



COUNCIL REPORT

Report Date: July 7, 2026
Contact: Lex Dominiak
Contact No.: 604.829.4396
RTS No.: 19768
VanRIMS No.: 08-2000-20
Meeting Date: July 28, 2026
[Submit comments to Council](#)

TO: Vancouver City Council

FROM: General Manager of Planning, Urban Design and Sustainability

SUBJECT: CD-1 Rezoning: (i) 1795 West Broadway (ii) 1368-1398 West Broadway

Recommendations

A. THAT the applications by Concord Pacific, on behalf of:

(i) 1088545 B.C. Ltd.¹, the registered owners of 1795 West Broadway:

- *[Lots 18 and 19 Except Part on Explanatory Plan 18982A, both of Block 328 District Lot 526 Group 1 New Westminster District Plan 590; PIDs 011-094-966 and 011-094-982, respectively], and*
- *[PID 011-095-024; Lot 20 Except Parts on Explanatory Plans 14054 and 18982A, Block 328 District Lot 526 Group 1 New Westminster Plan 590;],*

to rezone the lands from C-3A (Commercial) District to CD-1 (Comprehensive Development) District, to increase the maximum floor space ratio (FSR) from 3.0 to 14.6 and increase the maximum building height from 9.3 m (30 ft.) to 111.0 m (364 ft.) to permit the development of a 33-storey mixed-used building containing 263 strata-titled residential units;

(ii) 1088542 B.C. Ltd.², the registered owners of 1368-1398 West Broadway:

- *[PID 017-331-382; Lot F Block 352 District Lot 526 Plan LMP110], and*
- *[PID 009-482-458; Lot 4 Block 352 District Lot 526 Plan 590],*

¹ Represented by Concord Broadway Limited Partnership

² Represented by Concord Hemlock Limited Partnership

to rezone the lands from C-3A (Commercial) District to CD-1 (Comprehensive Development) District, to increase the maximum floor space ratio (FSR) from 3.0 to 13.4, and increase the maximum building height from 9.2 m (30 ft.) to 132.0 m (433 ft.) to permit the development of a 38-storey mixed-used building containing 197 strata-titled residential units, 257 hotel rooms, and a 1,120.23 sq. m (12,058 sq. ft.) seniors' centre;

be approved in principle as one application together for both non-contiguous sites;

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

FURTHER THAT the proposed forms of development also be approved in principle, generally as prepared by W.T. Leung Architects, received August 14, 2025;

FURTHER THAT the above approvals be subject to the Conditions of Approval contained in Appendices B1 and B2;

AND FURTHER THAT the Director of Legal Services be instructed to bring forward the draft CD-1 By-laws together for enactment on the same day under one omnibus By-law that will enact both CD-1 By-laws at the same time.

- B. THAT subject to approval of the CD-1 By-law, the application to amend the Sign By-law to establish regulations for the CD-1, generally as set out in Appendix C, be approved.
- C. THAT subject to approval of the CD-1 By-law, the Noise Control By-law be amended to include this CD-1, generally set out in Appendix C;

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

- D. THAT Recommendations A to C 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 two, non-contiguous sites in the Fairview neighbourhood from C3-A (Commercial) District to CD-1 (Comprehensive Development) District: (a) 1795 West Broadway (referred to as the “Burrard Street site”) and (b) 1368-1398 West Broadway (referred to as the “Hemlock Street site”).

Although the sites are not contiguous, they are being considered jointly. Combined, the two sites comprise sufficient density for the purposes of delivering an in-kind community amenity contribution: a dedicated seniors' centre on the Hemlock Street site. As the applicants have presented this application for separate rezonings as a combined “all-or-nothing” package, staff have prepared this report and the associated By-laws on the assumption that the rezonings will be approved in principle at the same meeting and that the By-laws will be enacted at the same Council meeting. Staff are not obligating Council to enact both rezoning By-laws, but recommend that both rezoning processes move forward together due to their inter-related nature.

The proposal is summarized as follows:

- (a) On the Burrard Street site, the application proposes a 33-storey mixed-use building with 263 strata residential units and commercial space on the ground floor. A building height of 111 m (364 ft.) and a floor space ratio (FSR) of 14.6 is proposed.
- (b) On the Hemlock Street site, the application proposes a 38-storey mixed-use building with 257 hotel rooms, 197 strata residential units, and a seniors' centre on level 3. A building height of 132 m (433 ft.) and an FSR of 13.4 is proposed.

In accordance with section 559.02(4) of the Vancouver Charter, Council is prohibited from holding a Public Hearing for a development that is consistent with all relevant official development plans including the *Vancouver Official Development Plan* and contains majority residential use.

This application is consistent with the *Vancouver Official Development Plan* and the *Broadway Plan*. The General Manager of Planning, Urban Design and Sustainability recommends approval in principle subject to conditions contained in Appendix B.

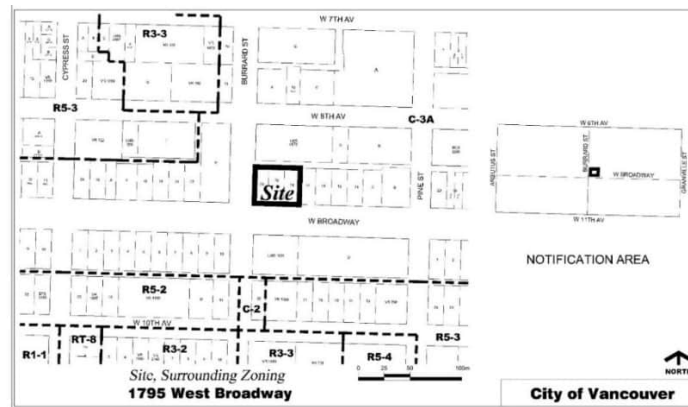
Context and Background

1. Site and Context

The application contains two sites:

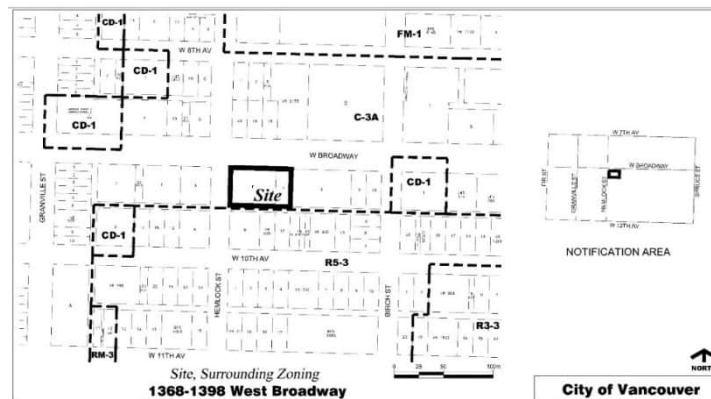
- 1795 West Broadway (*the “Burrard Street site”*) – The site is comprised of three parcels, located on the northeast corner of Broadway and Burrard streets (see Figure 1) and is currently occupied by a gas station. The surrounding neighbourhood consists of a mix of retail, office, and residential uses. The neighbourhood is undergoing significant change with future redevelopment as per the *Broadway Plan* as well as with the Skytrain extension. The future Arbutus Station will be located 600 m (1,969 ft.) to the west.

Figure 1: Site and Surrounding Zoning (Burrard Street site)



- 1368-1398 West Broadway (*the “Hemlock Street site”*) – The site comprises two parcels located at the southeast corner of West Broadway and Hemlock Street (see Figure 2) and is currently occupied by a single-storey commercial building adjacent to a former gas station. The surrounding area includes a mix of retail, office, and residential uses. The neighbourhood is undergoing significant transformation, driven by anticipated redevelopment under the Broadway Plan and the SkyTrain extension. The future Granville Station will be located approximately 250 m (820 ft.) to the west.

Figure 2: Site and Surrounding Zoning (Hemlock Street site)



2. Policy Context

- Vancouver Official Development Plan:** The sites are designated Mixed-Use – High-Rise 2 under the Generalized Land Use (GLU) framework. This designation permits a mix of non-residential uses at grade, with office and/or residential uses above, and accommodates complementary institutional, cultural, and recreational uses. Development may take a variety of built forms, including high-rise buildings exceeding 26 storeys.
- Broadway Plan:**
 - This Burrard Street site is located within the Granville/Burrard Slopes – Area B (FGBB), Sub-area 9.2. The *Plan* designates this sub-area for a mix of retail and service, office, residential, cultural, and institutional uses. It contemplates building heights of up to 30 storeys for rental housing, with a maximum density of 8.5 FSR, and up to 24 storeys for strata residential development, with a maximum density of 5.5 FSR.

- The Hemlock Street site is located within the Broadway Shoulder Area West (FBSA), Sub-area 9.17. The *Plan* designates this sub-area for a mix of retail and service, office, and residential uses. It contemplates building heights of up to 30 storeys for rental housing, with a maximum density of 8.5 FSR, and up to 20 storeys for strata residential development, with a maximum density of 5.5 FSR.
- **Transit-Oriented Areas (TOA) Designation By-law and Transit-Oriented Areas (TOA) Rezoning Policy:** The Burrard Street site is situated within Tier 2 of the TOA, whereas the Hemlock Street site is within Tier 1. Given that the *Plan* contemplates additional density beyond the TOA framework, the applications are being assessed pursuant to the *Broadway Plan* policies.
- **Older Persons Strategic Framework** – The City of Vancouver's guiding policy to support its growing senior population (defined as those 55+) – underlines the need for more dedicated spaces for older adults. Aligned with the World Health Organization Age-friendly Cities Framework, the City's policies work to ensure that older adults remain engaged, healthy, and supported in their communities.
- **Hotel Development Policy:** This policy reaffirms the importance of hotels and meeting facilities to the City's economy and encourages the consideration of opportunities for new hotel supply. The *Policy* guides the evaluation of rezoning and development permit applications for new hotels and the expansion of existing hotels city-wide.
- **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

Burrard Street Site

The proposal is for a 33-storey mixed-use residential building with 263 strata units (Figure 3). Indoor/outdoor amenity spaces on levels two and five and ground floor commercial uses are proposed. A building height of 111 m (364 ft.) and a floor space ratio (FSR) of 14.6 is proposed. Eight levels of underground parking are to be accessed from the lane.

Figure 2: Proposed Building Looking Northeast (Burrard Street site)



Hemlock Street Site

The proposal comprises a 38-storey mixed-use building above a 7-storey podium, accommodating 197 strata residential units, 257 hotel rooms, and a 1,120 sq. m (12,058 sq. ft.) seniors' centre located on Level 3 (Figure 3). Indoor and outdoor amenity spaces are proposed on Levels 3 and 4, as well as Levels 6 through 8. Ground-floor commercial uses are also included. A building height of 132 m (433 ft.) with a floor space ratio (FSR) of 13.4 is proposed. Five levels of underground parking are proposed, accessed from the lane.

Figure 3: Proposed Building Looking Southeast (Hemlock Street site)



2. Form of Development

Burrard Street Site

The *Broadway Plan* (Sub-area FGBB) establishes urban design performance objectives for this proposal. These urban design objectives include a thriving, resilient and livable community with opportunities for social connection supported by human-scaled building design and an active public realm. The *Plan* sets expectations for sensitive approaches to the unique neighbourhood

character including contributing to the network of open spaces and other enhancements to pedestrian amenity.

The proposal achieves many of the *Plan's* objectives including the delivery of housing and public realm improvements. However, while the height and density do exceed those contemplated in the *Plan*, they are proposed in support of delivering a significant public benefit located at 1368-1398 West Broadway (*Hemlock Street site*). See Table 1: Urban Design Analysis below.

