



REFERRAL REPORT

Report Date: January 20, 2026
Contact: Chee Chan
Contact No.: 604.829.9576
RTS No.: 18398
VanRIMS No.: 08-2000-20
Meeting Date: February 3, 2026

TO: Vancouver City Council

FROM: General Manager of Planning, Urban Design and Sustainability

SUBJECT: CD-1 Rezoning: 1470-1476 West Broadway

Recommendation to Refer

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

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

Recommendations for Public Hearing

- A. THAT the application by Gracorp Properties LP, on behalf of 1470 West Broadway Holdings Ltd., the registered owner of the lands located at 1470-1476 West Broadway [*Amended Lot 24 (See 51704L), Amended Lot 25 (See 44892L), and Lot 26 Block 351 District Lot 526 Plan 590; PIDs 015-185-796, 015-185-826, 015-185-834 respectively*] 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 16.3 and increase the maximum building height from 9.2 m (30 ft.) to 118 m (387 ft.) with additional height for the portion with rooftop amenity, to permit the development of a 38-storey mixed-use building containing 337 rental units, of which 20% of the residential floor area will be secured as below-market rental units, commercial space on the ground and second floors, be approved in principle;

FURTHER THAT the draft CD-1 By-law, prepared for the Public Hearing in accordance with Appendix A, be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by MCM Partnership, received June 25, 2024, and supplemental plans received September 2, 2025;

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

- B. THAT subject to approval in principle of the rezoning and the Housing Agreement described in Part 2 of Appendix B, the Director of Legal Services be instructed to prepare the necessary Housing Agreement By-law for enactment prior to enactment of the CD-1 By-law, subject to such terms and conditions as may be required at the discretion of the Director of Legal Services and the General Manager of Planning, Urban Design and Sustainability.
- C. THAT 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.
- D. 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.

- E. THAT Recommendations A to D be adopted on the following conditions:
 - (i) THAT the passage of the above resolutions creates no legal rights for the applicant or any other person, or obligation on the part of the City and any expenditure of funds or incurring of costs is at the risk of the person making the expenditure or incurring the cost;
 - (ii) THAT any approval that may be granted following the Public Hearing shall not obligate the City to enact a by-law rezoning the property, and any costs incurred in fulfilling requirements imposed as a condition of rezoning are at the risk of the property owner; and
 - (iii) THAT the City and all its officials, including the Approving Officer, shall not in any way be limited or directed in the exercise of their authority or discretion, regardless of when they are called upon to exercise such authority or discretion.

Purpose and Executive Summary

This report evaluates an application to rezone the site at 1470-1476 West Broadway from C-3A (Commercial) District to CD-1 (Comprehensive Development) District. The proposal is for a 38-storey mixed-use building with a rooftop amenity space, with 337 rental units, of which 20% of the residential floor area will be secured as below-market rental units, commercial space on the ground and second floors, and a future secondary station entrance for the Broadway Subway's South Granville Station.

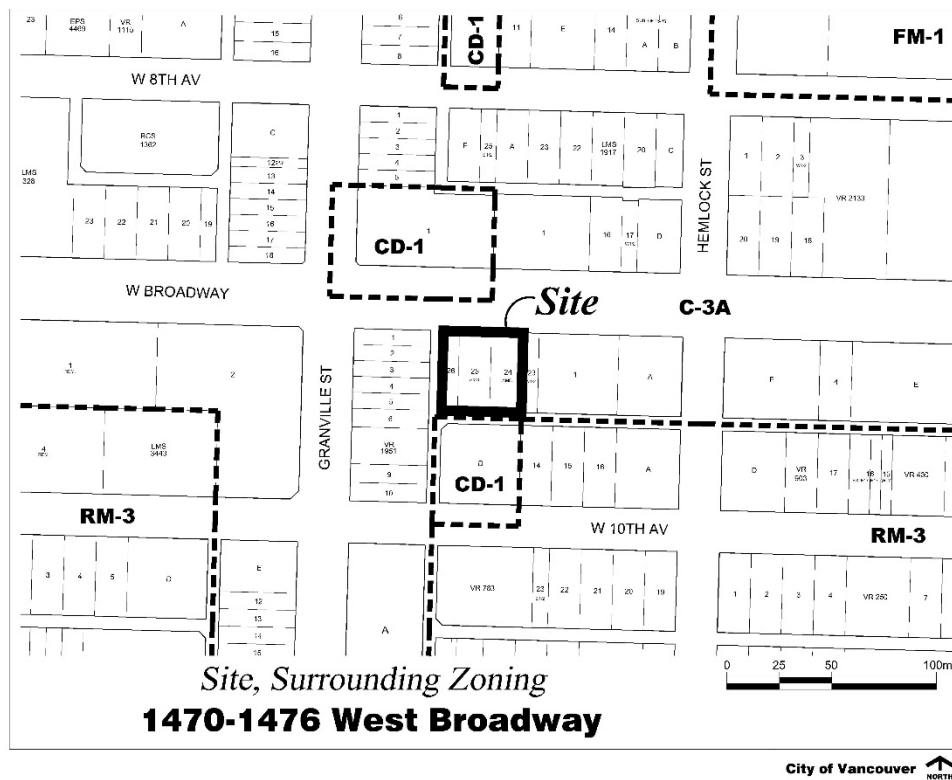
This application is consistent with the *Broadway Plan* (Plan) and associated policies. The General Manager of Planning, Urban Design and Sustainability recommends approval in principle subject to conditions contained in Appendix B.

Context and Background

1. Site and Context

The subject site is comprised of three parcels, located mid-block on the south side of West Broadway near Granville Street (see Figure 1). It is bordered by a lane to the west and the south. The surrounding neighbourhood consists of predominantly low-rise commercial and office buildings along Broadway and Granville Street, as well as some high-rise mixed-use buildings, including the recently completed 39-storey building at the northeast corner of Broadway and Granville Street over the primary South Granville Station entrance. The neighbourhood is undergoing significant change as per the Plan as well as with the SkyTrain extension.

