CITY OF VANCOUVER

REFERRAL REPORT

Report Date:	October 21, 2025
Contact:	Allison Smith
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RTS No.:	18263
VanRIMS No.:	08-2000-20
Meeting Date:	November 4, 2025

TO: Vancouver City Council

FROM: General Manager of Planning, Urban Design and Sustainability

SUBJECT: CD-1 (887) Text Amendment: 625-777 Pacific Street and 1390 Granville Street (Granville Loops) (Text Amendment Impacts 675 Pacific Street and 1395 Rolston Street Only)

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.

RECOMMENDATION FOR PUBLIC HEARING

A. THAT the application by the City of Vancouver, the registered owner of the lands located at 675 Pacific Street and 1395 Rolston Street [*PID 032-415-770; Lot C Block 113 District Lot 541 Group 1 New Westminster District Plan EPP131478*] to amend the text of CD-1 (Comprehensive Development) District (887) By-law No. 14237 to remove the minimum floor area requirement for the childcare use, to increase the permitted floor area for social housing from 15,458 sq. m (166,389 sq. ft.) to 19,023 sq. m (204,762 sq. ft.), and to increase the building height from 83.7 m (275 ft.) to 85.2 m (280 ft.), be approved in principle;

FURTHER THAT the draft by-law to amend CD-1 (887) By-law No. 14237, prepared for the Public Hearing in accordance with Appendix A, be approved in principle;

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 in principle of the rezoning, the General Manager of Planning, Urban Design and Sustainability be instructed to bring forward the Granville Loops Design Guidelines for adoption, at the time of enactment of the zoning by-law.

D. THAT, subject to approval in principle of the rezoning, Council approve the reallocation of the $7.4 million community amenity contribution received from the 2022 Granville Loops rezoning for supporting the delivery of the previously contemplated on-site childcare to instead support the delivery of new childcare spaces in the city.

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.

REPORT SUMMARY

This application proposes to amend CD-1 (887) By-law No. 14237, a site that covers four blocks and divided into Sub-areas A to D, referred to as the “Granville Loops.” This amendment is limited to changes for Sub-area C only, addressed 675 Pacific Street and 1395 Rolston Street and referred to as the “subject site.”

The application is to: (a) remove the minimum floor area requirement for the childcare use, (b) increase the floor area dedicated to social housing by 3,565 sq. m (38,373 sq. ft.) (generally replacing the floor area previously allocated for childcare with additional social housing units), (c) increase the building height for appurtenances by 1.5 m (5 ft.), and (d) modify the form of development from two towers into one tower. Together, these changes would generate approximately 34 additional units of social housing, increasing the total number of social housing units in Sub-area C from approximately 178 to 212.

Staff recommend that the application be referred to a Public Hearing, with the recommendation of the General Manager of Planning, Urban Design and Sustainability to approve it in principle, subject to the Public Hearing, and conditions contained in Appendix B.

COUNCIL AUTHORITY/PREVIOUS DECISIONS

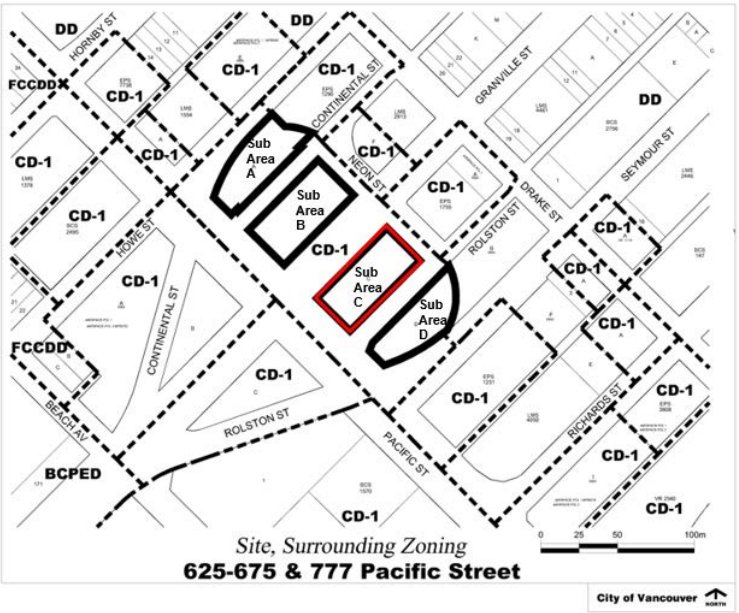
- CD-1 (887) By-law No. 14237 (enacted January 21, 2025)
- Granville Loops Policy Plan (2010, amended 2018)
- Affordable Housing Policies (1989)
- Draft Granville Loops Design Guidelines (2022)
- Interim Housing Needs Report (2025)
- High-Density Housing for Families with Children Guidelines (1992, last amended 2022)
- Family Room: Housing Mix Policy for Rezoning Projects (2016)
- Community Amenity Contributions Policy for Rezonings (1999, last amended 2025)
- Vancouver Utilities Development Cost Levy By-law No. 12183
- Vancouver Development Cost Levy By-law No. 9755

