



## REFERRAL REPORT

Report Date: January 20, 2026  
Contact: Oskar Eriksson  
Contact No.: 604.829.9270  
RTS No.: 18416  
VanRIMS No.: 08-2000-20  
Meeting Date: February 3, 2026

TO: Vancouver City Council

FROM: General Manager of Planning, Urban Design and Sustainability

SUBJECT: CD-1 (899) Text Amendment: 3360-3384 Vanness Avenue and 3347 Clive Avenue

### Recommendation to Refer

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

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

### Recommendations for Public Hearing

- A. THAT the application by Intracorp Projects Ltd., on behalf of Intracorp Vanness Nominee Ltd., the registered owner of the lands located at 3360-3384 Vanness Avenue and 3347 Clive Avenue [*PID 032-497-326; Lot A Blocks 154, 155 and 156 District Lot 37 Group 1 New Westminster District Plan EPP144353*], to amend CD-1 (Comprehensive Development) District (899) By-law No. 14333, to increase the maximum floor space ratio (FSR) from 11.38 to 11.52, increase the proportion of below-market rental housing from 10% to 20% of the residential floor area and convert the previously secured City-owned childcare into commercial space;

FURTHER THAT the draft by-law to amend CD-1 (899) No. 14333, prepared for the Public Hearing in accordance with Appendix A, be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by Boniface Oleksiuk Politano Architects, received October 23, 2025;

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

- B. THAT subject to approval in principle of the rezoning and the Housing Agreement described in Part 2 of Appendix B, the Director of Legal Services be instructed to prepare the necessary Housing Agreement By-law for enactment prior to enactment of the CD-1 By-law, subject to such terms and conditions as may be required at the discretion of the Director of Legal Services and the General Manager of Planning, Urban Design and Sustainability.
- C. THAT Recommendations A and B be adopted on the following conditions:
  - (i) THAT the passage of the above resolutions creates no legal rights for the applicant or any other person, or obligation on the part of the City and any expenditure of funds or incurring of costs is at the risk of the person making the expenditure or incurring the cost;
  - (ii) THAT any approval that may be granted following the Public Hearing shall not obligate the City to enact a by-law rezoning the property, and any costs incurred in fulfilling requirements imposed as a condition of rezoning are at the risk of the property owner; and
  - (iii) THAT the City and all its officials, including the Approving Officer, shall not in any way be limited or directed in the exercise of their authority or discretion, regardless of when they are called upon to exercise such authority or discretion.

## **Purpose and Executive Summary**

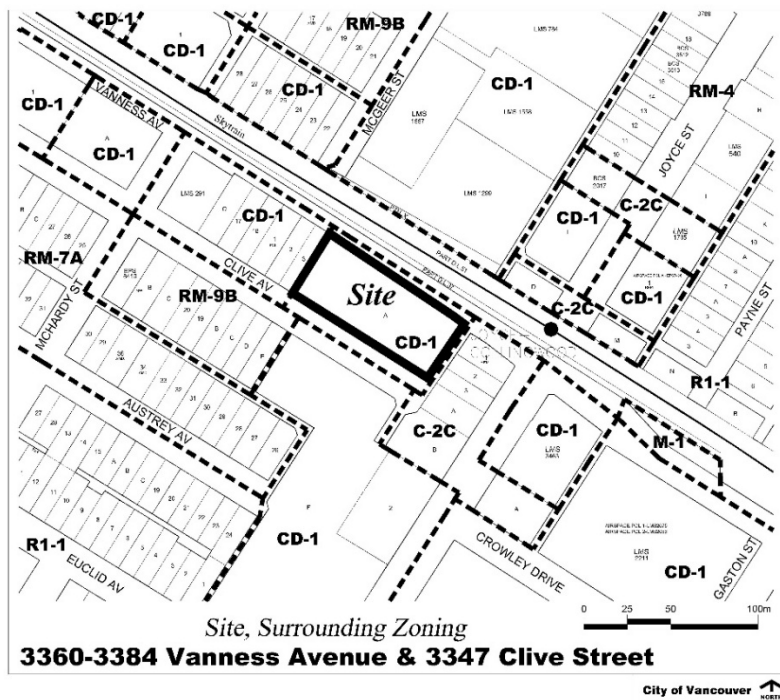
This report evaluates an application to amend CD-1 (Comprehensive Development) District (899) By-law No. 14333 for 3360-3384 Vanness Avenue and 3347 Clive Avenue. This CD-1 text amendment is to secure an increase in the proportion of below-market rental housing from 10% to 20% of the residential floor area, and to remove the previously secured City-owned childcare facility and convert the floor area to commercial space intended for a privately operated childcare. No changes are proposed to the form of development or the total number of rental units.

