CITY OF VANCOUVER

COUNCIL REPORT

Report Date:	July 7, 2026
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RTS No.:	19747
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: Rezoning: 906-982 West 18th Avenue, 907-975 West 19th Avenue and 3403-3415 Laurel Street (Commonly Known as 966 West 18th Avenue - Balfour Block)

Recommendations

A. THAT the application by Wesgroup Properties LP,

(i) on behalf of Shaughnessy Laurel Investments Ltd., the registered owner of the lands located at 906-982 West 18th Avenue, 907-975 West 19th Avenue and 3403-3415 Laurel Street:

Lot 1 Block 536 District lot 472 Group 1 New Westminster District Plan EPP129611, [PID 032-388-004]; and

to rezone the lands from CD-1 (884) (Comprehensive Development) District By-law No. 14221 to RR-2B (Residential) District, to allow for a six-storey rental building with approximately 90 units and a maximum 2.7 FSR, to R1-1 (Residential Inclusive) District, to allow for a mix of low-density housing options including up to a four-unit multiplex development on each lot and a maximum 1.0 FSR, and to CD-1 (Comprehensive Development) District to permit Park use, be approved in principle; and

(ii) on behalf of the City of Vancouver, the registered owner of the following lands:

[*The South 7 Feet of Lots 3 to 14 Block 536 District Lot 472 Plan 4121; PIDs 016-048-172, 016-048-181, 016-048-199, 016-048-202, 016-048-211, 016-048-229, 016-048-237, 016-048-245, 016-048-253, 016-048-261, 016-048-270, 016-048-288, respectively*], *(collectively, the "**City Frontage Lands**", see Figure 1B in red dashed line),*

to rezone to R1-1 (Residential Inclusive) District (with respect to The South 7 Feet of Lots 3 to 13 Block 536 District Lot 472 Plan 4121), to allow for a mix of low-density housing options including up to a four-unit

multiplex development on each lot and a maximum 1.0 FSR (see Figure 1B in red), and to CD-1 (Comprehensive Development) District (with respect to The South 7 Feet of Lot 14 Block 536 District Lot 472 Plan 4121) to permit Park use (see Figure 1B in green dashed line), be approved in principle;

Figure 1A: Site configuration at completion of Phase One

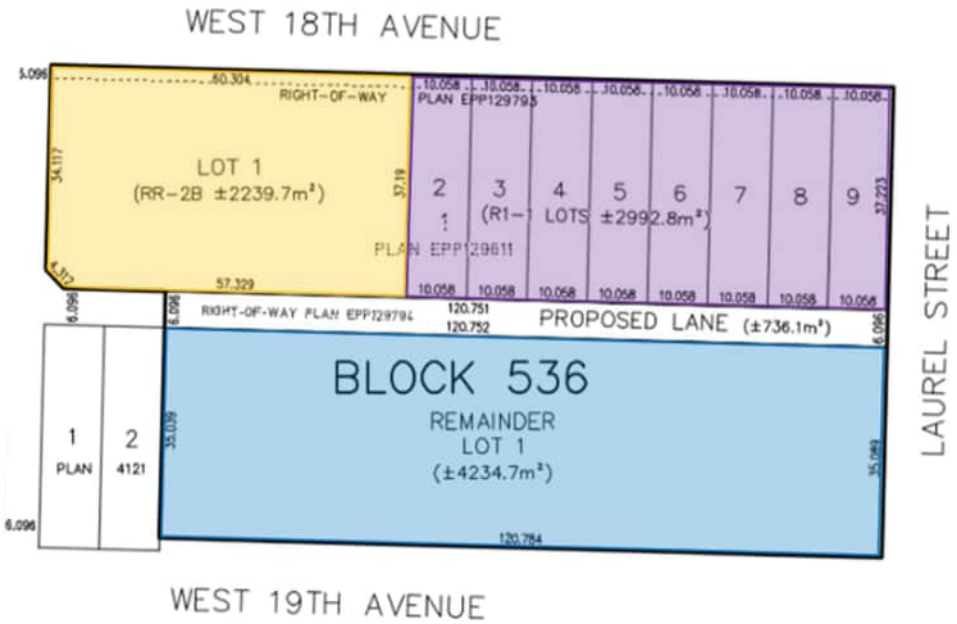
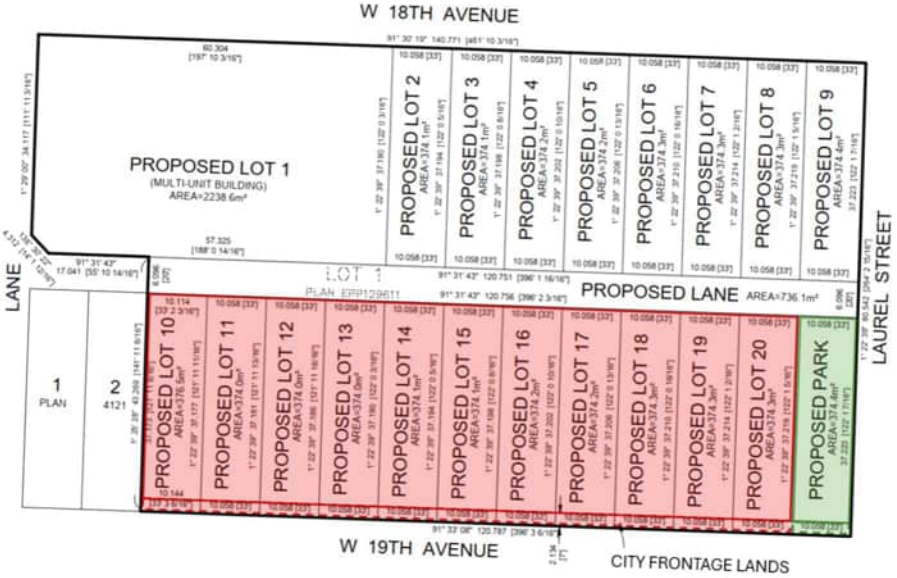


Figure 1B: Final Subdivision Plan



FURTHER THAT the draft zoning amendment by-laws, one to rezone Lot 1 to RR-2B (see Figure 1A in yellow) and one to rezone Lots 2-9 to R1-1 (see Figure 1A in purple), prepared in accordance with Appendix A, be approved in principle;

FURTHER THAT the draft zoning amendment by-laws, one to rezone Lots 10-20 to R1-1 (see figure 1B in red) and one to rezone the Park Parcel (denoted as "Proposed Park" on figure 1B in green) to a new CD-1 by-law, prepared in accordance with Appendix B, be approved in principle;

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

B. THAT subject to approval in principle of the rezoning and the Housing Agreement described in Part 2 of Appendix C, the Director of Legal Services be instructed to prepare the necessary Housing Agreement By-law for enactment prior to enactment of the zoning amendment 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 enactment of the draft zoning amendment by-laws set out in Appendix A, CD-1 (884) 966 West 18th Avenue, By-law No. 14221 be amended, generally as set out in Appendix D;

FURTHER THAT the Director of Legal Services be instructed to bring forward the amendment to CD-1 (884) 966 West 18th Avenue, By-law No. 14221 at the time of enactment of the rezoning by-laws in Appendix A.

D. THAT subject to the enactment of the draft zoning amendment by-law set out in Appendix A, Schedule B, the Subdivision By-law be amended, generally as set out in Appendix D;

FURTHER THAT the Director of Legal Services be instructed to bring forward the amendment to the Subdivision By-law at the time of enactment of the rezoning by-laws in Appendix A.

E. THAT subject to the enactment of the draft zoning amendment by-laws set out in Appendix B CD-1 (884) 966 West 18th Avenue, By-law No. 14221 be repealed, generally as set out in Appendix E;

FURTHER THAT the Director of Legal Services be instructed to bring forward the by-law to repeal CD-1 (884) 996 West 18th Avenue, By-law No. 14221 at the time of enactment of the rezoning by-laws in Appendix B.

F. THAT subject to enactment of the draft zoning amendment by-law set out in Appendix B, schedule A, the Subdivision By-law be amended, generally as set out in Appendix E;

FURTHER THAT the Director of Legal Services be instructed to bring forward the amendment to the subdivision By-law at the time of enactment of the rezoning By-law in Appendix B.

G. THAT upon transfer to the City, the new Park Parcel shall be designated as Permanent Public Park.

H. THAT Recommendations A to G 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 906-982 West 18th Avenue, 907-975 West 19th Avenue & 3403-3415 Laurel Street, commonly known as 966 West 18 Avenue (Balfour Block), from CD-1 (884) (Comprehensive Development) District By-law No. 14221 to:

- RR-2B (Residential) District, to allow for a 6-storey rental building at a maximum 2.7 FSR with approximately 90 units,
- R1-1 (Residential Inclusive) District, to allow for a mix of low-density housing options including up to one four-unit multiplex development on proposed Lots 2 to 9, and
- R1-1 (Residential Inclusive) District, to allow for a mix of low-density housing options including up to one four-unit multiplex development on proposed Lots 10-20 together with a rezoning of the lots adjacent to proposed Lots 10-20, legally described as The South 7 Feet of Lots 3 to 13 Block 536 District Lot 472 Plan 4121, [PIDs 016-048-172, 016-048-181, 016-048-199, 016-048-202, 016-048-211, 016-048-229, 016-048-237, 016-048-245, 016-048-253, 016-048-261, 016-048-270, respectively]; and
- A 374.4 sq. m permanent park (the "**Park**") at the southeast corner of the block, zoned CD-1 (Comprehensive District) limited to Park use together with a rezoning of the lot adjacent to proposed park lot legally described as The South 7 Feet of Lot 14 Block 536 District Lot 472 Plan 4121 [PID 016-048-288]; and

A future building design would be submitted through the development permit process and reviewed with the public at that time.

This rezoning application follows on a previous rezoning process approved in principle at Public Hearing on July 26, 2022 and enacted on December 10, 2024. Due to economic viability challenges, the applicant is proposing a lower-density scheme which also results in a reduction to the previously secured public benefits package.

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.

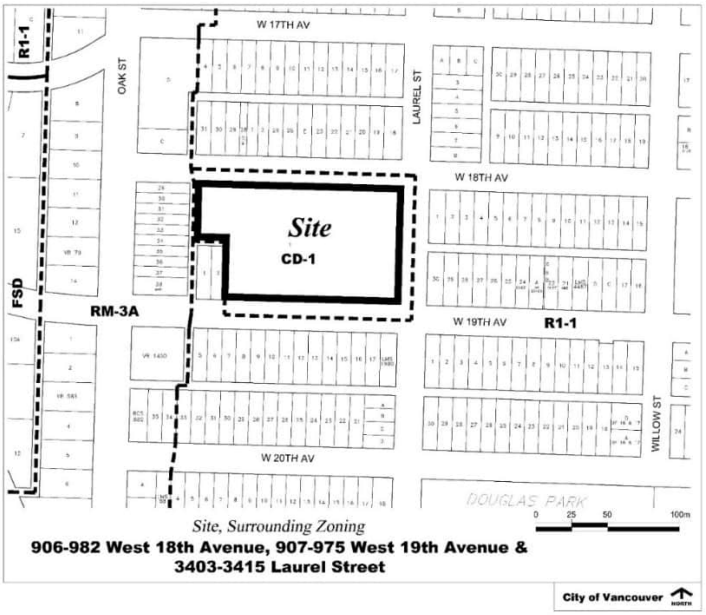
The proposal is not consistent with the Cambie Corridor Plan, which targets 25% of delivered housing to be below-market rental, a requirement that is not reflected in the current submission. In addition, the proposed Park is smaller than the park required to be delivered to the City as a condition of the previous rezoning and does not include the childcare facility that was required to be delivered to the City, also as a condition of the previous rezoning.