Figure 1: Site and Surrounding Zoning



2. Policy Context

- **Broadway Plan:** This site is located in Granville/Burrard Slopes - Area A (FGBA) and the residential and commercial uses proposed are consistent with the Plan.
- **Transit-Oriented Areas (TOA) Designation By-law and Transit-Oriented Areas (TOA) Rezoning Policy:** This site is within Tier 1 of the TOA and is consistent with the height designation. As the Plan allows more density, the application is being assessed under the Plan's policies.
- **Housing Needs Report:** The Vancouver Charter requires that when Council amends or adopts an affordable and special needs housing zoning by-law, also known as inclusionary zoning, Council must consider the most recent housing needs report, and the housing information on which it is based. The most recent housing needs report amendment was received on January 1, 2025.

Discussion

1. Proposal

The rezoning proposal is to permit a 38-storey mixed-use building with a rooftop amenity space, containing 337 rental units, of which 20% of the residential floor area will be secured as below-market rental units. The recommended height is 118 m (387 ft.) and the recommended floor space ratio (FSR) is 16.3. Commercial retail units are located on the ground floor while commercial or office space (i.e. job space) is located on the second floor.

The proposal reserves a three-level space (ground floor, P1, and P2 levels) for a future secondary station entrance to the South Granville Station. TransLink has not determined when the secondary station entrance will be opened. In the interim, the developer can use the ground-floor space as a commercial retail unit. A privately-owned public space (POPS) is proposed in front of the secondary station entrance.

Figure 1: Proposal from West Broadway Looking South



Original Application

The original proposal for this site, received on June 25, 2024, was for a 34-storey mixed-use building with an FSR of 13.0. It did not propose any job space above the ground floor. After working with staff, the revised proposal was submitted on September 2, 2025, which added an additional floor of job space. With the exception of four additional storeys, the building's form and massing did not change significantly between the original and revised proposals.

2. Form of Development

This proposal is for a 38-storey mixed-use building, a partial rooftop amenity space, and a four-storey podium (see Figure 2). In assessing urban design performance, staff considered the built form expectations of the Plan and determined that the proposed tower-form is generally consistent with the Plan with respect to tower height, tower floor plate size, and podium height.

Figure 2: View of the Proposed Podium from West Broadway Looking Southeast



The recommended FSR of 16.3 exceeds the maximum 12.25 FSR anticipated by the Plan. The additional density supports the delivery of the secondary station entrance. The additional density has minimal impact to the overall height and massing.

The proposed POPS in front of the secondary station entrance contributes to a vibrant public realm and will improve pedestrian comfort and access to transit once the secondary station entrance is opened. A condition is included in Appendix B to further integrate the secondary entrance into the podium by removing the massing above the POPS to provide openness to the sky.

The Plan requires the provision of job space in the first four floors of the podium. However, on December 10, 2025, Council approved the *Rental Development Relief Program*, which provided flexibility to this requirement. This site is also relatively small and constrained for a tower (125 ft. by 125 ft.), and the delivery of the future secondary station entrance impacts the efficiency of the ground floor and underground parking levels. For these reasons, the provision of job space was relaxed to only the second floor. See Figure 3 below for additional urban design analysis.

- Urban Design Panel (UDP):** The UDP reviewed the original application on October 9, 2024 and supported the proposal with recommendations related to simplifying the tower expression and balcony articulation, exploring material alternatives at the podium, and enhancing the access sequence from residential lobby to the elevators. Refer to the full Panel's [meeting minutes](#) for details. Staff have included rezoning conditions to respond to the panel's recommendations.

Figure 3: Urban Design Analysis Summary

Issue	Policy	Proposal	Impacts	Outcomes
Density (FSR)	12.25	16.3	Massing Bulk	The extra density has nominal impacts to the overall massing and supports the secondary station entrance.
Site Frontage	150 ft.	130 ft.	Livability Future development Pedestrian realm	The proposal does not compromise the future development of neighbouring lots.
Tower Separation Rear setback	12.2 m (40 ft.) setback from the lane centre	10.1 m (33 ft.) from the lane centre	Livability Future development	Condition to maintain minimum 80 ft. (24.4 m) separation between the proposal and future developments across the lanes.
Public Realm	Provide a high-quality, well-integrated POPS	Secondary station plaza covered by building massing	Pedestrian realm	Condition to remove massing over the POPS.

- **Natural Assets:** The *Urban Forest Strategy* and the Protection of Trees By-law were used to evaluate the proposal. There are no on-site or City-owned street trees at this site. Approximately five new on-site trees are proposed, and new City street trees will be planted where space permits. The final number of trees are confirmed at the development permit stage. See Appendix B for landscape and tree conditions.

Refer to the [original rezoning application booklet](#) and [revised 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.

4. Housing

The *Housing Vancouver Strategy* seeks to deliver a range of housing tenures across the housing continuum. This application, if approved, would add 337 units, including 269 market rental units and approximately 68 below-market rental units (20% of residential floor area), to the City's inventory of rental housing, which would contribute to the targets set out in the *Housing Vancouver Strategy* (see Figure 4).

Under the Plan, below-market units in new developments are required offer starting rents at 20% below the city-wide average market rents. Staff confirm that the unique requirement to integrate a secondary station entrance on this site will negatively impact the applicant's ability to deliver the levels of affordability required by the Plan. As a result of these constraints, staff support the delivery of the below-market rental on this site with starting rates not in excess of 10% below the city-wide average market rents at the time of initial occupancy.

Figure 4: Progress Towards 10 Year Housing Vancouver Targets (2024 – 2033) for Purpose Built Market and Developer-Owned Below Rental Housing as of September 30, 2025

Housing Type	CATEGORY	10-YEAR TARGETS ¹	Units Approved Towards Targets ²
Purpose-Built Market Rental Units ³	Market Rental	30,000	12,299 (41%)
	Developer-Owned Below Market Rental	5,500	2,046 (37%)
	Total	35,500	14,345 (40%)

1. New 10-year targets were adopted in 2024, with tracking starting from January 1, 2024.
2. Previous targets established in 2017 included 20,000 purpose-built rental, market and below-market combined, with tracking starting in 2017. As of December 31st, 2023, 87% of the previous targets had been reached.
3. Unit numbers exclude the units in this proposal, pending Council's approval of this application.