The General Manager of Planning, Urban Design and Sustainability recommends approval in principle subject to conditions contained in Appendix B.

## **Context and Background**

### **1. Site and Context**

The site is zoned CD-1 (899) and is comprised of one consolidated site, located on the south side of Vanness Avenue, mid-block between McHardy Street and Joyce Street in the Joyce-Collingwood neighbourhood (see Figure 1). The site is double-fronted with Vanness Avenue to the north and Clive Avenue to the south. The surrounding neighbourhood consists of a mix of high-, mid- and low-density residential buildings with the greatest height located near the intersection of Joyce Street and Vanness Avenue.

**Figure 1: Site and Surrounding Zoning**

## 2. Policy Context

**Joyce-Collingwood Precinct Plan:** The subject site is located within subarea V1 of the *Joyce-Collingwood Precinct Plan* (Plan).

### Transit-Oriented Areas (TOA) Designation By-law and Transit-Oriented Areas (TOA)

**Rezoning Policy:** This site is within Tier 1 of the TOA legislation (within 200 m of the Joyce-Collingwood SkyTrain station) which allows a density up to 5.5 FSR and a building height of 20 storeys. The Policy requires 20% of the residential floor area to be delivered as below-market rental units.

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

## Discussion

### 1. Proposal

#### *Background*

CD-1 (899) No. 14333 was approved in principle at Public Hearing on January 23, 2024 and enacted on May 7, 2025. The By-law permits a 30- and 33-storey mixed-use development that includes 679 rental residential units with 10% of the residential floor area secured at below-market rates, commercial space on the ground floor and a 37-space childcare facility dedicated to the City. The CD-1 By-law allows for a floor space ratio (FSR) of 11.38 and a maximum building height of 91.4 m (300 ft.) for the taller east tower.

Though the proposal exceeded the anticipated height and density in applicable policies, staff supported the application as the delivery of the childcare facility, turn-key to the City addressed the *Joyce-Collingwood Precinct Plan* Public Benefits Strategy, while delivering a large amount of rental housing adjacent a rapid transit station.

On September 18, 2025, Council approved-in-principle a relatively minor height increase to accommodate elements such as elevators, acoustic flooring and rooftop insulation.

#### *Current Proposal*

The proposal is to amend CD-1 (Comprehensive Development) District (899) By-law to secure the increase in the proportion of below-market rental housing from 10% to 20% of the residential floor area (increasing the number of below-market rental units from 68 to 136) and to remove the previously secured City-owned childcare facility. While the applicant intends to explore the provision of a privately operated childcare within the space, the floor area would be designated for general commercial use and would not be restricted to childcare use. No changes to the form of development or overall unit count are proposed. There is a minor change to the proposed unit mix, with the revised proposal increasing the number of 3-bedroom apartments to 31, in alignment with condition 1.14 of the 2024 Council approval.

The applicant is seeking this change to facilitate project financing, as eligibility for the federal Apartment Construction Loan Program (ACLP) requires an increased proportion of below-market housing.

The proposed amendment results in a slight increase to the floor area ratio (FSR) from 11.38 to 11.52. The increase is a result of how the density was calculated in the original proposal, no additional floor area is proposed. Previously, the floor area allocated for the childcare facility was excluded from the density calculation, as the asset was planned to be dedicated to the City. As the space is now proposed for a privately operated childcare, the commercial space for which this is considered is counted as floor area, which results in what appears to be a minor increase in floor area.

