CITY OF VANCOUVER

REFERRAL REPORT

Report Date:	September 24, 2024
Contact:	Helen Chan
Contact No.:	604.829.9615
RTS No.:	16558
VanRIMS No.:	08-2000-20
Meeting Date:	October 8, 2024

TO: Vancouver City Council

FROM: General Manager of Planning, Urban Design and Sustainability

SUBJECT: CD-1 (843) Text Amendment: 888 West Broadway (Formerly 878-898 West Broadway

RECOMMENDATION TO REFER

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

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

RECOMMENDATION FOR PUBLIC HEARING

A. THAT the application by Henriquez Partners Architects, on behalf of Bosa Properties (WB Land) Inc., the registered owner of the lands located at 888 West Broadway [*PID 031-273-700; Lot A Block 357 District Lot 526 Group 1 New Westminster District Plan EPP67376*] to amend CD-1 (Comprehensive Development) District (843) By-law No. 13588 to increase the building height from 42.3 m (139 ft.) to 51.0 m (167 ft.), to permit the development of two hotel towers at 15 storeys and 11 storeys, connected by a two-storey podium with commercial space on the ground floor, be approved in principle;

FURTHER THAT the draft by-law to amend CD-1 (843) By-law No. 13588, prepared for the Public Hearing in accordance with Appendix A, be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by Henriquez Partners Architects, received February 12, 2024, provided that the Director of Planning may allow minor

alterations to this form of development when approving the detailed scheme of development;

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

B. THAT Recommendation A be adopted on the following conditions:

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

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

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

REPORT SUMMARY

This report evaluates an application to amend CD-1 (Comprehensive Development) District (843) By-law No. 13588 for 888 West Broadway (formerly 878-898 West Broadway), to increase the building height from 42.3 m (139 ft.) to 51.0 m (167 ft.), to permit the development of two hotel towers at 15 storeys and 11 storeys, connected by a two storey podium with commercial space on the ground floor. A total of 396 hotel rooms are proposed, including 271 short-term stay rooms and 125 long-term stay rooms. No change in density is proposed.

By-law No. 13588 was enacted on December 6, 2022 with building height limited by the approved view corridors in effect in January 2022 when Council approved the original rezoning. This proposed amendment increases permitted building height to reflect the *Broadway Plan* and subsequent elimination of the Queen Elizabeth View Cone 3.1 as a protected view. Staff recommend that the application be referred to a Public Hearing, with the recommendation of the General Manager of Planning, Urban Design and Sustainability to approve it in principle, subject to the Public Hearing, and conditions contained in Appendix B.

COUNCIL AUTHORITY/PREVIOUS DECISIONS

- CD-1 District (843) By-law No. 13588 (enacted 2022)
- Vancouver Plan (2022)
- Broadway Plan (2022)
- Interim Hotel Development Policy (2018)
- Employment Lands & Economy Review Phase 2 Report (2020)
- Public Art Policy and Procedures for Rezoned Developments (2014, last amended 2021)
- Green Buildings Policy for Rezonings (2010, amended 2023)

- Public Views Guidelines (1989, last amended 2024)
- Urban Forest Strategy (2014, amended 2018)
- Community Amenity Contributions Policy for Rezonings (1999, amended 2024)
- Vancouver Development Cost Levy By-law No. 9755
- Vancouver Utilities Development Cost Levy By-law No.12183
- Transit-Oriented Areas (TOA) Designation By-law (2024)
- Transit-Oriented Areas (TOA) Rezoning Policy (2024)

REPORT

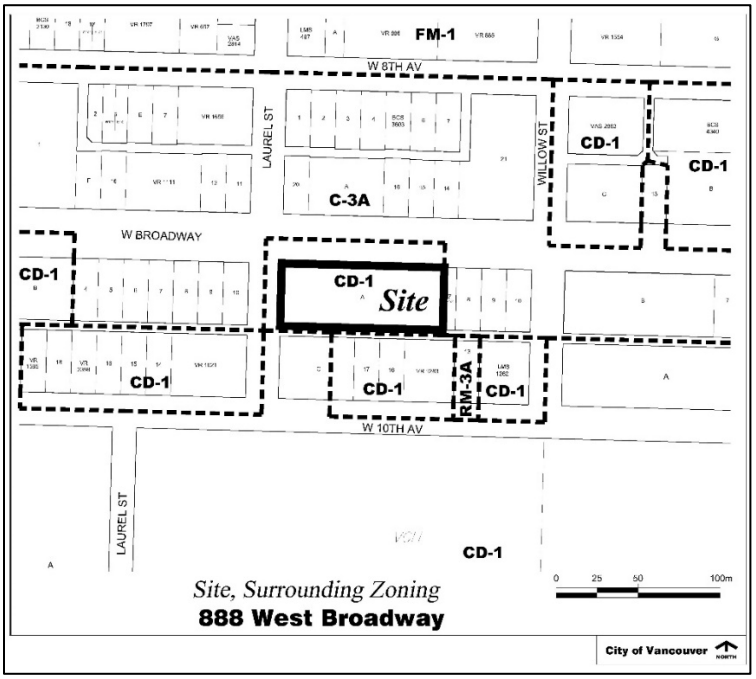
Background/Context

1. Site and Context

The subject site is located on the southeast corner of Broadway and Laurel Street (see Figure 1). The site comprises one lot with an area of 3,777.4 sq. m (40,660 sq. ft.), a frontage of 99.0 m (325 ft.) along Broadway and a depth of 38.1 m (125 ft.). The Oak-VGH subway station is currently under construction directly across the site to the west on Laurel Street.

