CITY OF VANCOUVER

DEVELOPMENT, BUILDINGS & LICENSING
Development Services Division
Development Review Branch

August 14, 2026

Isaac Kaay
Strand Holdings Ltd.
2400 - 320 Granville Street
Vancouver, BC V6C 1S9

RE 1081 W 16th Avenue, Vancouver, BC V6H 1S7
Development permit application number DP-2026-00385

On behalf of the Director of Planning, your application has been approved to develop a five-storey plus amenity, low-rise multiple dwelling building, containing a total of 132 secured market dwelling units, all over one level of underground parking with surface parking at the rear, and having vehicular access from the lane.

A permit may be issued upon the completion of the revisions and conditions noted below under items 1.0 to 2.11 of this "prior-to permit issuance" letter.

HOW TO RESPOND TO THIS LETTER

1. **Write and sign a response letter.**
   - Explain how you addressed each condition.
   - Only changes made pursuant to addressing Prior To conditions are accepted as part of your response. Ensure all changes are clearly identified.
   - *Provide a complete response to avoid delays or extra fees.*

2. **Ensure relevant documents have digital signatures and seals** from registered professionals.
   - Review requirements at vancouver.ca/permits-eplan.

3. **Upload your response letter and documents.**
   - Log into your permit account at vancouver.ca/permit-apply.

APPLY FOR BUILDING PERMIT(S)

Apply using the Development and Building Services Centre form at vancouver.ca/contact-dbl.

Questions? Contact your Project Facilitator Kaveh.imani@vancouver.ca

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1.0 Prior to the issuance of the Development Permit, revised digital drawings shall be submitted, to the satisfaction of the Director of Planning, clearly indicating:

Urban Design conditions:

1.1 design development to improve the underground setbacks by providing an alternative underground setback configuration that maintains an equivalent site area to better support on-site planting and rainwater management;

Note to Applicant: Refer to Section 5.1.4.1 of the Guidelines. This may be achieved by converting three or more parking stalls into landscape planting areas. Consider integrating these planting areas with the outdoor space adjacent to the at-grade indoor amenity rooms. Refer to Urban Design Condition 1.2, Landscape Condition 1.9 and Engineering Services condition 1.19.

1.2 design development to provide visual and physical screening of the exposed concrete foundations on the northeast side of the building;

Note to Applicant: This may be achieved through materials, colours, landscape treatments or via additional landscape planting as per Urban Design condition 1.1. Refer to Landscape Condition 1.9ii.

1.3 design consideration to improve the liveability of Dwelling Units 114 and 115;

Note to Applicant: The intent is to mitigate potential noise and vibration impacts on the dwelling units located above the parkade entrance. This may be achieved by relocating Units 114 and 115 and replacing them with the proposed indoor amenity rooms at grade. The associated outdoor amenity area could also help screen the exposed concrete foundation wall at the northeast corner of the building. Refer to Urban Design Condition 1.2.

Development Review Branch conditions:

1.4 compliance with Section 4 of the Parking By-law by reducing the number of small car spaces;

Note to Applicant: Current proposed number of small car spaces exceed the maximum 25% allowable.

1.5 confirmation of compliance with 3.1.2 Building Form and Placement of the R3-2 District Schedule including:

i. provision of setback dimensions to outside of cladding on the site and floor plans to ensure compliance with setback requirements;

ii. provision of geodetic elevation at top of parapet on Level 6 to ensure compliance;

Note to Applicant: Geodetic elevation was provided via email, however it should be shown on the drawings.

1.6 provision of coordination between FSR overlays and statistics tables;

Note to Applicant: Overlays do not appear to match statistics tables, e.g., pages A0.1 and A2.1-0 have differing statistics for Level 1.