A Construction and Transfer Agreement (the “**Childcare Construction and Transfer Agreement**”) was registered on title to the development lands on April 16, 2025 under Land Title Office Registration No. CB1989478-CB1989491 to secure the construction by the applicant and the transfer to the City of the childcare facility, as was required under Rezoning Condition 2.3 for the enactment of by-law CD-1 (899) No. 14333. Upon enactment of the by-law to amend CD-1 (899) No. 14333, the transfer of the childcare facility to the City will no longer be required and the Childcare Construction and Transfer Agreement will be discharged.

Figure 2: The approved form of development - view to the south.



## 2. Form of Development

As there are no changes proposed to the form of development as part of this text amendment, there are no conditions related to built form. Similarly, an Urban Design Panel (UDP) review was not required as the form of development remains unchanged.

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

## 3. Housing

This application includes 679 rental units, including 543 market rental units and 136 below-market rental units (20% of the residential floor area), which would contribute to the targets set out in the *Housing Vancouver Strategy* (see Figure 1, Appendix D).

This amendment provides approximately 68 additional below-market rental units for a total of 136 BMR units compared to the 68 units in the current CD-1 bylaw.

- **Housing Mix:** The project proposes 35.9% 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.
- **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 2, Appendix D. If approved,

starting rents for the below-market units will be 15% less the city-wide average market rentals at the time of initial tenancy and upon unit turnover.

Eligibility and monitoring requirements for the below-market units are described in the Rental Incentive Programs Bulletin.

- **Security of Tenure:** All 679 units in the proposal would be secured through a Housing Agreement and Section 219 Covenant for the longer of the 60 years or the life of the building. The Housing Agreement will secure not less than 20% of the residential floor area of below-market units.
- **Tenants:** The four eligible tenants continue to be covered under the Tenant Relocation Plan as originally approved in 2024.

All residential tenancies are governed by the Residential Tenancy Act (British Columbia).

#### 4. Public Input

Public input primarily included mailed postcards, a site sign, a webpage, an online comment form, and question and answer (Q&A) period. Refer to the application webpage: [3362-3384 Vanness Ave and 3347 Clive Ave text amendment | Shape Your City Vancouver](#).

In total, approximately **11** submissions were received. Overall, respondents supported the increase in below-market rental floor area and the delivery of housing near transit. Key concerns included the potential loss of the public childcare facility, given limited local supply, as well as possible traffic and congestion impacts. Refer to Appendix C for a full summary of the public input collected and responses to public comments.

#### 5. Public Benefits

Refer to Appendix E for full summary of public benefits.

- **Development Cost Levies (DCLs):** With the increase of below-market housing (from 10% to 20% of the residential floor area), the applicant has requested and is expected to be eligible for the Class A (100%) waiver of the City-wide DCLs. The project is expected to pay DCLs of \$5,596,083 based on December 10, 2025 rates. The value of the waiver on City-wide DCLs is estimated to be \$8,706,402.
- **Community Amenity Contributions (CAC):** This application is subject to a negotiated CAC. Real Estate Services staff have reviewed the valuation as a result of the increased number of below-market rental units and the removal of the city-owned childcare. No further CAC is anticipated.
- **Public Art:** The project is expected to provide a public art contribution of \$874,124.

#### **Financial Implications**

The project is expected to provide a total of 679 rental units. This text amendment will secure a minimum of 20% of the residential floor area at below-market rates, generate a public art contribution and reduce the DCLs payable by the applicant. Real estate staff have reviewed the project pro forma and confirm that the value of securing the additional below-market rental units

is comparable to the value associated with the originally proposed childcare facility and other corresponding changes to the valuation. See Appendix E for additional details.

### **Conclusion**

The proposed land use and form of development remain consistent with the 2024 council approval. Staff have concluded that the increase in the below-market rental floor area and the removal of the city-owned childcare do not generate any additional land lift and CAC.

