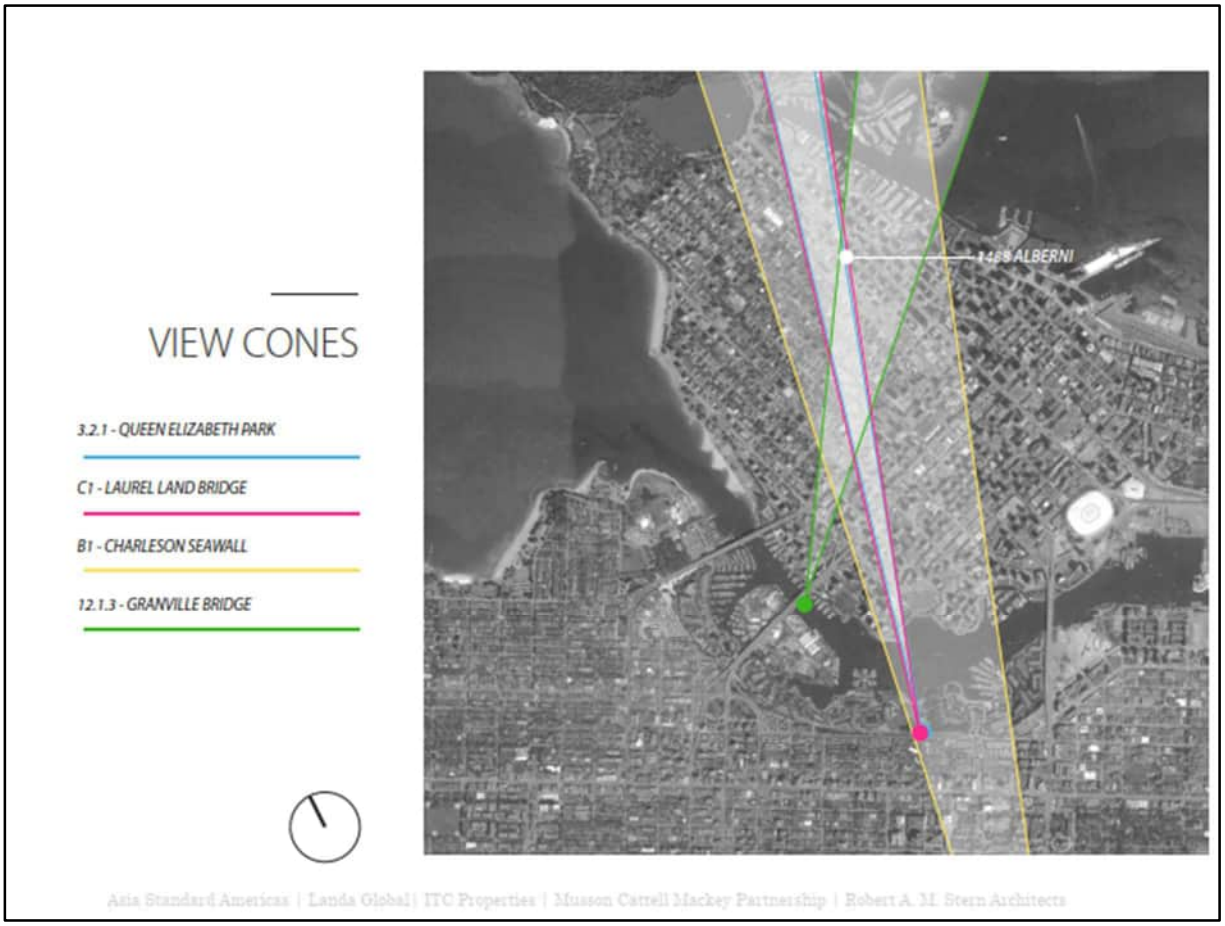
Environmental: The application has originally sought to remove passive house certification which had been secured in the 2018 rezoning, however during the rezoning review process Passive House Certification was not removed from the conditions.

Affordability & displacement: The proposal will replace all 129 existing rental units on site with a combination of rental residential units and social housing units.

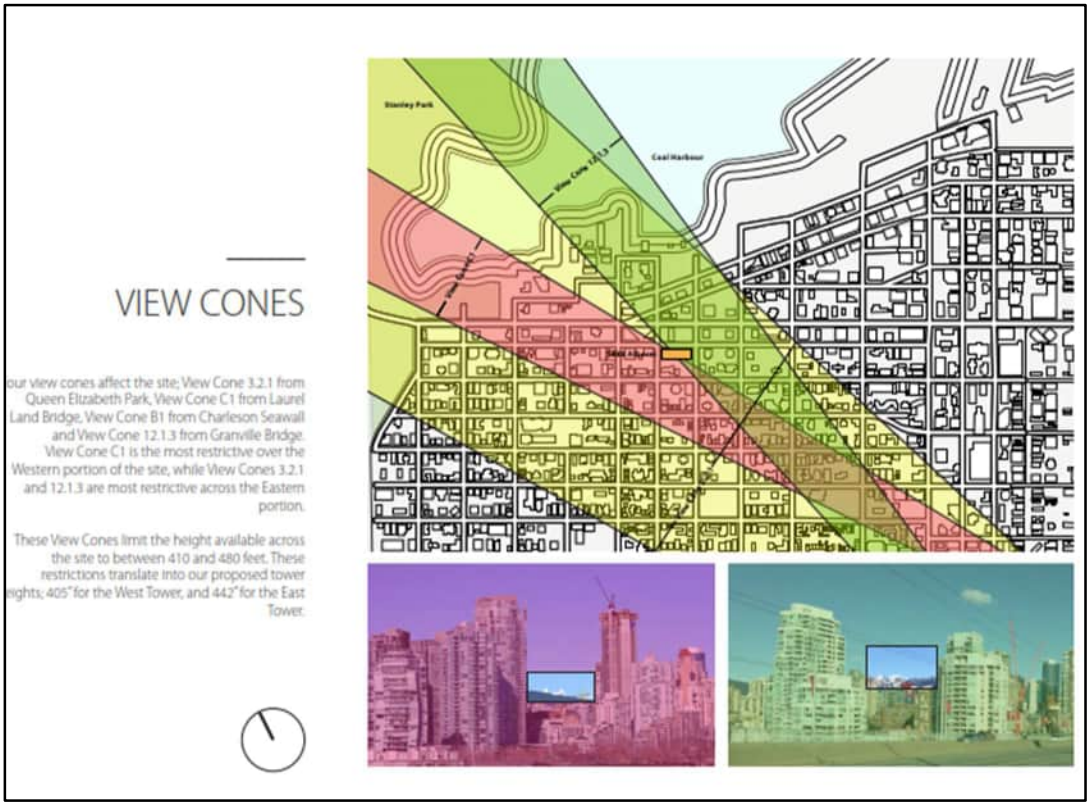
Process & consultation concerns: The City completed a full notification and public consultation process in order to obtain feedback from neighbours and to incorporate that feedback.