1.7 provision of the following notations to be included on the submitted plans:

i. "The design of the parking structure regarding safety and security shall be in accordance with Section 4.13 of the Parking By-law.";

ii. "A minimum of one electrical outlet shall be provided for each two Class A bicycle spaces.";

iii. "All building dimensions, setbacks and yards are to the outside of cladding.";

iv. "The design of bicycle spaces (including bicycle rooms, compounds, lockers and/or racks) regarding safety and security measures and end of trip facilities regarding required design standards shall be in accordance with the relevant provisions of Section 6 of the Parking By-law.";

v. "Mechanical equipment (ventilators, generators, compactors, and exhaust systems) will be designed and located to minimize noise impacts on the neighbourhood and comply with Noise By-law No. 6555.";

Landscape Review conditions:

1.8 design development to enhance opportunities for healthy tree establishment and urban forest canopy growth;

i. ensure all new trees proposed within areas of underground setback are planted with direct access to the underlying soil, to maximize available soil volume and support long-term tree health;

ii. incorporate appropriate stormwater management strategies within and around the surface parking areas along the rear property line where they are free of underground structure, to support adjacent tree planting;

Note to Applicant: Refer to 5.1.4 of the R3 Design and Development Guidelines.

1.9 development to improve the lane interface by mitigating the visual impact of large blank walls and continuous, uninterrupted parking spaces;

i. incorporate additional landscape planting along the rear of the site, taking advantage of the proposed underground setback along the rear property line to provide meaningful at-grade tree planting opportunities and achieve a similar level of planting area to account for the reduced underground setback along the front property line, with consideration given to integrating appropriate stormwater management strategies within these areas. This can be achieved by, but is not limited to:

a. converting a minimum of three (3) parking spaces adjacent to the blank wall on the northeast side of the site, next to the parkade ramp and where the blank wall is at its greatest height, into a landscape planting area incorporating softscape and new trees; OR

b. converting a minimum of three (3) additional parking spaces along the lane into landscape planting areas incorporating softscape and new trees, strategically located to break up the continuous extent of parking;

Note to Applicant: Refer to Section 5.1.4.1 of the R3 Design and Development Guidelines, Urban Design Condition 1.1, Landscape Condition 1.8 and Engineering Services condition 1.19i.

ii. along the remaining extent of the blank walls facing the lane, incorporate landscape treatments such as planters with cascading plant material and support structure or planting strips with tall, hardy plant material located in front of the retaining walls. Refer to Urban Design Condition 1.2;

iii. provide section details illustrating the relationship between the blank walls, proposed landscape treatments, and the adjacent lane, including the proposed planting areas, planters, and retaining walls;

1.10 design development to enhance the public realm and pedestrian experience along the street frontage;

i. reconfigure the retaining walls and planting along the southeast side of W 16th Avenue by relocating the retaining walls to the edge of the patios, allowing the proposed trees and softscape planting to screen the retaining walls;

ii. provide section details illustrating the relationship between the patios, retaining walls, proposed planting, and adjacent public realm;

1.11 design development to enhance the usability and comfort of the rooftop amenity area;

Note to Applicant: Provide additional shade and weather protection elements to improve microclimate conditions and provide protection from sun and rain.

Urban Forestry conditions:

1.12 provision of an updated landscape plan;

Note to Applicant: Off-site street tree species along W 16th Ave to be labeled Carpinus betulus ‘Frans Fontaine’.

Engineering Services conditions:

1.13 provision of City issued Building Grades to be shown on the site plan/A2.1;

Note to Applicant: Building grade elevations at W 16th Ave are displaced from location shown on the Building Grade plan (see markup for location/details).

1.14 provision of Design Elevations to be shown on the site plan/A2.1:

i. Design Elevations are missing from the plan at corner of driveway(s), parking stalls, pedestrian plazas, access pathways(s), and middle of entrance(s) along Street and Lane. Design Elevations must be directly interpolated between adjacent building grades (see markup for location/details); and

ii. Design Elevations at street and lane are incorrect. Design Elevations must be directly interpolated between adjacent building grades (see markup for location/details);

1.15 provision of survey benchmark information on the site plan/A2.1 to ensure it is consistent with City issued Building Grades survey benchmark Monument V-2340;

Note to Applicant: Alternatively, provide written confirmation specifying the benchmark denoted on any topographic survey used for design purposes is consistent with the benchmark elevation established on the building grade plan issued by the City.