Vacancy Rates: Vancouver has exhibited historically low vacancy rates in the last 30 years. In 2024, the purpose-built apartment vacancy rate was 1.6% in Vancouver. The vacancy rate (based on the Canada Mortgage and Housing Corporation (CMHC) Market Rental Survey) for the South Granville/Oak area, where this site is located, is 1.0%. A vacancy rate of between 3% and 5% is considered to represent a balanced market.

Housing Mix: The Plan requires a minimum of 35% family units, including a minimum of 10% of units with three or more bedrooms and 25% of units with two bedrooms. This application proposes 39.7% family units with the required mix of two-bedroom and three-bedroom units in each of the market and below-market portions, therefore meeting the Plan. A condition of approval and a provision in the CD-1 By-law has been included to ensure the Plan policy requirement for a minimum of 25% two-bedroom units and minimum of 10% three-bedroom units is met separately in both the market rental and below-market portions. All family units must be designed in accordance with the *High-Density Housing for Families with Children Guidelines*.

Average Rents and Income Thresholds: Figure 5 shows starting rents for below-market rental units for 2024. These starting rents are applicable for the below-market units which will comprise at least 20% of the residential floor area that is counted in the calculation of the floor space ratio and will be targeted to moderate-income households. Average market rents and incomes served for newer rental buildings on the westside are shown in the middle two columns, and costs for home ownership are shown in the far-right columns. Figure 5 demonstrates that below-market rental housing and market rental housing provide options that are more affordable than home ownership.

If approved, starting rents for the below-market rental units will be 10% less than the city-wide average market rents at the time of initial occupancy. On unit turnover, rents in the below-market rental units may be reindexed to 10% less than the city-wide average market rent by unit type current at the time of unit turnover.

To qualify for a below-market rental unit, a household's gross annual income cannot exceed the maximum income requirements for the unit type (see Figure 5), with at least one household member per bedroom. Policy 12.2.17 of the Plan specifies that below-market rental units will be subject to tenant income testing and monitoring requirements, as described in the *Rental Incentive Programs Bulletin*. All residents will have equal access to common indoor and outdoor amenities and facilities.

Figure 5: Below-Market Unit Average Rents, Market Rents in Newer Buildings, Cost of Ownership and Household Incomes Served

		Below-Market Rental Units		Newer Rental Buildings Westside		Monthly Costs of Ownership for Median-Priced Apartment – Westside (with 20% down payment)		
	Proposed Average Unit Size (sq. ft.)	2025 Starting Rents ¹	Average Household Income Served	Average Market Rent (CMHC, 2023) ²	Average Household Income Served	Monthly Cost of Ownership (BC Assessment 2021) ³	Average Household Income Served	Down-payment at 20%
Studio	393	\$1,456	\$58,248	\$1,960	\$78,400	\$2,837	\$113,480	\$106,000
1-bed	548	\$1,653	\$66,132	\$2,560	\$102,400	\$3,473	\$138,920	\$132,000
2-bed	671	\$2,309	\$92,340	\$3,635	\$145,400	\$5,193	\$207,720	\$198,400
3-bed	710	\$3,172	126,864	\$4,412	\$176,480	\$7,982	\$319,280	\$311,890

1. Starting rents shown are calculated based on a 10 per cent discount to city-wide average market rents as published by CMHC in the October 2024 Rental Market Survey. Rents at initial occupancy will set at the same discount to city-wide average market rent current at the time of occupancy permit issuance.
2. Data from October 2024 CMHC Rental Market Survey for buildings completed in 2015 or later on the Westside of Vancouver
3. Based on the assumptions: Median of all BC Assessment strata apartment sales prices in Vancouver Westside in 2021 by unit type, 20% down-payment, 5% mortgage rate (in-line with qualifying rate), 25-year amortization, \$250-\$350 monthly strata fees and monthly property taxes at \$2.92 per \$1,000 of assessed value (2021 assessments and property tax rate)

Security of Tenure: Purpose-built rental housing offers permanent rental housing and security of tenure, unlike rented condominiums or basement suites in the secondary rental market. All units in the proposal would be secured through a Housing Agreement and Section 219 Covenant for the longer of 60 years or the life of the building. Covenants will be registered on title to prohibit the stratification and/or separate sale of individual units.

The Housing Agreement will secure not less than 20% of the residential floor area that is counted in the calculation of the floor space ratio for below-market units to be rented at rates targeted to meet the affordability needs of moderate-income households. Rent increases during each tenancy are capped at the Provincial Residential Tenancy Act annual allowable rental increase. Conditions related to securing the units are contained in Appendix B.

Existing Residential Tenants: The rezoning site does not currently have any existing rental residential uses and there are no eligible tenants as defined under the City's *Tenant Relocation and Protection Policy* (TRPP).

If any eligible tenants are identified through the City's regulatory approvals process, the applicant will be required to provide a *Tenant Relocation Plan* that meets the City's TRPP.

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 engagement primarily included mailed postcards, a site sign, a webpage with a digital model, an online comment form, and a question-and-answer (Q&A) period. Refer to the application webpage: <https://www.shapeyourcity.ca/1470-1476-w-broadway>.

In total, approximately 42 submissions were received. Comments supported the addition of new housing, increased density near rapid transit, and improvements to the public realm through commercial uses and active ground-floor design. Concerns included that the proposed height is excessive for the area, that increased density could strain existing services and negatively impact neighbourhood character, and that the amount of below-market housing is insufficient to address affordability or prevent displacement. 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):** The applicant has requested and is expected to be eligible for a Class A (100%) waiver of the City-wide DCLs. It is expected that the project will pay DCLs of \$3,407,446 based on December 2025 rates. The value of the DCL waiver for the residential floor area is estimated to be \$4,751,174.
- **Community Amenity Contributions (CAC):** A negotiated CAC is applicable to this rezoning. Real Estate Services staff have determined that based on the cost of securing the market rental and below-market rental housing, and providing a secondary station entrance, no CAC is anticipated.
- **Public Art:** The public art contribution is estimated to be \$503,726 based on the current (2016) rate.