Context and Background

1. Site and Context

The subject site is a triple fronting site, fronting onto 18th Avenue, 19th Avenue and Laurel Street. The site is located just east of Oak Street (see Figure 2) and is currently occupied by 17 rental duplexes, constructed in the 1950s. The surrounding neighbourhood consists of single detached houses and to the west, there are low rise rental buildings along Oak Street and a synagogue at Oak Street and 19th Avenue. The site is located 900 m northwest of the King Edward SkyTrain station and 900 m south of the future Oak-VGH Station.

Figure 2: Site and Surrounding Zoning



Previous Rezoning Application

This rezoning application follows a previous rezoning process approved at Public Hearing on July 26, 2022 and enacted on December 10, 2024. This 2022 approval changed the zoning from RT-2 (Residential) to CD-1 (Comprehensive Development) and included:

- A 6-storey condo building with 51 strata-titled dwelling units, a rooftop amenity and a 37-space childcare facility on the ground floor;
- A 6-storey rental building; with 99 rental units, including 25 units at Moderate Income Rental (MIR) rates (now referred to as below-market rental housing);
- Seven 3- to 4-storey townhome buildings, with 58 strata-titled dwelling units;
- A floor area of 19,076 sq. m (205,333 sq. ft.);
- A floor space ratio (FSR) of 1.89;
- Building heights ranging from 11.5 m (37.6 ft.) to 25 m (82.5 ft.);
- 255 vehicle parking spaces and 502 bicycle spaces; and
- 566.8 sq. m (6,101 sq. ft.) of dedicated park space in the southeast corner at the intersection of 19th Avenue and Laurel Street.

Figure 3: Illustration of the rezoning application approved in 2022

2. Policy Context

- ***Vancouver Official Development Plan*:** The Generalized Land Use (GLU) designation for the majority of the site is Residential Low-Rise, which consists of low-rise residential apartments up to 6 storeys. Lower density forms and compatible non-residential uses are permitted. The southeast corner of the site is designated Parks and Open Spaces, which consists of lands used for recreation, community gathering, and access to nature, including parks, golf courses, natural systems, and cemeteries. Residential development is not permitted on lands designated as Parks and Open Spaces.

- ***Cambie Corridor Plan*:** This site is identified as a Unique site in the *Plan*, and supports rezoning for a mix of townhouses, low-rise and lower mid-rise buildings. The *Plan* anticipates ground-oriented housing for families, 25% of the net new rental floor area to be below-market rental housing and integrated public open space. The site is identified as a potential site for delivery of an in-kind childcare facility.

- ***Rezoning Policy for Large Sustainable Developments*:** 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 sets expectations for projects to demonstrate leadership in sustainability through a variety of approaches.

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

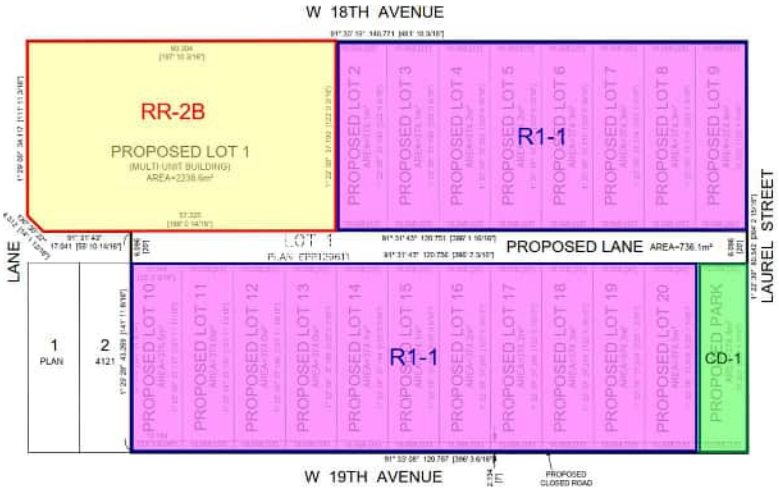
Discussion

1. Proposal

The rezoning application proposes a rezoning to RR-2B, R1-1 and CD-1 to allow for a multiple residential development which encompasses a low-rise rental building,4-plex multiple dwelling units on individual fee simple lots and the Park.

The application proposes to rezone the northwest portion of the site, proposed Lot 1 (as shown on Figure 4), to the RR-2B (Rental Residential) District, to allow for a 6-storey rental building with approximately 90 rental units. The portion of the site indicated in purple in the figure below, is proposed to be rezoned to R1-1 (Residential Inclusive) District and subdivided into 19 lots, each permitting a 4-unit multiplex development under fee simple ownership. The parcel in the southeast corner is proposed to be rezoned to CD-1 and to be conveyed to the City as a park.

Figure 4: Proposed subdivision plan



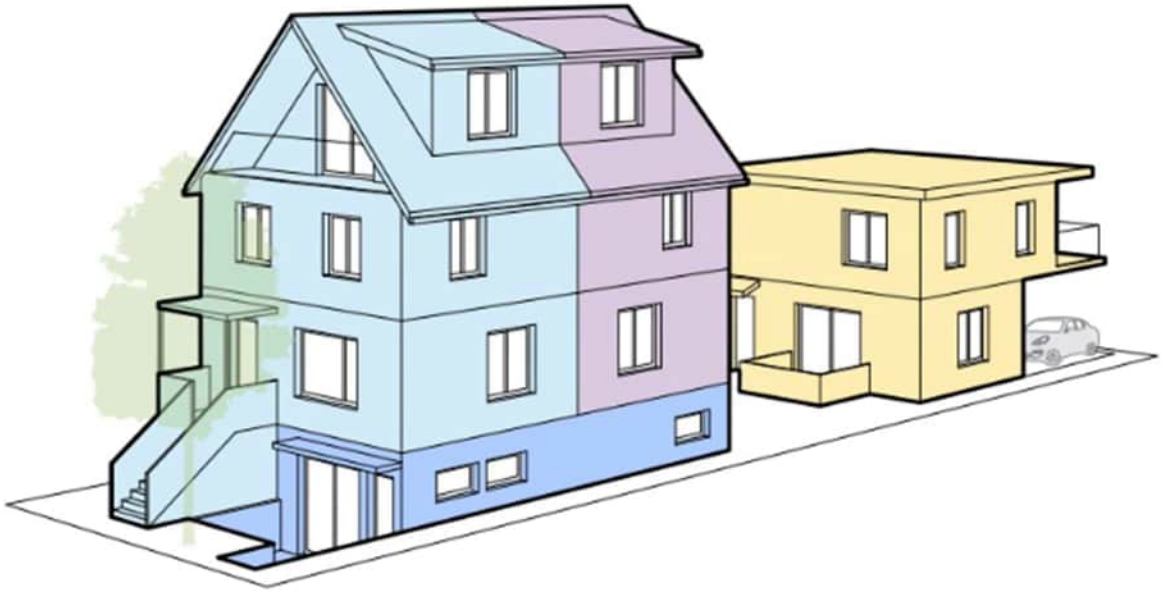
To facilitate the delivery of housing, the City has implemented a simplified process for rezonings to standard district schedules. Rather than rezoning to a site-specific CD-1 (Comprehensive Development) District, rezoning to a standard zone streamlines the review process and provides greater certainty for the achievable built form. The site-specific form of development is reviewed at the development permit stage. Similarly, compliance with the Protection of Trees by-law will be confirmed at the development permit stage. Staff note that there are three existing trees on site and an additional 25 City trees located adjacent to the property.

RR-2B - This District Schedule permits apartments on arterial streets or local streets flanking an arterial road up to six-storeys in height and 2.7 FSR, dependent on-site conditions. All units in RR districts must be secured rental tenure. RR developments are expected to follow the *Residential Rental Districts Design Guidelines,* which provide direction on building typologies, townhouses, site design, access, light, ventilation, parking, and below-market rental integration, where applicable.

R1-1 - This zoning district enables a variety of small-scale housing options including single detached houses, duplexes and multiplexes, up to a maximum density of 1.0 FSR, while retaining the single-lot character of existing neighbourhoods.

Figure 5: RR-2B Building Example

Figure 6: R1-1 Building Example



Park - The parcel (the "**Park Parcel**") at the southeast corner of the site will be conveyed to the City for use as a public park. This parcel will be rezoned to a CD-1 district, limited to park use. The previous rezoning proposal included dedication of a larger parcel, 566.8 sq. m (6,101 sq. ft.), for park development and transfer to the City. When the 2022 rezoning was enacted, the park commitment was reflected in the *ODP*. Although the new proposal provides a smaller park area of 374.4 sq. m, staff consider it consistent with the intent of the *ODP*, which is to secure a public park on the site. The proposed Park will continue to fulfill that objective. Administratively, the City will undertake a land exchange; the City Frontage Lands, being a City-owned seven-foot-wide frontage strip along 19th Avenue will be exchanged for the Park Parcel.

Lane - A service lane (shown in blue on Figure 7 below) is required for the planned multiplex developments, and the lane will be secured through a dedication.

Figure 7: Land to be exchanged (green); Lane to be dedicated (blue)

The Vancouver Zoning and Development By-law 4.3.6 relates to how dedications impact the overall site area for the purpose of density calculations. As the dedication for this project is taken as part of subdivision in advance of rezoning, this provision does not apply to this project.

There are legal agreements registered on title relating to the previously approved CD-1 rezoning, including but not limited to, CB1738978-83 Services Agreement, CB1738986-87 Housing Agreement, CB1738989-98 Tenant Relocation Covenant, CB1739015-26 Park Development, Construction and Transfer Agreement. These agreements will be amended or replaced as needed. CB1739031-36 Public Art Agreement and CB1738999-9012 Childcare Construction & Transfer Agreement will be discharged as they no longer apply.

In order to facilitate the earlier delivery of the RR-2B rental building and lane, and to minimize disruption to tenants, the rezoning process will occur in two phases.

Phase One:

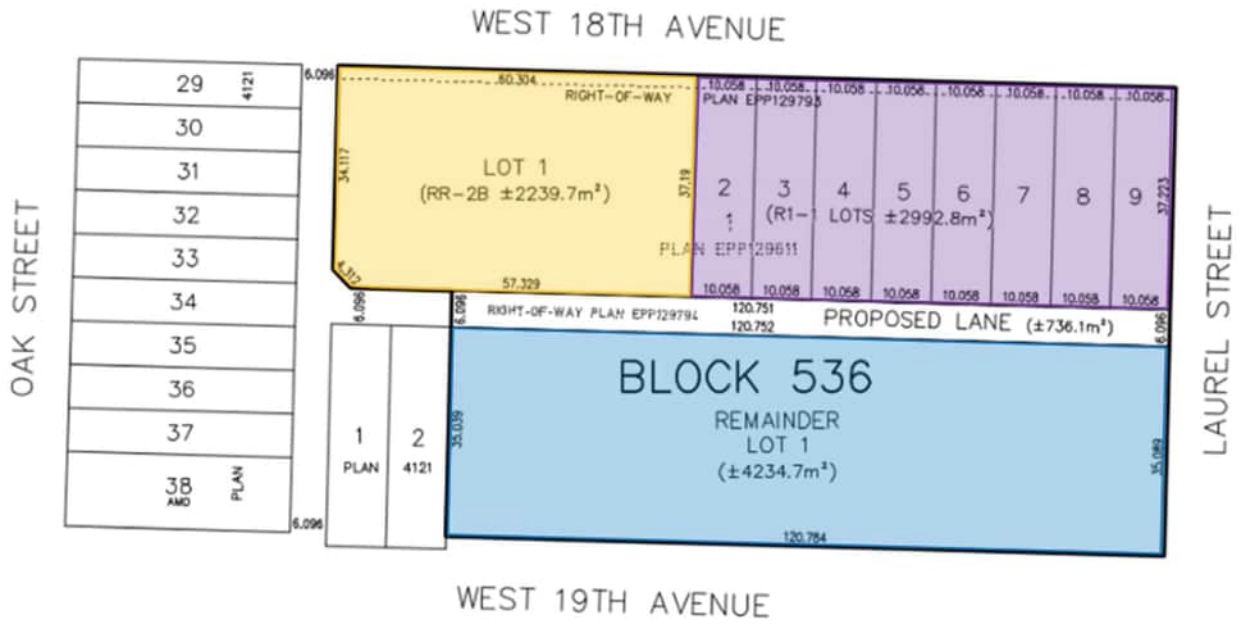
In Phase One, the site will be subdivided to create:

- the rental housing lot (proposed Lot 1), see Figure 8 in yellow;
- the lane;
- the eight R1-1 lots north of the lane fronting 18th Avenue (proposed Lots 2 to 9), see Figure 8 in purple; and
- a remainder lot south of the lane, see Figure 8 in blue.