Urban Design Analysis – 2018 Submission Drawings

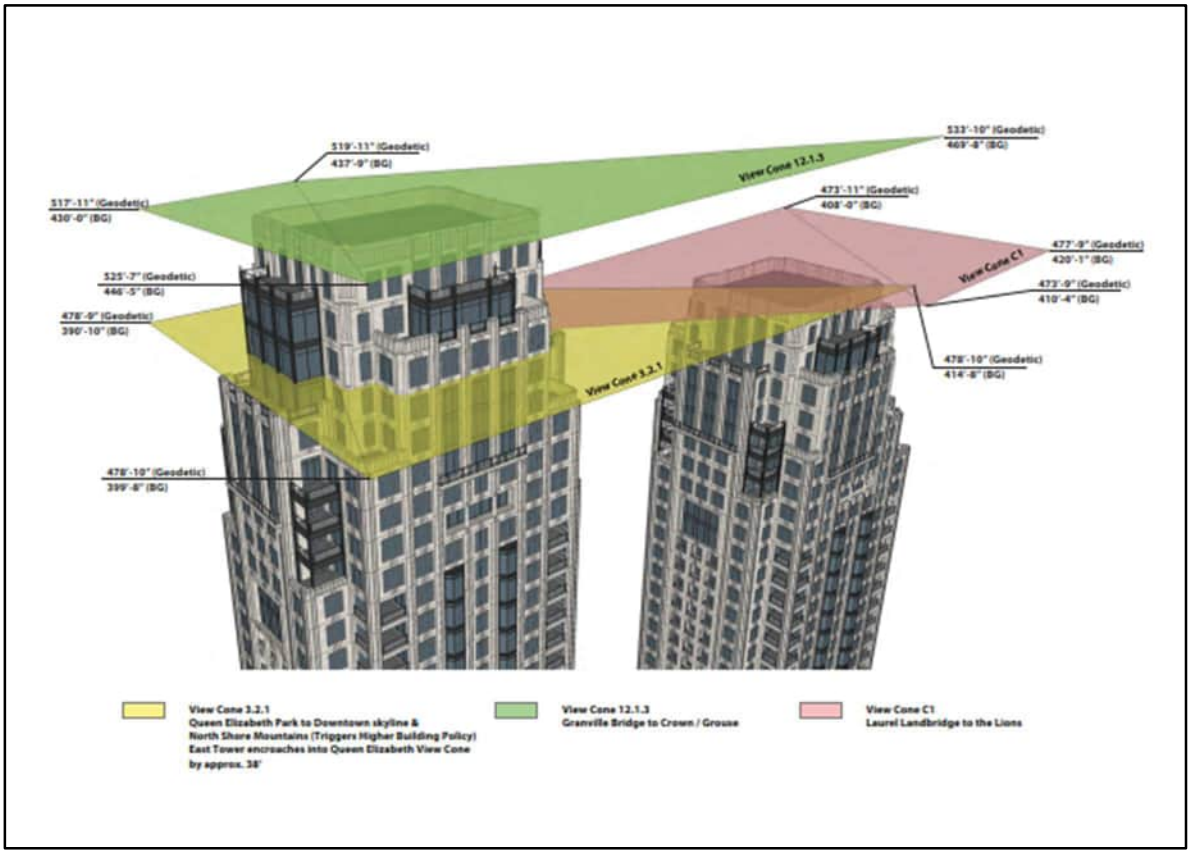
2018 Submission - View cones



2018 Submission - View cones



2018 Submission - View cones



2018 Submission - Rationale

PLANNING RATIONALE

1488 Alberni Street is located within the vibrant and diverse West End neighbourhood. The proposed rezoning will transform the site with two iconic buildings designed to pay homage to the great, early 20th century buildings of the city. The proposal also responds to regional and city-wide policies and strengthens the West End as a complete, compact community by locating additional housing near transit and amenities; allowing opportunities for ownership and rentals for singles, couples, and families; and including onsite amenities including a childcare facility and future park. In addition, rezoning of the site will provide substantial Community Amenity Contributions (CACs), which will help fund public facilities and amenities in the West End neighbourhood.

Key elements of the proposal are outlined below:

Increased Housing Choice in the West End
The proposal includes two residential buildings (43- and 48-storeys) that will bring approximately 443 new homes to the West End, including 314 stratified units and 129 rental units. The rental units will replace and the existing rental stock on site. The City is currently experiencing a housing crisis; this project will provide opportunities for home ownership and rentals in an amenity rich neighbourhood.

Family-Oriented Homes
The proposal recognizes the high percentage of families and children who call the West End home and responds by incorporating family-friendly elements into the overall project design. 60% or 128 of the stratified homes will be family-oriented (2 or more bedrooms), and 35% or 45 of the rental homes will be family-oriented. A childcare facility and associated outdoor space will also be provided onsite.

Innovative Architectural Design
Designed by world-renowned architects, Robert A.M. Stern Architects (RAMSA), in partnership with Vancouver-based Musson Cattell Mackey Partnership (MCMP), the proposed buildings will be reminiscent of the great Formalist buildings in the city (Hotel Vancouver, Marine Building, and Vancouver Block).

The proposed design, which incorporates masonry, sculptural details, and topped with iconic crowns, creates a unique, yet subtle, presence along Alberni Street and integrates well with the West End neighbourhood.

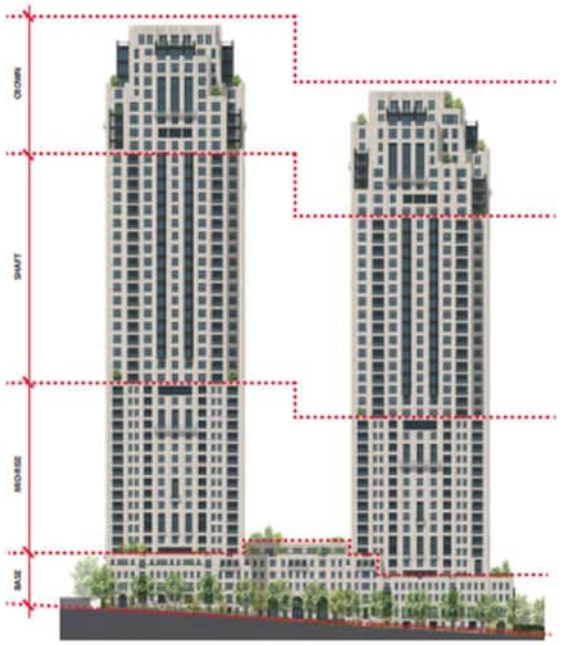
Community Benefits & Amenities
The proposed rezoning supports the West End Plan's Public Benefits Strategy by providing substantial Community Amenity Contributions (CACs). The project will also include a childcare facility and future park on site, as well as public realm improvements.

Environmental Sustainability
The site is located in one of Vancouver's densest communities and is well served by transit and bike infrastructure, and is within walking distance of several nearby amenities including shops and services on Denman and Robson Streets, Stanley Park, and the Coal Harbour seawall. The project will also include onsite cycling infrastructures including class A and class B bike storage and a maintenance shop, as well as electric car charging stations.

The proposal will prioritize sustainability and emphasizes environmentally sound practices and strategies in its building design, including achieving near zero emissions and Passive House.