1.16 passenger space(s), per Parking By-law Section 7 and the Design Supplement, including a minimum 4.0 m (13.1 ft.) width and 5.5 m (18 ft.) length for the first Class A space;

1.17 parking access, per Parking By-law Section 4 and the Design Supplement, including two-way vehicle flow. Provide convex mirrors or view portals on main ramp and throughout parkade;

1.18 bicycle space(s), per Parking By-law Section 6, including a minimum 1.5 m (5 ft.) wide access route(s) in front of oversized Class A spaces;

1.19 vehicle space(s), per Parking By-law Section 4 and the Design Supplement, including:

i. internal access to parking spaces;

Note to Applicant: Spaces located in the lane require internal access paths. Refer to Urban Design condition 1.1 and Landscape Review condition 1.9.

ii. minimum 2.6 m (8.5 ft.) width for small spaces adjacent one wall or if column located more than 1.2 m (4 ft.) from either end of the stall;

1.20 clarification on the site and landscape plan that proposed site access does not conflict with the existing wood pole in the lane north of W 16th Ave;

Note to Applicant: Utility pole currently conflicts with proposed surface parking space R55. The development will be required to make arrangements with the appropriate third-party utility companies for pole relocation.

1.21 provision of an updated landscape and site plan to reflect the public realm changes including all the off-site improvements sought for this development permit;

i. clearly note the following statement on the Landscape Plan:

'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 Services and/or your Engineering, Building Site Inspector for details.';

ii. show/reference a minimum 2.1 m City standard C1.1 broom finished, saw cut concrete sidewalk and construction details along W 16th Ave. Sidewalk to show a minimum 1.8 m wide back of curb grass boulevard with new street trees;

iii. show/reference a City standard C8.3 single curb ramp on W 16th Ave and Montcalm St intersection;

iv. show/reference a minimum 2.1 m City standard C1.1 broom finished, saw cut concrete sidewalk along Montcalm St. Sidewalk to show a minimum 1.8 m wide back of curb grass boulevard with new street trees;

Note to Applicant: Streets Design accepts the removal of back boulevard tree number City 03 to accommodate the new sidewalk alignment.

v. show/reference deep root barrier adjacent to the sidewalk front or for all new trees placed adjacent to city sidewalk;

vi. indicate the removal of the existing driveway crossing and reconstruction of the boulevard, sidewalk and curb to current standards on Montcalm St.;

vii. show/reference a C9.2 City standard concrete lane crossing including new curb returns and curb ramps on both sides of the lane entry on Montcalm St.;

Note to Applicant: Where a design or detail is not available, make note of the improvement on the site and landscape plans. The following items and notes are to be added to the landscape plan.

2.0 **Condition(s) to be met prior to the issuance of the Development Permit:**

Housing conditions:

2.1 Make arrangements to the satisfaction of the General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services to enter into a Housing Agreement and a Section 219 Covenant securing 132 residential units, as secured market rental housing, 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 the following additional conditions:

i. A no separate-sales covenant.

ii. A no stratification covenant.

iii. That none of the units are to be rented for less than 90 consecutive days at a time.

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

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

2.2 Provision of written confirmation that the proposed mix of market rental units include 30 studio units (22.7%), 52 one-bedroom units (39.3%), 35 two-bedroom units (26.5%), and 15 three-bedroom units (11.4%) will be maintained.

Note to Applicant: Any changes in the unit mix from the rezoning application may only be varied under the discretion of the Director of Planning or Development Permit Board provided that it does not go lower than 35% of the market rental units, of which at least 25% must be two-bedroom units and at least 10% must be three-bedroom units, as per the Broadway Plan.