Table 1: Urban Design Analysis Summary: Burrard Street Site

Parameter	Policy	Proposal	Evaluation	Response
Floor Area and Density	5.5 FSR	14.6 FSR	Massing bulk, shadow impact on adjacent public realm.	Exceeds the Plan's expectation, however, staff support additional density and height to support the delivery of the proposed seniors' center located at 1368-1398 West Broadway.
Height	20 storeys (for strata buildings)	33 storeys		
Building Massing – Tower Floor Plate	<u>Residential:</u> For small sites: less than 603.9 sq. m (6,500 sq. ft.)	<u>Residential:</u> ~ 696.7 sq. m (7500 sq. ft.)		
Site Configuration	<u>Depth:</u> 36.5 m (120 ft.) <u>Frontage:</u> 45.7 m (150 ft.)	<u>Depth:</u> 35.0 m (115ft.) <u>Frontage:</u> 40.5 m (133 ft.)	The lot depth and frontage are moderately less than prescribed in the <i>Plan</i> .	The location is a corner lot, and the larger surrounding parcels can accommodate flexible design responses should they redevelop. Therefore, staff recommend support for these relaxations.
Tower Separation	<u>Rear setback:</u> 12.2 m (40 ft.) from center of the lane <u>Side setback:</u> 12.2 m (40 ft.) from property line.	<u>Rear set back:</u> 3.65 m (12 ft.) <u>Side setback:</u> 7.6 m (25 ft.) from property line.	The setbacks from shared property lines and the rear lane are less than typically expected under a tower redevelopment scenario.	Staff support this reduction, as block studies have demonstrated that it does not constrain future tower development on adjacent sites and contributes to an enhanced public realm along Burrard Street.

- **Urban Design Panel (UDP):** This application was not reviewed at the Urban Design Panel. Urban design performance was evaluated through staff review against the *Broadway Plan*, with consideration given to the proposal's built form, massing, tower separation, public realm interface, and livability objectives.

Urban Design Summary – Staff reviewed the site-specific conditions and concluded that, while the proposal exceeds the *Plan's* built form for height and density expectations and reduces setbacks, it is supportable in principle given the broader site context and lot configurations as well as contribution to the delivery of the proposed seniors' centre at 1368-1398 W Broadway. Urban design staff therefore recommend support for the built form subject to Conditions of Approval in Appendix B1.

- **Natural Assets:** The *Urban Forest Strategy* and the Protection of Trees By-law were used to evaluate the proposal.

On Burrard Street, four on-site trees are proposed for removal, with no removals of City-owned trees, and no trees are identified for retention. Approximately 30 new on-site trees are proposed. The final numbers of trees are confirmed at the development permit stage.

See Appendix B1 for landscape and tree conditions.

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

Hemlock Street Site

Policy anticipates mixed-use towers of up to 36 storeys, connected to a six-storey podium, in this area. Development should include a corner open space and maintain street-end views of the downtown and North Shore mountains and strengthen the Broadway Shoulder Area West as a vibrant place to live, work, and play while enhancing the Broadway streetscape. This application proposes a 38-storey mixed-use tower with a seven-storey podium stepping down in height, incorporating Privately Owned Open Space (POPS) at the southwest corner, for a total FSR of 13.4. Refer to the Urban Design Summary in Table 2 below.

Table 2: Urban Design Analysis Summary: Hemlock Street Site

Parameter	Policy	Proposal	Evaluation	Response
Floor Area and Density	Urban design performance-based FSR framework, with a minimum hotel FSR of 3.0 and a maximum strata FSR of 5.5 .	13.4 FSR, as follows: • Retail: 0.99 FSR • Hotel: 4.91 FSR • Seniors' Centre: 0.48 FSR • Strata Residential: 7.49 FSR	The additional residential density supports the delivery of the turnkey seniors' centre. The tower form generally aligns with urban design principles and does not cast additional shadows beyond <i>Plan</i> expectations.	Staff support the proposed density.
Height	36 storeys	38 storeys	The proposal does not cast additional shadows beyond <i>Plan</i> expectations.	Staff support the proposed building height.
Building Massing- Tower Floor Plate & Podium Height	604 sq. m (6,500 sq. ft.) 6-storey podium height	604 sq. m (6,500 sq. ft.) to 752 sq. m (8,100 sq. ft.) 7-storey podium height	The larger floor plate at lower levels of the tower and increased height of the podium to accommodate the seniors' centre, will incrementally increase shadowing and	Refer to Condition of Approval 1.2 for improvements to building massing.

Parameter	Policy	Proposal	Evaluation	Response
			decrease the openness to the sky, with impacts on daylight access and the public realm.	
On-Site Open Space	POPS at southwest corner Size: 464 sq. m (5,000 sq. ft.)	POPS at southwest corner Size: 132 sq. m (1,420 sq. ft.)	The POPS, as provided, is less than <i>Plan</i> expectations, with limited solar access, diminishing the public realm experience and overall performance.	Refer to Condition of Approval 1.1 to improve quality and quantity of proposed open space.

- **Urban Design Panel:** A review by the Urban Design Panel was not required due to its minimal impact on the surrounding area.

Urban Design Summary – Staff reviewed the site-specific conditions and have concluded that despite the deviation from the anticipated building form, including height, the proposal is appropriate for the context. Staff support the application subject to the Urban Design conditions detailed in Appendix B2.

- **Natural Assets:** The *Urban Forest Strategy* and the Protection of Trees By-law were used to evaluate the proposal.

On the Hemlock Street site there are four existing on-site trees and two City-owned street trees. The proposal includes the removal of four trees and the retention of two existing trees. In addition, four new street trees and 36 new on-site trees are proposed to enhance the overall tree inventory. Final tree numbers will be confirmed at the development permit stage.

See Appendix B2 for landscape and tree conditions.

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

6. Seniors' Centre

The City's role in meeting the needs of elders continues to evolve and the City's facilities and services for seniors are intended to supplement the multi-level government actions that ensure older adults age well and remain as independent and socially engaged as possible. The dedicated purpose-built 1,120.23 sq. m (12,058 sq. ft.) seniors' centre at the Hemlock Street site responds to the urgent need in the city and adjacent neighbourhoods. The centre is to be delivered turnkey to the City as an in-kind community amenity contribution and is aligned with the Broadway Corridor Public Benefits Strategy. It is expected that the Seniors' Centre would provide programs, services and activities that support wellbeing and social connections for older adults (55+).

If the rezoning is approved, City staff will undertake a process to select a non-profit seniors' centre operator. Staff will return to Council for approval of the selected non-profit operator and lease terms.

5. Transportation and Parking

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

6. Public Input

Public notification methods included mailed postcards, site signage, and a webpage with a digital model. Public input was collected primarily using an online comment form, a question and answer (Q&A) period, and email. Refer to the application webpages for [1795 West Broadway \(the Burrard Street site\)](#) and [1368-1398 West Broadway \(the Hemlock Street site\)](#).

In total, approximately 50 submissions were received for the Burrard Street site and 68 for the Hemlock Street site.

For the Burrard Street site, comments supported the prospect of increased housing and home ownership, transit-oriented development, and new commercial retail space. Concerns included impacts on height, views, affordability, sustainability and that the project would cause overburdened infrastructure.

For the Hemlock Street site, comments supported the seniors' centre, the increase of housing, hotel spaces, and the development being in a transit-oriented area. Concerns included impacts on neighbourhood character, pollution, hotel use, and that the project would cause overburdened infrastructure.

Refer to Appendix D for a full summary of the public input collected and responses to public comments.

7. Public Benefits

Refer to Appendix E for full summary of public benefits.

- **Development Cost Levies (DCLs):** Based on December 2025 rates, It is expected that the project will pay a DCLs of \$7,759,098 on the Burrard Street site and \$9,949,536 on the Hemlock Street site.
- **Community Amenity Contributions (CAC):** A negotiated CAC is applicable to this rezoning. The applicant has offered an in-kind CAC valued at \$12,000,000 consisting of the construction and delivery of a purpose-built, 1,120 sq. m (12,058 sq. ft.) seniors' centre on the Hemlock Street site, turn-key to the City, within a fee-simple airspace parcel to be transferred to the City on completion of construction. The Community Amenity Contribution for the Burrard Street site would be delivered through development of the off-site senior's seniors' centre, as such the two applications will be considered concurrently. Real Estate Services staff have determined that based on the cost of securing the seniors' centre, no additional CAC is anticipated.

- **Public Art:** The project is expected to contribute a public art contribution of \$474,751 on the Burrard Street site and \$662,976 on the Hemlock Street site, based on the published (2016) rate, or provide 60% cash in lieu.

Financial Implications

This project would provide a 1,230 sq. m (12,058 sq. ft.) seniors' centre on the Hemlock Street site, turn-key to the City, as well as DCLs and public art contributions for both sites. See Appendix E for additional details.

Conclusion

The proposed land use, form of development and public benefits are consistent with the *Vancouver Official Development Plan* and the intent of the *Broadway Plan*. The General Manager of Planning, Urban Design and Sustainability recommends approval in principle of the CD-1 By-laws in Appendix A subject to conditions contained in Appendices B1 and B2.

* * * * *

APPENDIX A
1795 West Broadway
1368-1398 West Broadway
DRAFT BY-LAW TO ENACT TWO CD-1 BY-LAWS

Note: Two by-laws to rezone the areas to CD-1s 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. A decision by a court that any part of this by-law is illegal, void, or unenforceable severs that part from this by-law, and is not to affect the balance of this by-law.
3. This by-law is to come into force and take effect on the date of its enactment.

SCHEDULE A
1795 West Broadway

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 approval of the form of development, to all conditions, guidelines and policies adopted by Council, and to the conditions set out in this by-law or in a development permit, the only uses permitted within this CD-1 and the only uses for which the Director of Planning or Development Permit Board will issue development permits are:
 - (a) Cultural and Recreational Uses;
 - (b) Dwelling Uses, limited to Mixed-Use Residential Building;
 - (c) Institutional Uses;
 - (d) Live-Work Use;
 - (e) Manufacturing Use;
 - (f) Office Uses;

- (g) Retail Uses;
- (h) Service Uses;
- (i) Utility and Communications Uses; and
- (j) Accessory Uses customarily ancillary to the uses permitted in this section.

Conditions of Use

- 4.1 The design and layout of at least 35% of the total dwelling units must:
- (a) be suitable for family housing; and
 - (b) have 2 or more bedrooms, of which:
 - (i) at least 25% of the total dwelling units must be 2-bedroom units, and
 - (ii) at least 10% of the total dwelling units must be 3-bedroom units.
- 4.2 No portion of the first storey of a building, to a depth of 10.7 m from the front wall of the building and extending across its full width, may be used for residential purposes except for entrances to the residential portion.
- 4.3 All commercial uses and accessory uses must be carried on wholly within a completely enclosed building, other than the following:
- (a) display of flowers, plants, fruits and vegetables in combination with a permitted use;
 - (b) farmers' market;
 - (c) neighbourhood public house;
 - (d) public bike share; and
 - (e) restaurant.

except that the Director of Planning may vary this regulation to permit the outdoor display of retail goods, and the Director of Planning may impose any conditions the Director of Planning considers necessary, having regard to the types of merchandise, the area and location of the display with respect to adjoining sites, the hours of operation and the intent of this by-law.

Floor Area and Density

- 5.1 Computation of floor area must assume that the site area is 1,527.8 m², being the site area at the time of the application for the rezoning evidenced by this by-law, prior to any dedications.
- 5.2 The maximum floor space ratio for all uses combined is 14.6.
- 5.3 The floor space ratio for non-residential uses must be a minimum of 0.26.

- 5.4 Computation of floor area must include all floors having a minimum ceiling height of 1.2 m, both above and below base surface, measured to the extreme outer limits of the building.
- 5.5 Computation of floor area must exclude:
- (a) balconies and decks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, provided that:
 - (i) the total area of these exclusions must not exceed 18% of the permitted floor area, and
 - (ii) the balconies must not be enclosed for the life of the building;
 - (b) patios and roof decks, if the Director of Planning considers the impact on privacy and outlook;
 - (c) floors or portions thereof that are used for:
 - (i) off-street parking and loading located at or below base surface, provided that the maximum exclusion for a parking space does not exceed 7.3 m in length,
 - (ii) bicycle storage, and
 - (iii) heating and mechanical equipment, or uses that the Director of Planning considers similar to the foregoing;
 - (d) entries, porches and verandahs if the Director of Planning first approves the design;
 - (e) all residential storage area above or below base surface, except that if residential storage area above base surface exceeds 3.7 m² per dwelling unit, there will be no exclusion for any of the residential storage area above base surface for that unit; and
 - (f) all storage area below base surface for non-dwelling uses.
- 5.6 The Director of Planning or Development Permit Board may exclude common amenity areas from the computation of floor area, to a maximum of 10% of the total permitted floor area, if the Director of Planning or Development Permit Board considers the intent of this by-law and all applicable Council policies and guidelines.