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**  
**3360-3384 Vanness Avenue and 3347 Clive Avenue**  
**DRAFT BY-LAW TO AMEND CD-1 (899) BY-LAW NO. 14333**

*Note: An amended by-law will be prepared generally in accordance with the provisions listed below, subject to change and refinement prior to posting.*

1. This by-law amends the indicated provisions of By-law No. 14333.
- 2 . In section 6.1, Council strikes out “10%” and substitutes “20%”.
- 3 . In section 7.2, Council strikes out “11.38” and substitutes “11.52”.
- 4 . Council strikes out section 7.5 and substitutes the following:  
  
“7.5 The Director of Planning or Development Permit Board may exclude common amenity areas from the computation of floor area, to a maximum of 10% of the total permitted floor area, if the Director of Planning or Development Permit Board considers the intent of this by-law and all applicable Council policies and guidelines.”.

\* \* \* \* \*

## **APPENDIX B CONDITIONS OF APPROVAL**

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

### **PART 1: CONDITIONS OF APPROVAL OF THE FORM OF DEVELOPMENT**

*Note: Consideration by Council at the Public Hearing of the proposed form of development is in reference to plans prepared by Boniface Oleksiuk Politano Architects, received on October 23, 2025.*

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

#### **Housing**

- 1.1 The proposed unit mix, including 378 studio units (55.7 %), 57 one-bedroom units (8.4 %), 213 two-bedroom units (31.4 %) and 31 three-bedroom units (4.6 %) 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 market rental units and 35% of the below-market rental units, designed to be suitable for families with children.

The proposed market rental and below-market rental unit mix should be designed to accommodate returning tenants exercising the Right of First Refusal to return to the new building, as outlined in the *Tenant Relocation and Protection Policy* and TRPP Bulletin.

### **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:

#### **Housing**

- 2.1 Make arrangements to the satisfaction of the General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services to enter into a Housing Agreement and a Section 219 Covenant to secure all residential units as class A for profit affordable rental housing, excluding Seniors Supportive or Independent Living Housing, and including at least 20% of the residential floor area that is counted in the

calculation of the dwelling unit area per the CD-1 By-law to be secured as below-market rental dwelling housing units, and the remaining units to be secured as market rental units, subject to the conditions set out below for such units, for a term equal to the longer of 60 years and the life of the building and such other terms and conditions as the General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services may require. The agreement or agreements will include but not be limited to the following terms and conditions:

- (a) A no separate-sales covenant;
- (b) A no stratification covenant;
- (c) A provision that none of the units will be rented for less than 90 consecutive days at a time;
- (d) That the average initial starting monthly rents by unit type for the below-market rental housing dwelling units in the project will be at least 15% below the average market rent for private rental apartment units city-wide as published by the most recent Canada Mortgage and Housing Corporation in the Rental Market Survey Data Tables for Vancouver at the time when the occupancy permit is issued;
- (e) That a rent roll indicating the agreed maximum average initial monthly rents for the below-market rental housing dwelling units will be required prior issuance of an occupancy permit, to the satisfaction of the General Manager of Planning, Urban Design or Sustainability (or successor in function) and the Director of Legal Services;
- (f) Following initial occupancy, on a change in tenancy for a below-market rental housing dwelling unit, the starting rent for such new tenancy will be at least 15% below the rent for private rental apartment units city-wide as published by the Canada Mortgage and Housing Corporation in the most recent Rental Market Survey Data Tables for Vancouver for that unit type at the time of the change in tenancy;
- (g) That the applicant will verify eligibility of new tenants for the below-market rental housing dwelling units, based on the following:
  - (i) For new tenants, annual household income cannot exceed (4) four times the annual rent for the unit (i.e. at least 25% of household income is spent on rent); and
  - (ii) There should be at least one occupant per bedroom in the unit.
- (h) That the applicant will verify the ongoing eligibility of existing tenants in below-market rental housing dwelling units every five (5) years after initial occupancy:
  - (i) For such tenants, annual household income cannot exceed 5 times the annual rent for the unit (i.e. at least 20% of income is spent on rent); and
  - (ii) There should be at least one occupant per bedroom in the unit.