Further, the rezoning of the above components of the site will be enacted. The lands south of the lane (Remainder Lot 1 shown on Figure 8), including the future park parcel will continue to be zoned CD-1 (884) on a temporary basis, and the existing CD-1 (884) will be amended to permit the existing rental residential use to continue as an interim use.

Refer to Appendix C, Part 2A for enactment conditions for Phase One. Once the Phase One conditions are met, including that the Stage 1 building permit is issued for the rental building on proposed Lot 1 and the lane is dedicated and developed, the project can advance to Phase Two.

Figure 8: Site configuration at completion of Phase One



Phase Two:

In Phase Two, the Remainder Lot 1 south of the lane (proposed Lots 10-20 and the Park Parcel) will be subdivided and rezoned. Prior to, and as a condition of the Phase Two rezoning, the land transfer between the City and the applicant will occur, where the City Frontage Lots will be transferred to the applicant and the Park Parcel will be conveyed to the City. Refer to Appendix C, Part 2B for enactment conditions relating to Phase Two. To conclude the process, the existing CD-1 (884) Comprehensive Development By-law No. 14221 will be repealed in full

following the enactment of the rezoning by-laws in Appendix B.

It is anticipated that tenant relocation will be phased in accordance with the Phase One and Two development phases. The Housing section of the report provides details on existing tenants and the Tenant Relocation Plan.

2. Housing

Staff anticipate that the proposed six-storey rental building could add approximately 90 rental units, including 34 replacement rental units, to the City's inventory of rental housing, which would contribute to the targets set out in the *Housing Vancouver Strategy* (see Figure 1, Appendix G). Detailed design review and confirmation of the final unit count will occur at the development permit stage.

The *Cambie Corridor Plan* lays out specific housing policies unique to Balfour Block in Section 6.3, which include rental replacement, the inclusion of a mix of low to mid-rise housing options, additional tenant protections, and a target of 25% of rental floor area as below-market rental housing.

The 2022 rezoning approval included a rental building with 99 rental units, including approximately 25-units (22% of rental floor area) as below-market rental in accordance with the *Plan* affordability target.-The applicant has indicated that the inclusion of secured below-market rental units in the six-storey rental building is no longer feasible in the current proposal.

However, the project will continue to offer eligible tenants of the existing buildings the option to return to the new building at existing rents per the *Plan*.

- **Housing Mix:** The *Family Room: Housing Mix Policy for Rezoning Projects* requires a minimum of 35% family units. Based on the estimated proposed 90 rental units, 32 two or more- bedroom units would be required. A condition of approval and a provision in the CD-1 By-law has been included to ensure the rental building meets the minimum unit mix requirements. Further, the TRP rezoning condition in Appendix C requires that returning tenants be offered a unit appropriate for their household size. Therefore, the proportion of two and three-bedroom units in the new development will need to consider tenant housing needs.

- **Average Rents and Income Thresholds:** The proposed market rental units will provide housing options that are significantly more affordable than average home ownership costs, as shown in Figure 2 of Appendix G.

- **Security of Tenure:** All units in the six-storey building would be secured as rental housing through a Housing Agreement and a Section 219 Covenant for the longer of 60 years and the life of the building.

Tenants: The Balfour Block site currently includes 17 duplexes, comprising 34 primary rental housing units in a mix of two- and three-bedroom units. At the time of the current rezoning application, 19 of the 34 units were tenanted.

At the time of the previous rezoning application, submitted in January 2021, 25 units were tenanted and 24 tenants were confirmed as eligible for protections under the City's *Tenant Relocation and Protection Policy (TRPP)*. Through that rezoning process, a Tenant Relocation

Plan was approved that meets the requirements of the *TRPP* and the additional tenant protections specific to this site, established in the *Cambie Corridor Plan* (summarized in Appendix G). These protections include the right of eligible tenants to return to the new building at their existing rents plus annual allowable Residential Tenancy Act (BC) increases up until occupancy of the new building.

Following the 2022 rezoning approval, the project advanced through the permitting process and several eligible tenants chose to relocate, indicating interest in returning to the new rental building once it is constructed. While the applicant has now submitted a new rezoning application, as this is a continuation of an existing redevelopment proposal and there are no proposed changes to the tenant protections, the Tenant Relocation and Protection (TRP) process will continue to proceed in accordance with the City-wide *TRPP* and *Cambie Corridor Plan*. The conditions in Appendix C include minor modifications to the Tenant Relocation Plan (TRP) to reflect project phasing. This ensures that tenants confirmed as eligible at the time of the original rezoning application, including those who have since relocated, will maintain eligibility and the right to return to the new building.

Several existing tenants moved in either shortly prior to or following submission of the 2021 rezoning application and therefore are not eligible under the *TRPP* based on date of move-in. The applicant has kept these tenants informed throughout their tenancies regarding the site redevelopment and ineligibility under the *TRPP*. However, to support in their relocation, even though they are not covered by the *TRPP*, the applicant has offered to provide compensation for moving expenses to these tenants, as outlined in the Tenant Relocation Plan terms in Appendix G.

The *Cambie Corridor Plan* also includes a requirement for a development phasing plan that minimizes disruption to tenants. As noted in this report, the rezoning of this site will occur in two phases to ensure certain project conditions are met earlier in the process, including an issued Stage 1 building permit for the proposed new rental building, which tenants have Right of First Refusal to return to. It is anticipated that some of the existing rental units will continue to be tenanted until the project advances to Phase Two, which should allow tenant relocation from the property to be phased. As outlined in the Conditions of Approval in Appendix C:

- Remainder Lot 1 may not be subdivided into proposed Lots 10-20 and may not proceed to enactment of the rezoning by-laws set out in Appendix B until the Stage 1 building permit is issued for the rental building (proposed Lot 1) and other Phase One conditions are met (as described in Appendix C, Part 2A);
- No demolition permits will be issued for existing rental residential buildings until:
    - The Housing Agreement a Section 219 Covenant securing the rental building and the Section 219 Covenant securing the TRP requirements are registered on title; and
    - Certain Tenant Relocation Plan (TRP) requirements are satisfied, including provision by the applicant to the City of an approved TRP, Tenant Disruption Mitigation Plan, and Interim Report for each of Phase One and Phase Two of the development.

The required Tenant Disruption Mitigation Plan is to outline how redevelopment of the site will be sequenced, and tenants will be kept updated through the permitting process regarding project timelines and the opportunity to return to the new rental building on proposed Lot 1.

3. Policy Analysis

This rezoning application follows a previous CD-1 approved in 2022 and enacted in 2024 that included a 6-storey rental building; a 6-storey strata building with a childcare facility; seven townhome buildings and a public park. The existing zoning secures 22% of the proposed residential floor area to be delivered as below-market rental units. The applicant has signalled that, due to changing market conditions, the existing zoning, with its secured public benefits, is no longer economically feasible. The applicant is now seeking an alternative way to move the project forward and has identified this proposal as a viable option. Should the current proposal be approved by Council, previously secured public benefits such as the childcare facility and below-market rental housing will be foregone.

Vancouver Official Development Plan - The proposed land use and height are consistent with the Residential Low-Rise Generalized Land Use (GLU) designation for the residential portion of the site, and there is a minor inconsistency with the Parks and Open Spaces designation for the Park Parcel. Staff note that the proposed 374 sq. m park is 192 sq. m smaller than the park included in the previous rezoning and the area designated as park and open space in the *ODP*. However, the proposal continues to meet the overall intent of the *ODP*.

Cambie Corridor Plan - The site is identified as a Unique Site in the *Plan*, supporting rezoning for a mix of townhouses, low-rise, and lower mid-rise buildings. The *Plan* anticipates ground-oriented family housing, the delivery of public open space, and achieving a target of 25% of the net new rental floor area to be below-market rental housing. The site is also identified as a potential location for an in-kind childcare facility. The proposal aligns with the *Plan* in terms of height, density, tenure, and the inclusion of public open space. However, it does not meet the *Plan's* housing-affordability target, and the desired childcare facility is not included in the proposal.

Rezoning Policy for Large Sustainable Developments – This policy applies to this site as the site area is greater than 8,000 sq. m. However, because the proposal seeks to reduce density through a Standard District Schedule Rezoning Process, and consistent with findings from the development viability analysis, the remaining policy requirements are not being pursued further.

4. Transportation and Parking

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

5. Public Input

Public input primarily included mailed postcards, a site sign, a webpage, an online comment form, and question and answer (Q&A) period. Refer to the application webpage: https://www.shapeyourcity.ca/966-w-18-ave.

In total, approximately 88 submissions were received. Comments supported the new housing options for different needs and proposed density for the neighbourhood. Concerns included

tenant displacement, loss of community amenities, and building height. Refer to Appendix F for a full summary of the public input collected and responses to public comments.

6. Public Benefits

Refer to Appendix H for full summary of public benefits.

- **Development Cost Levies (DCLs):** It is expected that the project will pay DCLs of $2,689,686 based on December 10, 2025 rates. The applicant will not pursue the waiver of the City-wide DCLs.
- **Community Amenity Contributions (CAC):** Recognizing that this application would result in less density and less population growth than the current zoning and that a park continues to be secured, a CAC review was not triggered.
- **Public Art:** The *Public Art Policy* does not apply, as the proposal results in a reduction of approved floor area.

Financial Implications

This project is expected to provide approximately 90 rental units, a public park and DCLs. See Appendix H for additional details.

Conclusion

The proposal generally meets the intent of the *Vancouver Official Development Plan*, although the park component is slightly smaller than anticipated in the *ODP*. While the proposed land use, height, and density align with the *Cambie Corridor Plan*, the project does not deliver all the public benefits envisioned in the *Plan*. Staff further conclude that the anticipated form of development represents an appropriate urban design response to the site and its context.

The General Manager of Planning, Urban Design and Sustainability recommends approval in principle of the zoning amendment by-laws in Appendix A and Appendix B subject to conditions contained in Appendix C.

* * * * *

APPENDIX A
DRAFT BY-LAW TO ENACT TWO REZONING BY-LAWS

Note: The by-laws attached to this by-law to rezone two areas to RR-2B and R1-1 will be prepared generally in accordance with the provisions listed below, subject to change and refinement prior to posting.

THE COUNCIL OF THE CITY OF VANCOUVER, in public meeting, enacts as follows:

1. This by-law enacts the two by-laws attached to this by-law as Schedule A and Schedule B.

2. This by-law is to come into force and take effect on the date of its enactment.

Schedule A
960-988 West 18th Avenue
PROPOSED BY-LAW AMENDMENTS

Note: A by-law to rezone the area to RR-2B 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 indicated provisions or schedules of the Zoning and Development By-law No. 3575.

2. 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.

3. The area shown within the heavy black outline on Schedule A is rezoned and moved from the CD-1 (884) district to the RR-2B district.

Schedule A

The properties outlined in black (▬) are rezoned:
From **CD-1** to **RR-2B**

RZ- 960-988 West 18th Avenue	map: 1 of 1 scale: NTS	↑

City of Vancouver

Schedule B
902-956 West 18th Avenue

PROPOSED BY-LAW AMENDMENTS

Note: A by-law to rezone the area to R1-1 will be prepared generally in accordance with the provisions listed below, subject to change and refinement prior to posting.