The site is currently occupied by a seven-storey hotel (Park Inn and Suites) with a bar and music venue (Fairview Pub) that are both now closed. Surrounding properties along Broadway are zoned C-3A and CD-1 and contain a mix of office and retail in low-rise and tower forms. To the south, properties on the north side of 10th Avenue are zoned CD-1 and RM-3A and consist mostly of three- to four-storey residential and office buildings. The Vancouver General Hospital (VGH) Emergency and Heliport are located at Laurel Street on the south side of 10th Avenue.

Figure 1: Surrounding Zoning and Context



2. Policy Context

Vancouver Plan (Plan) – The *Vancouver Plan* was approved by Council on July 22, 2022 and is a land use strategy to guide long-term growth of the City over the next 30 years. The Plan serves as a framework, with further implementation planning work to follow over the next two to four years. The site is located within the *Broadway Plan* which is generally in alignment with the *Vancouver Plan.*

Broadway Plan (2022) – The Broadway Plan (the Plan) is a comprehensive community plan for the area within Vine Street to Clark Drive and 1st Avenue to 16th Avenue. The 30-year plan focuses on opportunities to integrate new housing, jobs, and amenities around the new Broadway Subway. The site is located within the Uptown/Cambie North – Area A (FUCA) sub-area of the Plan. The Plan allows for consideration of rezoning at this location for retail/service, office, hotel, cultural and institutional use. Primary focus is on office and hotel uses but continuous active ground floor retail/services uses are required along Broadway.

At this site, Area A (FUCA) allows a building height up to 122 m (400 ft.) or up to the underside of Queen Elizabeth Park View section 3.2.1 and helicopter flight paths, whichever is more restrictive. Maximum density depends on view cone and helicopter flight path height restrictions and urban design performance. The Plan also encourages larger corner setbacks and privately owned public space (POPS) at intersections along Broadway within station areas and where Broadway intersects with greenways.

Employment Lands and Economy Review (ELER) – The ELER was a research and stakeholder engagement initiative to inform the economic foundations of the *Vancouver Plan*. The review included analysis of Vancouver's economy, changes over time, and future projections of the city's capacity to accommodate job space. Council adopted Phase 2 of the ELER in October 2020 with emerging directions to increase the capacity to accommodate job space, including land use tools to support new hotels.

Interim Hotel Development Policy – The *Interim Hotel Development Policy* reaffirms the importance of hotels and their related meeting facilities to the City's economy and encourages the consideration of opportunities for new hotel supply. While this policy does not enable a rezoning, it does support development of hotel space in conjunction with local rezoning policies.

Transit-Oriented Areas (TOA) Designation By-law and Transit-Oriented Areas (TOA) Rezoning Policy – To align with provincial legislation, Council adopted a by-law and rezoning policy that establishes heights and densities for developments within Transit-Oriented Areas (TOAs). This site is within Tier 1 of the Oak VGH Station TOA. The application height is limited due to flight paths relating to VGH, and as such, the application is being assessed under the Broadway Plan policies in this regard discussed in further detail below.

Strategic Analysis

1. Proposal

The application proposes to amend CD-1 (843) (Comprehensive Development) District By-law to allow for the development of two hotel buildings that are connected by a two-storey podium with commercial space on the ground floor fronting Broadway. The proposed amendment would increase the permitted height from 42.3 m (139 ft) to 51.0 m (167 ft.) to allow two additional storeys on the east tower.

The proposed 15-storey east tower contains 271 short-term stay rooms and the proposed 11-storey west tower contains 125 long-term stay rooms with kitchenettes. The total of 396 hotel rooms is intended to provide accommodation options for visitors and hospital patients' families. A floor area of 28,666.7 sq. m (308,565 sq. ft.) is proposed. The resulting 7.59 FSR is below the maximum FSR of 8.96 permitted under existing zoning.

Figure 2: Proposed Building Looking South from Broadway

2. Land Use

The continued commercial uses are consistent with the *Broadway Plan*.

3. Form of Development, Height and Density

(Refer to application drawings in Appendix C and project statistics in Appendix F)

Form of Development – The building form reflects the original rezoning application and is expected to demonstrate compliance with earlier rezoning conditions at the development permit stage, with the exception of allowing for increased height based on current policy. Tower separation in the current proposal has been increased to a minimum of 24.4 m (80 ft.) to align with the *Broadway Plan* and ensure privacy between the long-term and short-term stay hotel rooms.