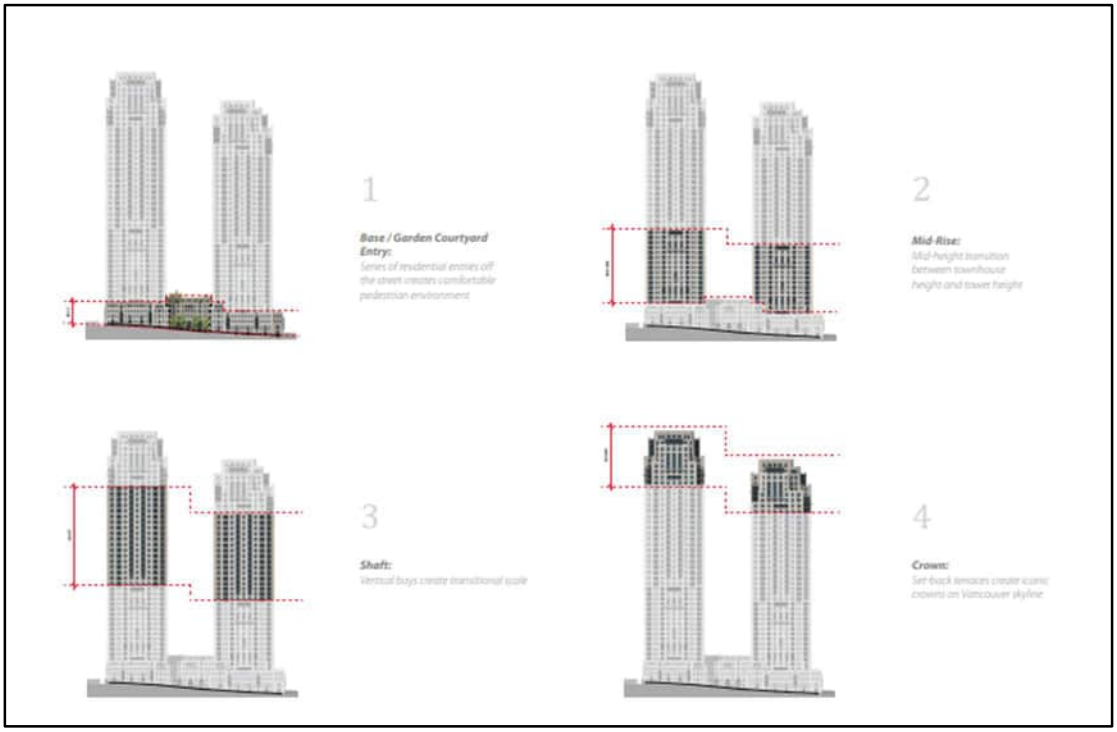
2018 Submission - Massing

TOWER MASSING

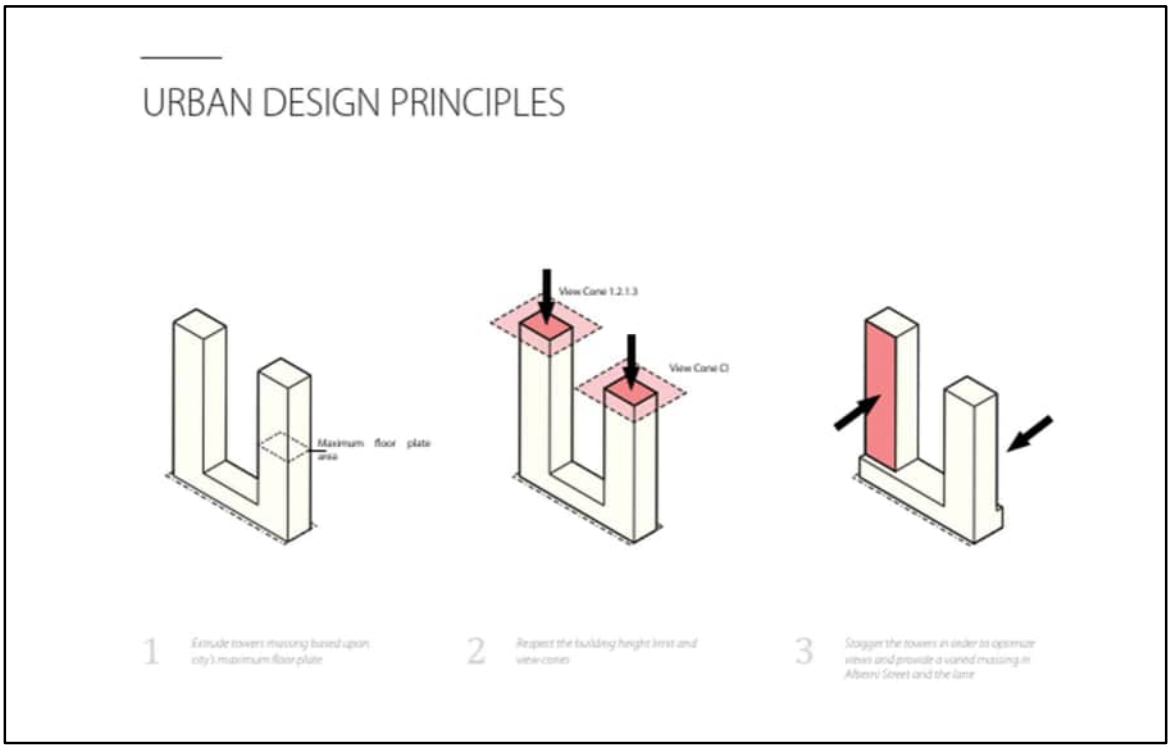


Asia Standard Americas | Landa Global | ITC Properties | Musson Cattell Mackey Partnership | Robert A. M. Stern Architects