- (i) On an annual basis, or at the request of the City, the applicant will report to the City of Vancouver on the operation of the below-market rental housing dwelling units which will ensure that the City can confirm that the units are being operated as agreed, and will include a rent roll for the below-market rental housing dwelling units, and a summary of the results of eligibility testing for these units; and
- (j) Such other terms and conditions as the General Manager of Planning, Urban Design or Sustainability (or successor in function) and the Director of Legal Services may require in their sole discretion.

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

### **Environmental Contamination**

- 2.2 Submit a site disclosure statement to Environmental Services;
- 2.3 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
- 2.4 If required by the Manager of Environmental Services and the Director of Legal Services, in their discretion, enter into a remediation agreement for the remediation of the site and any contaminants which have migrated from the site on terms and conditions satisfactory to the Manager of Environmental Services, the General Manager of Engineering Services and Director of Legal Services, including a Section 219 Covenant that there will be no occupancy of any buildings or improvements constructed on the site pursuant to this rezoning until separate Certificates of Compliance, satisfactory to the City, for the on-site and off-site contamination, issued by the BC Ministry of Environment and Parks, have been provided to the City.

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

### **Public Art**

- 2.5 If necessary, execute an agreement or amend the existing registered Public Art Agreement, satisfactory to the Director of Legal Services and the ACCS Deputy General Manager, Arts, Culture & Tourism (ACT) 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.

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

Note to Applicant: Please contact Public Art staff at [publicart@vancouver.ca](mailto:publicart@vancouver.ca) to discuss your application.

### **Agreements**

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

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

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

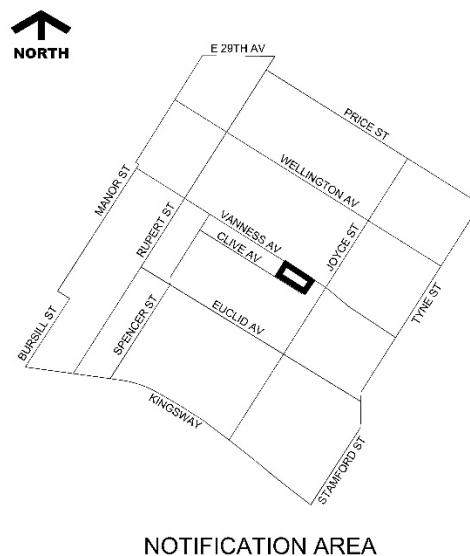
\* \* \* \* \*

## APPENDIX C ADDITIONAL INFORMATION

### Public Consultation Summary

| Event                                                                                 | Date(s)                              | Details                                                                                                                                                       |
|---------------------------------------------------------------------------------------|--------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Webpage published</b>                                                              | December 5, 2025                     | <a href="https://www.shapeyourcity.ca/3362-3384-vanness-ave-and-3347-clive-ave-3">https://www.shapeyourcity.ca/3362-3384-vanness-ave-and-3347-clive-ave-3</a> |
| <b>Postcard mailed</b>                                                                | January 5, 2026                      | 3,832 notices mailed (approximate)                                                                                                                            |
| <b>Site sign installed</b>                                                            | December 18, 2025                    | n/a                                                                                                                                                           |
| <b>Online comment form</b>                                                            | December 5, 2025 to January 20, 2026 | 6 submissions <ul style="list-style-type: none"> <li>• 2 responses support</li> <li>• 4 responses opposed</li> <li>• 0 responses mixed</li> </ul>             |
| <b>Question and Answer (Q&amp;A) period (2 weeks)</b>                                 | January 7, 2026 to January 20, 2026  | 3 submissions                                                                                                                                                 |
| <b>Other input (phone calls, direct emails, etc.)</b>                                 | December 5, 2025 to January 20, 2026 | 2 submissions                                                                                                                                                 |
| <b>Total webpage views</b>                                                            | December 5, 2025 to January 20, 2026 | 448 page views                                                                                                                                                |
| <b>Total Submissions</b> (Comments submitted + questions asked + other input methods) |                                      | 11 submissions                                                                                                                                                |

## Map of Notification Area



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

Areas of support:

- **Housing:** The development contributes to the housing stock in the area. Increased density is supported given the proximity to transit.
- **Affordability:** Support for the increase in below-market rental floor area.