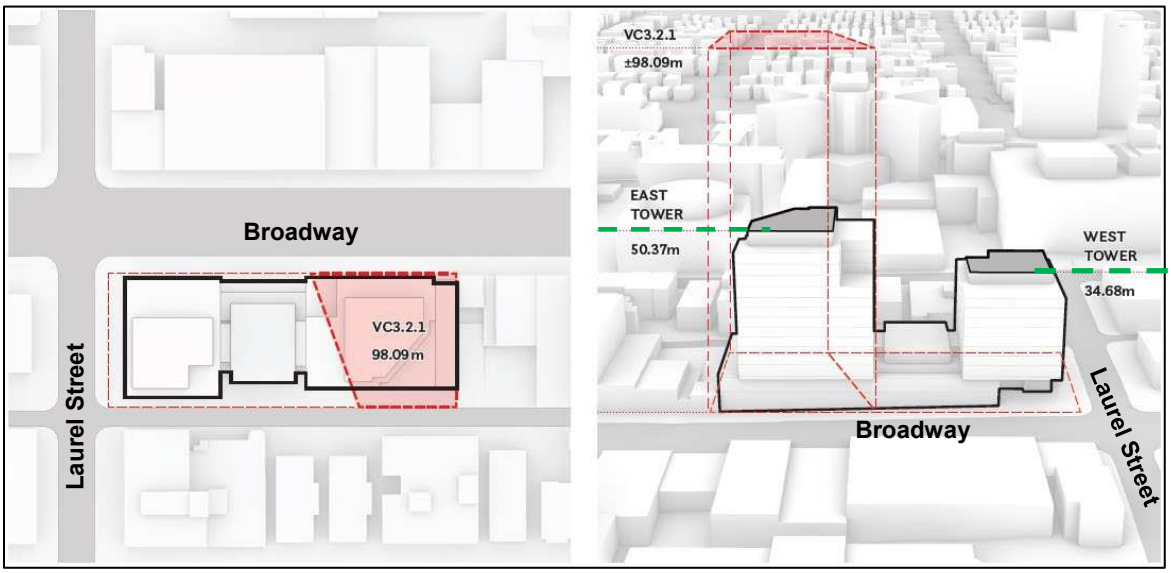
Height – The *Broadway Plan* allows for encroachment into the Queen Elizabeth Park View Cone 3.1, which was not permitted when the application was approved by Council. Further this view cone was eliminated as a protected view in July 2024. For this site, the Plan limits maximum building height to the more restrictive of the underside of Queen Elizabeth Park View Cone 3.2.1 or to the underside of helicopter flight paths.

Only the east side of the site falls below View Cone 3.2.1, which limits the height at the northeast corner of the site to 98.09 m. However, the helicopter flight path from Vancouver General Hospital further restricts heights across the entire site. The maximum proposed height of 51.0 m (167 ft.) is based on helicopter flight paths. All parts of the proposed development are

anticipated and planned for within this height, including stairs, screen walls, mechanical room appurtenances, elevator overruns, etc., and will not be treated as “exceptions” to the height limits.

The building heights and massing are limited and sculpted by the helicopter flight path. Two additional floors to the east hotel tower are proposed (15 storeys total), to the underside of the helicopter flight path. The west hotel tower height (11 storeys) remains unchanged, and is limited by the lower portion of the helicopter flight path. See Figure 3.

Figure 3: View Cone and Helicopter Flight Path Height Restrictions



Density – No change in density is proposed.

Public Realm and Interface – A covered public plaza is proposed at the northwest portion of the site. The continuous retail frontage along Broadway and hotel entry points at Laurel Street and the lane, will provide activation on all sides of the development. To support the *Broadway Plan* public realm framework, staff have provided Urban Design and Landscape Conditions of Approval in Appendix B to improve the quality and programming of the privately owned public space (POPS) and along Broadway within station areas where it intersects with greenways at the development permit stage.

4. Transportation and Parking

The application proposes three levels of underground parking accessed from the lane, and a total of 183 vehicle spaces and 43 bicycle spaces. Parking, including visitor parking, and loading spaces are to meet the Parking By-law at the development permit stage.

The site is well-served by transit and cycling facilities. Rapid transit is provided along Broadway and the site is located across from the future Oak-VGH Subway Station. A public bike share station is available on Laurel Street adjacent to the site and the 10th Avenue bikeway is nearby. Laurel Street is also identified as a future greenway under the Broadway Plan. Engineering conditions are included in Appendix B.

5. Environmental Sustainability

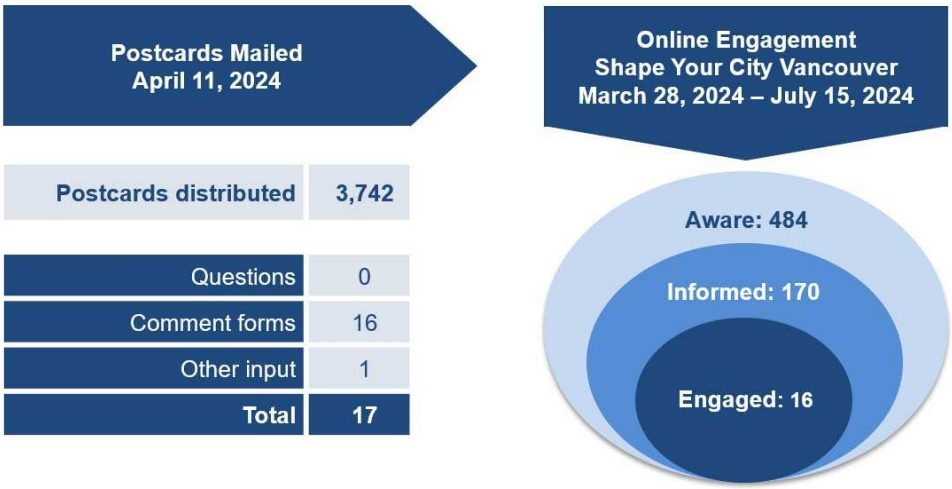
Green Buildings – The *Green Buildings Policy for Rezonings* requires that rezoning applications satisfy the green and resilient building conditions stated within the Policy. The applicant has submitted preliminary modelling analysis detailing design and construction strategies to meet anticipated energy and emissions and embodied carbon targets in the Vancouver Building By-law, a summary of the resilient building measures considered for the application, and a commitment to fulfil energy system sub-metering and enhanced commissioning requirements throughout the project.

6. Public Input

Public Notification – A rezoning information sign was installed on the site on April 4, 2024. Approximately 3,742 notification postcards were distributed within the neighbouring area on or about April 11, 2024. Application information and an online comment form was provided on the Shape Your City (shapeyourcity.ca/) platform.

Public Response and Comments – Public input is collected via online comment forms, through email, and by phone. A total of 17 submissions were received. A summary of all public responses may be found in Appendix D.