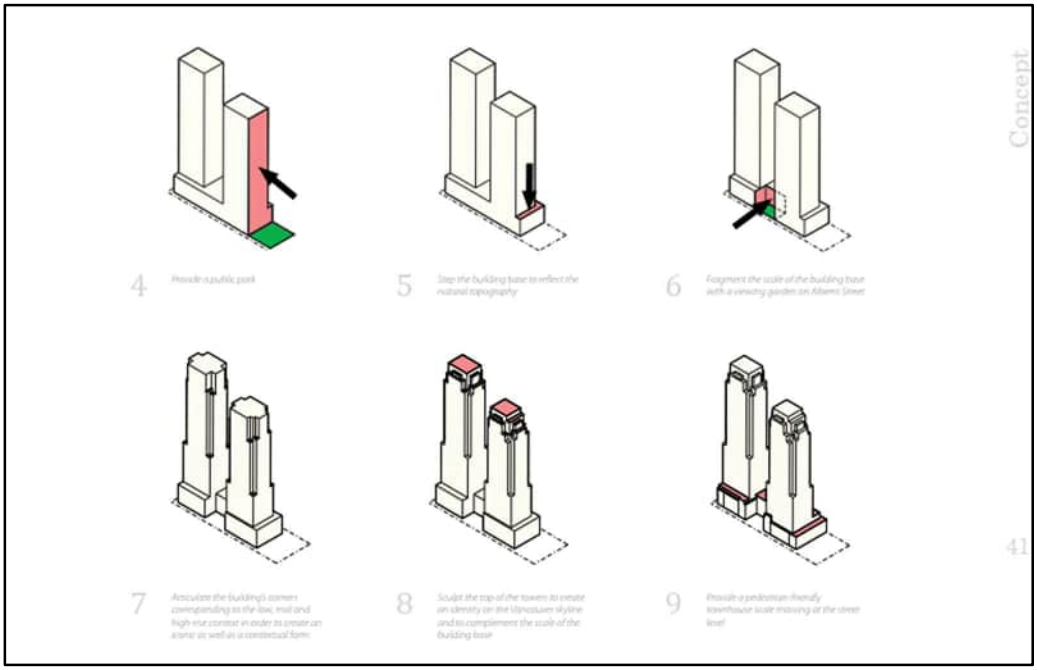
2018 Submission - Massing



2018 Submission - Design

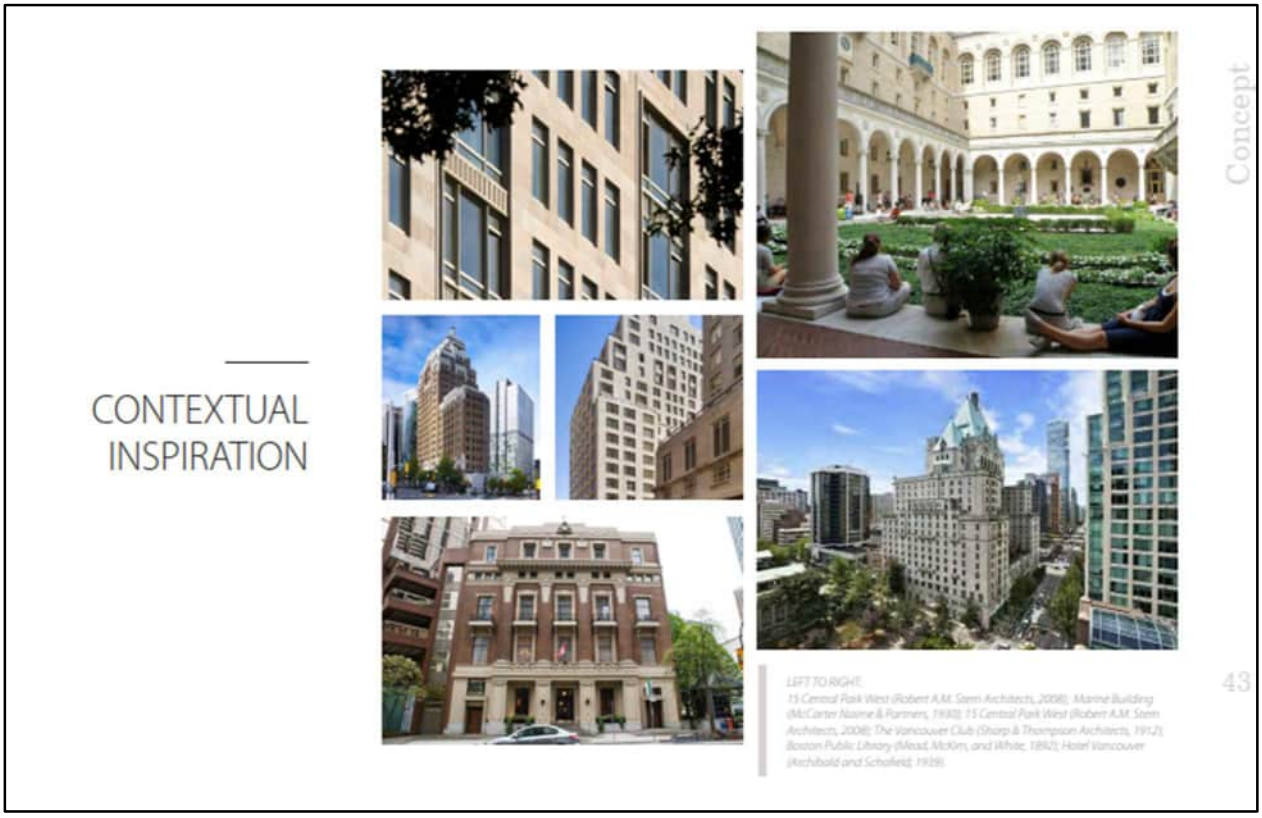


2018 Submission - Design

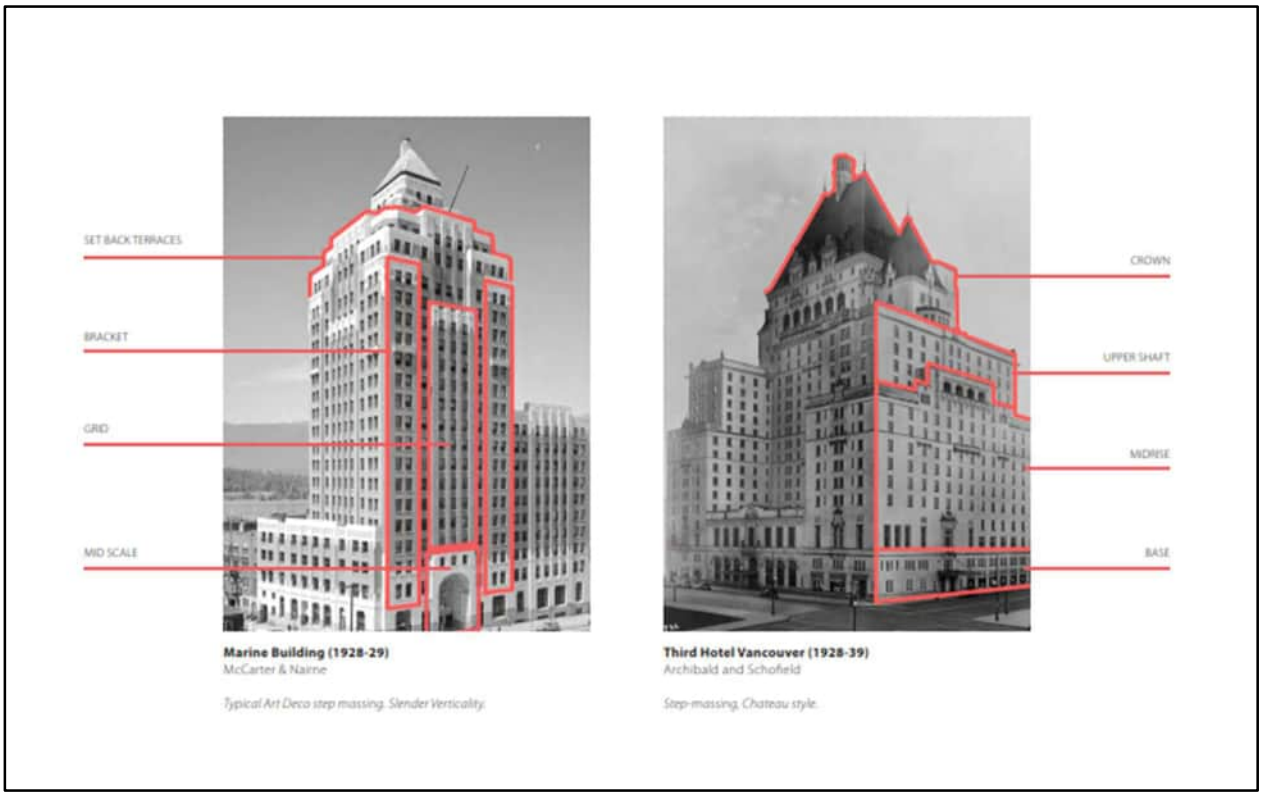


2018 Submission - Design

2018 Submission - Design

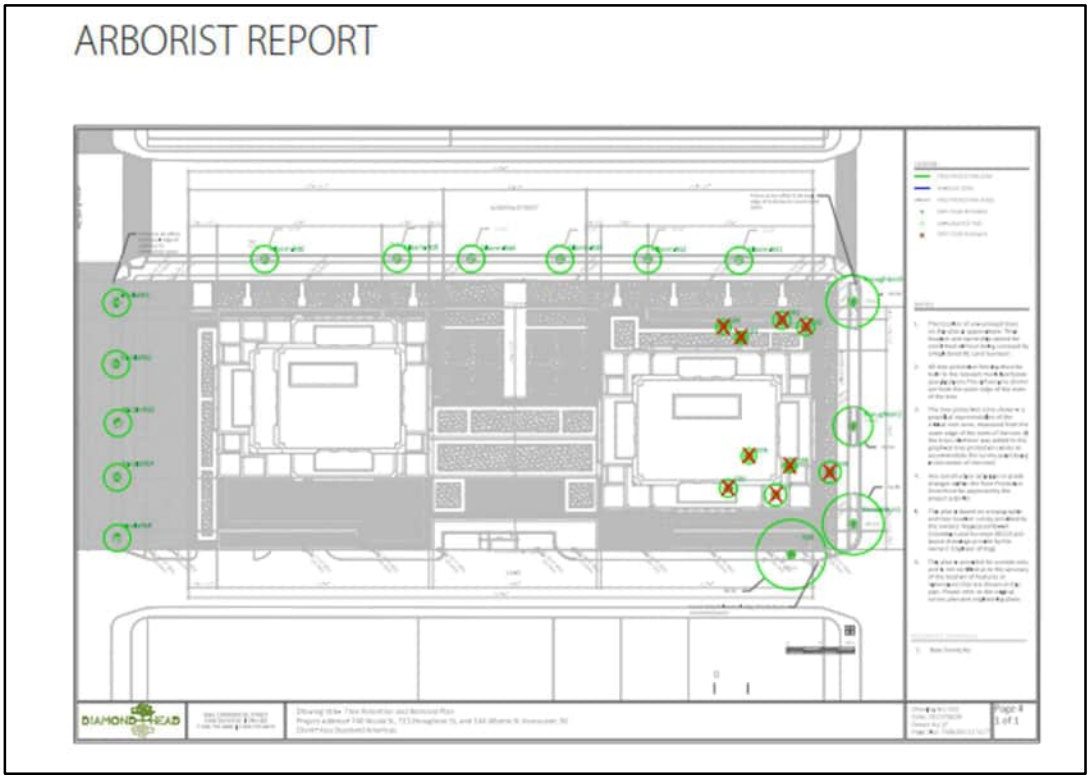


2018 Submission - Design



2018 Submission - Landscape Design

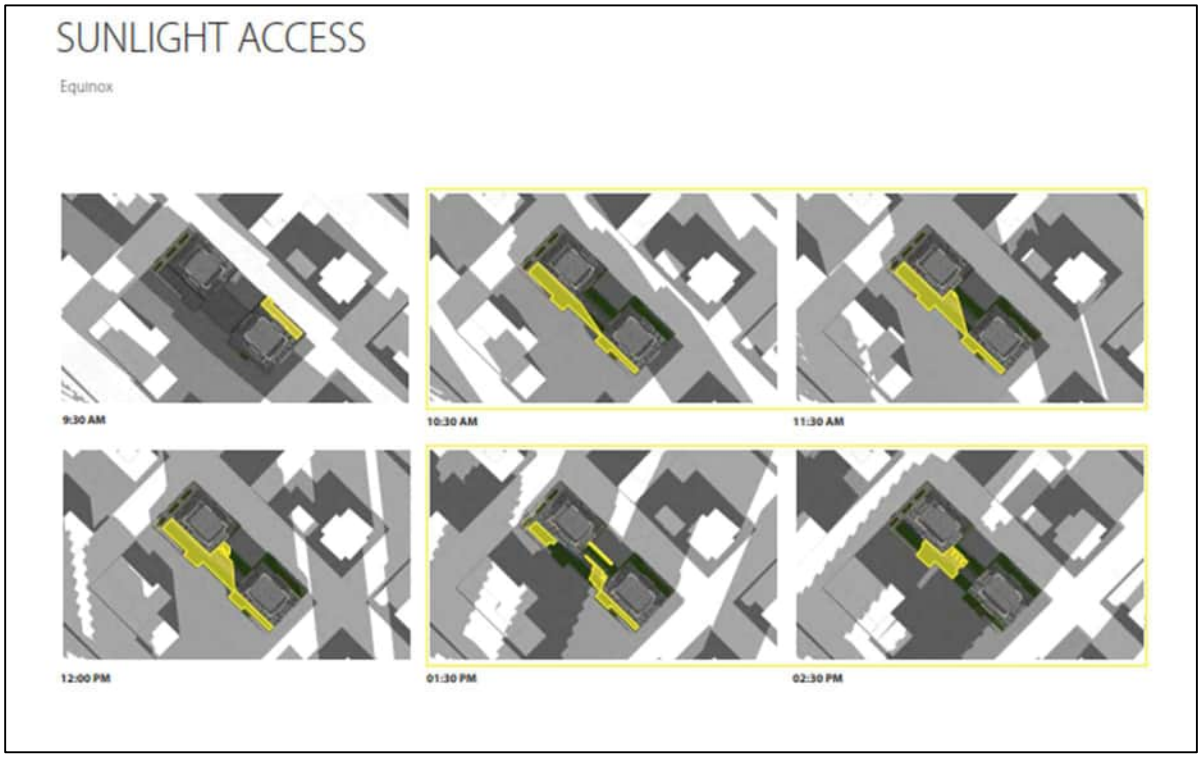