Financial Implications

This project is expected to provide 337 rental units, with a minimum of 20% of the residential floor area secured at below-market rates, a secondary station entrance, DCLs as well as a public art contribution. See Appendix E for additional details.

Conclusion

The proposed land use, form of development and public benefits is consistent with the *Broadway Plan*. The General Manager of Planning, Urban Design and Sustainability recommends approval in principle of the CD-1 by-law in Appendix A subject to conditions contained in Appendix B.

* * * * *

APPENDIX A
1470-1476 West Broadway
PROPOSED CD-1 BY-LAW PROVISIONS

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

Zoning District Plan Amendment

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

[Note: Schedule A, not attached to this appendix, is a map that amends the City of Vancouver zoning map. Should the rezoning application be referred to Public Hearing, Schedule A will be included with the draft by-law that is prepared for posting.]

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) for the purposes of calculating the total dwelling unit area for section 5.1 of this by-law, "Dwelling Unit Area" is the floor area of each dwelling unit, measured to the inside of all perimeter walls, excluding any floor area as required by section 6.5 of this by-law; and
 - (b) "Below-Market Rental Units" means dwelling units that meet the requirements of approved Council policies and guidelines for below-market rental housing, as secured by a housing agreement and registered on title to the property.
 - (c) "SkyTrain Station" means the use of premises as a station for passengers using SkyTrain transport.

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) Office Uses;
- (e) Retail Uses;
- (f) Service Uses;
- (g) SkyTrain Station;
- (h) Utility and Communication Uses; and
- (i) Accessory Uses customarily ancillary to the uses permitted in this section.

Conditions of Use

- 5.1 A minimum of 20% of the total dwelling unit area must be below-market rental units.
- 5.2 The design and layout of at least 35% of the total number of below-market rental units and at least 35% of the total number of other 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.
- 5.3 No portion of the second storey of a building may be used for residential purposes except for access for residential elevators, stairs and mechanical systems.
- 5.4 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 1,450 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 16.3.
- 6.3 The total floor area for SkyTrain Station use below base surface must be a minimum of 527 m².
- 6.4 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.
- 6.5 Computation of floor area and dwelling unit 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 12% 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,
 - (iii) heating and mechanical equipment, or uses that the Director of Planning considers similar to the foregoing, and
 - (iv) SkyTrain Station use;
 - (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.
- 6.6 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.

- 6.7 Where floor area associated with residential storage area is excluded, a minimum of 20% of excluded floor area above base surface must be located within the below-market rental units as storage area.

Building Height

- 7.1 Building height must not exceed 118 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 architectural features, common rooftop amenity space or mechanical appurtenances including elevator overrun and rooftop access structures, or any other appurtenances that the Director of planning considers similar to the foregoing, to exceed the maximum building height.

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.

* * * * *

APPENDIX B CONDITIONS OF APPROVAL

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

PART 1: CONDITIONS OF APPROVAL OF THE FORM OF DEVELOPMENT

Note: Consideration by Council at the Public Hearing of the proposed form of development is in reference to plans prepared by Musson Cattell Mackey Partnership, received on September 2, 2025.

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

Urban Design

1.1 Design development to reinforce the tower and podium expression and improve overall neighbourhood fit through the following:

- (a) Improve the podium design, façade articulation and materiality to respond to the surrounding context.

Note to Applicant: This may include variations in façade materials, textures, colours, and articulations to create a visually distinct base for the building. This may also include incorporating coherent material palette and fine detailing which can be more integral with the overall design concept and design features, enhance the pedestrian experience and complement the character of the existing built environment.

- (b) Integrate the massing and expression of the secondary station entrance into the podium design.

Note to Applicant: The expression, modulation, and materiality of the podium should be carried across the full frontage along West Broadway.

- (c) Consider incorporating landscaping, green roofs, and vertical gardens into the podium design to soften its edges and add visual interest.

- (d) Refine the shape of the tower form to complement the surrounding environment, and enhance the urban skyline, and fosters a sense of place.

Note to Applicant: This can be achieved through:

- (i) Incorporating a setback at upper levels to break up the massing vertically;
- (ii) Integrating the rooftop architectural appurtenances and mechanical screening into the overall architectural articulation; and

- (iii) Exploring a variety of materials, finishes, and textures to add depth and visual interest to the tower facade. Further consideration to change the color palette of prominent materials to a neutral tone can express positively the housing character of the building and better integration of the building with the existing and future context.

1.2 Design development of the public realm interface along West Broadway and the laneways to create an active and engaging pedestrian-oriented frontage through the following:

- (a) Increase the width of the transit plaza to create usable and functional plaza space and mitigate any access conflicts between the station and commercial entrances;
- (b) Remove the overhead structure above the secondary station plaza to provide direct visual and physical openness to the sky;

Note to Applicant: The intent of this condition is to enhance the spatial quality of the plaza, improve natural light and ventilation, and create a stronger connection between the public realm and the surrounding urban environment.

- (c) Remove the exit stairs from the lane;

Note to Applicant: This encroachment negatively impacts the lane by increasing Crime Prevention through Environmental Design (CPTED) concerns. If removal is not possible, consideration should be given to integrating the stairs within the podium's massing.

- (d) Minimize the blank wall appearance adjacent to the parking ramp with further design strategies such as refined texture, materiality, landscape screening, architectural and site lighting;
- (e) Consider safety measures to minimize the conflicts between vehicles and pedestrian movements;
- (f) Improve the visibility and physical presence of the activities at grade between interior space and outdoor areas including the laneway;
- (g) Refine commercial entrances to better address the public realm with architectural features and fenestration patterns that emphasize an appropriate scale for neighborhood-serving retail;
- (h) Consider enhancing the prominence of the residential entrance to create a distinctive, legible entry that is clearly differentiated from commercial entrances, and contributes to a strong sense of accessibility and activity;

Note to Applicant: Consider greater visual permeability and illumination of the residential entrance to reinforce the safety and comfort of public realm interface.