Building Height

- 6.1 Building height must not exceed 111.0 m.
- 6.2 Despite section 6.1 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 mechanical appurtenances including elevator overrun and, or any other appurtenances that the Director of planning considers similar to the foregoing, to exceed the maximum building height.

Access to Natural Light

- 7.1 Each habitable room must have at least 1 window on an exterior wall of a building.
- 7.2 For the purposes of section 7.1 above, habitable room means any room except a bathroom or a kitchen.

Schedule A



SCHEDULE B
1368-1398 West Broadway

Zoning District Plan Amendment

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

Designation of CD-1 District

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

Definitions

3. Words in this by-law have the meaning given to them in the Zoning and Development By-law, except that:
 - (a) “Seniors’ Centre Use” means the use of premises operated by a non-profit society or other operator selected by the City to provide non-residential programming for older adults, including social and therapeutic recreational activity programs, personal care services, meals, and information.

Uses

4. Subject to approval of the form of development, to all conditions, guidelines and policies adopted by Council, and to the conditions set out in this by-law or in a development permit, the only uses permitted within this CD-1 and the only uses for which the Director of Planning or Development Permit Board will issue development permits are:
 - (a) Cultural and Recreational Uses;
 - (b) Dwelling Uses, limited to Mixed-Use Residential Building;
 - (c) Institutional Uses;
 - (d) Live-Work Use;
 - (e) Manufacturing Use;
 - (f) Office Uses;
 - (g) Retail Uses;
 - (h) Seniors’ Centre Use;
 - (i) Service Uses;
 - (j) Utility and Communications Uses; and

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

Conditions of Use

- 5.1 The design and layout of at least 35% of the total dwelling units must:
- (a) be suitable for family housing; and
 - (b) have 2 or more bedrooms, of which:
 - (i) at least 25% of the total dwelling units must be 2-bedroom units, and
 - (ii) at least 10% of the total dwelling units must be 3-bedroom units.
- 5.2 No portion of the first storey of a building, to a depth of 10.7 m from the front wall of the building and extending across its full width, may be used for residential purposes except for entrances to the residential portion.
- 5.3 All commercial uses and accessory uses must be carried on wholly within a completely enclosed building, other than the following:
- (a) display of flowers, plants, fruits and vegetables in combination with a permitted use;
 - (b) farmers' market;
 - (c) neighbourhood public house;
 - (d) public bike share; and
 - (e) restaurant,
- except that the Director of Planning may vary this regulation to permit the outdoor display of retail goods, and the Director of Planning may impose any conditions the Director of Planning considers necessary, having regard to the types of merchandise, the area and location of the display with respect to adjoining sites, the hours of operation and the intent of this by-law.

Floor Area and Density

- 6.1 Computation of floor area must assume that the site area is 2,323 m², being the site area at the time of the application for the rezoning evidenced by this by-law, prior to any dedications.
- 6.2 The maximum floor space ratio for all uses combined is 13.4.
- 6.3 The floor space ratio for commercial uses must be a minimum of 5.9.
- 6.4 The total floor area for seniors' centre use must be a minimum of 1,114.8 sq. m.
- 6.5 Computation of floor area must include all floors having a minimum ceiling height of 1.2 m, both above and below base surface, measured to the extreme outer limits of the building.
- 6.6 Computation of floor area must exclude:

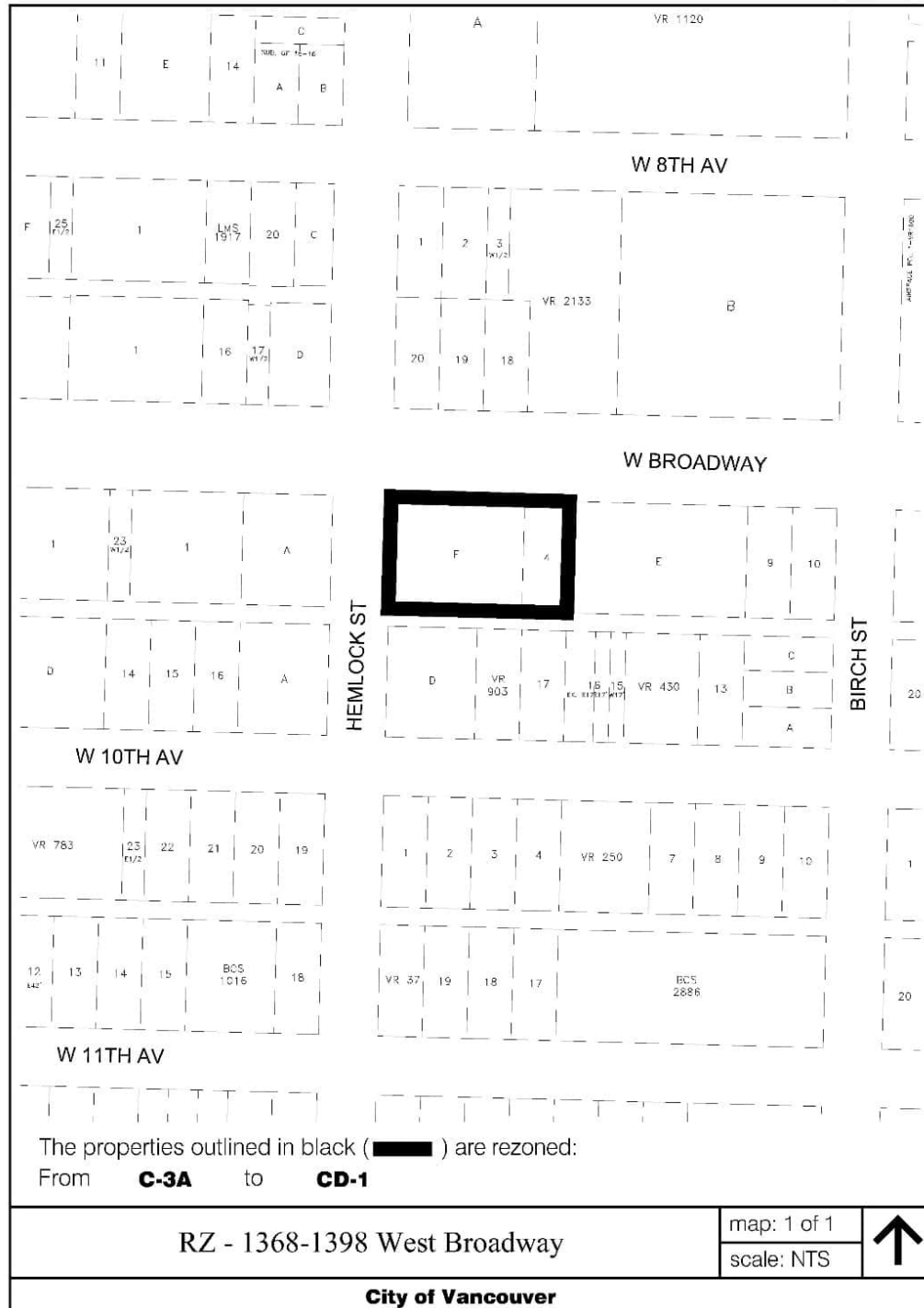
- (a) balconies and decks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, provided that:
 - (i) the total area of these exclusions must not exceed 18% of the permitted floor area, and
 - (ii) the balconies must not be enclosed for the life of the building;
 - (b) patios and roof decks, if the Director of Planning considers the impact on privacy and outlook;
 - (c) floors or portions thereof that are used for:
 - (i) off-street parking and loading located at or below base surface, provided that the maximum exclusion for a parking space does not exceed 7.3 m in length,
 - (ii) bicycle storage, and
 - (iii) heating and mechanical equipment, or uses that the Director of Planning considers similar to the foregoing;
 - (d) entries, porches and verandahs if the Director of Planning first approves the design;
 - (e) all residential storage area above or below base surface, except that if residential storage area above base surface exceeds 3.7 m² per dwelling unit, there will be no exclusion for any of the residential storage area above base surface for that unit; and
 - (f) all storage area below base surface for non-dwelling uses.
- 6.7 The Director of Planning or Development Permit Board may exclude common amenity areas from the computation of floor area, to a maximum of 10% of the total permitted floor area, if the Director of Planning or Development Permit Board considers the intent of this by-law and all applicable Council policies and guidelines.

Building Height

- 7.1 Building height must not exceed 132 m.
- 7.2 Despite section 7.1 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 mechanical appurtenances including elevator overrun and, or any other appurtenances that the Director of planning considers similar to the foregoing, to exceed the maximum building height.

Access to Natural Light

- 8.1 Each habitable room must have at least 1 window on an exterior wall of a building.
- 8.2 For the purposes of section 8.1 above, habitable room means any room except a bathroom or a kitchen.

Schedule A

* * * * *

APPENDIX B1
1795 West Broadway
CONDITIONS OF APPROVAL

Note: Any changes to the conditions approved by Council will be contained in its decision. Applicants are advised to consult the minutes for any changes or additions to these conditions.

PART 1: CONDITIONS OF APPROVAL OF THE FORM OF DEVELOPMENT

Note: Consideration by Council of the proposed form of development is in reference to plans prepared by W.T. Leung Architects, received on August 14, 2025, with revised drawings received on April 8, 2026.

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

Urban Design

- 1.1 Design development to improve the expression and articulation of the building through the following design strategies:
 - (a) Consider refining the balcony projections, depth and recesses, detailing of the continuous balconies to reduce visual uniformity, enhance building slenderness and expression to strengthen the overall architectural character and enhance visual interest of the development; and
 - (b) Through future design development explore further sculpting of the top of the mechanical penthouse and screen wall structures to both fully screen the roof top equipment, elevator overrun and window washing davits while also creating a recognizable and unique contribution to the evolving Broadway area skyline profile.
- 1.2 Design development to the common amenity spaces to support the large number of residents as follows;
 - (a) Provision of a functional children's outdoor play area with sufficient solar access to the space.
 - (b) Provide a direct point of access, with a high-level of physical and visual connectivity, between indoor common amenity space and outdoor amenity space particularly for the children's play area.
 - (c) Provision of a kitchenette and accessible washroom to the common amenity rooms.

Note to Applicant: Refer to High Density Housing for Families with Children Guidelines, Section 3.

- 1.3 Provision of a Crime Prevention Through Environmental Design (CPTED) Plan that incorporates CPTED principles for review at the Development Permit approvals stage.

Landscape

- 1.4 Design Development to the enhanced public realm interfaces to create more welcoming, friendly spaces.

These spaces should be designed with key function in mind, consider that these spaces will be used by the public, and should include pedestrian amenities such as seating, bike racks, and planting.

Further design refinement should be undertaken to ensure these spaces meet the intent of the Broadway Public Realm Plan, and provide clarity over total area, and delineation of public spaces versus private CRU patios. Refer to sections 1.1.1 – 1.1.18 and 1.3.1 – 1.3.5 of the Broadway Public Realm Plan.

Note to Applicant: Consider the architectural treatment of the overhanging soffit, and how certain materials can create a warm, welcoming environment for the covered public spaces below. Specifically, explore how lighting and the use of warm toned materials can work to create a welcoming environment.

Sustainability

- 1.5 All new buildings in the development will meet the requirements of the Green Buildings Policy for Rezoning (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 Rezoning – Process and Requirements

Engineering

- 1.6 Provision of a Construction Management Plan directly to TransLink (MRN@translink.ca) with a copy of the correspondence provided to the City of Vancouver a minimum 8 weeks prior to the start of any construction activity.