2018 Submission - Arborist Report



2018 Submission - Shadow Studies

2018 Submission - Sunlight Access

2018 Submission - Sunlight Access

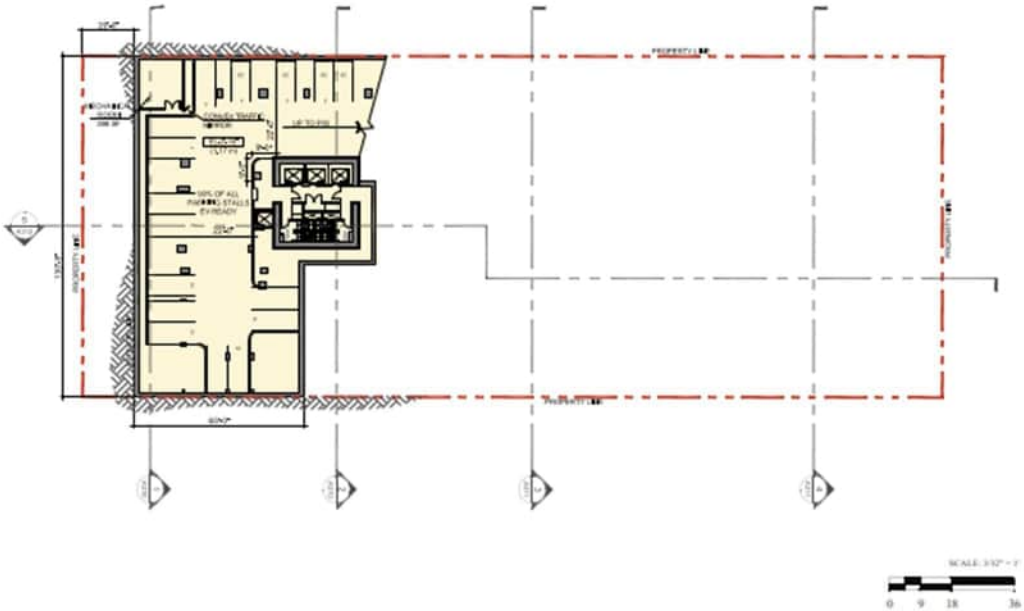


2018 Submission - Design

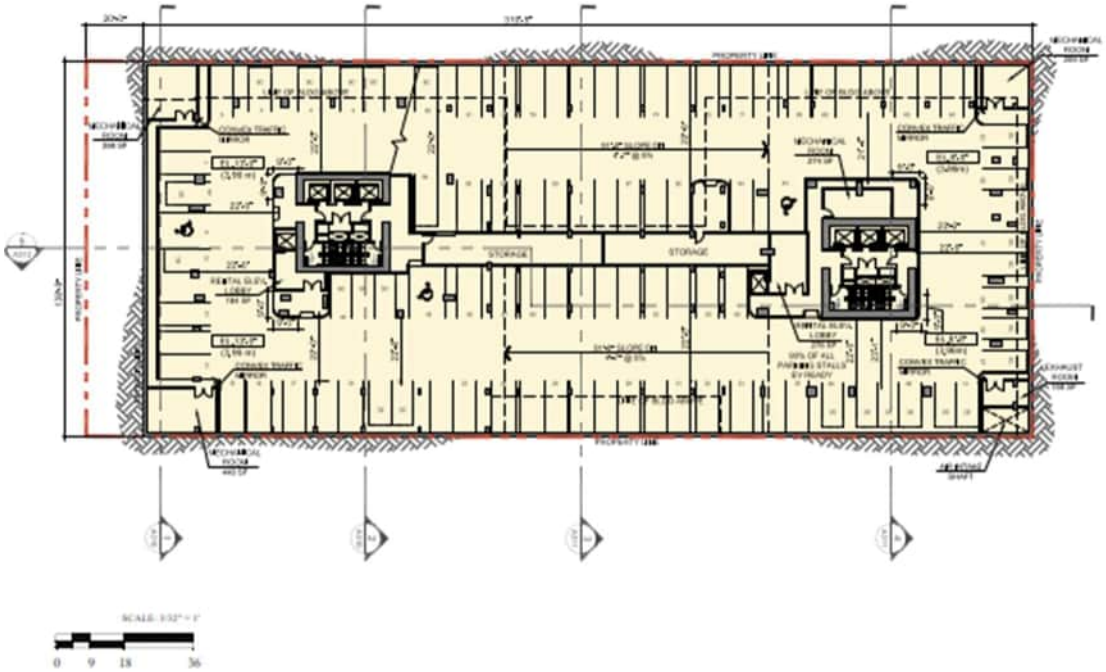
2018 Submission - Design

Asia Standard Americas | Landa Global | ITC Properties | Musson Cattell Mackey Partnership | Robert A. M. Stern Architects