- (i) Provide continuous weather protection along the street façade and the western laneway;

Note to Applicant: Weather protection should be integrated with the building design, demountable and effectively provide pedestrian comfort with appropriate height to depth ratios along the commercial street frontage and building's entrances.

- (j) Provide placemaking elements such as street furniture, public art, landscaping, planters, and bike racks to create a sense of place and identity along West Broadway and the lanes; and
 - (k) Provide various high quality and durable paving materials integrated with the existing concrete paving.
- 1.3 Design development to improve the usability, functionality and livability of the spaces through the following specific design strategies:
- (a) Provide a functional residential lobby space for informal gathering, waiting and meeting for short periods of time;
 - (b) Refine the access sequence from the main residential entrance to the elevators. Explore strategies such as increasing the visibility and connectivity to the elevator lobby and / or relocating the exit corridors; and
 - (c) Improve the unit layout for B9, B10, B11, and B12, located on level 26-34 to minimize the circulation area and increase the size of bedrooms.
- 1.4 Design development to provide a larger, more functional outdoor amenity space to support the needs of a large number of residents.
- Note to Applicant: The proposed common outdoor amenities should sufficiently contribute to resident standard of living, and a ratio of minimum 2.0 sq. m/dwelling unit is strongly recommended.
- 1.5 Confirm that minimum required tower separation of 24.4 m (80 ft.) or greater with adjacent existing and potential future residential towers is maintained through further stages of design development.
- 1.6 Provision of a knock-out panel within the at-grade slab to allow for future fit-out of vertical circulation for secondary station entrance elements including an elevator, escalator and stairs. Consideration should be given to the placement of the proposed development's building circulation, structure, services and utilities so as to not prevent utilisation of this spatial provision as a future secondary station entrance.
- 1.7 Design development of the exterior walls enclosing the spatial provision to accommodate a future coiling grille door with a high degree of glazing to allow for sightlines from within and to outside of the future station.

Crime Prevention through Environmental Design (CPTED)

- 1.8 Provide Crime Prevention Through Environmental Design (CPTED) Plan that incorporates CPTED principles.

Landscape

- 1.9 Consider revisions to enhance the Privately Owned Public Space transit plaza.

Note to Applicant: The design of the space should align with the *Broadway Plan Public Realm Plan* and Engineering requirements.

- 1.10 Design consideration to improve the quality of the landscape design of the setback area along the west lane. Design development to improve clarity of use regarding outdoor seating area along west lane.

Note to Applicant: This can be achieved through the use of differing paving patterns, planters to create a recessed entry/exit to the street, or architectural features.

Standard conditions required at time of development permit:

- 1.11 Provision of a detailed Landscape Plan illustrating soft and hard landscaping for the complete site, including rooftops (where applicable).

Note to Applicant: The plans should be at 1/8": 1 ft. scale minimum. The Plant List should include the common and botanical name, size and quantity of all existing/ proposed plant material. Plant material should be clearly illustrated on the Plan and keyed to the Plant List. The landscape plan should include the public realm treatment (to the curb) and all existing or proposed street trees, adjoining walkways, surface materials, PMT/Vista transformers and public utilities such as lamp posts, hydro poles, fire hydrants.

- 1.12 Provision of detailed architectural and landscape cross sections (minimum 1/4 inch scale) through common open spaces, rooftop areas, semi-private patio areas and planters.

Note to Applicant: The sections should illustrate the slab design and location, the soil profile, tree root ball, tree canopy and any associated landscaping. For private patios and amenity areas, illustrate and dimension planters on slab, planter sizes (inside dimension), soil, root ball, retaining walls, steps, patios and portions of the adjacent building, such as residential units or amenity rooms.

Sustainability

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

Housing

- 1.14 The proposed unit mix, including 47 studio units (13.9%), 165 one-bedroom units (49.0%), and 88 two-bedroom units (26.1%), 37 three-bedroom units (11.0%) is to be included in the Development Permit drawings.

Note to Applicant: Any changes in the unit mix from the rezoning application may be varied under the discretion of the Director of Planning or Development Permit Board

provided that it does not go lower than 35% of the market rental units and 35% of the below-market rental units, designed to be suitable for families with children, of which at least 25% must be two-bedroom units and at least 10% must be three-bedroom units.

- 1.15 The development should be designed in accordance with the *High-Density Housing for Families with Children Guidelines*, including the provision of:
- (a) An outdoor amenity area to include areas suitable for a range of children's play activities and urban agriculture appropriate in size for the scale of the project and situated to maximize sunlight access (S. 3.3.2, 3.4.3);
 - (b) A minimum of 2.3 sq. m (24.7 sq. ft.) of bulk storage for each dwelling unit (S. 4.4.2);
 - (c) A multi-purpose indoor amenity space appropriate in size for the scale of the project, with a wheelchair accessible washroom and kitchenette. Consider positioning this adjacent to the children's play area to enable parental supervision from the amenity room (S. 3.7.3); and
 - (d) A balcony for each unit with 1.8 by 2.7 m minimum dimensions (S. 4.3.2).
- 1.16 The below-market units should be designed to the same standards of livability as the market rental units.

Note to Applicant: Clearly label the proposed below-market units and market rental units on the architectural drawings.

Engineering

- 1.17 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> [translink.ca]) 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.

- 1.18 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.

- 1.19 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>

- 1.20 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>

- 1.21 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.
- 1.22 Provision of a lighting simulation to support all offsite lighting upgrades to City standards and IESNA recommendations.
- 1.23 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.

- 1.24 Make 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.

- 1.25 Provision of garbage and recycling storage amenity design to the satisfaction of the General Manager of Engineering Services.