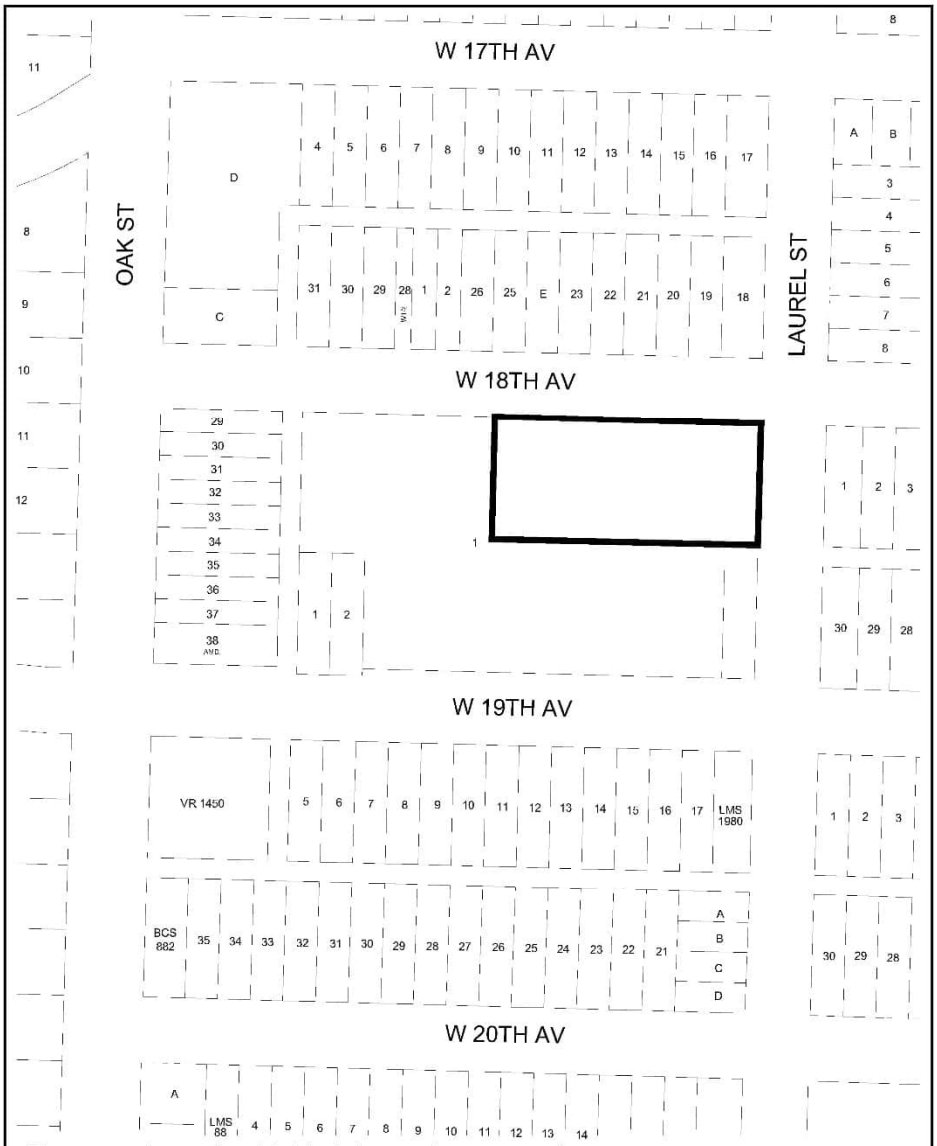
Zoning District Plan Amendment

1. This by-law amends the indicated provisions or schedules of the Zoning and Development By-law No. 3575.

2. 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.

3. The area shown within the heavy black outline on Schedule A is rezoned and moved from the CD-1 (884) district to the R1-1 district.

Schedule A



The properties outlined in black (▬) are rezoned:
From **CD-1** to **R1-1**

RZ- 902-956 West 18th Avenue	map: 1 of 1 scale: NTS	↑

City of Vancouver

APPENDIX B
DRAFT BY-LAW TO ENACT TWO REZONING BY-LAWS

Note: A by-law to rezone two areas to R1-1 and CD-1 will be prepared generally in accordance with the provisions listed below, subject to change and refinement prior to posting.

THE COUNCIL OF THE CITY OF VANCOUVER, in public meeting, enacts as follows:

1. This by-law enacts the two by-laws attached to this by-law as Schedule A and Schedule B.

2. This by-law is to come into force and take effect on the date of its enactment.

Schedule A
909-973 West 19th Avenue

PROPOSED BY-LAW AMENDMENTS

Note: A by-law to rezone the area to R1-1 will be prepared generally in accordance with the provisions listed below, subject to change and refinement prior to posting.

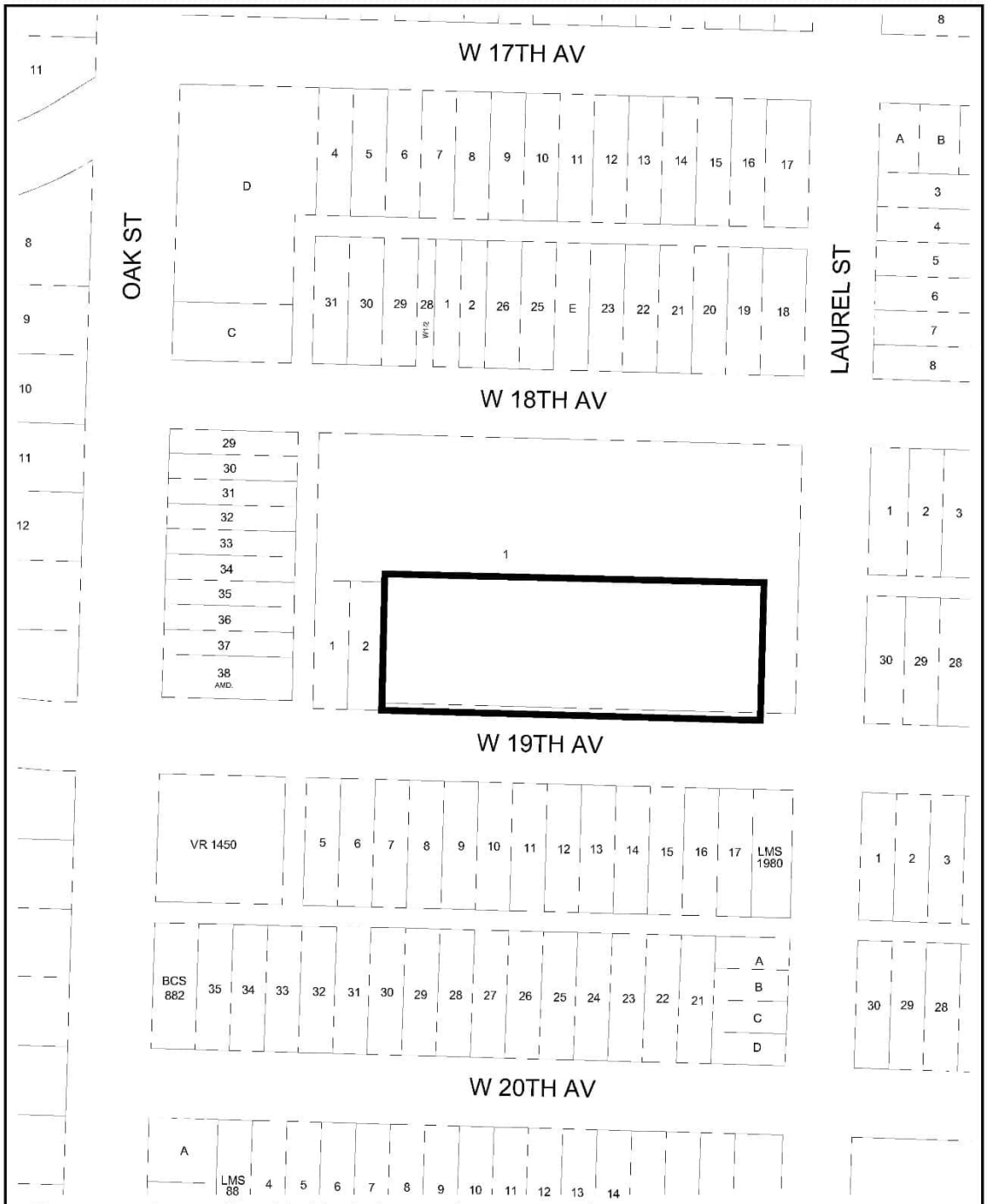
Zoning District Plan Amendment

1. This by-law amends the indicated provisions or schedules of the Zoning and Development By-law No. 3575.

2. 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.

3. The area shown within the heavy black outline on Schedule A is rezoned and moved from the CD-1 (884) district to the R1-1 district.

Schedule A



The properties outlined in black (▬) are rezoned:
From **CD-1** to **R1-1**

RZ- 909-973 West 19th Avenue	map: 1 of 1 scale: NTS	↑

City of Vancouver

Schedule B
3451-3499 Laurel 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 (___).

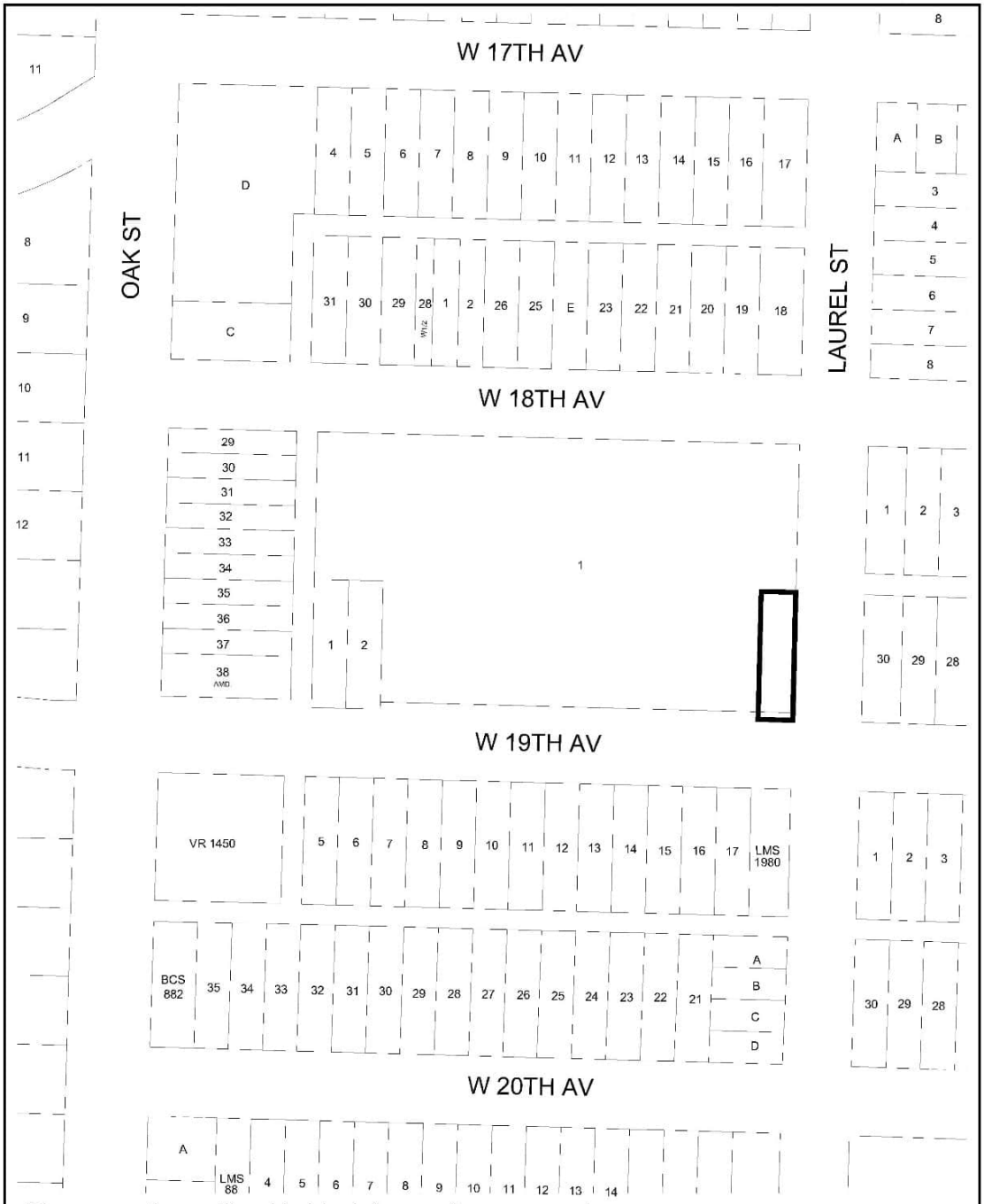
Uses

3. Subject 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,

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

Schedule A



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

RZ- 3499-3451 Laurel Street	map: 1 of 1 scale: NTS	↑

City of Vancouver

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APPENDIX C
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

THAT, in reviewing a development application for the site, the Director of Planning shall have particular regard for the following:

Sustainability

1.1 All new buildings in the RR-2B zoning district of this development will meet the requirements of the *Green Buildings Policy for Rezonings* (amended November 27, 2024) located here: https://guidelines.vancouver.ca/policy-green-buildings-for-rezonings.pdf

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

Housing

1.2 The unit mix to be included in the development permit drawings for the rental building on Proposed Lot 1 must include a minimum of 35 percent family units (two-bedroom and three-bedroom units).