2.3 In the event that one or more eligible tenants are discovered to reside at the property (or formerly resided at the property) enter into a 219 Covenant and 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:

i. Provide a Tenant Relocation Plan to the satisfaction of the General Manager of Planning, Urban Design and Sustainability as per the Tenant Relocation and Protection Policy that is effective as of the time of submission of the Development Permit Application.

ii. Provide a notarized declaration prior to issuance of the Development Permit that demonstrates that each tenant has been given written notice of the intent to redevelop the property; that indicates the number of units occupied on the date of the notice; and includes copies of a letter addressed to each tenant summarizing the Tenant Relocation Plan offer and signed as received by each tenant.

iii. Provide an Interim Tenant Relocation Report prior to issuance of the Demolition Permit. The Report must include, but may not be limited to , the names of any tenants; whether each tenant has indicated interest in the Right of First Refusal to return to the new 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 their total compensation amount(s); the names of tenants still remaining in the building; the status of the applicant's search for relocation options (if assistance was requested by the tenant) and/or additional assistance rendered, as required through their Tenant Relocation Plan.

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

Development Review Branch conditions:

2.4 Written confirmation that the notification site sign has been removed.

2.5 Provide a signed and sealed survey, dated within the last 6 months.

2.6 Provide wall exclusion diagrams to achieve wall exclusions proposed.

2.7 Payment of fees associated with Services Agreement.

Note to Applicant: Refer to Engineering Services condition 2.11.

Urban Forestry conditions:

2.8 Provision of arborist report and tree management plan.

Note to Applicant: City03 is of lower retention value due to its location and would be supportable for removal for off-site upgrades. No tree values to apply.

Engineering Services conditions:

2.9 Make arrangements for the consolidation of Lot 15, Lot 16, Amended Lot 17 (see 72874K), Amended Lot 18 (see 72874K), Lot 19, all of Block 475, District Lot 526, Plan 3015 to create a single parcel.

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

"Services") such that they are designed, constructed and installed at no cost to the City and all necessary street dedications and rights of way for the services are provided. No development permit for the site, or any portion thereof, or for any building or improvements thereon will be issued until the letter of credit or such other form of alternative security that may be acceptable to the City in its sole discretion, as security for the services are 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.

i. Street improvements, and appropriate transitions, along Montcalm St. adjacent to the site, including:

   a. Minimum 2.1 m wide broom finish saw-cut concrete sidewalk;

   b. 1.8 m wide back of curb grass boulevard with new street trees; and

   c. City standard concrete lane crossing including new curb returns and curb ramps on both sides of the lane entry on Montcalm St.

ii. Street improvements, and appropriate transitions, along W 16th Ave adjacent to the site, including:

   a. Minimum 2.1 m wide broom finish saw-cut concrete sidewalk;

   b. 1.8 m wide back of curb grass boulevard with new street trees; and

   c. single curb ramp on W 16th Ave and Montcalm St intersection.

2.11 Provision of a letter of credit or such other form of alternative security that may be acceptable to the City in its sole discretion as per the Services Agreement to be provided prior to development permit clearance.

Note to Applicant: A letter of credit shall follow the City of Vancouver Treasury corporate policy https://policy.vancouver.ca/ADMIN032.pdf (vancouver.ca). A draft is to be submitted to engineering prior to sending any finalized document.

3.0 **Development Permit Terms**:

3.1 All approved off-street vehicle parking, loading, and unloading spaces, and bicycle parking spaces shall be provided in accordance with the relevant requirements of the Parking By-law **prior to the issuance of any required occupancy permit**, or any use or occupancy of the proposed development not requiring an occupancy permit, and thereafter permanently maintained in good condition.

3.2 All landscaping and treatment of the open portions of the site shall be completed in accordance with the approved drawings **prior to the issuance of any required occupancy permit**, or any use or occupancy of the proposed

development not requiring an occupancy permit, and thereafter permanently maintained in good condition.