Note to Applicant: The City of Vancouver and TransLink have authority over construction works carried out on a City Street that is designated as part of the Major Road Network (MRN). This development site has been identified as being adjacent the MRN, as defined under the South Coast British Columbia Transportation Authority Act (<https://www.translink.ca/plans-and-projects/projects/roads-bridges-and-goods-movement>) on one or more frontages. Potential impacts to the road network due to site specific construction activity must be reviewed and approved for all sites proposing street use outside of currently regulated zone limitations.

- 1.7 Submission of letter prior to Development Permit Issuance confirming acknowledgement that this application falls within the area with potential impacts due to the Broadway Subway Project construction and that you have contacted the Rapid Transit Office for more detailed information.

Note to Applicant: Please contact the City of Vancouver Rapid Transit Office (RapidTransitOffice@vancouver.ca) for more information on impacts to access and street use for your project.

- 1.8 Design site to avoid conflicts with any underground infrastructure as the proposed development is in proximity to the Province of BC's Broadway Subway Project.

Note to Applicant: The City's Shoring Guidelines for Developments Near Existing and Future Rapid Transit Infrastructure apply. Shoring plans must be approved by the Province. The Province will lead a review process similar to [TransLink's Associated and Integrated Development](#) process (if development time overlaps with the Broadway Subway Project) and formal acceptance of the tunnel impact analysis by the Province is a mandatory prerequisite for the City's approval of the Development Permit. Contact the City's Rapid Transit Office at rapidtransitoffice@vancouver.ca for more information.

- 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 (#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 Arrangements to the satisfaction of the General Manager of Engineering Services and the appropriate public utility companies for pole relocation if vehicle access to the site cannot be relocated.

Note to Applicant: Vehicle access to the site must be unobstructed. Pole relocation proposals must include submitted letters from the appropriate public utility companies confirming that relocation is possible.

- 1.14 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.

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

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

- (i) "This plan is **"NOT FOR CONSTRUCTION"** and is to be submitted for review to Engineering Services a minimum of 8 weeks prior to the start of any construction proposed for public property. No work on public property may begin until such plans receive "For Construction" approval and related permits are issued. Please contact Engineering, Development and Major Projects and/or your Engineering, Building Site Inspector for details."
- (ii) "Tree species, final spacing, quantity and location to the satisfaction of the General Manager of Engineering Services. New trees must be of good standard, minimum 6 cm caliper, and installed with approved root barriers, tree guards and appropriate soil volumes. Installation of Engineered Soil may be required to obtain appropriate soil volumes based on site conditions. Root barriers shall be of rigid construction, 8 feet long and 18 inches deep, centre on each street tree adjacent to the sidewalk and any off-street bike facility. Planting depth of root ball must be below sidewalk grade. Contact Park Board at pbdevelopment.trees@vancouver.ca for inspection after tree planting completion".
- (iii) "Off-site assets are to be constructed to the satisfaction of the General Manager of Engineering Services and as per the approved City geometric design, with the final design and location to be determined once the City geometric is received."

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

(b) Existing locations of:

(i) Street furniture; and

Note to Applicant: For drawings with existing street furniture displayed, a note must be added stating:

“All removals, relocations, reinstallations and replacements of street furniture must be carried out by the City Street Furniture Contractor in coordination with the City Street Furniture Coordinator.”

(ii) Poles and guy wires.

Note to Applicant: Poles and guywires that are to be removed or relocated must be called out and the existing and proposed locations shown. Letters must be provided from the appropriate public utility companies that confirm that pole relocation proposed is possible.

(c) Deletion of:

(i) Proposed specialty plaza paving from the dedication area along Burrard Street and at the corner of W Broadway.

Note to Applicant: Paving materials within the street right of way must be City standard broom finish saw-cut concrete.

(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.

(e) Streetscape designed in compliance with “All Other City Areas” Streetscape Design Guidelines.

Note to Applicant: Where a design detail is not available, make note of the improvement on the plan. Public realm changes include all off-site improvements sought for this rezoning. The Streets Design Guidelines are viewable online at <https://vancouver.ca/streets-transportation/streetscape-design-guidelines.aspx> and are to be used alongside the City design guidelines and construction standards.

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

1.17 Provision of updated architectural and landscape plans to reflect the Public Bike Share (PBS) space in compliance with the [Design Standards for Public Bike Share](#) to the satisfaction of the General Manager of Engineering Services, including:

(a) Minimum 16 m by 4 m or 8 m by 8 m station fully on private property along Burrard Street;

- (b) Removal/relocation of any proposed building structure, landscaping, or other elements in conflict with the station;
- (c) Relocate any proposed utilities (i.e. vents, drains, access points etc.) outside of the station footprint and show/note uninterrupted broom finished saw-cut concrete surface;

Note to Applicant: Any utilities located within 1.0 m (3.3 ft) of the station footprint shall be clearly identified on plans. Hard surface materials other than cast-in-place (CIP) concrete are subject to approval.

- (d) Maximum 3% cross-slope and 5% grade along the length of the station;
- (e) Minimum 5.0 m (16.4 ft) vertical clearance;
- (f) On-site electrical connection to the station.

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) 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.

1.19 Provision of a Final 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) Characterization and/or monitoring of soil and groundwater conditions above the proposed slab depth.

Note to Applicant: The Final Hydrogeological Study should include details on the recommended future work, as described in Section 8.0 of the Preliminary Hydrogeological Study (dated July 28, 2025).

- (b) 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: Every effort shall be made to prevent or limit the long-term discharge of groundwater to the sewer system.

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.

Any groundwater discharges to City infrastructure must be in compliance with the City's Sewer and Watercourse Bylaw, Metro Vancouver bylaws, and all applicable Provincial

and Federal legislation. A Waste Discharge Permit may be required and a City Engineer will approve an authorized rate of discharge to the sanitary sewer.

- 1.20 Provision of a sewer abandonment plan by the Developer's Engineer that details the following:

- (a) Abandonment or removal of all existing storm, sanitary, and combined connections to the development site.

Note to Applicant: The abandonment plan is required to be reviewed and accepted by the City Engineer prior to issuance of the Sewer Permit.

- 1.21 Provision of all third-party utility services (e.g., BC Hydro, Telus, and Shaw) to be underground, BC Hydro service to the site to be primary, and all required electrical plants to be provided within private property.

Note to Applicant: BC Hydro System Vista, Vista switchgear, pad mounted transformers, low profile transformers and kiosks as well as telecommunications kiosks are to be located on private property with no reliance on public property for placement of these features.

For questions on this requirement, please contact Utilities Management Branch at 604-829-9447 or at umb@vancouver.ca.

- 1.22 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>

- 1.23 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.

Building Grade design is in the preliminary state. Finalized building grades are required prior to DP application.

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

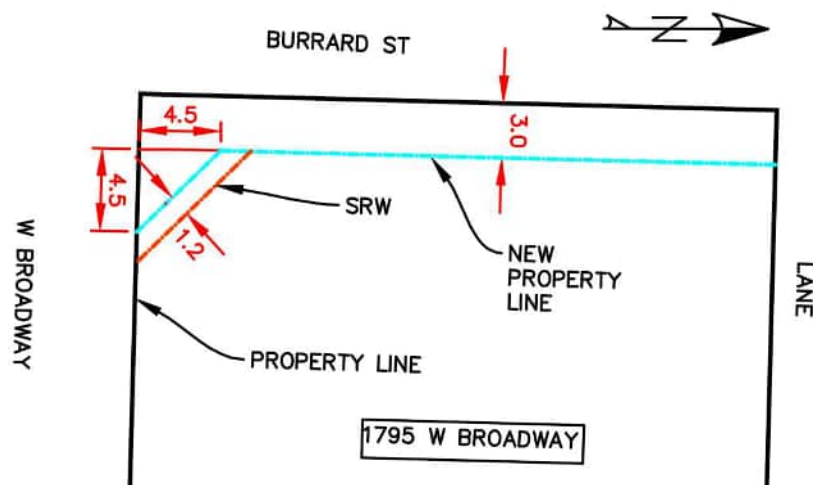
<https://vancouver.ca/home-property-development/building-grades-for-sidewalk-and-street-elevation.aspx>.

PART 2: CONDITIONS OF BY-LAW ENACTMENT

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

Engineering

- 2.1 Make arrangements to the satisfaction of the General Manager of Engineering Services, the Director of Legal Services, and the Approving Officer for the consolidation of Lots 18 and 19, Except Part on Explanatory Plan 18982A; and Lot 20, Except Parts on Explanatory Plans 14054 and 18982A, all of Block 328, District Lot 526, Plan 590 to create a single parcel and the dedication of the following for road purposes:
 - (a) The west 3 metres (Burrard St); and
 - (b) An additional corner cut at the southwest corner of the site measuring 4.5 metres along Burrard St and 4.5 metres along W Broadway as per diagram below.

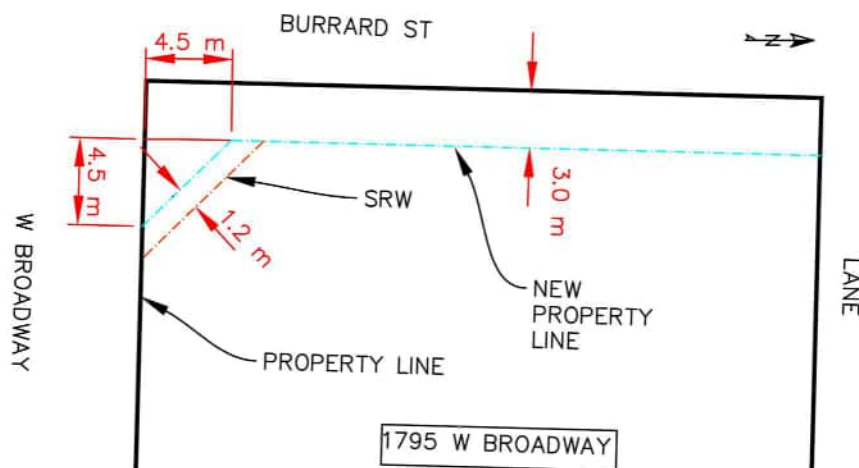


- 2.2 Make arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for release of an Easement & Indemnity Agreements 330382M (4 commercial crossings), F52121 (sidewalk crossing) and R123631 (encroachment), prior to building occupancy.

Note to Applicant: Arrangements are to be secured prior to zoning enactment, with release to occur prior to issuance of an occupancy permit for the site. Provision of a letter of commitment will satisfactorily address this condition for zoning enactment.

- 2.3 Provision of a statutory right-of-way (SRW) for public pedestrian use over a portion of the site, at the corner of W Broadway and Burrard Street, to achieve a 1.2m offset distance from the new property line. The SRW will be free of any encumbrance such as structure, stairs, planter walls, and mechanical vents at grade and is to accommodate the underground parking structure within the SRW agreement.

Note to Applicant: The preparation of this legal agreement includes statutory rights-of-way and the requirement for [collection of a fee for service](#) and will be due prior to issuance of the Development Permit.



- 2.4 Provision of a statutory right-of-way (SRW) to provide a minimum of 16 m x 4 m (linear) or 8 m x 8m (back to back) to accommodate space for a Public Bike Share Station fully on private property along Burrard Street.

Note to Applicant: The preparation of this legal agreement includes statutory rights-of-way and the requirement for [collection of a fee for service](#) and will be due prior to issuance of the Development Permit.

- 2.5 Provision of a Services Agreement to detail the on-site and off-site works and services necessary or incidental to the servicing of the site (collectively called the "Services") such that they are designed, constructed, and installed at no cost to the City and all necessary street dedications and rights of way for the Services are provided. No development permit for the site, or any portion thereof, or for any building or improvements thereon will be issued until the letter of credit or such other form of alternative security that may be acceptable to the City in its sole discretion, as security for the Services is provided. The timing for the delivery of the Services shall be determined by the General Manager of Engineering Services in his sole discretion and

holds shall be placed on such permits as deemed necessary in his sole discretion. 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 MPT Engineering Co. Ltd. dated June 1, 2026, no water main upgrades are required to service the development.