Areas of concern:

- **Loss of public amenity:** Loss of the previously secured city-owned childcare impacts the area negatively, especially given the shortage of affordable childcare in the neighbourhood.
- **Neighbourhood Impact:** The proposal prioritizes added density over the needs of local residents.
- **Traffic:** The development will add to congestion in the area and impact safety for vulnerable road users.

## Response to Public Comments

- While the loss of the turnkey City-owned childcare facility is regrettable, affordable rental housing remains a top priority for the city and therefore 68 additional below-market rental units was considered in lieu of childcare.

- The proposed text amendment does not increase the floor area of the development. The total number of approved rental units remains unchanged from the original 2024 approval.
- The proposed increase in below-market rental units and the removal of the City-owned childcare facility are not expected to result in measurable impacts on traffic congestion or safety. The development's density, as originally approved in 2024, aligns with the City's objective to support higher-density residential development in close proximity to SkyTrain stations.

\* \* \* \* \*

## APPENDIX D HOUSING DATA

**Figure 1 - Progress Towards 10 Year Housing Vancouver Targets (2024-2033) as of September 30, 2025**

| Housing Type                                          | Category                            | 10-year Targets <sup>1, 2</sup> | Units Approved Towards Targets <sup>3</sup> |
|-------------------------------------------------------|-------------------------------------|---------------------------------|---------------------------------------------|
| <b>Purpose-Built Rental Housing Units<sup>3</sup></b> | Market Rental                       | 30,000                          | 12,299 (41%)                                |
|                                                       | Developer-Owned Below Market Rental | 5,500                           | 2,046 (37%)                                 |
|                                                       | Total                               | 35,500                          | 14,345 (40%)                                |

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

If approved, starting rents for the below-market units will be 15% less the city-wide average market rents at the time of initial occupancy. On unit turnover, rents in the below-market units may be re-indexed to 15% less the city-wide average market rent by unit type current at the time of unit turnover.

**Figure 2 – Below-Market Unit Average Rents, Market Rents in Newer Buildings, Cost of Ownership and Household Incomes Served**

|               |                                     | Below-Market Rental Units        |                                              | Newer Rental Buildings Eastside  |                                              | Monthly Costs of Ownership for Median-Priced Apartment – Eastside (with 20% down payment) |                                              |                                  |
|---------------|-------------------------------------|----------------------------------|----------------------------------------------|----------------------------------|----------------------------------------------|-------------------------------------------------------------------------------------------|----------------------------------------------|----------------------------------|
|               | Proposed Average Unit Size (sq. ft) | 2025 Starting Rents <sup>1</sup> | Average Household Income Served <sup>4</sup> | Average Market Rent <sup>2</sup> | Average Household Income Served <sup>4</sup> | Monthly Costs of Ownership <sup>3</sup>                                                   | Average Household Income Served <sup>4</sup> | Down payment at 20% <sup>3</sup> |
| <b>Studio</b> | 404.6                               | \$1,375                          | \$55,012                                     | \$1,879                          | \$75,160                                     | \$2,200                                                                                   | \$88,000                                     | \$79,550                         |
| <b>1-bed</b>  | 438.0                               | \$1,561                          | \$62,458                                     | \$2,194                          | \$87,760                                     | \$2,885                                                                                   | \$115,400                                    | \$108,000                        |
| <b>2-bed</b>  | 704.2                               | \$2,180                          | \$87,210                                     | \$2,880                          | \$115,200                                    | \$3,809                                                                                   | \$152,360                                    | \$141,300                        |
| <b>3-bed</b>  | 863.2                               | \$2,995                          | \$119,816                                    | \$3,815                          | \$152,600                                    | \$5,565                                                                                   | \$222,600                                    | \$213,000                        |

1. Starting rents shown are calculated based on a 15 percent discount to city-wide average market rents as published by CMHC in the October 2024 Rental Market Report and set in the Rental Incentive Programs Bulletin for the year 2025.