Note to Applicant: The proposed market rental unit mix should be designed with consideration of available information regarding returning tenants who may exercise their Right of First Refusal to return to the new building, as outlined in *the Tenant Relocation and Protection Policy (TRPP)*, *TRPP Bulletin*, and rezoning condition 2.7 which requires that eligible returning tenants be offered a unit appropriate for their household size in accordance with National Occupancy Standards at the time of return.

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

(a) An outdoor amenity area to include areas suitable for a range of children's play activities and urban agriculture appropriate in size for the scale of the project and situated to maximize sunlight access (Refer to point 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 (Refer to point 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 (Refer to point 3.7.3); and

(d) A balcony for each unit with 1.8 m by 2.7 m minimum dimensions (Refer to point 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*.

Vancouver Board of Parks and Recreation

1.4 The design and programming of the new 374.4 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: Park development for the new park is the responsibility of the Park Board, and the applicant is not responsible for and will not be required to participate in the park development process.

1.5 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 ('Proposed Park').

Note to Applicant: Non-park uses include, but are not limited to, utilities, services, bike racks, landscaping related to private development, sidewalks, VISTA boxes, and drainage to service private development.

1.6 Design development to ensure appropriate fencing along property line between Lot 20 and the new park parcel, to the satisfaction of the General Manager of Parks and Recreation.

1.7 Design development to ensure no direct development parcel or building access into the park.

1.8 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.

Note to applicant: All trees within the new park and within street right of way adjacent to the new park are to be saved unless otherwise directed by Urban Forestry.

Engineering

1.9 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 (no. 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

1.10 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

1.11 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.

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

1.13 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.

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

(a) Provide street trees where space permits;

(b) Display of the following notes:

(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) "Final spacing, quantity and tree species to the satisfaction of the General Manager of Engineering Services. New trees must be of good standard, installed with approved root barriers and appropriate soil. Installation of Engineered Soil may be required to obtain appropriate soil volumes based on site conditions. Root barriers shall be of rigid material, 8 feet long and 12 inches in depth. Planting depth of root ball must be below sidewalk grade. Contact Park Board at pbdevelopment.trees@vancouver ca 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.

(iv) "The required Green Infrastructure improvements for 966 West 18th Avenue will be as per City-approved design".

Note to Applicant: Callouts must be included along with the note. The required Green Infrastructure improvements for 966 West 18th Avenue are to be designed and submitted by the applicant in accordance with the City's Standard Green Infrastructure design details for City approval.

(c) 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.

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

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

Surface treatment in the lane is to be standard asphalt only. Surface treatments in hardscape areas of the boulevard are to be in standard concrete only.

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

1.15 Provision of a letter of commitment for the submission of three (3) preconstruction surveys over a period of three months, prior to issuance of any building permit, to assess the proposed development in a peat region with further monitoring surveys both during, and post construction.

Note to Applicant: Prior to and during construction activities, the existing infrastructure at and adjacent to the development site shall be monitored to ensure the functionality of the existing infrastructure meets current City standards. The required surveys are to include survey data from the proposed development site to a distance of 100 m radius, in 25 m increments. Should any City infrastructure at or adjacent to the site be damaged or disturbed during construction activities, the existing infrastructure is to be replaced to current City standards to the satisfaction of the City Engineer.

For further information and survey submissions, contact: streets.design@vancouver.ca

1.16 Provision of an arborist report and tree management plan detailing the current condition of trees within and adjacent to the site that may experience anticipated impacts from the development. Project arborist to provide comments on low impact methods for the safe retention of healthy, long-term candidate trees.

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

1.18 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) Identification of columns in the parking layouts;

(c) Dimensions of columns and column encroachments into parking spaces;

(d) 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;

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

(f) Ramp/parkade warning and/or signal systems details, including: locations of lights, signs and detection devices.

Note to Applicant: Engineering has not completed a formal review of this simplified rezoning application. Any comments based upon architectural or landscape drawings received as part of this application are provided as guidance and a formal review by Engineering will only be provided through the development permit application process.

1.19 Provision of a complete Hydrogeological Study, as required by the Zoning and Development By-law (Section 4.3.8), which addresses the requirements outlined in the *Groundwater Management Bulletin*, including but not limited to:

(a) A groundwater management plan and/or impact assessment.

Note to Applicant: If the proposed development includes below-grade space, provide a hydrogeological study with a groundwater management plan considering the latest architectural design.

(b) Characterization and/or monitoring of soil and groundwater conditions above the proposed slab depth.

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

Note to Applicant: If the proposed development includes below-grade space, provide a hydrogeological study with an updated seepage analysis which includes consideration of the latest architectural design and lowest slab elevations.

1.20 Compliance with the Zoning and Development By-law (Section 4.3.9), to the satisfaction of the City, by limiting groundwater discharge into the City collection system and limiting environmental impacts by incorporating measures to limit groundwater discharge into the City collection system.

Note to Applicant: Subject to the findings of the final hydrogeological study, the City may require that the parkade be tanked below the water table.

1.21 Provision of a sewer abandonment plan by the Developer’s Engineer.

Note to Applicant: As per Section 2.12 of the Sewer and Watercourse Bylaw no. 8093, the existing combined, storm and sanitary connections to the site are to be abandoned.

Abandonment of the existing services must be specified on the engineering drawings and completed prior to occupancy of the proposed development. The abandonment plan is required to be reviewed and accepted by the City Engineer prior to issuance of the sewer permit.

1.22 Provision of all third party utility services (e.g. BC Hydro, Telus and Shaw) to be underground if feasible. BC Hydro service to the site shall be primary.

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

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

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

Note to Applicant: It is highly recommended that the applicant submits a Key Plan to the City for review as part of the building permit application.
Use of street for temporary power (e.g., temporary pole, pole mounted transformer or ducting) is to be coordinated with the City well in advanced of construction. Requests will be reviewed on a case-by-case basis with justification provided substantiating need of street space against other alternatives. If street use for temporary power is not approved, alternate means of providing power will need to be proposed. An electrical permit will be required.

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

1.24 Show all City supplied building grades 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.

PART 2A: CONDITIONS OF BY-LAW ENACTMENT RELATED TO PHASE ONE

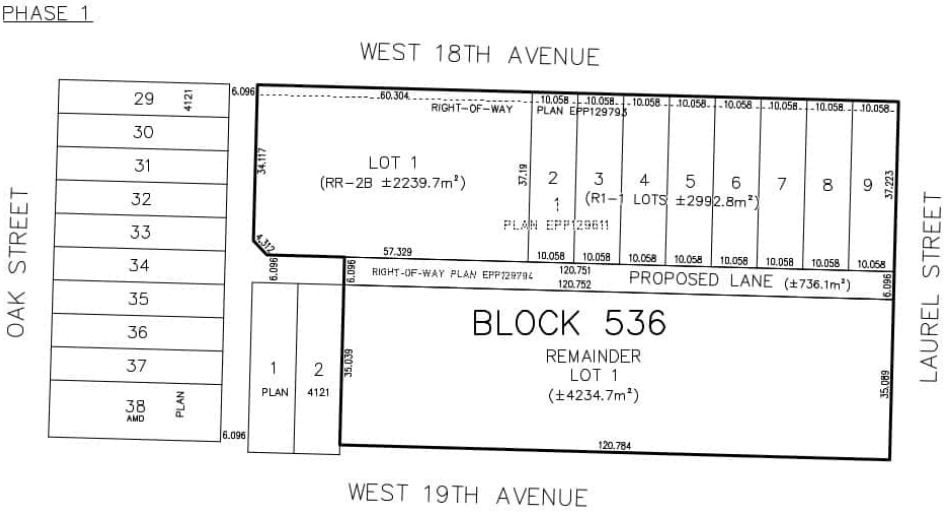
THAT, prior to enactment of the RR-2B zoning by-law for proposed Lot 1 (as set out in Appendix A, Schedule A), R1-1 zoning by-law for proposed Lots 2-9 (as set out in Appendix A, Schedule B) and the amendment of CD-1 (884) for proposed Remainder Lot 1 (as set out in Appendix D), the registered owner shall on terms and conditions satisfactory to the Director of Legal Services, the General Manager of Planning, Urban Design and Sustainability, and the General Manager of Engineering Services, as necessary, and at the sole cost and expense of the owner/developer, make arrangements for the following:

Engineering

2.1 Make arrangements to the satisfaction of the General Manager of Engineering Services, the Director of Legal Services and the Approving Officer and subject to satisfying Condition 2.5, for:

(a) Subdivision of Lot 1 Block 536 District Lot 472 Group 1 New Westminster District Plan EPP129611 to create the proposed Lot 1 (as shown below), proposed Lots 2-9 (as shown below) and Remainder Lot 1 (as shown below);

(b) Dedication of a 20 foot (6.096m) wide lane extending from the alignment of the existing east/west lane portion, east to Laurel Street as shown on the sketch of the proposed subdivision plan.



Note to Applicant: The new lane dedication will coincide with the area shown on plan EPP129307. A subdivision plan and application to the Subdivision and Strata Group is required in accordance with the Subdivision By-law. For general information, see the subdivision website at: http://vancouver.ca/home-property-development/apply-to-subdivide-or-join-properties.aspx

2.2 Make arrangements to the satisfaction of the Director of Legal Services, the General Manager of Engineering Services and/or the Director of Planning for any required modifications or discharges to the following registered agreements as a result of the current rezoning proposal:

- CB1738943-46 Temporary Statutory Right of Way for Utilities
- CB1738947-54 Statutory Right of Way for Lane Vehicle Turning
- CB1738955-62 Statutory Right of Way for Pedestrian & Vehicular Pathways
- CB1738964-71 Statutory Right of Way for Sidewalk
- CB1738972-73, CB1738974-75, CB1738976-77, CB1738984-85, CB1739013-14 & CB1739037-38 No Development Covenants
- CB1738978-83 Services Agreement
- CB1738986-87 Housing Agreement
- CB1738989-98 Tenant Relocation Covenant
- CB1738999-9012 Childcare Construction & Transfer Agreement
- CB1739015-26 Park Development, Construction and Transfer Agreement
- CB1739027-30 Energy Utility Agreement
- CB1739031-36 Public Art Agreement

Note to applicant: CB1738999-9012 Childcare Construction & Transfer Agreement will be discharged upon the enactment of the Phase One rezoning by-law.

2.3 Provision of amended or a new 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 Conditions 2.4 (a), 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 Aplin & Martin Consultants Ltd. Below, no water main upgrades are required to service the development.
- Lot 1, 6-storey apartment building, dated November 13, 2025, and
- Lot 2-20 and Park Parcel, single family homes, dated April 20, 2026.