The main servicing the proposed development is 300 mm. 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 1795 W Broadway does not require any sewer upgrades.

Development to be serviced to the existing 600 mm SAN and 900 mm STM sewers along Burrard Street.

Note to Applicant: The City of Vancouver Council has approved a Vancouver Building Bylaw change that has taken effect on January 1st, 2026. The onsite rainwater release rate requirement has been updated to the following: The post-development 10-year flow rate discharged from the site shall be no greater than 25 L/s/Ha of site area, and the first 15 mm of rainfall over areas not covered in landscaping shall be controlled to 5 L/s/ha. The post-development estimate shall utilize the 2100 IDF curves to account for climate change. Acceptable calculation methods will also be specified. This site will be required to comply with these requirements. More information is available at vancouver.ca/rainwater.

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

- (i) Minimum 0.6 m wide concrete front boulevard
- (ii) Minimum 3.0 m wide broom finish saw-cut concrete sidewalk;
- (iii) Corner curb ramp;
- (iv) Curb and gutter, including relocation of the existing traffic signal pole, and road reconstruction as required to accommodate the curb and gutter;
- (v) Removal of the existing driveway crossings and reconstruction of the curb and gutter;
- (vi) Minimum 1.8 m wide raised asphalt protected bike lane;
- (vii) Type E curb between the sidewalk and bike lane;
- (viii) Standard concrete lane crossing, new curb returns and curb ramps;
- (ix) Full-depth road reconstruction from curb to centerline.

Note to Applicant: Road reconstruction on Burrard Street to meet City higher zoned and arterial standards.

- (d) Provision of street improvements with appropriate transitions, along West Broadway adjacent to the site, including:
 - (i) Minimum 2.0 m wide front boulevard;
 - (ii) Minimum 4.0 m wide broom finish saw-cut concrete sidewalk;
 - (iii) Corner curb ramp;
 - (iv) Geometric changes to provide an expanded sidewalk and boulevard, including curb and gutter, relocation of the existing traffic signal pole and street light pole, and road reconstruction as required to accommodate the curb and gutter;
 - (v) Removal of the existing driveway crossings and reconstruction of the curb and gutter;
 - (vi) Full-depth road reconstruction from curb to centerline.

Note to Applicant: Road reconstruction on West Broadway to meet City higher zoned, arterial, and bus lane standards.

Note to applicant: The City will provide a geometric design for all of these street improvements.

- (e) Provision of street improvements with appropriate transitions, along the lane north of W Broadway adjacent to the site, including:
 - (i) Full depth pavement reconstruction.

Note to Applicant: Lane reconstruction to meet City “Higher-Zoned Lane” standards with a center valley cross-section.

- (ii) New standard concrete lane crossing, with new lane returns and ramps on both sides, at the lane entrance on Burrard Street.

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

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

- (f) Provision of speed humps in the lane north of W Broadway between Burrard Street and Pine Street.
- (g) Provision of upgraded street lighting (roadway and sidewalk) to current City standards and IESNA recommendations.
- (h) Provision of new or replacement duct banks that meets current City standard.

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

Note to Applicant: 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.

- (i) 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.

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

Public Art

- 2.6 Execute an agreement satisfactory to the Director of Legal Services and the General Manager of Arts & Culture for the provision of public art in accordance with the City's Public Art Policy, such agreement to provide for security in a form and amount satisfactory to the aforesaid officials.

Note to Applicant: Consult with the City's Head of Public Art regarding opportunities for investment in public spaces as per the Broadway Plan.

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

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

Off-site Community Amenity Contribution

- 2.7 Having regard to the fact that the rezoning and development of 1795 West Broadway (Burrard Street site) is connected to the rezoning and development of 1368-1398 West Broadway (the Hemlock Street site), through the provision of an off-site, in-kind Community Amenity Contribution (CAC), consisting of a 12,000 sq. ft. of minimum gross floor area Social Service Seniors' Hub, as described in Appendix B2 (1368-1398 West Broadway) to be delivered to the City, registration of a Section 219 Covenant and/or such other agreements as the General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services determine are necessary to:
- (a) Restrict the issuance of a development permit for the Burrard Street site until the development permit on the Hemlock Street site is issued.
 - (b) Restrict the issuance of each building permit for the Burrard Street site until the corresponding stage of building permit on the Hemlock Street site is issued: and
 - (c) Restrict the issuance of the final occupancy permit for the Burrard Street site until the final occupancy permit on the Hemlock Street seniors' centre is issued.
- 2.8 Having regard to the fact that the rezoning of the Burrard Street site is connected to the rezoning and development of the Hemlock Street site, ensure the registration of the Option to Purchase described in 2.9 (b)) of Appendix B2 (1368-1398 West Broadway) of this report, on title to the Hemlock Street Site.

Environmental Contamination

- 2.9 If applicable:
- (a) Submit a site disclosure statement to Environmental Services.
 - (b) As required by the Manager of Environmental Services and the Director of Legal Services, in their discretion, do all things and/or enter into such agreements deemed necessary to fulfill the requirements of Section 571(B) of the Vancouver Charter.
 - (c) If required by the Manager of Environmental Services and the Director of Legal Services, in their discretion, enter into a remediation agreement for the remediation of the site and any contaminants which have migrated from the site on terms and conditions satisfactory to the Manager of Environmental Services, the General Manager of Engineering Services and Director of Legal Services, including a Section 219 Covenant that there will be no occupancy of any buildings or improvements constructed on the site pursuant to this rezoning until separate Certificates of Compliance, satisfactory to the City, for the on-site and

off-site contamination, issued by the BC Ministry of Environment and Parks, have been provided to the City.

Agreements

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

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

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

* * * * *

APPENDIX B2
1368-1398 West Broadway
CONDITIONS OF APPROVAL

Note: Any changes to the conditions approved by Council will be contained in its decision. Applicants are advised to consult the minutes for any changes or additions to these conditions.

PART 1: CONDITIONS OF APPROVAL OF THE FORM OF DEVELOPMENT

Note: Consideration by Council of the proposed form of development is in reference to plans prepared by W.T. Leung Architects, received on August 14, 2025 with revised drawings received on April 8, 2026.

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

Urban Design

- 1.1 Design development to improve the quality and quantity of Privately-Owned Open Space (POPS), in accordance with the Broadway Plan.

Note to Applicant: This can be achieved by:

- (a) Provide a minimum of 140 m² (1,500 sq. ft) open space at the northwest corner.
- (b) Minimize the area of POPS not fully open to the sky; maximize daylight access to the plaza and configured so that allows for a wide variety of uses.

- 1.2 Design development to improve contextual fit and massing, in accordance with the Broadway Plan built form.

Note to Applicant: This may be achieved by stepping back the massing of the podium on the east side and above the sixth storey by a minimum of 5.5m (18 ft) from the northern building façade.

- 1.3 Design development to improve the public realm interface.

Note to Applicant: The intent is to enhance the porosity of the street-facing façades to foster a pedestrian-oriented environment, strengthen street vitality, and enhance overall urban vibrancy through increased visual interest. This may be achieved by relocating the stairs, minimizing solid walls, and introducing active ground-floor uses along the frontage.

Landscape

- 1.4 Design development to improve the public realm interface.

Note to Applicant: Refer to POPS guidelines within the Broadway Public Realm Plan. This should include, but is not limited to:

- (a) Enhanced soffit lighting, warm materials and art or other pedestrian visual interest intended to create a welcoming public experience.

- (b) Standardized POPS signage to be installed in a highly visible location within the POPS SRW area, at the applicant's expense.
- (c) Exploring opportunities to reduce the extent of covered area to increase solar access and open sky views.
- (d) Exploring opportunities to provide additional planted areas and shade trees within the POPS area.
- (e) Design development to enhance the project's contribution to the urban forest canopy.

Note to Applicant: This may be achieved by maximizing the number and size of proposed tree plantings and demonstrating that adequate soil volume is provided.

Sustainability

- 1.5 All new buildings in the development will meet the requirements of the Green Buildings Policy for Rezoning (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 Rezoning – Process and Requirements

Engineering

- 1.6 Provision of a Construction Management Plan directly to TransLink (MRN@translink.ca) with a copy of the correspondence provided to the City of Vancouver a minimum 8 weeks prior to the start of any construction activity.

Note to Applicant: The City of Vancouver and TransLink have authority over construction works carried out on a City Street that is designated as part of the Major Road Network (MRN). This development site has been identified as being adjacent the MRN, as defined under the South Coast British Columbia Transportation Authority Act (<https://www.translink.ca/plans-and-projects/projects/roads-bridges-and-goods-movement>) on one or more frontages. Potential impacts to the road network due to site specific construction activity must be reviewed and approved for all sites proposing street use outside of currently regulated zone limitations.

- 1.7 Submission of letter prior to Development Permit Issuance confirming acknowledgement that this application falls within the area with potential impacts due to the Broadway Subway Project construction and that you have contacted the Rapid Transit Office for more detailed information.

Note to Applicant: Please contact the City of Vancouver Rapid Transit Office (RapidTransitOffice@vancouver.ca) for more information on impacts to access and street use for your project.

- 1.8 Design site to avoid conflicts with any underground infrastructure as the proposed development is in proximity to the Province of BC's Broadway Subway Project.

Note to Applicant: The City's Shoring Guidelines for Developments Near Existing and Future Rapid Transit Infrastructure apply. Shoring plans must be approved by the Province. The Province will lead a review process similar to [TransLink's Associated and Integrated Development](#) process (if development time overlaps with the Broadway Subway Project) and formal acceptance of the tunnel impact analysis by the Province is a mandatory prerequisite for the City's approval of the Development Permit. Contact the City's Rapid Transit Office at rapidtransitoffice@vancouver.ca for more information.

- 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 (#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 Arrangements to the satisfaction of the General Manager of Engineering Services and the appropriate public utility companies for pole relocation if vehicle access to the site cannot be relocated.

Note to Applicant: Vehicle access to the site must be unobstructed. Pole relocation proposals must include submitted letters from the appropriate public utility companies confirming that relocation is possible.

- 1.14 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.

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

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

- (i) "This plan is **"NOT FOR CONSTRUCTION"** and is to be submitted for review to Engineering Services a minimum of 8 weeks prior to the start of any construction proposed for public property. No work on public property may begin until such plans receive "For Construction" approval and related permits are issued. Please contact Engineering, Development and Major Projects and/or your Engineering, Building Site Inspector for details."
- (ii) "Tree species, final spacing, quantity and location to the satisfaction of the General Manager of Engineering Services. New trees must be of good standard, minimum 6 cm caliper, and installed with approved root barriers, tree guards and appropriate soil volumes. Installation of Engineered Soil may be required to obtain appropriate soil volumes based on site conditions. Root barriers shall be of rigid construction, 8 feet long and 18 inches deep, centre on each street tree adjacent to the sidewalk and any off-street bike facility. Planting depth of root ball must be below sidewalk grade. Contact Park Board at pbdevelopment.trees@vancouver.ca for inspection after tree planting completion".
- (iii) "Off-site assets are to be constructed to the satisfaction of the General Manager of Engineering Services and as per the approved City geometric design, with the final design and location to be determined once the City geometric is received."

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

- (iv) "The required Green Infrastructure improvements for 1398 W Broadway will be as per City-approved design".

Note to Applicant: Callouts must be included along with the note. The required Green Infrastructure improvements for 1398 W Broadway are to be designed and submitted by the applicant in accordance with the City's [Standard Green Infrastructure design details](#) for City approval.

(b) Existing locations of:

(i) Street furniture; and

Note to Applicant: For drawings with existing street furniture displayed, a note must be added stating:

“All removals, relocations, reinstallations and replacements of street furniture must be carried out by the City Street Furniture Contractor in coordination with the City Street Furniture Coordinator.”