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.

- 1.26 Amenities designed below grade require written confirmation from a waste hauler that access and pick up from the location can be made 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.

- 1.27 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 6cm 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".

- (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 building structure proposed below, at, or above grade, as well as the Class A passenger loading space, from within the corner cut dedication area at the southwest corner of the site.
- (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.

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.

All proposed streetscape materials on the boulevard should meet the Broadway Streetscape Design Guidelines. The Broadway Streetscape Design Guidelines are yet to be finalized. Once finalized, these Streetscape Design Guidelines will be viewable online at <https://vancouver.ca/streets-transportation/streetscape-design-guidelines.aspx> and are to be used alongside the City's design guidelines and construction standards.

- 1.28 Parking, loading, bicycle, and passenger loading space quantities must be provided and maintained in accordance with the requirements of the Vancouver Parking By-Law.
- 1.29 Provision of parking access, per [Parking By-law Section 4](#) and the [Design Supplement](#):
 - (a) Minimum 6.6 m (21.7 ft.) maneuvering aisle for spaces angled at 90 degrees;
 - (b) Maximum 0.15 m (0.5 ft.) column encroachment into vehicle spaces;
 - (c) All columns to be setback 0.3 m (1 ft.) from the maneuvering aisle yet respect the 1.2 m maximum limit from the end of the space.
- 1.30 Provision of Loading spaces, per the [Parking By-law Section 5](#) and the [Design Supplement](#), including:
 - (a) Convenient, internal, stair-free loading access to/from all site uses;
 - (b) Clear unloading area or raised rear dock, minimum 1.8 m (5.9 ft.) wide, with suitable access to facilitate goods loading/unloading.

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

1.31 Provision of bicycle spaces, per [Parking By-law Section 6](#), including:

- (a) An elevator for all spaces located below the first level of underground parking, accommodating two people with two bicycles. A separate bicycle call button is to be provided on all floors requiring bicycle access to allow users to call the bicycle elevator directly; and

Note to Applicant: Elevator to be designed to accommodate the loading and unloading of at least two bicycles, offering direct, convenient access to the outside.

- (b) Class B spaces fully on private property.

1.32 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, dimensioned, and labelled on the drawings;
- (b) Dimension of columns and column encroachments into parking spaces;
- (c) Section drawings showing elevations and minimum vertical clearances for parking levels, loading bays, ramps, and to the underside of raised security gates considering mechanical projections and built obstructions; and
- (d) Design elevations at all breakpoints on both sides of ramps, drive aisles, loading and passenger loading spaces, accessible spaces, and entrances.

1.33 Provision of a Final Hydrogeological Study which meets the requirements of the Groundwater Management Bulletin <https://guidelines.vancouver.ca/bulletins/bulletin-groundwater-management.pdf>.

Note to Applicant: A revised version of the Groundwater Management Bulletin was released on November 1, 2024. All Rezoning and Development Permit applications for developments with 1 or more levels of below-ground structure (but excluding lower density residential buildings with 8 or fewer units) located in an area of concern for groundwater will have to meet the requirements of the revised Bulletin.

1.34 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.

1.35 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.

- 1.36 For questions on this requirement, please contact Utilities Management Branch at 604-829-9447 or at umb@vancouver.ca.
- 1.37 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.

- 1.38 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>

- 1.39 Show all City supplied building grades (BGs) and entranceway design elevations (DEs) 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>.

- 1.40 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: This development is located adjacent to the Province of BC's Broadway Subway Project (Broadway between Brunswick and Vine Streets and Brunswick Street between Great Northern Way and Broadway). As such, the City's Shoring Guidelines for Developments Near Existing and Future Rapid Transit

Infrastructure apply. The Province of BC will lead a formal review process for the tunnel impact analysis, similar to TransLink's Associated and Integrated Development process. The Province's formal acceptance of this analysis is a mandatory prerequisite for the City's approval of the Development Permit. Shoring plans must receive approval from the Province of BC prior to City permit issuance. The City's Rapid Transit Office will coordinate with the Province; for further information, please contact rapidtransitoffice@vancouver.ca.

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, Director of Legal Services and the Approving Officer for the consolidation of Amended Lot 24 (See 51704L), Amended Lot 25 (See 44892L) and Lot 26, all of Block 351, District Lot 526, Plan 590 to create a single parcel and dedication of the 10 x 10 feet corner cut of the southwest corner of the site for lane purposes.

Note to Applicant: A subdivision plan and application to the Subdivision and Strata Group is required. For general information see the subdivision website at: <http://vancouver.ca/home-property-development/apply-to-subdivide-or-join-properties.aspx>

- 2.2 Provision of a Volumetric Statutory Right of Way (SRW) to allow for a future Secondary Station Entrance to the South Granville Station. The SRW shall have a minimum at grade dimension of 22.5 m long x 7.5 m wide x 5.5 m high, as well as necessary spatial provisions below grade to allow for a connection between the future secondary entrance to the station via the knockout panel provided on the Broadway Subway alignment.

Note to Applicant: This can be facilitated with the registration of a blanket SRW with accompanying sketch and modified to a surveyed volumetric area upon completion of construction.

The spatial provision may house an interim use, such as an at-grade commercial retail unit and below grade storage, until the spatial provision is outfitted and connected to the station at a timeline determined by TransLink.

The preparation of this legal agreement includes the requirement for collection of a fee by Development Building and Licences for service as approved in the following Council Report <https://council.vancouver.ca/20241127/documents/pspc4.pdf> will be due prior to issuance of the Development Permit.

- 2.3 Provision of a Statutory Right of Way (SRW) for public use of a secondary station transit plaza at the northeast corner of the site fronting West Broadway. This SRW shall have a minimum North-South dimension of 6.0 m (measured from the edge of the sidewalk

SRW) and West-East dimension of 9.0 m fronting the future Secondary Station Entrance.

Note to Applicant: The extent of fit-out to be completed as part of this development application is to be coordinated with the City's Rapid Transit Office, TransLink and the TransLink proponent.