Figure 6: Overview of Notification and Engagement



Below is a summary of feedback received from the public by topic.

Generally, comments of support fell within the following areas:

- **Building use:** The proposed use of the building as a hotel is supported and will assist in addressing the perceived lack of hotels in Vancouver and the local area.
- **Location:** This development will add greatly needed hotel room stock near Vancouver General Hospital and other medical facilities and is well serviced by transit options.
- **Building height:** The proposed building height is supported and considered appropriate for the area and use.

Generally, comments of concern fell within the following areas:

- **Building height:** The proposed building height is too tall.

Response to Comments – The proposed height is considered appropriate for the context and complies with City policy.

7. Public Benefits

Commercial Linkage Contribution – A Commercial Linkage Contribution of $2,423,390 was paid through the previous rezoning application. Real Estate Services staff have reviewed this application and are satisfied that no additional contribution is required as there is no change in density.

Development Cost Levies (DCLs) – The site is subject to the City-wide and Utilities DCLs, which will be calculated on the floor area proposed at the development permit stage. Based on rates in effect as of September 30, 2024 and the proposed 28,666.7 sq. m (308,565 sq. ft.) of commercial floor area (including hotel), the DCLs are estimated to be $9,570,665.

Public Art Program – The public art contribution valued at $721,120 was secured through the previous rezoning enactment. As there is no increase to density, no additional public art contribution is required.

A summary of the public benefits associated with this application is included in Appendix E.

Financial Implications

As noted in the Public Benefits section, this project is expected to provide DCLs. See Appendix F for additional details.

CONCLUSION

The proposed increase in building height is consistent with the intent of the *Broadway Plan*. If approved, this application would continue with the original intended vision for the site as a commercial development that adds hotel floor space, including long-term stay rooms, near the Broadway office and hospital area, advancing the City's economic development objectives.

The General Manager of Planning, Urban Design and Sustainability recommends that the application be referred to Public Hearing together with a draft CD-1 By-law as generally shown in Appendix A and with a recommendation that these be approved, subject to the Public Hearing, along with the conditions of approval listed in Appendix B, including approval in principle of the form of development as shown in plans included as Appendix C.

* * * * *

888 West Broadway
DRAFT BY-LAW TO AMEND CD-1 (843) BY-LAW NO. 13588

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

1. This by-law amends the indicated provisions of By-law No. 13588.

2. Council strikes out section 6 and substitutes the following:

"6. Building height must not exceed 51.0 m, except that no part of the development may protrude into the approved view corridors, as set out in the *City of Vancouver Public Views Guidelines*, or the helicopter flight paths from Vancouver General Hospital."

* * * * *

888 West Broadway
CONDITIONS OF APPROVAL

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

PART 1: CONDITIONS OF APPROVAL OF FORM OF DEVELOPMENT

Note: Consideration by Council at the Public Hearing of the proposed form of development is in reference to plans prepared Henriquez Partners Architects, received February 12, 2024, and provides that the Director of Planning may allow minor alterations to this form of development when considering the detailed scheme of development submitted with the development application.

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

Urban Design

1.1 Provision of detailed programming rationale with regard to the privately owned public spaces (POPS) at the northwest corner and at intersections along Broadway within station areas where it intersects with greenways (refer to Section 15.2 of the *Broadway Plan* and Landscape Design Condition 1.2).

Landscape Design

1.2 Design development to improve the public-private realm interface with special attention to the streetscape and lane interface (refer to Urban Design Condition 1.1).

Note to Applicant: This may be satisfied by, but not limited to the following:

- Improving the ratio or balance of hardscape to softscape landscape treatment, particularly along Laurel Street.
- Providing site furniture and pedestrian friendly materials, such as benches, lighting, daytime and nighttime activities, etc.
- Maximizing pedestrian safety and comfort to support the implementation of a high quality pedestrian public realm.

1.3 Coordination with Streets Engineering and Park Board of any proposed tree removals, proposed planting in public realm and of new street tree planting to be provided adjacent to the development site, where possible, which shall be confirmed prior to the issuance of the development permit. Street tree species and size shall be confirmed on the plant list.

Note to Applicant: Contact Streets Engineering at 604.871.6131 to confirm tree planting locations and Park Board at 604.257.8587 for tree species selection and planting requirements.

Sustainability

1.4 All new buildings in the development will meet the requirements of the *Green Buildings Policy for Rezonings* (amended July 25, 2023) 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*.

Engineering

1.5 Provision of a Transportation Demand Management (TDM) Plan.

Note to applicant: Submit TDM Plan A, B, C or D. Council approved amendments to the Parking By-law and the Transportation Demand Management (TDM) Administrative Bulletin. These requirements will apply to site development permits following this rezoning.

1.6 Provision of loading spaces, per the Parking By-law Section 5 and the Design Supplement, including with respect to the notes below.

Note to Applicant: Council approved amendments to the Parking By-law for loading rates and design requirements. These requirements will apply to site development permits following this rezoning.

Note to Applicant: There is currently a shortfall of one Class C loading space for the proposed site.

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

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

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

1.8 Relocate proposed BC Hydro (BCH) Vault so that the 1.0 m clearance and any bollards needed, are within private property.

Note to Applicant: The 1.0 m clearance is to be between the vault and the property line to allow for installation of bollards as required by BCH.

1.9 Provision of a cash security deposit of $30,000 to be retained prior to demolition for new bus stop passenger amenities adjacent the site, including shelter, seating, litter can, advertising panels, foundations, drainage, electrical connection, etc. at a location determined by Engineering Services.