REPORT

Background/Context

1. Site and Context

Figure 1: Surrounding Zoning and Context



The Granville Loops (625-777 Pacific Street and 1390 Granville Street) is bound by Neon, Seymour, Pacific and Howe Streets (see Figure 1). The Granville Loops site in the original CD-1 rezoning consists of Sub-areas A to D, had a total site area of approximately 7,519 sq. m (80,934 sq. ft.) before road dedications and is currently vacant. Sub-area C (addressed 675 Pacific Street and 1395 Rolston Street and outlined in red in Figure 1) is the subject of this

amendment, forms one section of the entire Granville Loops, and is approximately 1,957 sq. m (21,065 sq. ft.). The surrounding properties consist of high-density developments with a mix of uses, including residential, office, and hotel, along with cultural and recreational uses.

Neighbourhood Amenities – The following amenities are within close proximity:

- *Parks* – Lorne and May Brown Park (170 m), George Wainborn Park (250 m), Emery Barnes Park (350 m), David Lam Park (450 m) and Sunset Beach Park (600m).
- *Community Centre* – Downtown South Gathering Place (500 m), Roundhouse Community Centre (600 m) and Central Library (1.2 km).
- *Childcare* – The Mark Children's Centre (150 m), Charleston Children's Centre (250 m), Little Beach Daycare (500 m) and Atelier Children's Centre (800 m).

2. Policy Context

CD-1 (887) – In 2022, Council approved a rezoning application to permit the development of six towers across four sub-areas. Sub-areas A, B, and D permit four towers for up to 40 storeys with strata, rental, and commercial uses. Sub-area C, the focus of this amendment, allows for a 12-storey and a 27-storey building over a podium, for social housing, childcare, and commercial uses. Sub-area C is to remain and redevelop under City ownership, unlike the other sub-areas, which may redevelop under private ownership.

Granville Loops Policy Plan (the "Plan") – The Plan guides development in a study area bound by Seymour, Pacific, Howe, and Drake Streets. The Plan establishes a vision to replace and reconfigure the existing street network accompanied by opportunities for new development, including the delivery of 4,645 sq. m (50,000 sq. ft.) of floor area for social housing.

Affordable Housing Policies – This policy maintains and expands affordable housing opportunities, with specific reference to increasing low-cost housing in the Downtown area. The policy sets out a city-wide housing objective to support a range of housing forms. Further, it identifies the need for equal distribution of affordable housing across all neighbourhoods rather than for a concentration in one area.

Interim Housing Needs Report – Provincial legislation requires Council to receive and consider regular *Housing Needs Reports* (HNR) when creating or amending a development plan in relation to Council's housing policies on affordable, rental and special needs housing. The most recent report amendment was received on January 1, 2025.

Strategic Analysis

1. Proposal

The applicant submitted a text amendment on December 4, 2024 which proposed to amend CD-1 (887) By-law No. 14237 to increase the social housing floor area (by approximately 23 units), increase the building height to account for appurtenances and adjust the massing from two towers into one tower in order to improve building efficiency. On August 21, 2025, a revised text amendment was submitted proposing to remove the minimum floor area requirement for the childcare use and replace the childcare floor area with additional social housing (an additional increase of approximately 11 units, for a total of 34 additional units). The form of development in

the 2025 revised text amendment application remains generally the same in comparison to the original 2024 text amendment submission.
The August 21, 2025 revised text amendment application proposes to amend Sub-area C of CD-1 (887) with the following changes, in comparison to the approved CD-1 By-law:

1) to remove the minimum floor area requirement for the childcare use;
2) to add 3,565 sq. m (38,373 sq. ft.) of floor area for social housing;
3) to increase the building height by 1.5 m (5 ft.) to account for appurtenances; and
4) to adjust the massing from two towers into one tower to improve efficiency.

These changes would increase the number of social housing units from 178 to 212, in comparison with the approved CD-1 By-law, while modifying the building massing to optimize building efficiency.