The applicant should contact Raymond Louie (Raymond.Louie@government.bc.ca) for station asset protection, as well as TransLink's AID group (AIDreview@translink.ca) for station integration design coordination.

The preparation of this legal agreement includes the requirement for collection of a fee by Development Building and Licences for service as approved in the following Council Report <https://council.vancouver.ca/20241127/documents/pspc4.pdf> will be due prior to issuance of the Development Permit.

2.4 Provision of a natural watercourse agreement.

Note to Applicant: Records indicate the potential presence of 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.

2.5 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 CREUS Engineering Ltd. dated August 22, 2025 and September 8, 2025, 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 at 1470-1476 West Broadway does not require any sewer upgrades.

Development to be serviced to the existing 200 mm separated sewers in the lane east of Granville Street.

Note to Applicant: The City of Vancouver Council has approved a Vancouver Building Bylaw change that will go into effect on January 1st, 2026. The onsite rainwater release rate requirement is anticipated to be changed 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 West Broadway adjacent to the site, including:
 - (i) 2.7 m wide hardscape front boulevard; and
 - (ii) 4.0 m wide broom finish saw-cut concrete sidewalk.

Note to Applicant: Final design of these street improvements should follow the *Broadway Public Realm Plan*.

- (d) Provision of street improvements with appropriate transitions, along the lane west of Hemlock Street adjacent to the site, including:
 - (i) Full depth pavement reconstruction; and

Note to Applicant: Lane reconstruction to meet City "Higher-Zoned Lane" standards.
 - (ii) New standard concrete lane crossing, with new lane returns and ramps on both sides, at the lane entrance on West Broadway.

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

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

- (e) Provision of street improvements with appropriate transitions, along the lane south of West 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.
- (f) Provision of speed humps in the lane south of West Broadway between Hemlock Street and lane east of Granville Street.
- (g) Provision of upgraded street lighting (roadway and sidewalk) and existing lane lighting 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.
- (i) Provision of lane lighting on standalone poles with underground ducts if BC Hydro poles with attached City lane lights are planned to be removed.

Note to Applicant: The ducts must be connected to the existing City street lighting grid.

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, centred 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.

Housing

- 2.6 Make arrangements to the satisfaction of the General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services to enter into a Housing Agreement and a Section 219 Covenant to secure all residential units as class A for profit affordable rental housing, excluding Seniors Supportive or Assisted Housing, and

including at least 20% of the residential floor area that is counted in the calculation of the dwelling unit area per the CD-1 By-law to be secured as below-market rental dwelling housing units, and the remaining units to be secured as market rental units, subject to the conditions set out below for such units, subject to the conditions set out below for such units and in accordance with the requirements set out in the *Broadway Plan*, for a term equal to the longer of 60 years and the life of the building and such other terms and conditions as the General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services may require. The agreement or agreements will include but not be limited to the following terms and conditions:

- (a) A no separate-sales covenant;
- (b) A no stratification covenant;
- (c) A provision that none of the units will be rented for less than one month at a time;
- (d) That the average initial starting monthly rents by unit type for the below-market rental housing dwelling units in the project will be at least 10% below the average market rent for private rental apartment units city-wide as published by the most recent Canada Mortgage and Housing Corporation in the Rental Market Survey Data Tables for Vancouver at the time when the Occupancy Permit is issued;
- (e) That a rent roll indicating the agreed maximum average initial monthly rents for the below-market rental housing dwelling units will be required prior issuance of an Occupancy Permit, to the satisfaction of the General Manager of Planning, Urban Design or Sustainability (or successor in function) and the Director of Legal Services;
- (f) Following initial occupancy, on a change in tenancy for a below-market rental housing dwelling unit, the starting rent for such new tenancy will be at least 10% below the rent for private rental apartment units city-wide as published by the Canada Mortgage and Housing Corporation in the most recent Rental Market Survey Data Tables for Vancouver for that unit type at the time of the change in tenancy;
- (g) That the applicant will verify eligibility of new tenants for the below-market rental housing dwelling units, based on the following:
 - (i) For new tenants, annual household income cannot exceed (4) four times the annual rent for the unit (i.e. at least 25% of household income is spent on rent); and
 - (ii) There should be at least one occupant per bedroom in the unit.
- (h) That the applicant will verify the ongoing eligibility of existing tenants in below-market rental housing dwelling units every five (5) years after initial occupancy:
 - (i) For such tenants, annual household income cannot exceed 5 times the annual rent for the unit (i.e. at least 20% of income is spent on rent); and
 - (ii) There should be at least one occupant per bedroom in the unit.

- (i) On an annual basis, or at the request of the City, the applicant will report to the City of Vancouver on the operation of the below-market rental housing dwelling units which will ensure that the City can confirm that the units are being operated as agreed, and will include a rent roll for the below-market rental housing dwelling units, and a summary of the results of eligibility testing for these units; and,
- (j) As the applicant has requested to seek a waiver of the Development Cost Levies (“DCL”) pursuant to Section 3.1A of the Vancouver Development Cost Levy By-law No.9755 (the “DCL By-law”), the Housing Agreement and Section 219 Covenant, will also include the following terms and conditions:
 - (i) A rent roll will be provided for review and confirmation by the General Manager of Planning, Urban Design and Sustainability, indicating the agreed initial monthly rents for below-market rental housing at occupancy permit issuance;
 - (ii) The average starting monthly rents for each unit type will for initial occupancy not exceed the rents outlined by Section 3.1A(d) of the DCL By-Law.
- (k) Such other terms and conditions as the General Manager of Planning, Urban Design or Sustainability (or successor in function) and the Director of Legal Services may require in their sole discretion.

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

Public Art

- 2.7 Execute an agreement satisfactory to the Director of Legal Services and the General Manager, Arts, Culture and Community Services (ACCS) for the provision of public art in accordance with the City’s Public Art Policy, such agreement to provide for security in a form and amount satisfactory to the aforesaid officials; and provide development details to the satisfaction of the General Manager of ACCS.