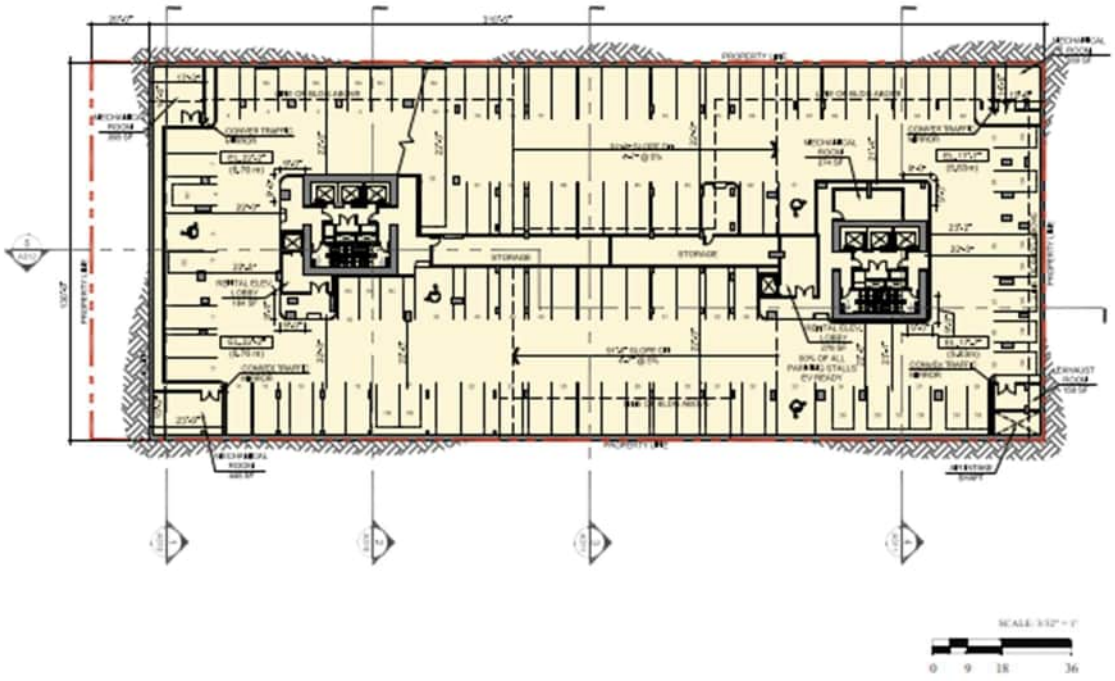
2018 Submission – Parking 6



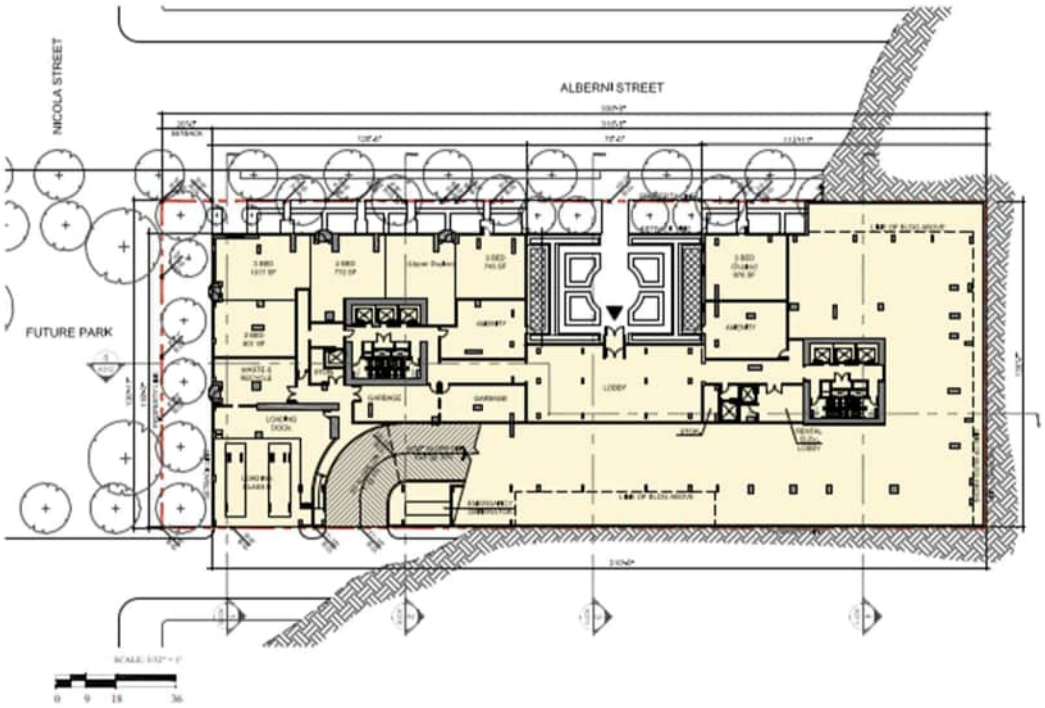
2018 Submission – Parking 5



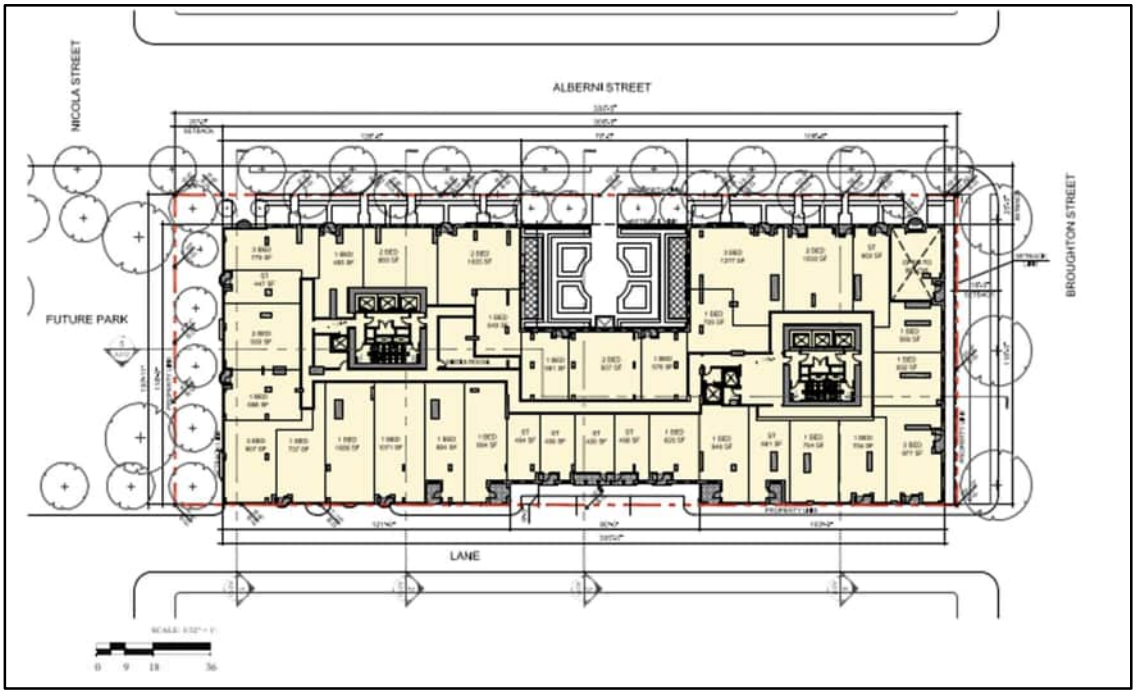
2018 Submission – Parking 4



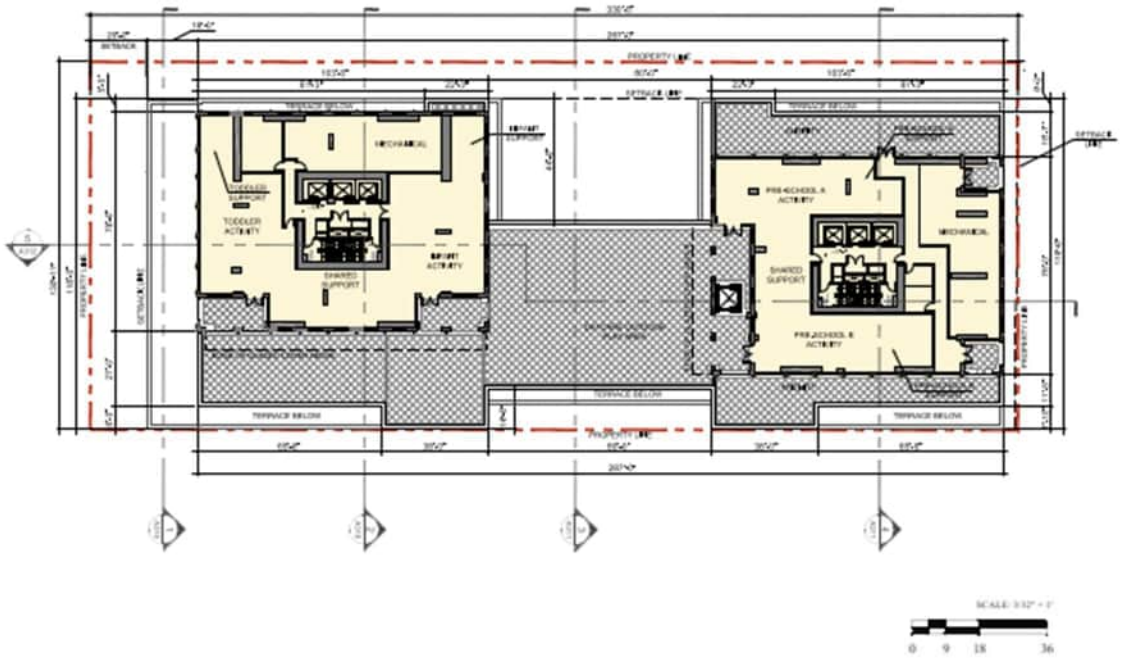
2018 Submission – Level 1



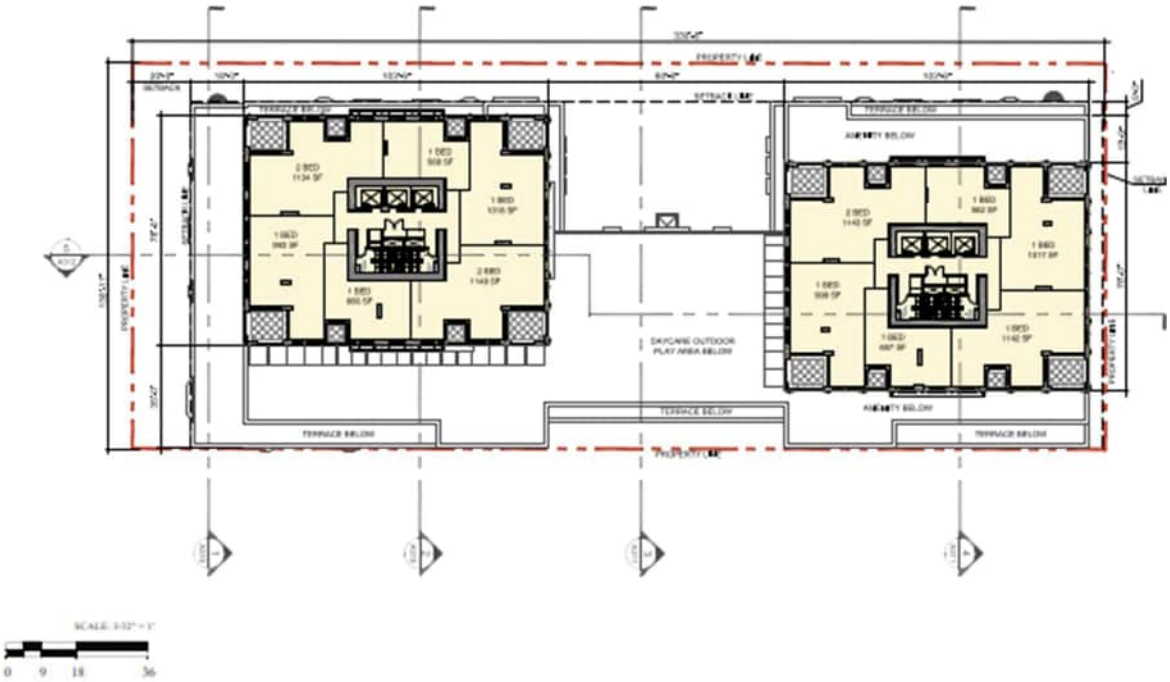
2018 Submission – Level 4



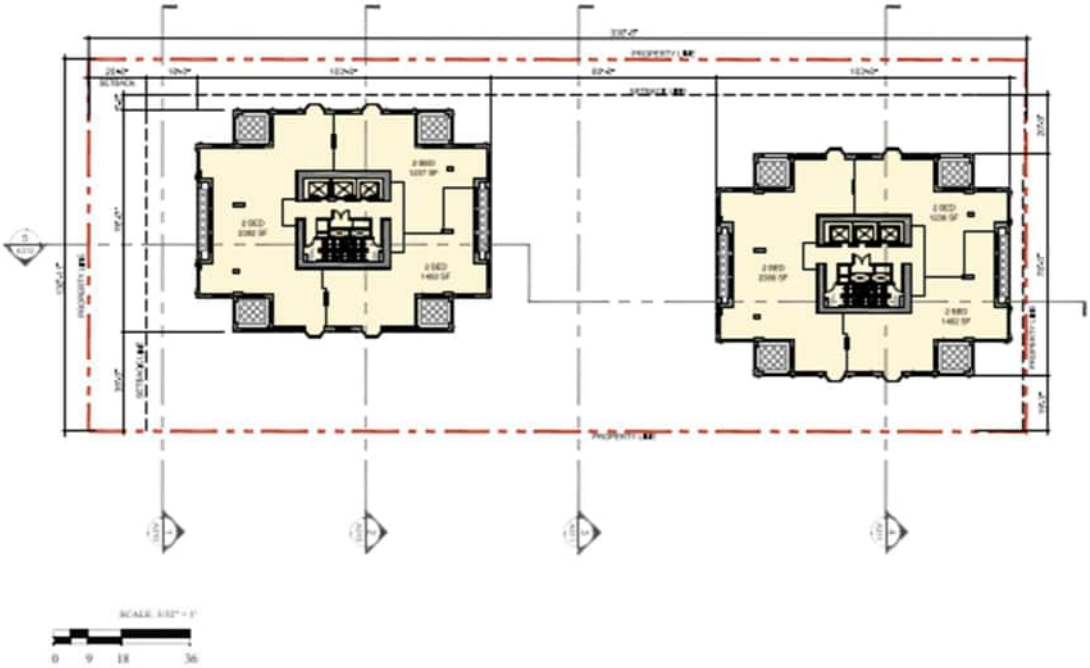
2018 Submission – Level 7



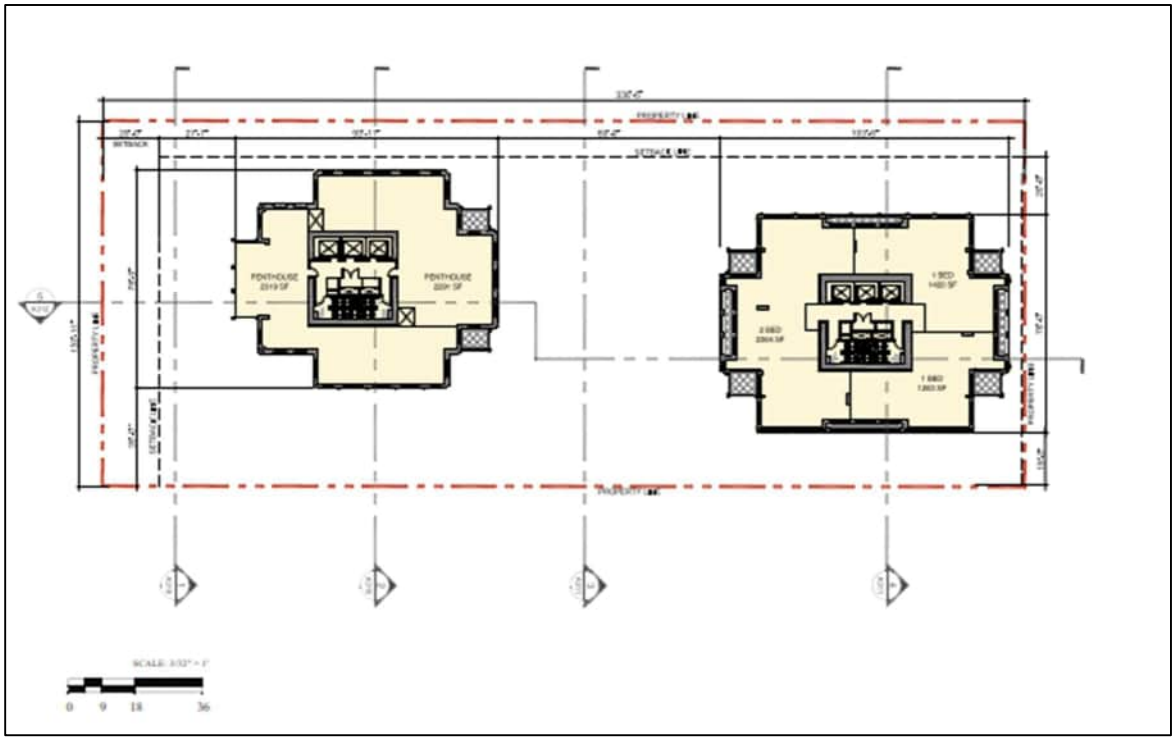
2018 submission – Levels 8-21



2018 Submission – Levels 23-35



2018 Submission – Level 41



* * * * *

APPENDIX E
HOUSING DATA and DRAFT TENANT RELOCATION PLAN

Figure 5: Progress Towards 10 Year Housing Vancouver Targets (2024-2033) for Purpose-Built Market Rental Housing as of March 31, 2026

Housing Type	10-year Targets[1, 2]	Units Approved Towards Targets[3]
Purpose-Built Market Rental Housing Units	35,500	22,888 (64%)

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

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

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

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

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

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

Figure 7: Non-Market, Market Rental Unit Rents, Cost of Ownership and Household Incomes Served (Downtown)

	Housing Income Limits		Newer Rental Buildings Downtown		Monthly Costs of Ownership for Median-Priced Apartment – Downtown (with 20% down payment)	
	Estimated Maximum Starting Rents (at 30% of HILs)[1]	BC Housing - Household Income Limits	Average Market Rent[2]	Average Household Income Served[4]	Monthly Costs of Ownership[3]	Average Household Income Served[4]
Studio	$1,450	$58,000	$54,560	$2,591	$103,640	$2,846
1-bed			$59,520	$2,732	$109,280	$3,701
2-bed	$1,800	$72,000	$84,704	$3,864	$154,560	$6,124
3-bed	$2,150	$86,000	$115,648	$5,157	$206,280	$10,420

1. *Maximum starting rent estimates based on 30% of Housing Income Limits published by BC Housing on December 1, 2025.*
2. *Data from the October 2025 CMHC Rental Market Survey for apartments in purpose-built rental buildings completed in the year 2016 or later on the Downtown of Vancouver.*