(ii) Poles and guy wires.

Note to Applicant: Poles and guywires that are to be removed or relocated must be called out and the existing and proposed locations shown. Letters must be provided from the appropriate public utility companies that confirm that pole relocation proposed is possible.

(c) Deletion of:

(i) Any portion of the parkade exhaust shafts or associated at-grade mechanical vents within the right-of-way (SRW) area.

(ii) Custom paving, sculptural entry elements, and landscaping proposed with the SRW area along Hemlock Street.

(iii) Proposed “Outdoor Dining Spill Out” shown on City property along W Broadway.

Note to Applicant: See Landscape Plan.

(iv) Any proposed encroachment of the Class C loading space within the dedication area.

Note to Applicant: See sheet A3.5a.

(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.

(e) Streetscape designed in compliance with “All Other City Areas” Streetscape Design Guidelines.

Note to Applicant: Where a design detail is not available, make note of the improvement on the plan. Public realm changes include all off-site improvements sought for this rezoning. The Streets Design Guidelines are viewable online at <https://vancouver.ca/streets-transportation/streetscape-design-guidelines.aspx> and are to be used alongside the City design guidelines and construction standards.

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

Note to Applicant: 1 Class C Passenger loading space is required.

- 1.17 Provision of Loading spaces, per the [Parking By-law Section 5](#) and the [Design Supplement](#), including:

- (a) Relocation of the Class C Passenger loading space located in the lay by on Hemlock Street to the lane.

- 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) Dimension of columns and column encroachments into parking spaces;
- (c) Identification of columns in the parking layouts;
- (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) Ramp/parkade warning and/or signal systems details, including: locations of lights, signs and detection devices;
- (f) Design elevations at all breakpoints on both sides of ramps, drive aisles, loading and passenger loading spaces, accessible spaces, and entrances.

- 1.19 Provision of a Final 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) Characterization and/or monitoring of soil and groundwater conditions above the proposed slab depth.

Note to Applicant: The final hydrogeological study should include details on the recommended future work, as described in Section 7.0 of the Preliminary Hydrogeological Study (dated July 25, 2025).

- (b) 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: Every effort shall be made to prevent or limit the long-term discharge of groundwater to the sewer system.

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.

Any groundwater discharges to City infrastructure must be in compliance with the City's Sewer and Watercourse Bylaw, Metro Vancouver bylaws, and all applicable Provincial and Federal legislation. A Waste Discharge Permit may be required and a City Engineer will approve an authorized rate of discharge to the sanitary sewer.

- 1.20 Provision of a sewer abandonment plan by the Developer's Engineer that details the following:

- (a) Abandonment or removal of all existing storm, sanitary, and combined connections to the development site.

Note to Applicant: The abandonment plan is required to be reviewed and accepted by the City Engineer prior to issuance of the Sewer Permit.

- 1.21 Provision of all third-party utility services (e.g., BC Hydro, Telus, and Shaw) to be underground, BC Hydro service to the site to be primary, and all required electrical plants to be provided within private property.

Note to Applicant: BC Hydro System Vista, Vista switchgear, pad mounted transformers, low profile transformers and kiosks as well as telecommunications kiosks are to be located on private property with no reliance on public property for placement of these features.

For questions on this requirement, please contact Utilities Management Branch at 604-829-9447 or at umb@vancouver.ca.

- 1.22 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>

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

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

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

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

- 1.24 Provision of a canopy application may be required should the encroaching structure(s) meet the specifications set out in Section 1.8.8 of the Vancouver Building By-Law.

Note to Applicant: Canopies must be fully demountable and drained to the buildings internal drainage systems. Please submit a copy of the site and elevation drawings of the proposed canopy for review at Development Permit application stage.

Social Service Seniors' Hub

- 1.25 Construction and delivery of a turnkey social facility with a total area of a minimum of 12,000 sq. ft. of gross floor area including contiguous programmable space on one floor, and up to 1,000 sq. ft. shared access entry, services or utility spaces on different floor(s) as outlined in the revised drawings dated April 2026.

The seniors' centre will be delivered fully fit, finished and equipped (FF&E) including installed fixtures, finishes, millwork, and installed appliances and equipment in compliance with City guidelines, but not including loose furnishings, moveable items, small appliances, specialized equipment, program or operating supplies.

The City and the Applicant will agree on reasonable specifications and programming, based on fully detailed documentation provided by the Applicant to the satisfaction of the Director, Facilities Development, that produces a budget that is within the CAC credit prior to Rezoning Enactment.

Design development to ensure that the seniors' centre meets the intent of the forthcoming detailed functional program to be provided by the City or its operator and is designed in accordance with the City's Facility Standard Manual (2024) and Social Facility Technical Guidelines (2024) to the satisfaction of the General Manager of Arts,

Culture and Community Services, and the General Manager of Real Estate and Facilities Management.

Note to Applicant: The space will provide flexibility for programming and service delivery, and ancillary uses including office and storage for future non-profit organization operator(s). Fit and finish to provide for a range of services and programs and social uses, including a commercial-teaching hybrid kitchen with Type 1 hood ventilation that can deliver community programming, food preparation and meal services.

Note to Applicant: Ensure that drawings denote program area breakdowns for the seniors' centre and indicate other associated areas for the exclusive and dedicated use of the City's air space parcel (ASP) including but not limited to: bicycle and scooter parking, loading bay(s), bicycle storage room(s), end-of-trip facility, waste and recycling room(s), janitor room(s), mechanical, electrical, data, communication, security, and any other utility room(s) as required.

- 1.26 Design development of the seniors' centre with a strong visual identity and ground-level entrance, distinct street-level presence and visibility from Broadway Avenue or Hemlock Street, including prominent identification signage (consistent with the scale of the building streetscape).
- 1.27 Design development of the seniors' services hub to maximize daylight access, be universally accessible for people with disabilities.
- 1.28 Design development of the flexible program spaces including, multipurpose activity rooms, clinic space for community nurses, administrative spaces, commercial kitchen, and dining room and lounge, and any other flexible programming spaces to allow for uses which include assembly.

Note to Applicant: Confirm in section drawings that seniors' centre slab-to-slab height allows sufficient space for mechanical and electrical equipment to maintain minimum 3.0 m (10 ft.) clear ceiling height in multipurpose spaces, a minimum 2.44 m (8 ft.) clear ceiling height in offices and at any localized ceiling drops throughout the seniors' centre space.

Note to Applicant: 12'-0" floor-to-floor height recommended to ensure minimum clear ceiling heights will be achieved.

Note to Applicant: Structural design to allow for maximum usage of open floor space, reduce impact on sight lines, and reduce impact of structural members on standard furniture layouts and programming in all multipurpose spaces.

Note to Applicant: Sound insulation in walls between multipurpose spaces and between multipurpose spaces and other spaces such as administration, commercial kitchen and dining spaces.

Note to Applicant: Design development to ensure provision of adequate storage spaces within or convenient to all flexible/multipurpose program spaces.

- 1.29 Provide written Design Concept (Basis for Design) for the proposed building systems and a Commissioning Plan by an Independent Commissioning Provider mutually agreed

to by the owner/applicant and the City of Vancouver for review and acceptance prior to release of the Development Permit hold to the satisfaction of the General Manager of Real Estate, Environment, and Facilities Management.

Note to Applicant: Design development to provide sufficient areas required for the separate mechanical and electrical systems for the seniors' centre dedicated to the City ASP. These systems are to be independent from the rest of the development with secured utility and service rooms to safely accommodate equipment serving the seniors' centre. The utilities for the seniors' centre are required to be separately metered, and the monitoring systems (DCC, network, security, etc.) are required to be separately monitored.

Note to Applicant: HVAC and Mechanical Systems must allow for various cultural uses such as Indigenous cultural practices of brushing off and smudging.

Note to Applicant: Mechanical and control systems should be designed to be as simple as possible to reduce maintenance costs and the need for specialized maintenance expertise.

- 1.30 Provide a direct and barrier-free route from covered loading, garbage and recycling and other utility/service areas to shared elevator(s), vehicle and bicycle parking, mechanical and electrical room(s).
- 1.31 Provide vehicle and bicycle parking as required by Parking By-law 6059 and ensure adequate and accessible parking for seniors' centre users. Note: Vehicle parking requirements to be specified in functional plan.
- 1.32 Provide at minimum, one on-site parking space for larger, over height minibus/passenger van for dedicated use of seniors' centre.
- 1.33 Design development for provision of pick-up and drop-off area.
- 1.34 City and users of the City ASP will not have access and use of the Class B loading space serving the commercial space. The City ASP will utilize its own HandyDart loading space as well as its own Class B loading.

PART 2: CONDITIONS OF BY-LAW ENACTMENT

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

Landscape

- 2.1 Provision of a surface Statutory Right of Way (SRW) to the satisfaction of the Director of Planning and Director of Legal Services for public life use over the proposed privately owned public space (POPS) intended for public access and use, being a minimum of 140 m² (1,500 sq. ft) open space at the northwest corner of the site.

Note to Applicant: Provide drawings indicating the extents of the SRWs. The dimensions are to be determined through the Development Permit process but should be consistent with this Rezoning Application. The current drawings indicate a POPS space of approximately 1,410 sq. ft.

Engineering

- 2.2 Make arrangements to the satisfaction of the General Manager of Engineering Services, the Director of Legal Services and the Approving Officer for consolidation of Lot 4, Plan 590; and Lot F, Plan LMP110; all of Block 352, District Lot 526 to create a single parcel and the dedication of the west 7 feet of the site for road purposes

Note to Applicant: 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>

- 2.3 Make arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for release of Easement & Indemnity Agreement BJ138910 (encroachment) prior to building occupancy.

Note to Applicant: Arrangements are to be secured prior to zoning enactment, with release to occur prior to issuance of an occupancy permit for the site. Provision of a letter of commitment will satisfactorily address this condition for zoning enactment.

- 2.4 Provision of a statutory right-of-way (SRW) for public pedestrian use over a portion of the site, adjacent to Hemlock St, to achieve a 2.9 m offset distance from the new property line. The SRW will be free of any encumbrance such as structure, stairs, planter walls, and mechanical vents at grade and is to accommodate the underground parking structure within the SRW agreement.

Note to Applicant: The preparation of this legal agreement includes statutory rights-of-way and the requirement for [collection of a fee for service](#) and will be due prior to issuance of the Development Permit.

- 2.5 Provision of a natural watercourse agreement.

Note to Applicant: Records indicate a natural watercourse passes through this site, a legal agreement ensuring that should the watercourse be discovered or impact the site during development and beyond that its flow will not be obstructed.

- 2.6 Provision of a Services Agreement to detail the on-site and off-site works and services necessary or incidental to the servicing of the site (collectively called the "Services") such that they are designed, constructed, and installed at no cost to the City and all necessary street dedications and rights of way for the Services are provided. No development permit for the site, or any portion thereof, or for any building or improvements thereon will be issued until the letter of credit or such other form of alternative security that may be acceptable to the City in its sole discretion, as security for the Services is provided. The timing for the delivery of the Services shall be determined by the General Manager of Engineering Services in his sole discretion and holds shall be placed on such permits as deemed necessary in his sole discretion. 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 MPT Engineering Co. Ltd. dated June 1, 2026, no water main upgrades are required to service the development.

The main servicing the proposed development is 300 mm on W 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 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 1398 W Broadway does not require any sewer upgrades.

Development to be serviced to the existing 200 mm SAN and 375 STM sewers in W Broadway.

Note to Applicant: The City of Vancouver Council has approved a Vancouver Building Bylaw change that has taken effect on January 1st, 2026. The onsite rainwater release rate requirement has been updated to the following: The post-development 10-year flow rate discharged from the site shall be no greater than 25 L/s/Ha of site area, and the first 15 mm of rainfall over areas not covered in landscaping shall be controlled to 5 L/s/ha. The post-development estimate shall utilize the 2100 IDF curves to account for climate change. Acceptable calculation methods will also be specified. This site will be required to comply with these requirements. More information is available at vancouver.ca/rainwater.