The main servicing the proposed development is 200 mm on West 18th Avenue for Lots 1-9, and 150mm on West 19th Avenue for Lots 10-20 and the park parcel. Should the development require water service connections larger than 200 mm on West 18th Avenue or 150mm on West 19th Avenue, the developer shall upsize the existing main to the satisfaction of the General Manager of Engineering Services. The developer is responsible for 100% of the cost of the upgrade. The maximum water service connection size is 300 mm.

Should the development’s Fire Underwriter’s Survey Required Fire Flow calculation change as the building design progresses, a resubmission to the City

of Vancouver Waterworks Engineer is required for re-evaluation of the Water System.

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

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

Note to Applicant: Implementation of development(s) at 966 West 18th Avenue require the following in order to maintain existing SAN and COMB sewer flow conditions:

The Sewer servicing plan for this area is under development. Developer to keep in contact with City Engineer prior to commencing design on service connections to the City's sewer mains. The design may be modified based on servicing plans.

Lots 1-9 to be serviced by the existing 200mm SAN and 375mm STM on West 18th Avenue.

Lots 10-20 and the Park Parcel to be serviced by the existing 375 mm – 450 mm COMB on West 19th Avenue.

(c) Provision of street improvements with appropriate transitions, along West 18th Avenue adjacent to the site, including:

(i) New 1.8 m wide broom finish saw-cut concrete sidewalk;

(ii) Standard concrete lane crossing, new curb returns and curb ramps;

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

Note to Applicant: The City of Vancouver to provide approved Geometric design for the following streets, West 18th Avenue, and West 19th Avenue. All elements of the Geometric design must be constructed to meet City Standards including, but not limited to relocation of existing catch basins or installation of new catch basins where required to accommodate the geometric design.

(d) Provision of street improvements with appropriate transitions, along West 18th Avenue from Oak Street to the lane east of Oak Street, including:

(i) New 1.8 m wide broom finish saw-cut concrete sidewalk;

(e) Provision of street improvements with appropriate transitions, along West 19th Avenue, adjacent to the site, including:

(i) New 1.8 m wide broom finish saw-cut concrete sidewalk;

(f) Provision of street improvements, and appropriate transitions, along West 19th Avenue adjacent to 977 West 19th Avenue, including:

(i) New 1.8 m wide broom finish saw-cut concrete sidewalk;

(ii) Curb bulges on both sides of the lane so that a new sidewalk can be constructed while retaining the significant tree in front of 977 West 19th Avenue, and road reconstruction as required to accommodate the curb bulge;

(iii) New standard concrete lane crossing with new curb returns and curb ramps on both sides;

(iv) Sidewalk transition to meet the existing sidewalk adjacent to 3476 Oak Street.

Note to Applicant: Road reconstruction on West 19th Avenue to meet City of Vancouver higher zoned standards.

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

(i) Removal of existing driveway(s) and replacement with full-height curb, gutter, boulevard, and sidewalk.

(h) Provisions of street improvements along the lane west of Laurel Street, adjacent to the site and appropriate transitions, including the following:

(i) 50 mm mill and overlay up to the centerline.

Note to Applicant: All proposed streetscape materials on the boulevard along West 18th Avenue, West 19th Avenue, and Laurel Street should meet the *Cambie Corridor Streetscape Design Guidelines*. The Streetscape Design Guidelines are viewable online at https://vancouver.ca/streets-transportation/streetscape-design-guidelines.aspx and are to be used alongside the City's design guidelines and construction standards.

(i) Provision of a new east-west lane in proposed dedicated land to be constructed to meet City of Vancouver "Higher-Zoned Lane" standards, including any associated infrastructure on dedicated lands, where required, including:

(i) Catch basins;

(ii) Standard concrete lane crossing, new curb returns and curb ramps;

(iii) Applicable tree removals on dedicated lands; and

(iv) Speed humps in the lane.

(j) 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.

(k) Provision of upgraded street lighting (roadway and sidewalk) to current City standards and Illuminating Engineering Society of North America (IESNA) recommendations.

(l) Provision of street lighting upgrade to current City standards and IESNA recommendations of the entire intersections at Laurel Street at West 18th Avenue and Laurel Street at West 19th Avenue.

(m) Provision of new or replacement duct bank 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.

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.

(n) 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) Street improvements as per Conditions 2.3 (d) and 2.3 (f).

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

2.5 Provision of one or more Section 219 Covenants to the satisfaction of the General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services to:

(a) Place a hold on the issuance of demolition permits for all existing rental residential buildings until the Housing Agreement and Section 219 covenant as

described in rezoning condition 2.6 and Section 219 covenant for Tenant Relocation and Protection, as described in rezoning condition 2.7 are registered on title of the entire development site, and the Tenant Relocation and Protection requirements described in rezoning condition 2.7 (a) through (e) are satisfied; and

(b) Place a hold on subdivision of Remainder Lot 1 and issuance of demolition permits for the existing rental residential buildings on Remainder Lot 1, until the Stage 1 building permit is issued for a multi-family rental building on proposed Lot 1.

Note to Applicant: In order to allow for the existing structures to remain, CD-1 (884) will be amended to allow for interim retention of the existing structures until such time that final rezoning to R1-1 zoning can be executed.

2.6 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 on Proposed Lot 1 as secured market rental housing units, excluding Seniors Supportive or Independent Living Housing, for a term equal to the longer of 60 years and the life of the building, subject to a no-separate-sales covenant and a no-stratification covenant, a provision that none of such units will be rented for less than 90 consecutive days at a time, and such other terms and conditions as the General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services may require.

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

2.7 Enter into a new or amended 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* and the *Cambie Corridor Plan* Balfour Block Unique Site Policies, that is effective at the time of submission of the demolition permit or submission of development permit application, whichever occurs first;

(b) Provide a detailed Tenant Disruption Mitigation Plan based on proposed project phasing that minimizes disruption to tenants and that is effective at the time of submission of the demolition permit or submission of development permit application, whichever occurs first;

(c) The Tenant Relocation Plan, will provide, among other things, a requirement that the tenants of a unit (the “Existing Unit”) in the existing building will offered a right of first refusal to rent a unit (the “New Unit”) in the new rental development, to be constructed on proposed Lot 1, provided that for any tenant exercising such right of first refusal (a “Returning Tenant”):

(i) The unit type of the New Unit must align with the household size of the tenant in accordance with the *National Occupancy*

Standards established by the Canada Mortgage and Housing Commission;

(ii) The initial rental rate for:

a. A New Unit that is the same unit type as the Existing Unit will be the same as the rental rate paid by the Returning Tenant for his or her Existing Unit as of the January 21, 2021 rezoning application submission, as may be adjusted by the allowable annual rent increase permitted under the Residential Tenancy Act between this date and the date of initial occupancy for the new unit; and

b. A New Unit that is a different unit type than the Existing Unit will be adjusted on a pro rata basis using the average unit sizes in the new building. The adjustment will be calculated based on the difference between the average size of the Existing Unit type and the average size of the New Unit type in the new building, as may be adjusted by the allowable annual rent increase permitted under the Residential Tenancy Act between January 21, 2021 and the date of initial occupancy for the New Unit. For greater clarity, the pro rata adjustment will be calculated based on the average unit sizes in the new building.

(iii) Will not be subject to any annual income maximums and verification requirements.

(d) Provide a notarized declaration 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 tenant summarizing the Tenant Relocation Plan offer and signed as received by each tenant.

(e) Provide an Interim Tenant Relocation Report to the satisfaction of the General Manager of Planning, Urban Design and Sustainability prior to issuance of the demolition permit(s) (if the development is phased, an updated interim report is required for each subsequent phase). The Report must include, but may not be limited to, the names of tenants; whether each tenant has indicated interest in the Right of First Refusal to return to the new building and the current applicable returning unit type based on household size (to be re-confirmed prior to return to the building); 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 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 Council Decision and before issuance of demolition permit, the City may request an additional Interim Tenant Relocation Report be submitted.

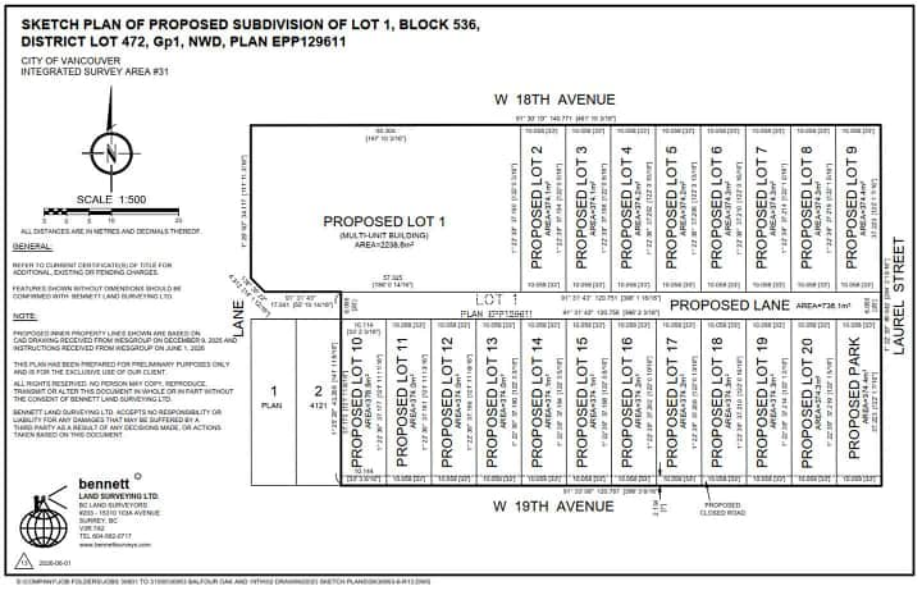
(f) Provide a Final Tenant Relocation Report to the satisfaction of the General Manager of Planning, Urban Design and Sustainability prior to issuance of the occupancy permit. The Report must include, but may not be limited to, the names of tenants; whether each tenant has indicated interest in the Right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

Vancouver Board of Parks and Recreation

2.8 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 to secure delivery of a minimum 374.4 sq. m rectangular permanent park parcel adjacent to Laurel 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 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 374.4 sq. m (min 10.1 m wide rectangular parcel) and located contiguous to Laurel Street. The approximate location of the parcel is shown as “Proposed Park” on the Proposed Subdivision Plan below;



Note to applicant: Minimum park parcel area contemplates road closure. Associated consolidation with remainder parcel (creating Remainder Lot 1) to occur prior to delivery of the new 374.4 sq. m park parcel. Out of the total 374.4 sq. m, 352.9 sq. m is comprised of land within the current Lot 1 and will be conveyed by the applicant Wesgroup and consolidated with the remainder consisting of City-owned road frontage (See condition 2.12).

(b) Provision of a Section 219 Covenant to restrict the issuance of any development permit or building permit (except for demolition permits) on the Remainder Lot 1 until proposed Park Parcel has been conveyed to the City;

(c) Applicant will be responsible for providing service connections to the Park Parcel lot line for water, sanitary, and storm services, prior to transfer of the Park Parcel to the City;

Note to applicant: Service connections to meet typical standards for R1-1 lots.

(d) Applicant will be responsible for ensuring the parcel meets *Environmental Management Act* requirements for intended use prior to transfer of parcel to City;

(e) Park Parcel to be transferred to the City free and clear of any financial charges, liens and other encumbrances;

(f) The Park Parcel will be transferred to the City for permanent park purposes prior to enactment of the rezoning by-laws in Appendix B (also see Condition 2.12);

(g) 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;

(h) Applicant is responsible for ensuring minimum standards for transfer of the Park Parcel to the City of Vancouver, to the satisfaction of the General Manager of Parks and Recreation, which will include:

1. Removal of all existing structures including basements and existing pavement from the Park Parcel;

2. Consistent, even grades in Park Parcel from western property line to all road ROW edges ensuring no drainage onto private property;

3. 300mm sustainable growing medium and hydro-seed mix determined in consultation with Park Board at time of Park Parcel conveyance; and

4. Retaining existing trees within and adjacent to the Park Parcel, where deemed feasible by Urban Forestry.

Note to applicant: Under the Park Transfer Agreement, the applicant will not be responsible for construction of the new park beyond the minimum standards for transfer described above.