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

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

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

## APPENDIX E PUBLIC BENEFITS

|                              |                    |
|------------------------------|--------------------|
| City-wide DCL <sup>1,2</sup> | \$107,122          |
| Utilities DCL <sup>1</sup>   | \$5,488,961        |
| Public Art <sup>3</sup>      | \$874,124          |
| <b>TOTAL</b>                 | <b>\$6,470,207</b> |

**Other Benefits** (non-quantifiable components): 679 rental housing units, of which 20% of the residential floor area would be rented at below-market rates, secured for the greater of 60 years and the life of the building.

<sup>1</sup> Based on rates in effect as of December 10, 2025 and the proposed 40,516 sq. m (436,111.1 sq. ft.) of residential floor area and 498.5 sq. m (5,365.9 sq. ft.) of commercial floor area.

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

<sup>2</sup> This application has requested and is expected to be eligible for a Class A (100%) waiver of the City-wide DCL applicable to the residential portion of the building. The value of the anticipated DCL waiver is estimated to be \$8,706,402. The application is therefore subject to the maximum average starting rents and unit sizes by unit type applicable to class A for-profit affordable rental housing as per the By-law. These requirements will be secured by a Housing Agreement, and compliance will be assessed through the development permit stage to occupancy permit issuance.

<sup>3</sup> The project is expected to contribute a public art contribution of \$874,124 based on the published (2016) rate or provide 60% cash in lieu. See [Public Art Policy and Procedures for Rezoned Developments](#) for details.

## APPENDIX F REZONING APPLICATION SUMMARY

### Property

| Address                                        | Parcel Identifier (PID) | Legal Description                                                                             |
|------------------------------------------------|-------------------------|-----------------------------------------------------------------------------------------------|
| 3360-3384 Vanness Avenue and 3347 Clive Avenue | 032-497-326             | Lot A Blocks 154, 155 and 156 District Lot 37 Group 1 New Westminster District Plan EPP144353 |

### Applicant Team

|                       |                                       |
|-----------------------|---------------------------------------|
| <b>Developer</b>      | Intracorp Projects Ltd.               |
| <b>Architect</b>      | Boniface Oleksiuk Politano Architects |
| <b>Property Owner</b> | Intracorp Vanness Nominee Ltd.        |

### Statistics

|                       | Permitted Under Existing Zoning                                                      | Proposed                                                                             |
|-----------------------|--------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|
| <b>Zoning</b>         | CD-1 (899)                                                                           | No change                                                                            |
| <b>Site Area</b>      | 3,560.3 sq. m<br>(38,324 sq. ft.)                                                    | No change                                                                            |
| <b>Land Use</b>       | Rental Residential/Commercial                                                        | No change                                                                            |
| <b>Maximum FSR</b>    | 11.38                                                                                | 11.52                                                                                |
| <b>Maximum Height</b> | Sub-area A: 94.0m/104.0m<br>Sub-area B: 103.0m/112.0m                                | No change                                                                            |
| <b>Floor Area</b>     | 40,516 sq. m<br>(436,111 sq. ft.)                                                    | 41,014.5 sq. m*<br>(441,477sq. ft.)                                                  |
| <b>Unit Mix</b>       | 378 studio units<br>57 1-bedroom<br>213 2-bedroom<br>31 3-bedoom<br><b>679 Total</b> | 378 studio units<br>57 1-bedroom<br>213 2-bedroom<br>31 3-bedoom<br><b>679 Total</b> |

\*The increase in floor area reflects that the former City-owned childcare space, previously exempt from floor area calculations, is now counted as floor area. No changes to the approved form of development are proposed.

\* \* \* \* \*