- (c) Provision of street improvements with appropriate transitions, along W Broadway adjacent to the site, including:
 - (i) Minimum 2.0 m wide front boulevard;

- (ii) Minimum 4.0 m wide broom finish saw-cut concrete sidewalk;
 - (iii) Corner curb ramp;
 - (iv) Geometric changes to provide an expanded sidewalk and boulevard, including curb and gutter, relocation of the existing catch basin and street light/trolley pole, and road reconstruction as required to accommodate the new curb and gutter;
 - (v) Removal of the existing driveway crossing and reconstruction of the curb and gutter.
- (d) Provision of street improvements with appropriate transitions, along Hemlock Street adjacent to the site, including:
- (i) Minimum 1.5 m wide front boulevard;
 - (ii) Minimum 3.0 m wide broom finish saw-cut concrete sidewalk;
 - (iii) Corner curb ramp;
 - (iv) Curb and gutter to widen the roadway, including relocation of the existing catch basin, traffic signal poles, and traffic signal controller cabinet, and road reconstruction as required to accommodate the curb and gutter;
 - (v) Removal of the existing driveway crossings and reconstruction of the curb and gutter;

Note to applicant: The City will provide a geometric design for all of these street improvements.

- (e) Provision of street improvements with appropriate transitions, along the lane south of W Broadway adjacent to the site, including:

- (i) Full depth pavement reconstruction;

Note to Applicant: Lane reconstruction to meet City “Higher-Zoned Lane” standards with a center valley cross section.

- (ii) New standard concrete lane crossing, with new lane returns and ramps on both sides, at the lane entrance on Hemlock Street

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

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

- (f) Provision of speed humps in the lane south of W Broadway between Hemlock Street and Birch Street.

- (g) Provision Green Infrastructure improvements to the satisfaction of the General Manager of Engineering Services, including:

- (i) Installation of a rainwater tree trench (RTT) along W Broadway adjacent to the site, to treat and retain 90% of average annual rainfall from the right-of-way (RoW) to the greatest extent practical.

Note to Applicant:

- These improvements generally include placement of street trees, structural soil or soil cell and perforated pipe sub drain connected to the sewer system under proposed sidewalk to provide the minimum soil volume storage for street trees as per the Engineering Design Manual. Selected tree species to be coordinated with Urban Forestry, Streets and Transportation.
- Building foundation design should take green infrastructure into consideration to protect the foundation from potential impacts caused by infiltration.

Green Infrastructure (GI) should be used to manage rainwater from the street right-of way as required in the [Rain City Strategy](#). The retention standard for the right-of-way is to treat and retain 90% of average annual rainfall where possible. These design standards are applied to the prescribed GI measures listed above.

- (h) Provision of upgraded street lighting (roadway and sidewalk) to current City standards and IESNA recommendations.
- (i) Provision of new or replacement duct banks that meets current City standard.

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

Note to Applicant: 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.

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

Public Art

- 2.7 Execute an agreement satisfactory to the Director of Legal Services and the General Manager of Arts & Culture for the provision of public art in accordance with the City's Public Art Policy, such agreement to provide for security in a form and amount satisfactory to the aforesaid officials.

Note to Applicant: Consult with the City's Head of Public Art regarding opportunities for investment in public spaces as per the Broadway Plan.

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

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

Environmental Contamination

- 2.8 If applicable:
- (a) Submit a site disclosure statement to Environmental Services.
 - (b) As required by the Manager of Environmental Services and the Director of Legal Services, in their discretion, do all things and/or enter into such agreements deemed necessary to fulfill the requirements of Section 571(B) of the Vancouver Charter.
 - (c) If required by the Manager of Environmental Services and the Director of Legal Services, in their discretion, enter into a remediation agreement for the remediation of the site and any contaminants which have migrated from the site on terms and conditions satisfactory to the Manager of Environmental Services, the General Manager of Engineering Services and Director of Legal Services, including a Section 219 Covenant that there will be no occupancy of any buildings or improvements constructed on the site pursuant to this rezoning until separate Certificates of Compliance, satisfactory to the City, for the on-site and off-site contamination, issued by the BC Ministry of Environment and Parks, have been provided to the City.

Social Services Seniors' Hub

- 2.9 Make arrangements to the satisfaction of the Director of Legal Services, in consultation with the General Manager of Real Estate, Environment and Facilities Management and the General Manager of Arts, Culture and Community Services, for the provision, at no cost to the City, of a seniors' centre within a fee-simple ASP that meets the City's specifications and program requirements as noted in Appendix B2 (1368-1398 West Broadway) Part 1 sections 1.25 through 1.34 inclusive. To secure this condition the applicant will enter into one or more agreements with the City that include, but may not be limited to, the following requirements, all to be satisfied at no cost to the City:
- (a) Design, construct and deliver a turnkey, fully fit, finished, and equipped (FF&E) seniors' centre as described in Appendix B2 (1368-1398 West Broadway) Section 1.25.

- (b) The fee-simple ASP containing the seniors' centre will, in addition to the programmable indoor areas, have access and use of the following accessory use spaces: a dedicated entrance with a street presence, dedicated garbage and recycling area(s), dedicated data, communications and similar utility/service rooms, dedicated parking and bike parking, uninterrupted access to and use of two dedicated commercial elevators and a HandyDart loading shared as its own Class B loading space, all with convenient, universally-accessible and safe access to the seniors' centre.
- (c) Transfer to the City at no cost the ASP in fee simple containing the seniors' centre, together with the appropriate rights and obligations applicable to the ownership and operation of this legal parcel including reciprocal easements and indemnities, repair and maintenance, cost sharing, insurance and other applicable legal obligations.
- (d) Provide to the City a Letter of Credit or other form of security to the satisfaction of the Director of Legal Services (which other form of security may be pursuant to agreements drafted to the satisfaction of the Director of Legal Services) at a value of \$2 million prior to building permit issuance, to secure the construction and delivery of the seniors' centre to be substituted for a Letter of Credit prior to occupancy permit at twice the value of the final deficiency list (as defined in the Construction and Transfer Agreement).
- (e) The applicant will grant the City an Option to Purchase, for a nominal purchase price, for the seniors' centre air space parcel, exercisable upon completion of the seniors' centre to the satisfaction of the Director of Real Estate and registration of the related air space plan.
- (f) An occupancy hold on all the buildings to be constructed on the subject site to the completion of the design, construction, and issuance of the occupancy permit of the seniors' centre and satisfactory acceptance of by the City, after which all occupancy holds will be released.
- (g) Agreement to grant a perpetual right in favour of the City and the users of the seniors' centre in the form of an easement, for access to and use of two dedicated elevators, dedicated garbage and recycling area(s), dedicated mechanical, electrical, data, security and similar utility rooms, dedicated parking spaces, dedicated bicycle parking, and required shared loading spaces as per the Parking By-law on this site.
- (h) Minimize the obligations of the seniors' centre toward contributions to the common area costs of the overall development, to reflect those costs which are deemed to be directly attributable to the seniors' centre or which are related to any part of the development for which the users or invitees of the seniors' centre may (from time to time) have the use of and/or access to.
- (i) Such other terms and conditions as the Director of Legal Services, in consultation with the General Manager of Real Estate, Environment and Facilities Management and the General Manager of Arts, Culture and Community Services may in their sole discretion require.

Note to applicant: Holds on the development permit and above-grade building permit and occupancy permit in connection with certain milestones will also be applied to this project.

Agreements

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

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

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

* * * * *

APPENDIX C

PROPOSED CONSEQUENTIAL BY-LAW AMENDMENTS

Note: By-laws will be prepared generally in accordance with the provisions listed below, subject to change and refinement prior to posting.

DRAFT AMENDMENT TO THE SIGN BY-LAW NO. 11879

Amend Schedule A (CD-1 Zoning Districts Regulated by Part 9) by adding the following:

“1795 West Broadway	[CD-1 #]	[By-law #]	C-3A”
“1368-1398 West Broadway	[CD-1 #]	[By-law #]	C-3A”

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

Amend Schedule B [Intermediate Zone] by adding the following:

“[CD-1#]	[By-law #]	1795 West Broadway”
“[CD-1#]	[By-law #]	1368-1398 West Broadway”

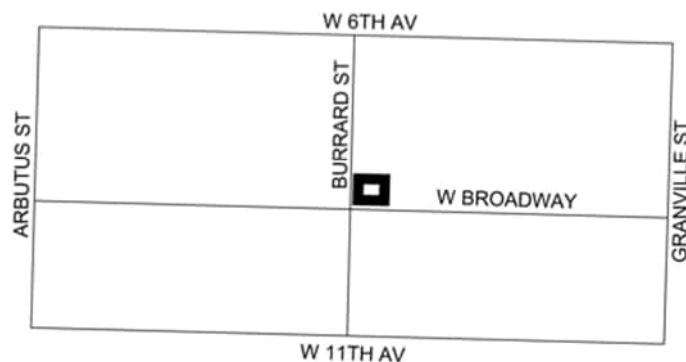
* * * * *

APPENDIX D ADDITIONAL INFORMATION

Public Consultation Summary: 1795 West Broadway

Event	Date(s)	Details
Webpage published	December 8, 2025	https://www.shapeyourcity.ca/1795-w-broadway
Postcard mailed	January 12, 2026	5,042 notices mailed (approximate)
Site sign installed	December 12, 2025	n/a
Online comment form	December 2025 to June 2026	43 submissions • 24 responses support • 16 responses opposed • 3 responses mixed
Question and Answer (Q&A) period	January 14, 2026 to January 27, 2026	1 submission
Other input (phone calls, direct emails, etc.)	December 8, 2025 to June 8, 2026	6 submissions
Total webpage views	December 8, 2025 to June 8, 2026	979 page views
Total Submissions (Comments submitted + questions asked + other input methods)		50 submissions

Map of Notification Area



NOTIFICATION AREA

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

Areas of support:

- **Housing:** Comments highlight the support for additional housing, increased density along the Broadway corridor, the inclusion of strata housing, and opportunities for home ownership.
- **Transit-Oriented Development:** Respondents approve of the project's close proximity to public transit.
- **Retail and Commercial use:** The inclusion of commercial retail spaces within the development is welcomed, promoting a mixed-use environment that supports the local economy and provides amenities for residents.
- **Seniors' Centre:** Comments are supportive of the new seniors' centre and the community benefit it provides.
- **Design:** Comments approve of the height and scale but offer critiques of the "disjointed façade" and that the long balconies are a poor use of space.
- **Land-use:** Respondents are happy that the project is revitalizing the area and the underused space.

Areas of concern:

- **Building Height:** Respondents felt that the proposed tower is too tall and out of scale with the neighbourhood and that it will obstruct views, block sunlight, and increase shadowing on the surrounding area.
- **Neighbourhood Character:** Comments argue that this development will disrupt and negatively impact the neighbourhood.
- **Density:** There are concerns of that the area is becoming too dense and will result in overcrowding strain on location streets and services.
- **Policy:** Comments disapprove of the project and argue that it is non-compliant with the Broadway Plan.
- **Infrastructure:** Respondents are not convinced that greenspace, utilities, and community amenities can support the increased population.
- **Affordability:** There is criticism that the proposal is emphasizing strata units instead of affordable housing or below-market rental units.
- **Parking:** Comments show that there is a concern with the lack of parking.