Note to Applicant: All removal / relocation of street furniture shall be by the City's street furniture contractor, and coordinated with the City of Vancouver Street Furniture

Coordinator. Bus shelters shall be placed in such a way as to maintain accessibility for bus boarding and alighting. Refer to the City's Engineering Design Manual (Section 9.2.2) for additional information.

PART 2: CONDITIONS OF BY-LAW ENACTMENT

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

Engineering

2.1 Provision of a Services Agreement or amendment to the existing Services Agreement, as applicable, 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 will be issued until the 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. 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 fire flow demands of the project.

Based on the confirmed Fire Underwriter's Survey Required Fire Flows and domestic flows submitted by Vector Engineering Services Ltd. dated February 2, 2024, no water main upgrades are required to service the development.

The main servicing the proposed development is 300 mm on West Broadway. The maximum water service connection size is 300 mm.

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

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

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

Note to Applicant: Implementation of development(s) at 888 West Broadway does not require any upgrades to maintain acceptable sewer flow conditions.

Development to be serviced to the existing 300mm SAN and 525mm STM sewers in Laurel Street.

Urban Design

2.2 Provision of a statutory right-of-way (SRW) for public use over the proposed privately owned public space (POPS) at the northwest corner of the site to the satisfaction of the Director of Planning and Director of Legal Services.

Note to Applicant: Final dimensions to be determined through the Development Permit process.

Agreements

Note to Applicant: 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 Covenants pursuant to Section 219 of 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-laws 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.

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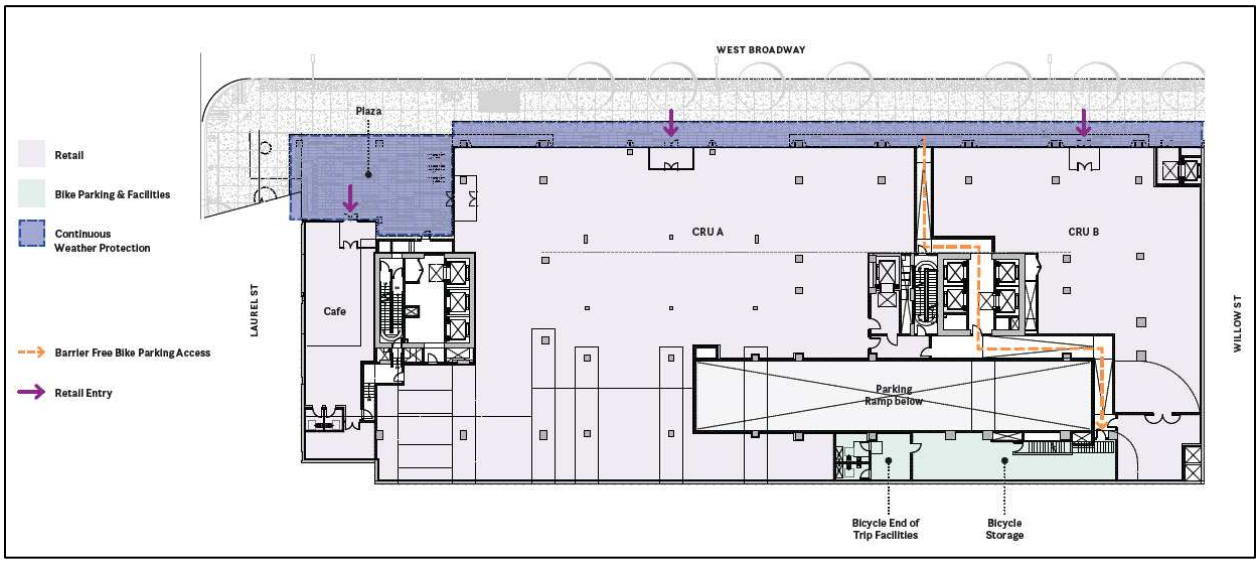
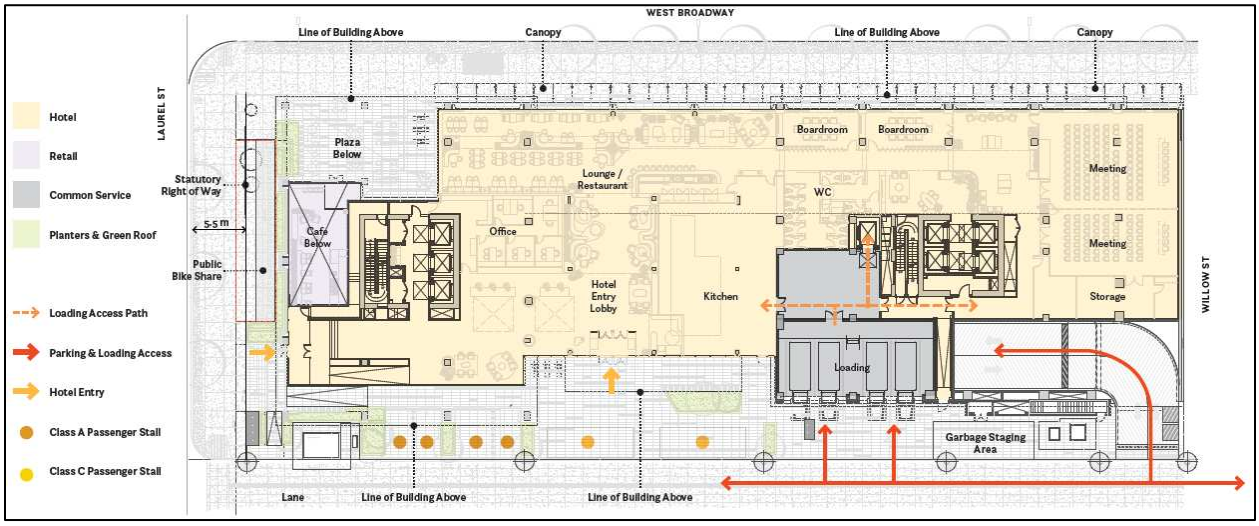
888 West Broadway
FORM OF DEVELOPMENT DRAWINGS