Note to applicant: The existing Park Development, Construction and Transfer Agreement registered at the Land Title Office under nos. CB1739015-CB1739026 will be discharged following enactment of by-laws in Appendix A and Appendix D.

Environmental Contamination

2.9 Submit a Site Disclosure Statement to Environmental Services;

2.10 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

2.11 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.

PART 2B: CONDITIONS OF BY-LAW ENACTMENT RELATED TO PHASE TWO

THAT, prior to enactment of the R1-1 zoning by-law for proposed Lots 10-20 (as set out in Appendix B Schedule A) and the CD-1 zoning by-law for the Park Parcel (as set out in Appendix B, Schedule B), and the repeal of CD-1 (884) (as set out in Appendix E), 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

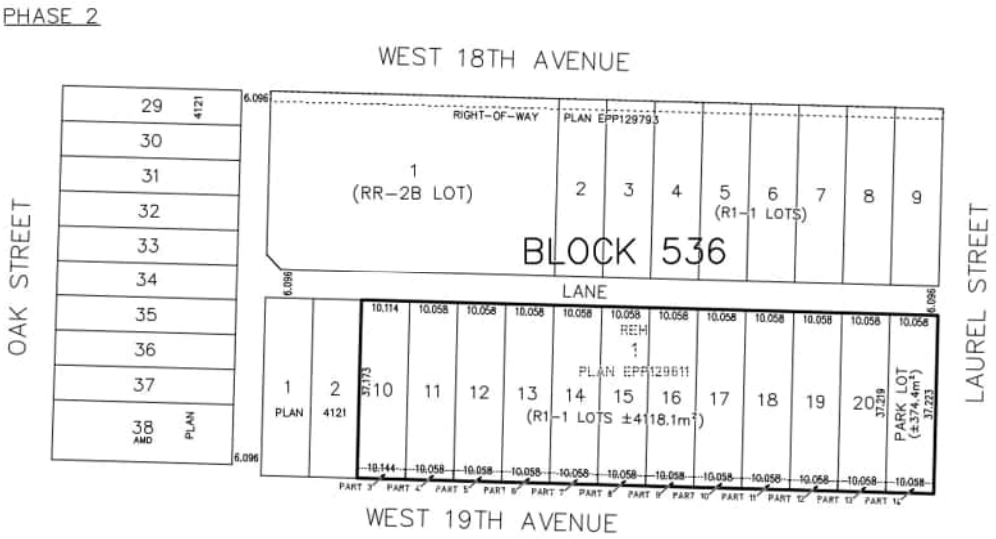
2.12 Make arrangements to the satisfaction of the General Manager of Engineering Services, the Director of Legal Services and the Approving Officer for:

(a) The closing of, stopping up and conveying to the owner of the South 7 Feet of Lots 3 to 14, Block 536, District Lot 472, Plan 4121, Established as Road, See DF39721, subsequent and subject to Council approval;

(b) Consolidation of the South 7 Feet of Lots 3 to 14, Block 536, District Lot 472, Plan 4121, with Remainder Lot 1 Block 536 District Lot 472 Group 1 New Westminster District Plan EPP129611;

(c) Subdivision of the consolidated site to create the proposed Lots 10-20 along West 19th Avenue and the Proposed Park Parcel;

(d) Conveyance of the Proposed Park Parcel to the City;



Note to Applicant: City Council approval will be required, with the report to close the portion of road only being advanced to Council following approval in principle of the rezoning herein.

Housing

2.13 Issuance of the Stage 1 building permit for the six-storey rental building on Proposed Lot 1.

Environmental Contamination

2.14 Submit a Site Disclosure Statement to Environmental Services;

2.15 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

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

Note to Applicant: Based on information provided in the *Site Disclosure Statement*, a remediation agreement will not be required.

Agreements

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

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

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

* * * * *

APPENDIX D
PROPOSED CONSEQUENTIAL BY-LAW AMENDMENTS RELATING TO PHASE ONE
909-973 West 19th Avenue & 3451-3499 Laurel Street

CD-1 (884) BY-LAW NO. 14221

Note: A by-law to amend CD-1 by-law No. 14221 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. 14221.

2. Council strikes out section 1 and substitutes the following:

   "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."

3. Council strikes out sections 3 and 4 in their entirety, and renumbers sections 5 through 12 as sections 3 through 10, respectively.

4. Council strikes out section 3 and substitutes the following;

   "Uses

   3. Subject to Council 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 CD-1 (884) and the only uses for which the Director of Planning or Development Permit Board will issue development permits are:

      (a) Dwelling Uses, limited to Multiple Dwelling, existing as of [enactment date]; and

      (b) Accessory Uses customarily ancillary to the uses permitted in this section, existing as of [enactment date]."

5. Council strikes out section 4 in its entirety.

6. Council renumbers sections 5 through 10 as sections 4 through 9, respectively.

7. In section 4.1, Council strikes out "10,202.4 m^2" and substitutes "4,492.4 m^2".

8. Council strikes out section 4.3 and renumbers sections 4.4 through 4.7 as sections 4.3 through 4.6, respectively.

9. Council strikes out section 4.6.

10. Council strikes out sections 5.1 and 5.2 and Table 2, and substitutes the following;

“Building Height

5.1 Building height must not exceed 11.5 m and 3 storeys.

5.2 Despite section 5.1 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.”

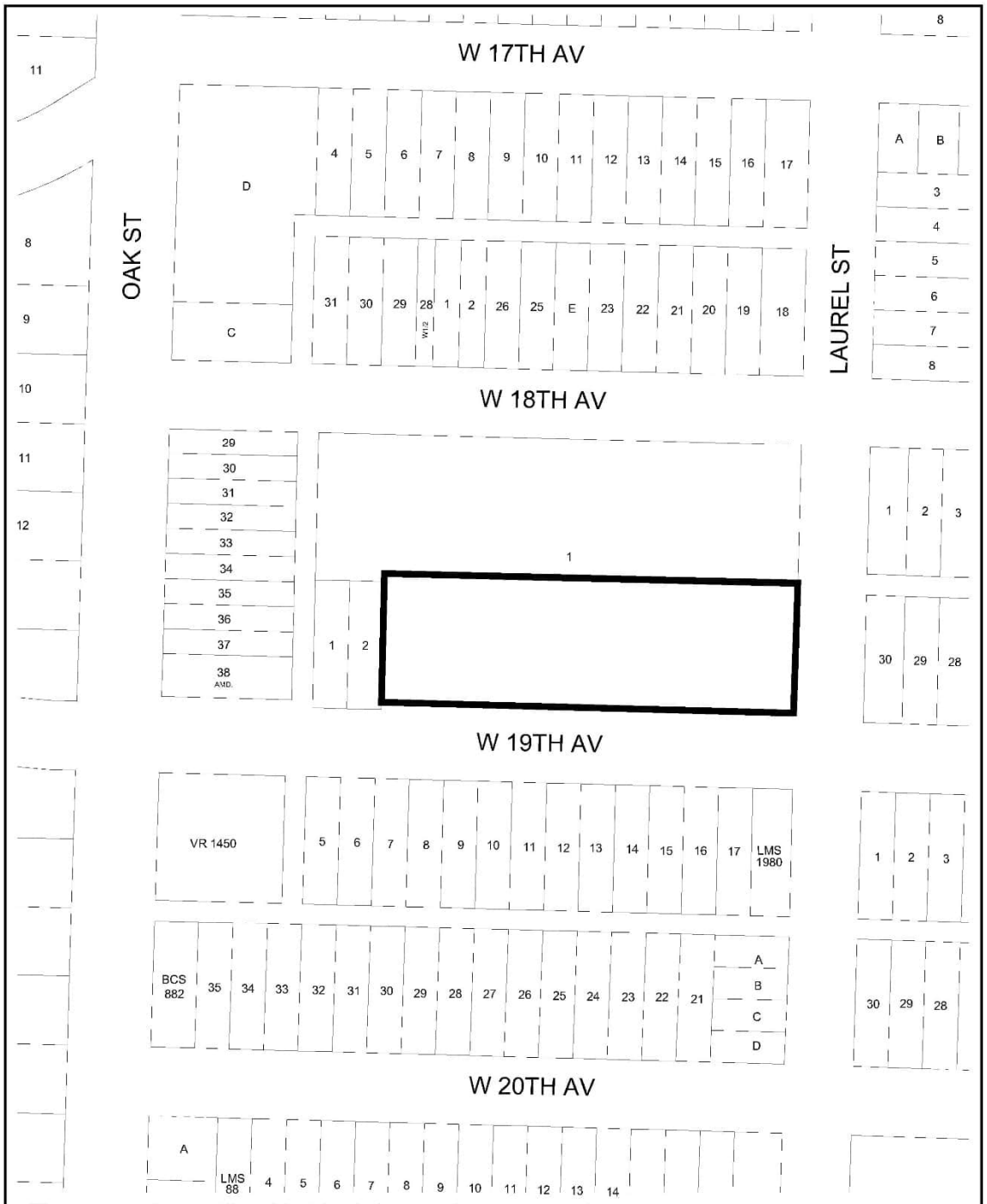
11. Council strikes out sections 6 and 7 in their entirety.

12. Council renumbers section 8 as section 6; and

13. Council renumbers section 9 as section 7; and

14. Council strikes out Schedule A and substitutes the following:

Schedule A



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

RZ- 909-973 West 19th Avenue & 3499-3451 Laurel Street	map: 1 of 1 scale: NTS	↑

City of Vancouver

DRAFT AMENDMENTS TO THE SUBDIVISION BY-LAW No. 5208

Council amends Schedule A of the Subdivision By-law, in accordance with the plan labelled *Schedule A* and attached to and forming part of this by-law, by adding the following sites to the R1-1 maps forming part of Schedule A of the Subdivision By-law, within Subdivision Category A:

[legal descriptions for Lots 2-9 will be added prior to enactment]

APPENDIX E
PROPOSED CONSEQUENTIAL BY-LAW AMENDMENTS RELATING TO PHASE TWO
909-973 West 19th Avenue & 3451-3499 Laurel Street

DRAFT AMENDMENTS TO THE SUBDIVISION BY-LAW No. 5208

Council amends Schedule A of the Subdivision By-law, in accordance with the plan labelled *Schedule A* and attached to and forming part of this by-law, by adding the following sites to the R1-1 maps forming part of Schedule A of the Subdivision By-law, within Subdivision Category A:

[legal descriptions for Lots 10-20 will be added prior to enactment]

DRAFT AMENDMENT TO REPEAL CD-1(884) BY-LAW NO. 14221

Council hereby repeals CD-1 (884) By-law No. 14221.