Response to Public Comments

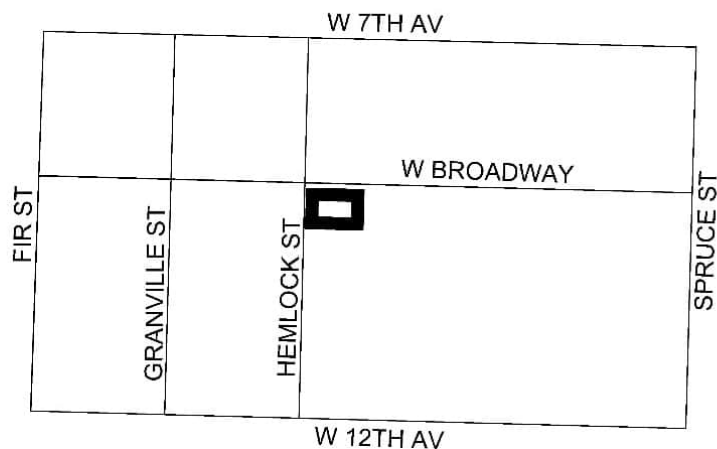
- **Building Height:** The *Broadway Plan* contemplates building heights of up to 30 storeys for rental housing and up to 24 storeys for strata residential development on this site. The proposed 33-storey strata residential building exceeds the Plan's anticipated height parameters. However, staff have evaluated the proposal in the context of the

surrounding area and note that it does not impact any protected public views or result in shadowing of neighbourhood parks. As such, staff are generally supportive of the increased height, density, and massing, in recognition of the broader public benefits associated with the proposal, including the delivery of the seniors' centre on the Hemlock Street site.

- **Neighbourhood Character:** The proposed development aligns with the intent of the *Plan*. Future development must adhere to the form of development guidelines outlined in the *Plan*, which aim to deliver contextual fit with the neighborhood's character. Further review of the form of development will occur at the development permit stage.
- **Density:** The *Broadway Plan* designates this sub-area with a maximum density of 10.0 FSR for rental housing and 5.5 FSR for strata residential development. While the proposal exceeds the *Plan's* anticipated density, staff support the increased density to enable the viability and delivery of the proposed seniors' centre at the Hemlock Street site, without resulting in significant negative urban design impacts.
- **Policy:** While the proposal introduces height and density beyond what is generally contemplated under the *Broadway Plan*, staff support this additional floor area for the site as it advances the delivery of key social facilities identified in the *Plan*, the Broadway Corridor Public Benefits Strategy, and the Older Persons Strategic Framework.
- **Amenities and Infrastructure:** The *Plan* includes a Public Benefits Strategy (PBS) that identifies key infrastructure and community amenities for the *Plan* area over 30 years. These services will be expanded in accordance with the PBS to minimize impacts on existing residents and neighbours.
- **Affordability:** The *Broadway Plan* anticipates the delivery of new market and below market housing opportunities, along with job space and active retail/service uses for this area. While the plan prioritizes the delivery of rental housing when considering increased height and densities, strata development is supported in this case to help deliver other key public benefits identified in the *Plan*.
- **Parking:** Residential parking as well as visitor, loading and accessible parking are proposed to be provided as required by the Parking By-law. The site is well-served with transportation options. Staff expect to see an overall reduction in vehicle trips with the completion of the Broadway Subway.

Public Consultation Summary:**1368-1398 West Broadway Public Consultation Summary**

Event	Date(s)	Details
Webpage published	December 8, 2025	www.shapeyourcity.ca/1368-1398-w-broadway
Postcard mailed	January 12, 2026	4,619 notices mailed (approximate)
Site sign installed	December 12, 2025	n/a
Online comment form	December 2025 to June 2026	64 submissions • 38 responses support • 20 responses opposed • 6 responses mixed
Question and Answer (Q&A) period	January 14, 2026 to January 27, 2026	2 submissions
Other input (phone calls, direct emails, etc.)	December 8, 2025 to June 8, 2026	2 submissions
Total webpage views	December 8, 2025 to June 8, 2026	1,358 page views
Total Submissions (Comments submitted + questions asked + other input methods)		68 submissions

Map of Notification Area**NOTIFICATION AREA**

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

Areas of support:

- **Seniors' Centre:** There is strong support for the new seniors' centre and the benefit it brings to the community.
- **Housing:** Responses are supportive of the increase in housing.
- **Transit-oriented Development:** There is strong support for the application's proximity to rapid transit.
- **Hotel and Tourism:** The inclusion of hotel spaces within the development is welcomed as it promotes tourism in Vancouver.
- **Community Growth:** Comments show support for the development in the community with the proposed mixed-use space allowing for living spaces, business growth, and public amenities within a single development.
- **Height:** Responses felt that the proposed height and density are appropriate for the area.
- **Amenities:** There is strong support for the public spaces ie. plaza, recreation spaces, and retail spaces.
- **Equity:** There is strong support for the application as it is beneficial and accessible to seniors.
- **Site Usage:** Responses are supportive of redeveloping an underused site without the displacement of existing tenants.

Areas of concern:

- **Building Height:** The building is too tall and will obstruct views, block sun light, and cast shadows.
- **Land-use and Housing:** Comments are opposed to a hotel and that transit-oriented development is inappropriate in a primarily residential community. Responses highlight that there should be a prioritization of affordable housing or co-ops instead of a hotel and strata units.
- **Neighbourhood Impact:** The project will negatively impact the community, leading to reduced livability from increased noise, activity, and urban intensity.
- **Construction:** There is a fear that there will be heavy pollution (noise and dust) which will reduce the quality of life.
- **Traffic:** Many comments highlight that there will be increased traffic congestion not only from construction but also from increased cars with the additional vehicle traffic.
- **Transit-oriented Area:** Some comments suggest that proximity to transit is being used to justify increased height and density, as well as what is perceived to be inadequate parking provision.

- **Amenities and Infrastructure:** Responses argue that this project lacks green space and community amenities to accommodate the increase in density.

Response to Public Comments

- **Building Height:** The *Broadway Plan* anticipates mixed-use towers of up to 36 storeys, typically rising from a six-storey podium. This application proposes a 38-storey mixed-use tower with a seven-storey podium that steps down in height. While the proposal exceeds the anticipated height, it does not result in additional shadow impacts beyond those contemplated under the *Plan*. Staff support the proposed height, noting the significant public benefits associated with the development, including the delivery of a seniors' centre.
- **Land use and Housing:** The *Broadway Plan* prioritizes the introduction of new opportunities for retail, service, office, and residential uses in this area. In addition, the Hotel Development Policy reaffirms the importance of hotels and meeting facilities to the City's economy and encourages consideration of opportunities to expand hotel supply city-wide.
- **Neighbourhood Impact:** The proposed development aligns with the intent of the *Plan*. Future development must adhere to the form of development guidelines outlined in the *Plan*, which aim to deliver contextual fit with the neighborhood's character. Further review of the form of development will occur at the development permit stage.
- **Location:** The site is well-served with transportation options including close access to the new Broadway Subway.
- **Construction:** Each development project in the area progresses through different stages and timelines, making it difficult to predict the overall duration and extent of construction activity across the neighbourhood.

To mitigate potential disruptions, all applicants and construction teams are required to comply with the City's policies and regulations throughout the development process. For example:

- The City's Noise Control By-law regulates construction-related noise, permitting work only during specified hours.
- At the Building Permit and construction stage, applicants must submit a Traffic Management Plan, which is reviewed in detail by City staff to minimize local traffic impacts.
- Construction impacts on City streets are actively tracked and made available to the public via the City of Vancouver's website.

Traffic: Residential parking as well as visitor, loading and accessible parking are proposed to be provided as required by the Parking By-law at the time of development permit. The site is well-served with transportation options. Staff expect to see an overall reduction in vehicle trips with the completion of the Broadway Subway.

- **Transit-oriented Area:** Staff note that locating higher-density development near frequent transit is a key objective of the *Broadway Plan* and broader City policy, supporting sustainable growth and reduced reliance on private vehicles. The proposed parking supply reflects these policy directions, which seek to balance transportation demand management with evolving travel behaviours in transit-rich areas.
- **Amenities and Infrastructure:** The *Plan* includes a Public Benefits Strategy (PBS) that outlines key infrastructure and community amenities to be delivered over a 30-year horizon. These services will be expanded in alignment with the PBS to help minimize impacts on existing residents and neighbouring communities.

* * * * *

APPENDIX E PUBLIC BENEFITS

City-wide DCL ¹	\$11,471,504
Utilities DCL ¹	\$6,237,129
CAC: In-kind Seniors' Centre	\$12,000,000
Public Art ²	\$1,137,727
TOTAL	\$30,846,360

¹ Based on rates in effect as of December 10, 2025 and the proposed 21,872.4 sq. m (235,432 sq. ft.) of residential floor area and 403.3 sq. m (4,341 sq. ft.) of commercial floor area at the Burrard Street site and 17,385.4 sq. m (187,134 sq. ft.) of residential floor area, 13,722 sq. m (147,706 sq. ft.) of commercial floor area, and 1,120.2 sq. m (12,058 sq. ft.) of seniors' centre floor area at the Hemlock Street site .

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.

² The Public Art Policy and Procedures for Rezoned Developments requires rezoning proposals having a floor area of 9,290 sq. m (100,000 sq. ft.). Based on rates in effect as of 2016. Rates are subject to adjustments, see [Public Art Policy and Procedures for Rezoned Developments](#) for details.

* * * * *

APPENDIX F

1795 West Broadway

REZONING APPLICATION SUMMARY

Property

Address	Parcel Identifier (PID)	Legal Description
1795 West Broadway	011-094-966	Lot 18, Except Part on Explanatory Plan 18982A, Block 328 District Lot 526 Group 1 New Westminster District Plan 590
	011-094-982	Lot 19, Except Part on Explanatory Plan 18982A, Block 328 District Lot 526 Group 1 New Westminster District Plan 590
	011-095-024	Lot 20, Except Parts on Explanatory Plans 14054 and 18982A, Block 328 District Lot 526 Group 1 New Westminster Plan 590

Applicant Team

Applicant/Developer	Concord Broadway Limited Partnership
Architect	W.T. Leung Architects Inc.
Property Owner	1088545 B.C. Ltd. (Concord Broadway Limited Partnership)

Statistics

	Permitted Under Existing Zoning	Proposed
Zoning	C-3A	CD-1
Site Area	1,527.8 sq. m (16,445 sq. ft.)	1,527.8 sq. m (16,445 sq. ft.)
Land Use	Commercial	Residential Commercial
Maximum FSR	3.0	14.6
Maximum Height	9.2 m (30 ft.)	111 m (364 ft.)
Floor Area	4,583.4 sq. m (49,335 sq. ft.)	22,305.9 sq. m (240,099 sq. ft.)
Unit Mix	N/A	113 1-bedroom 125 2-bedroom 25 3-bedroom 263 Total
Natural Assets	4 on-site trees 0 street trees	4 trees proposed for removal. 0 trees proposed for retention. 7 new street trees proposed. 30 new on-site trees proposed. Final numbers to be confirmed at development permit stage.

APPENDIX G

1368-1398 West Broadway

REZONING APPLICATION SUMMARY

Property

Address	Parcel Identifier (PID)	Legal Description
1368 West Broadway	009-482-458	Lot 4 Block 352 District Lot 526 Plan 590
1398 West Broadway	017-331-382	Lot F Block 352 District Lot 526 Plan LMP110

Applicant Team

Applicant/Developer	1088542 B.C. Ltd. (Concord Hemlock Limited Partnership)
Architect	W.T. Leung Architects Inc.
Property Owner	Concord Broadway Limited Partnership

Statistics

	Permitted Under Existing Zoning	Proposed
Zoning	C-3A	CD-1
Site Area	2,323 sq. m (25,005 sq. ft.)	2,323 sq. m (25,005 sq. ft.)
Land Use	Commercial	Commercial Residential Cultural and Recreational Uses
Maximum FSR	3.0	13.4
Maximum Height	9.2 m (30 ft.)	132 m (433 ft.)
Floor Area	6,969 sq. m (75,014 sq. ft.)	31,020.4 sq. m (333,901 sq. ft.)
Unit Mix	N/A	73 1-bedroom 104 2-bedroom 20 3-bedroom 197 Total strata residential 257 Hotel rooms
Natural Assets	4 on-site trees 2 street trees	4 trees proposed for removal. 2 trees proposed for retention. 4 new street trees proposed. 36 new on-site trees proposed. Final numbers to be confirmed at development permit stage.

* * * * *