3. *Median of all BC Assessment strata apartment sales prices in Vancouver Downtown in 2025 by unit type, 20% down-payment, 5% mortgage rate (in-line with qualifying rate), 25-year amortization, $400-$600 monthly strata fees and monthly property taxes at $2.78 per $1,000 of assessed value (2025 assessments and property tax rate).*
4. *Incomes are estimated based on rents or monthly ownership costs at 30% of income.*

Figure 8: Tenant Relocation Plan

TRPP Requirements Project under 2015 TRP	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: ▪ 2 months' rent for tenancies up to 5 years; ▪ 3 months' rent for tenancies over 5 years and up to 10 years; ▪ 4 months' rent for tenancies over 10 years and up to 20 years; or ▪ 6 months' rent for tenancies over 20 years and up to 30 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 will distribute tenant needs assessment surveys to all eligible tenants. These surveys will be used in relocation efforts and to identify tenants' needs and preferences. The applicant must monitor the rental market and provide tenants requesting assistance based on the following: ▪ Three options should be offered that are comparable in unit type, unless otherwise agreed to; ▪ In the West End, there should be two options in the same neighbourhood; ▪ All options should rent at no more than Canadian Mortgage and Housing Corporation's average rents for the area; and ▪ Where possible, options should be tailored to the tenant.
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 must assist with securing a permanent, suitable affordable housing option.

First Right of Refusal
 	
(Where starting rents are anticipated to be higher than what the tenant currently pays, provide a 20% discount off starting rents for any returning tenants)
	The applicant must offer all eligible tenants the right of first refusal in the market rental building based on the affordability options below:
	
	▪ 20% discount to market rent
	  ▪ The applicant must offer all eligible tenants the right of first refusal at a 20% discount off starting rents in similar units in the new development
	▪ Below Market Rental Housing (BMR) Units
	  ▪ A minimum of 70% of the BMR units will be rented at rates that are at least 20% below the applicable CMHC Average Market Rent.
	  ▪ The remaining BMR units will be rented at rates that are at least 50% below the applicable CMHC Average Market Rent for the area.