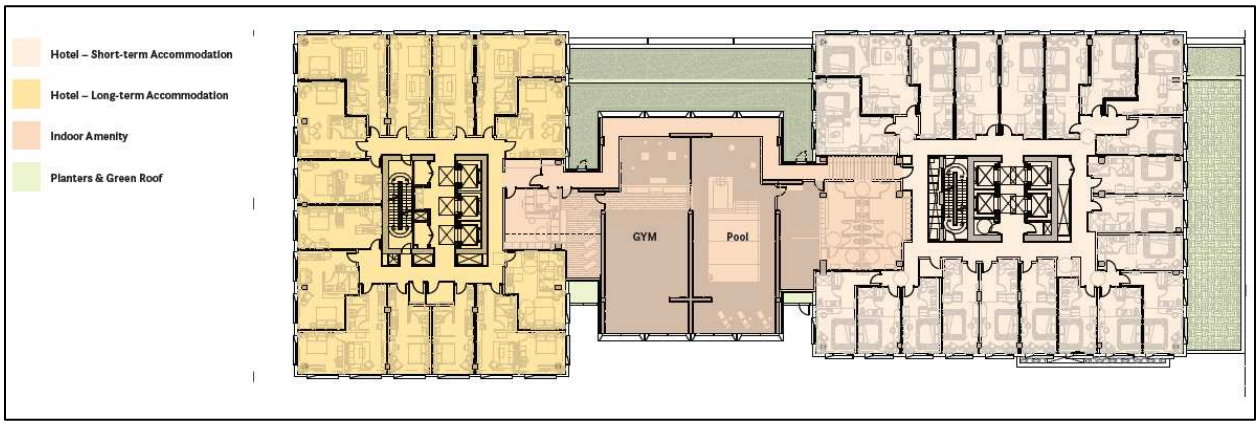
Ground Floor Plan



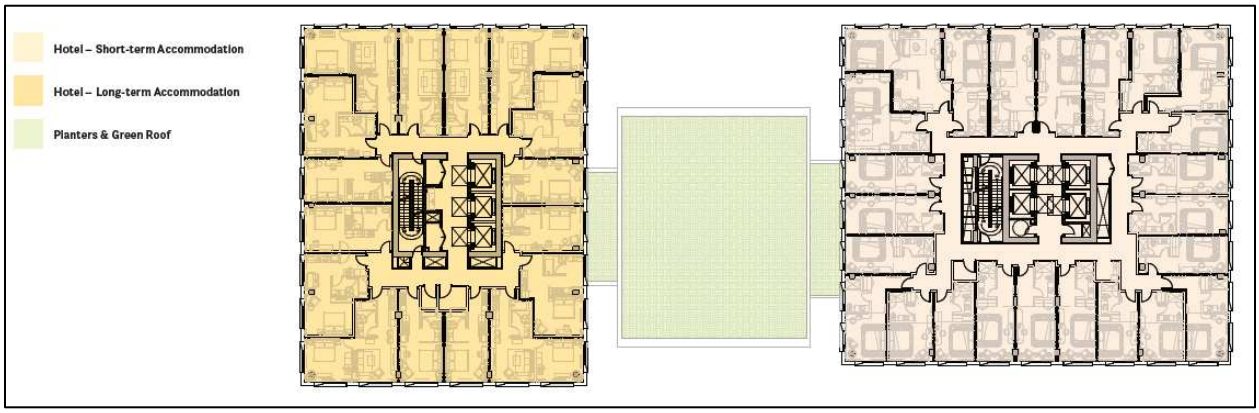
Level 2 Floor Plan



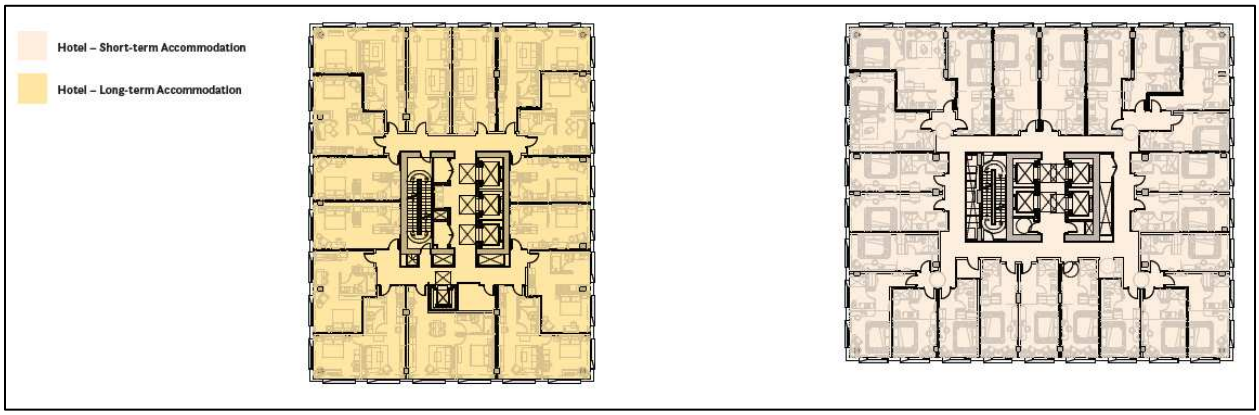
Level 3 Floor Plan



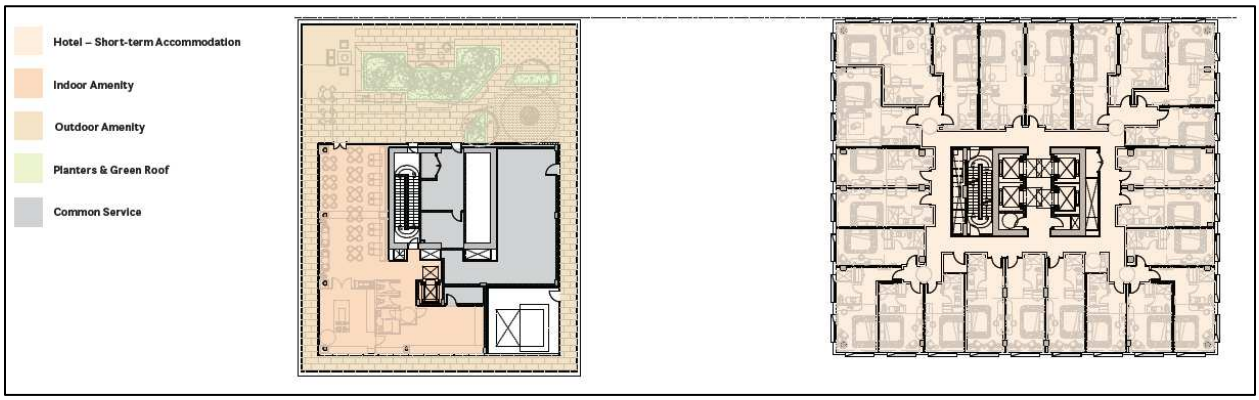
Level 4 Typical Hotel Floor Plan



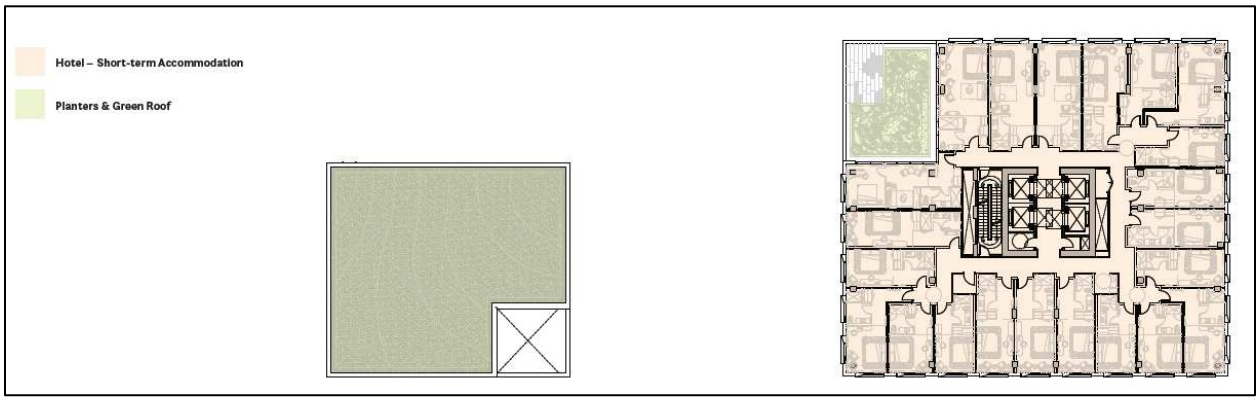
Levels 5-10 Typical Hotel Floor Plan



West Hotel Roof Plan and East Hotel Level 11 Floor Plan



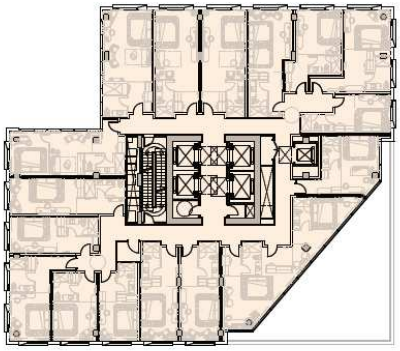
West Hotel Green Roof and East Hotel Level 12 Floor Plan



East Hotel Level 13 Floor Plan

East Hotel Level 14 Floor Plan

Hotel – Short-term Accommodation



East Hotel Level 15 Roof Plan

Hotel – Short-term Accommodation

Indoor Amenity

Outdoor Amenity

Planters & Green Roof

Common Service

View from Broadway and Laurel Street Looking Southeast

View from Lane Looking North

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888 West Broadway
PUBLIC CONSULTATION SUMMARY