2. Land Use

The social housing use and the proposal to increase the social housing floor area align with the Affordable Housing Policies to increase the amount of affordable housing citywide.

3. Form of Development, Height and Density (Refer to drawings in Appendix C and statistics in Appendix G)

Form of Development – The proposal is to adjust the form of development approved in 2022 by consolidating two separate towers on a shared six-storey podium into a single tower above an eight-storey podium (Figure 2). This allows a more efficient building design by consolidating two towers with smaller floor plates into one tower with a larger floor plate.

Figure 2: Images Comparing the Approved Form (Left) and Proposed Form (Right)

Height – The application proposes a nominal height increase of 1.5 m (5 ft.), or from 83.7 m (274.6 ft.) to 85.2 m (279.5 ft.). This minor adjustment accounts for elevator overrun and mechanical accommodations and does not impact the public realm or adjacent developments.

Density – The current zoning establishes density limits and maximum residential floor area for each Sub-area. The current proposal is to increase the residential floor area in Sub-area C by 3,565 sq. m (38,373 sq. ft.), which impacts both the maximum floor area for all uses and the maximum floor area for dwelling use, shown in Figure 3 below. This density increase is supported to allow for additional social housing units.

Figure 3: Density Changes Between Existing and Proposed Sub-Area C of CD-1 (887)

	Permitted Floor Area for all uses combined	Permitted Floor Area for dwelling uses
Existing for Sub-area C	16,940 sq. m	15,458 sq. m
Proposed changes for Sub-area C	19,940 sq. m	19,023 sq. m
Total Increase:	3,000 sq. m	3,565 sq. m

Protected Public Views – The approved rezoning complies with all Council-approved protected public views guidelines. The site was originally encumbered by View Cone 12.2 (Granville Bridge) and View Cone 3.2.1 (Queen Elizabeth Park).

As a part of the Granville Street Plan, adopted by Council on June 4, 2025, View Cone 12.2 (Granville Bridge) has been removed from Council-approved protected public views, and no longer affects the project site.

Although View Cone 3.2.1 continues to cross the site, the proposal is well below the height limit established.

Public Realm and Interface – The 2022 rezoning for the Granville Loops contained draft *Granville Loops Design Guidelines* which are to be finalized in the coming months. Form of development guidance within establishes enhanced building setbacks at the Rolston, Neon and Pacific Street frontages in Sub-area C. Such setbacks are to allow opportunities for landscaping, additional space for pedestrian circulation and other interventions that contribute to an active, safe public realm.

The current proposal encroaches into the entire 3 m (9.8 ft.) Rolston Street enhanced setback for a portion of the southeast corner of the building. Such an encroachment is to improve the configuration of the lobby, allow a larger commercial retail unit, an amenity room, allow back-of-house areas, and to support efficient residential unit layouts. The at-grade interface is supported in lieu of an enhanced setback as it offers large areas of clear glazing and points of entry which will contribute to a sense of public realm activation.

Childcare – The current CD-1 By-law requires a minimum of 429 sq. m (4,618 sq. ft.) of floor area in Sub-area C to be allocated for a 37-space childcare facility. The revised text amendment application proposes to remove the minimum floor area requirement for the childcare use. The applicant has advised that provision of the childcare facility in the proposed building is no longer feasible, as the escalating costs to construct exceed established benchmarks for delivering a comparable facility on City land.

As part of the original rezoning application, a $7.4 million contribution was received to support delivery of the previously proposed on-site childcare with any remaining funds directed to childcare in or around the Metro Core area. Subject to Council approval, the previously received $7.4 million contribution will be allocated to support delivery of childcare spaces in a future project in the city.

The proposed amendment would reallocate the childcare floor area to provide 11 additional social housing units and expanded indoor amenity space, while the outdoor play area would be repurposed as additional common outdoor amenity space.

Urban Design Panel – A previous version of the proposal was reviewed by the Urban Design Panel (UDP) on May 21, 2024, and included the childcare use, as per the existing CD-1 By-law requirement. A new review for the revised application by the UDP was not required due to the minor changes in the overall form of development.

Conclusion – Staff reviewed the site-specific conditions and have concluded that the proposed built form, height and density and is appropriate for the context. Staff support the application subject to the Urban Design conditions detailed in Appendix B.

4. Housing

The *Housing Vancouver Strategy* seeks to deliver a range of housing tenures across the housing continuum. This application, if approved, would increase the number of social housing units from 178 to 212, or a 34-unit increase of social housing to the City's non-market housing inventory, which contribute to the targets set out in the Strategy (see Figure 4).