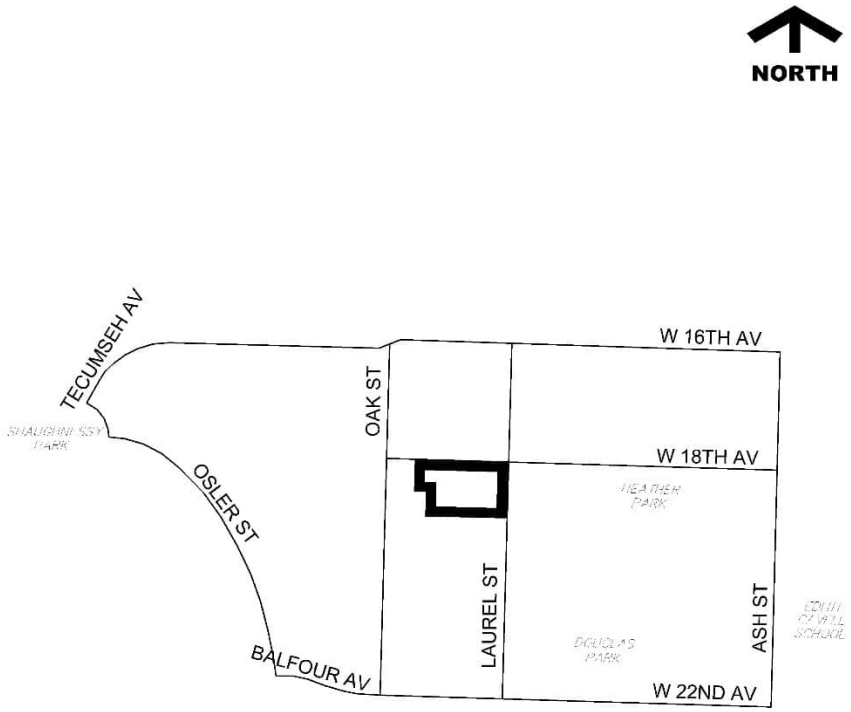
* * * * *

APPENDIX F
ADDITIONAL INFORMATION

Public Consultation Summary

Event	Date(s)	Details
Webpage published	January 29, 2026	https://www.shapeyourcity.ca/966-w-18-ave
Postcard mailed	February 23, 2026	1,847 notices mailed (approximate)
Site sign installed	February 11, 2026	
Online comment form	January 29, 2026 to June 9, 2026	63 submissions • 16 responses support • 38 responses opposed • 9 responses mixed
Question and Answer (Q&A) period (2 weeks)	February 25, 2026 to March 10, 2026	18 submissions
Other input (phone calls, direct emails, etc.)	January 29, 2026 to June 9, 2026	7 submissions
Total webpage views	January 29, 2026 to June 9, 2026	736 page views
Total Submissions (Comments submitted + questions asked + other input methods)		88 submissions

Map of Notification Area



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

Areas of support:

- **Housing:** The proposed development contributes to housing stock in the area, including rental housing and low-rise options.
- **Neighbourhood fit:** The proposed form and design is a better fit with the surrounding neighbourhood character than the previously approved application.
- **Density:** The proposed lower density zones are welcomed as a better fit with the surrounding low-rise neighbourhood.
- **Housing options:** The proposal provides suitable housing options for young families and long-term residents looking to downsize their homes.

Areas of concern:

- **Tenant displacement:** Respondents express concern that tenants will be displaced without adequate relocation support, compensation, and protections.
- **Community amenities:** The proposal lacks the childcare space and public open space that was included in the previously approved application. This reduces the community benefits of the current proposal.

- **Building height:** The proposed six-storey building is overly tall, would shadow surrounding homes and the nearby synagogue, and would impact the privacy of neighbouring residents.
- **Neighbourhood character:** The proposed 6-storey rental building is out of character and a poor aesthetic fit with the existing low-rise neighbourhood.

Response to Public Comments

- **Tenant displacement:** The applicant is required to provide tenants compensation based on length of tenancy, support finding interim housing, and the right to return to the new rental building at existing rents.
- **Community amenities:** The proposed rezoning would result in a lower overall density compared to the previously approved rezoning proposal. While this change results in a reduction of the previously secured public benefits, it continues to secure a publicly accessible park for the community.
- **Building height:** The proposed six-storey rental building will comply with the RR-2B District Schedule. This zoning framework was created through a comprehensive citywide policy process, designed specifically to guide the development of new rental housing across Vancouver, ensuring consistency, predictability, and compatibility with the City's broader housing goals.
- **Neighbourhood character:** Staff note that the anticipated form of development under this proposal reflects a reduction in density, thereby providing a smoother and more compatible transition to the surrounding single-detached housing in the immediate area.

* * * * *

APPENDIX G
HOUSING

Housing Data

Figure 1: Progress Towards 10 Year Housing Vancouver Targets (2024-2033) as of March 31, 2026

Housing Type	Category	10-year Targets[1, 2]	Units Approved Towards Targets[3]
Purpose-Built Rental Housing Units[3]	Market Rental	30,000	19,996 (67%)
	Developer-Owned Below Market Rental	5,500	2,892 (53%)
	Total	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 2: Market Rents in Newer Westside Buildings, Costs of Ownership and Household Income Served

	Newer Rental Buildings – Westside		Monthly Costs of Ownership for Median-Priced Apartment – Westside (with 20% down payment)		
Unit	**Average Market Rent[1]**	**Average Household Income Served[3]**	**Monthly Costs of Ownership[2]**	**Average Household Income Served[3]**	**Down Payment at 20%**
Studio	$2,003	$80,120	$3,118	$124,720	$108,000
1-bed	$2,601	$104,040	$3,829	$153,160	$136,000
2-bed	$3,706	$148,240	$5,892	$235,680	$210,000
3-bed	$4,875	$195,000	$9,050	$362,000	$336,000

1. *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 Westside of Vancouver.*
2. *Based on the following assumptions: median of all BC Assessment apartment sales prices in Vancouver Westside in 2025 by unit type, 20% down payment, 5% mortgage rate (in line with Bank of Canada conventional rate), 25-year amortization, $400-$600 monthly strata fees and monthly. property taxes at $2.78 per $1,000 of assessed value (2023 assessments and property tax rate).*
3. *Incomes are estimated based on rents or monthly ownership costs at 30% of income.*

Summary of Tenant Relocation Plan terms

Tenant Relocation and Protection Requirements	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: o 4 months' rent for tenancies up to 5 years; o 5 months' rent for tenancies over 5 years and up to 10 years; o 6 months' rent for tenancies over 10 years and up to 20 years; o 12 months' rent for tenancies over 20 years and up to 30 years; o 18 months' rent for tenancies over 30 years and up to 40 years; and o 24 months' rent for tenancies over 40 years.
Notice to End Tenancies	Landlord to provide regular project updates to tenants throughout the development approvals process. A minimum of four months' notice to end tenancy after all permits are issued is required (e.g. all development, building, and demolition permits in place).
Moving Expenses **(flat rate or arrangement of an insured moving company)**	A flat rate of $750 or $1000 will be provided to all eligible tenants depending on the type of unit. *Existing tenancies, as of the date of the current rezoning application, which are not eligible under the TRPP but commenced between December 2020 and August 2021 will be provided moving expenses.*
Assistance in Finding Alternate Accommodation **(3 options)**	Staff have distributed tenant needs assessment surveys. These surveys will be used in relocation efforts and to identify tenants' needs and preferences. The applicant has committed to monitor rental market and provide tenants requesting assistance with three options in Vancouver that best meet the tenants' identified priorities.
Additional Support for Low Income Tenants or Tenants Facing Other Barriers to Appropriate Housing	The applicant is partnering with a Tenant Relocation Coordinator to assist existing tenants with finding alternate accommodation. For low-income tenants and tenants facing other barriers to housing, as defined in the *Tenant Relocation and Protection Policy (TRPP)*, the applicant has committed to assisting in securing a permanent, suitable affordable housing option.
First Right of Refusal	The applicant has committed to offering all eligible tenants the Right of First Refusal to return to the new building at the tenant's rent at time of the January 21, 2021 rezoning application submission date as may be adjusted by the allowable annual rent increase permitted under the Residential Tenancy Act until date of occupancy. Eligible tenants may also be offered the option to rent a unit in an alternate building in the applicant's portfolio (other than a secured below-market rental unit), under the same conditions. However, regardless of whether tenants are offered and/or accept a unit in an alternate building, the tenants maintain the right of first refusal to rent a unit in the new development.

* * * * *

APPENDIX H
PUBLIC BENEFITS

City-wide DCL[1]	$1,653,585
Utilities DCL[1]	$1,036,102
TOTAL	**$2,689,686**

Other Benefits (non-quantifiable components): 90 rental housing units, secured for the greater of 60 years and the life of the building and a 374.4 sq. m (4,030 sq. ft.) park.

[1] Based on rates in effect as of December 10, 2025 and the anticipated 6044.2 sq. m (65,059 sq. ft.) of higher density residential floor area and the 7,112 sq. m (76,553 sq. ft.) of lower density residential floor area.

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

* * * * *

APPENDIX I
REZONING APPLICATION SUMMARY

Property

Address	Parcel Identifier (PID)	Legal Description
906-982 West 18th Avenue, 907-975 West 19th Avenue & 3403-3415 Laurel Street (commonly known as 966 West 18th Avenue)	PID 032-388-004	*Lot 1 Block 536 District lot 472 Group 1 New Westminster District Plan EPP129611*
West 19th Avenue road frontage	PID 016-048-172	*The South 7 Feet of Lot 3 Block 536 District Lot 472 Plan 4121*
West 19th Avenue road frontage	PID 016-048-181	*The South 7 Feet of Lot 4 Block 536 District Lot 472 Plan 4121*
West 19th Avenue road frontage	PID 016-048-199	*The South 7 Feet of Lot 5 Block 536 District Lot 472 Plan 4121*
West 19th Avenue road frontage	PID 016-048-202	*The South 7 Feet of Lot 6 Block 536 District Lot 472 Plan 4121*
West 19th Avenue road frontage	PID 016-048-211	*The South 7 Feet of Lot 7 Block 536 District Lot 472 Plan 4121*
West 19th Avenue road frontage	PID 016-048-229	*The South 7 Feet of Lot 8 Block 536 District Lot 472 Plan 4121*
West 19th Avenue road frontage	PID 016-048-237	*The South 7 Feet of Lot 9 Block 536 District Lot 472 Plan 4121*
West 19th Avenue road frontage	PID 016-048-245	*The South 7 Feet of Lot 10 Block 536 District Lot 472 Plan 4121*
West 19th Avenue road frontage	PID 016-048-253	*The South 7 Feet of Lot 11 Block 536 District Lot 472 Plan 4121*
West 19th Avenue road frontage	PID 016-048-261	*The South 7 Feet of Lot 12 Block 536 District Lot 472 Plan 4121*
West 19th Avenue road frontage	PID 016-048-270	*The South 7 Feet of Lot 13 Block 536 District Lot 472 Plan 4121*
West 19th Avenue road frontage	PID 016-048-288	*The South 7 Feet of Lot 14 Block 536 District Lot 472 Plan 4121*

Applicant Team

Applicant/Developer	Wesgroup Properties LP
Property Owner	Shaughnessy Laurel Investments Ltd. (as to Lot 1 Block 536 District Lot 472 Group 1 New Westminster District Plan EPP129611)
Property Owner	City of Vancouver (as to The South7 Feet of Lots 3-14 Block 536 District Lot 472 Plan 4121

Statistics

	Permitted Under Existing Zoning	Proposed
Zoning	CD-1 (884)	RR-2B, R1-1 & CD-1
Site Area	10,202.4 sq. m (109,818 sq. ft.)	RR-2B: 2,238.6 sq. m (24,090 sq. ft.) R1-1: 7,111.9 sq. m (76,552 sq. ft.) Park: 374.4 sq. m (4,030 sq. ft.) Lane: 736.1 sq. m (7,923 sq. ft.)
Land Use	Residential and Park	Rental residential, Fee simple single family and Park
Maximum FSR	1.89	RR-2B: 2.7 R1-1: 1.0
Maximum Height	Subarea A: 18.8 m (62 ft.) Subarea B: 21.0m (69 ft.) Subarea C: 14.6 m (48 ft.))	RR-2B: 19.8 m (65 ft.) R1-1: 11.5 m (38 ft.)
Floor Area	18,475 sq. m (198,865 sq. ft.)	RR-2B: 6,044.2 sq. m (65,057 sq. ft.) R1-1: 7,111.9 sq. m (76,552 sq. ft.)
Unit Mix	Studio units: 19 (9%) One-bedroom units: 67 (32%) Two-bedroom units: 54 (26%) Three-bedroom units: 68 (33%) Total units: 208	Includes conditions to ensure rental building aligns with the 35 % requirement of family units per *Family Room: Housing Mix Policy for Rezoning Projects*
Natural Assets	3 on-site trees 25 street trees	Tree impacts will be reviewed at development permit stage.

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