Provide development details to the satisfaction of the General Manager, or their designate (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 (Environmental Protection);
- (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; and

- (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 on this site constructed 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 Climate Change Strategy, have been issued 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 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:

“1470-1476 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 #] 1470-1476 West Broadway”

* * * * *

APPENDIX D ADDITIONAL INFORMATION

Public Consultation Summary

Event	Date(s)	Details
Webpage published	July 24, 2024	https://www.shapeyourcity.ca/1470-1476-w-broadway
Postcard mailed	September 4, 2024	4,025 notices mailed
Site sign installed	August 8, 2024	n/a
Online comment form	July 2024 to December 2025	41 submissions • 23 responses support • 14 responses opposed • 4 responses mixed
Question and Answer (Q&A) period (2 weeks)	September 4, 2025, to September 17, 2025	1 submission
Other input (phone calls, direct emails, etc.)	July 24, 2024, to December 5, 2025	0 submissions
Total webpage views	July 24, 2024, to December 5, 2025	1,898 page views
Total Submissions (Comments submitted + questions asked + other input methods)		42 submissions

Map of Notification Area



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

Areas of support:

- **Housing and density:** The increased height and density were supported as an important step toward addressing the housing shortage along the Broadway Corridor. Many noted that adding more rental and below-market units in this area will help improve affordability and expand housing options.
- **Transit integration and location:** The project's transit-oriented design was supported, particularly the secondary entrance to the South Granville SkyTrain Station. Locating higher-density housing next to rapid transit, shops, and major corridors was viewed as appropriate and desirable.
- **Urban design and mixed use:** The architectural design, active podium, and commercial spaces at street level were viewed positively. Improvements to the public realm, pedestrian experience, and building amenities were seen as welcome additions that will contribute to a more vibrant and walkable neighbourhood.

Areas of concern:

- **Building height and scale:** The proposed height is considered too tall for this location and out of character with the surrounding neighbourhood. Concerns include loss of sunlight and mountain views, overshadowing, and fears that allowing towers here will transform the area into a second downtown.
- **Livability and strain on services:** There is concern that increased density will overwhelm existing infrastructure, including schools, hospitals, community facilities, and public safety services, as the neighbourhood cannot support the added population.
- **Affordability and displacement:** The amount of below-market housing is viewed as inadequate, and there is skepticism that units will be affordable for current residents. Additionally, this project will result in the loss of existing affordable housing.

Response to Public Comments

- **Building height and scale:** The Plan permits a maximum of 40 storeys for secured market and below-market rental housing. At 38 storeys with a rooftop amenity space, the proposed tower is consistent with the Plan with respect to tower height. The tower does not result in additional shadowing of nearby public parks and school properties between 10 am and 4 pm between the spring and fall equinoxes. The site is not located in any Council-approved public views.
- **Livability and strain on services:** The *Broadway Plan* contains a Public Benefit Strategy, a high-level vision and outlook for public benefits in the area over the 30-year life of the Plan, including for childcare, and 10-year capital strategy for delivering public amenities and infrastructure to address renewal and growth needs of the Plan.
- **Affordability and displacement:** The proposal contributes 337 new rental units, of which 20% of residential floor area will be secured as below-market rental units in accordance with the Plan. There is no existing residential housing on this site.

APPENDIX E PUBLIC BENEFITS

City-wide DCL ^{1,2}	\$327,704
Utilities DCL ¹	\$3,079,742
Public Art ³	\$503,726
TOTAL	\$3,911,172

Other Benefits (non-quantifiable components): 337 rental housing units, of which 20% of the residential floor area would be rented at below-market rates, secured for the greater of 60 years and the life of the building.

¹ Based on rates in effect as of December 10, 2025 and the proposed 22,110 sq. m (237,993 sq. ft.) of residential floor area and 1,525 sq. m (16,415 sq. ft.) of commercial floor area.

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

² This application has requested and is expected to be eligible for a Class A (100%) waiver of the City-wide DCL applicable to the residential portion of the building. The application is therefore subject to the maximum average starting rents and unit sizes by unit type applicable to class A for-profit affordable rental housing as per the By-law. These requirements will be secured by a Housing Agreement, and compliance will be assessed through the development permit stage to occupancy permit issuance. The value of the City-wide DCL waiver on the residential floor area is estimated to be \$4,751,174.

³ 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 REZONING APPLICATION SUMMARY

Property

Address	Parcel Identifier (PID)	Legal Description
1470-1476 West Broadway	015-185-796	Amended Lot 24 (See 51704L) Block 351 District Lot 526 Plan 590
	015-185-826	Amended Lot 25 (See 44892L) Block 351 District Lot 526 Plan 590
	015-185-834	Lot 26 Block 351 District Lot 526 Plan 590

Applicant Team

Applicant	Gracorp Properties LP
Developer	Gracorp Properties LP
Architect	Musson Cattell Mackey Partnership
Property Owner	1470 West Broadway Holdings Ltd.

Statistics

	Permitted Under Existing Zoning	Proposed		
Zoning	C-3A	CD-1		
Site Area	1,450 sq. m (15,608 sq. ft.)	1,450 sq. m (15,608 sq. ft.)		
Land Use	Mixed Use	Mixed Use		
Maximum FSR	3.0	16.3		
Maximum Height	9.2 m (30 ft.)	118 m (387 ft.)		
Floor Area	4,350 sq. m (46,823 sq. ft.)	23,635 sq. m (254,405 sq. ft.)		
Unit Mix	N/A	Market: 269 units 37 studio (14%) 134 1-br (50%) 70 2-br (26%) 28 3-br (10%)	Below-Market: 68 units 10 studio (15%) 31 1-br (46%) 18 2-br (26%) 9 3-br (13%)	Total: 337 units 47 studio (14%) 165 1-br (49%) 88 2-br (26%) 37 3-br (11%)
Natural Assets	No on-site trees No street trees	New street trees to be planted where space permits. Approximately five new on-site trees proposed. Final numbers to be confirmed at development permit stage.		