Note to Applicant: In cases where it is not practical, due to adverse weather conditions or other mitigating factors, to complete the landscaping prior to occupancy of a building, the City will accept an Irrevocable Letter of Credit (amount to be determined by the City) as a guarantee for completion of the work by an agreed upon date.

3.3 In accordance with Protection of Trees By-law Number 9958, the removal and replacement of trees is permitted only as indicated on the approved Development Permit drawings.

3.4 This Development Permit is valid for a period of 12 months from the date of issuance - unless otherwise validated by a Building Permit.

3.5 The owner or representative is advised to contact Engineering to acquire the project's permissible street use. Prepare a mitigation plan to minimize street use during excavation and construction (e.g., 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.

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

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

4.0 **Notes to Applicant:**

4.1 It should be noted that your Development Permit will be issued when you have complied with all the above conditions. However, if these conditions have not been complied with **on, or before February 15, 2027**, this Development Application may stand refused.

4.2 A new Development Application will be required for any significant changes. This approval is subject to any change in the Zoning and Development By-law or other regulations affecting the development that occurs before the permit is issuable. No permit that contravenes the by-law or regulations can be issued.

4.3 If this application necessitates the demolition of existing residential rental, per Section 10.14.2 and except as set out in section 10.14.3, where development necessitates the demolition of existing residential rental accommodation, no development permit shall be issued for the demolition unless and until a development permit for the new development has been issued.

Note to Applicant: The requirements listed above may be varied subject to the provisions outlined under Section 10.14.4.

4.4 If this Development Application included a written notification of neighbouring property owners or other interested parties, a copy of this letter will be sent to all respondents advising them of the decision.

4.5 The Canadian Electrical Code regulates high voltage overhead conductor clearances from structures and dielectric liquid-filled transformer clearances from combustible building surfaces, doors, windows, and ventilation openings. All structures must have a horizontal distance of at least 3 m from existing BC Hydro high voltage overhead conductors. Combustible building surfaces, windows, doors, and ventilation openings must be located at least 6 m from dielectric liquid-filled, pole-mounted BC Hydro transformers, unless an acceptable non-combustible barrier is constructed between these transformers and combustible building surfaces, doors, windows, or ventilation openings.

4.6 All impacted utility companies shall be contacted and notified of the following requirements:

i. All utility services (e.g., BC Hydro, Telus, and Rogers) shall be underground.
ii. All required electrical equipment (e.g., PMT, LPT, Vista, etc.) provided for entirely within private property.

Note to Applicant: The review of third-party utility service drawings (e.g., BC Hydro, Telus, and Shaw) will not be initiated until all drawings have been received by the Utilities Management Branch (UMB). For questions on this requirement, please contact UMB at umb@vancouver.ca.

4.7 A Key Plan shall be submitted by the applicant and approved by the City prior to any third-party utility drawing submissions. It is highly recommended that the applicant submit a Key Plan to the City for review as part of the Building Permit application. Third party utility service drawings will not be reviewed by the City until the Key Plan is defined and achieves the following objectives:

i. the Key Plan shall follow the specifications in the City of Vancouver Key Plan Process and Requirements Bulletin https://vancouver.ca/files/cov/Key%20Plan%20Process%20and%20Requirements.pdf; and
ii. all third-party service lines to the development are to be shown on the plan (e.g., BC Hydro, Telus, Shaw, etc.) and the applicant is to provide documented acceptance from the third-party utilities prior to submitting to the City.

Note to Applicant: Use of street for temporary power (e.g., temporary pole, pole mounted transformer or ducting) is to be coordinated with the City well in advance 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. For questions on this requirement, contact the Utilities Management Branch at umb@vancouver.ca.

4.8 The detailed Electrical Design will be required prior to the start of any associated electrical work to the satisfaction of the General Manager of Engineering Services, and, in conformance with current COV Engineering Design Manual,

Construction Specifications, Standard Detail Drawing, Canadian Electrical Code and the Master Municipal Construction Documents.

Yours truly,



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