1. List of Engagement Events, Notification, and Responses

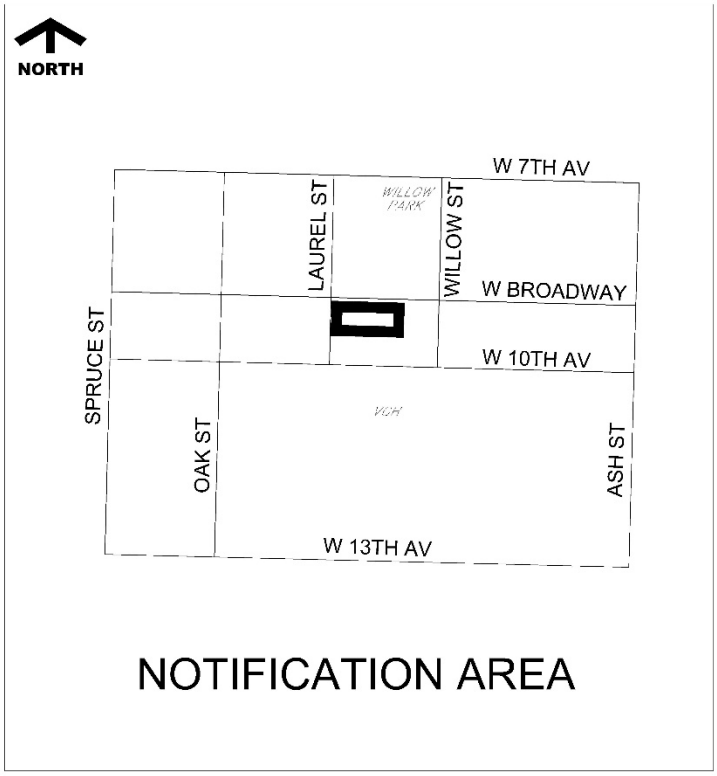
	Date	Results
Public Notification		
Postcard distribution – Notice of rezoning application	April 22, 2024	3,742 notices mailed
Public Responses		
Online comment forms • Shape Your City platform	March 2024 – July 2024	16 submittals
Overall position • support • opposed • mixed	March 2024 – July 2024	16 submittals • 14 responses • 1 response • 1 response
Other input	March 2024 – July 2024	1 submittal
Online Engagement – Shape Your City Vancouver		
Total participants during online engagement period	March 2024 – July 2024	484 participants (aware)* • 170 informed • 16 engaged

Note: All reported numbers above are approximate.

* The Shape Your City platform allows staff to capture more nuanced levels of engagement associated with the rezoning application, categorized as:

- **Aware**: Number of unique visitors to the application webpage that viewed only the main page.
- **Informed**: Visitors who viewed documents or the video/photo gallery associated with the application; *informed* participants are a subset of *aware* participants.
- **Engaged**: Visitors that submitted a comment form or asked a question; *engaged* participants are a subset of *informed* and *aware* participants.

2. Map of Notification Area



3. Analysis of All Comments Received

Below is an analysis of all public feedback by topic.

Generally, comments of support fell within the following areas:

- **Building use:** The proposed use of the building as a hotel is supported and will assist in addressing the perceived lack of hotels in Vancouver and the local area.

- **Location:** This development will add greatly needed hotel room stock near Vancouver General Hospital and other medical facilities and is well serviced by transit options.

- **Building height:** The proposed building height is supported and considered appropriate for the area and use.

Generally, comments of concern fell within the following areas:

- **Building height:** The proposed building height is too tall.

The following miscellaneous comments were received from the public (note: these were topics that were not ranked as highly as above).

General comments of support:

- The proposed building design is attractive.
- Commercial and retails spaces at ground floor are supported.

Neutral comments/suggestions/recommendations:

- Additional height would be supported.
- Public hearing should not be necessary for this application.

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888 West Broadway
PUBLIC BENEFITS SUMMARY

Project Summary

Text amendment to increase building height from 42.3 m (139 ft.) to 51.0 m (167 ft.), to permit the development of two hotel towers connected by a two storey podium with commercial space on the ground floor.

Public Benefit Summary

The proposed floor area of 28,666.7 sq. m (308,565 sq. ft.) will deliver DCLs.

	Permitted Zoning	Development Proposal
Zoning District	CD-1 (843)	CD-1 (843)
FSR (site area = 3,777.4 sq. m (40,660 sq. ft.)	8.96	7.59
Permitted Floor Area	33,845.5 sq. m (364,310 sq. ft.)	28,666.7 sq. m (308,565 sq. ft.)
Land Use	Commercial	Commercial

Summary of Development Contributions Expected under the Development Proposal

City-wide DCL[1]	$7,287,362
Utilities DCL[1]	$2,283,303
TOTAL	**$9,570,665**

[1] Based on by-laws in effect as of September 30, 2024. 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 details.

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888 West Broadway
APPLICANT, PROPERTY, AND DEVELOPMENT PROPOSAL INFORMATION

Property Information

Address	Property Identifier (PID)	Legal Description
888 West Broadway (formerly 878-898 West Broadway)	031-273-700	Lot A Block 357 District Lot 526 Group 1 New Westminster District Plan EPP67376

Applicant Information

Architect	Henriquez Partners Architects
Registered Owners	Bosa Properties (WB Land) Inc.

Development Statistics

	Permitted Under Existing Zoning	Proposed Development
Zoning	CD-1 (843)	CD-1 (843)
Site Area	3,777.4 sq. m (40,660 sq. ft.)	3,777.4 sq. m (40,660 sq. ft.)
Land Use	Commercial	Commercial
Maximum Density	8.96	Permitted: 8.96 Actual: 7.59
Maximum Height	42.3 m (139 ft.)	Proposed maximum: 51.0 m (167 ft.) East tower height: 50.37 m (165 ft.) West tower height: 34.68 m (114 ft.)
Floor Area	33,845.5 sq. m (364,310 sq. ft.)	Permitted: 33,845.5 sq. m (364,310 sq. ft.) Actual: 28,666.7 sq. m (308,565 sq. ft.)
Hotel Units	Per CD-1 (843)	Total: 396 East tower: 271 short-term stay rooms West tower: 125 long-term stay rooms
Parking and Bicycle Spaces	Per Parking By-law	Vehicle spaces: 183 Bicycle spaces: 43 Loading spaces:8 Confirmed at development permit stage
Natural assets	By-law trees on-site: 4 City trees: 5	On-site trees retained: 0 City trees retained: 0 New on-site trees at ground level: 9 New street trees: 10 Confirmed at development permit stage

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