	Eligible tenants will also be offered right of first refusal in the social housing building based on the affordability options below:
	
	▪ Low End of Market (LEM)
	  ▪ LEM rents that are set at a minimum rate of 10% below the market rent for the project and neighbourhood.
	▪ A minimum of 30% of the social housing units will be rented at Housing Income Limit (HILs) rents, which are Rent Geared to Income (RGI)
	  ▪ HILs units are no more than 30% of household income

* * * * *

APPENDIX F
PUBLIC BENEFITS

City-wide DCL[1]	$11,062,902
Utilities DCL[1]	$6,932,014
CAC: In-kind social housing	$60,346,800
CAC: In-kind childcare	$14,686,000
Public Art[3]	$1,097,224
TOTAL	**$94,124,940**

Other Benefits (non-quantifiable components): 69 rental units, secured for the greater of 60 years and the life of the building.

[1] Based on rates in effect as of December, 2025 and the proposed 57,392 sq. m (617,769 sq. ft.) of residential floor area and 815.5 sq. m (8,778 sq. ft.) of childcare floor area which is expected to qualify for the $10 per building permit rate. The proposed 5,911 sq. m (63,626 sq. ft.) of social housing floor area is exempt which is valued at $2,066,131.

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.

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

* * * * *

APPENDIX G
REZONING APPLICATION SUMMARY

Property

Address	Parcel Identifier (PID)	Legal Description
1438 - 1444 Alberni Street and 711 Broughton Street	007-561-938	LOT I (EXPLANATORY PLAN 10081) BLOCK 43 DISTRICT LOT 185 PLAN 92
740 Nicola Street	009-175-105	LOT 16 BLOCK 43 DISTRICT LOT 185 PLAN 92

Applicant Team

Applicant	Pooni Group
Developer	Landa Global Properties
Architect	Arcadis Architects, Canada Inc
Property Owner	Alberni Street Nominee Inc

Statistics

	Permitted Under Existing Zoning	Proposed
Zoning	DD (Downtown District)	CD-1
Site Area	4,019.9 sq. m (43,270 sq. ft.)	4,019.9 sq. m (43,270 sq. ft.)
Land Use	Residential with compatible retail, office, service and institutional uses	Residential, Childcare, Park uses
Maximum FSR	6.0	14.48
Maximum Height	91.4 m (300 ft.)	135.2 m (444 ft.)
Floor Area	24,119 sq. m (259,614 sq. ft.)	58,208 sq. m (626,535 sq. ft.)
Unit Mix	N/A	49 studio units 143 1-bedroom 215 2-bedroom 36 3-bedoom **443 Total**

* * * * *