Figure 4: Progress Towards 10 Year Housing Vancouver Targets for Social, Supportive and Co-op Housing as of June 30, 2025

Category	10-Year Targets[1]	Units Approved Towards Targets[2]
Social and Co-op Housing	10,000	875 (9%)

1. New 10-year targets were adopted in 2024, with tracking starting from January 1st, 2024.
2. Previous targets established in 2017 included 12,000 non-market housing units with tracking starting in 2017. As of December 31st, 2023, 78% of the previous targets had been reached (including TMH projects and multi-phased major developments).
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 Canada Mortgage and Housing Corporation (CMHC) Market Rental Survey for the Downtown area where the subject site is located, is 2.6%. A vacancy rate of between 3% and 5% is considered to represent a balanced market.

Housing Mix – This application proposes 52% family units in a mix of two-, three- and four-bedroom units, exceeding the minimum 50% requirement secured in the existing CD-1 by-law for this site. The revised proposal now includes 11 four-bedroom units which would provide additional housing options for large and multi-generational households. The family units must be designed in accordance with the High-Density Housing for Families with Children Guidelines.

Affordability – The City's affordability requirement for social housing buildings is for at least 30% of units to be occupied by households with incomes below the BC Housing Income Limits ("HILs") levels, as published by the British Columbia Housing Management Commission (CMHC), or equivalent. This proposal will meet the City's minimum affordability requirements for social housing.

In addition, the project has been selected for funding through BC Housing's Community Housing Fund (CHF) program which will allow for deeper levels of affordability. The range of rents prescribed by BC Housing's Community Housing Fund are as follows:

- 20% of homes will be offered at "deep subsidy" rates;
- 50% of homes will be offered at rent-geared-to-income rates, with an income maximum set at HILs levels; and
- 30% of homes will be offered at affordable market rents.

More Than a Roof Housing Society, a qualified housing operator, has been selected to operate the social housing through a Request for Proposals in line with the City's Procurement Policies.

Security of Tenure – An existing Housing Agreement secures all residential units on Sub-area C as Social Housing for the longer of 60 years and the life of the building. Should this text amendment be approved, the additional 34 social housing units included in this proposal would be secured by a housing agreement.

Tenants – Prior to the demolition of the former Old Continental Hotel in 2015, which existed on Sub-area C, residential tenants were provided alternative housing in other City-owned buildings. As there are no remaining tenants or housing units on the subject site and all previous tenants secured other housing in 2015, the *Tenant Relocation and Protection Policy* does not apply. However, the applicant has committed to extending Right of First Refusal to any previous tenants who meet the eligibility requirements for the replacement social housing.

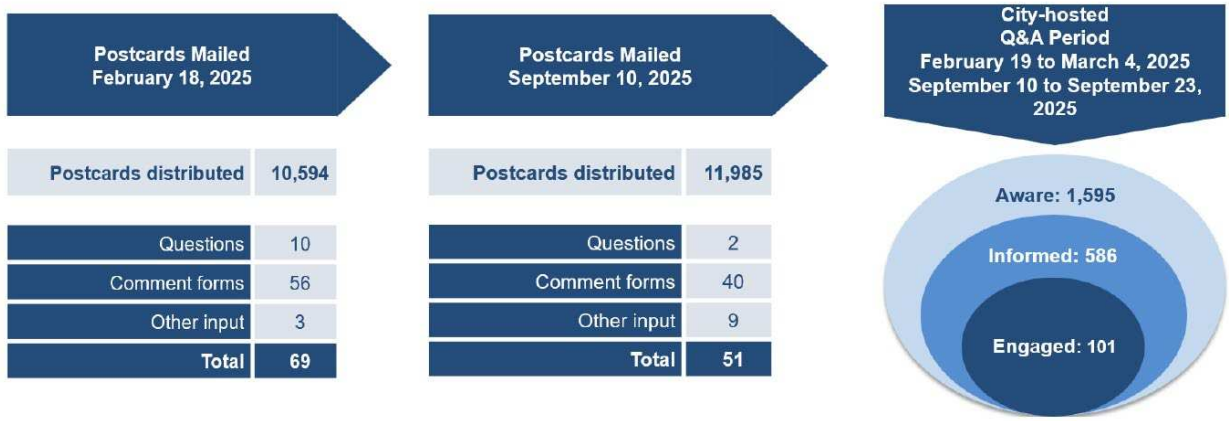
5. Public Input

Public Notification – A rezoning information sign was installed on the site on February 10, 2025. Approximately 10,594 notification postcards were distributed within the neighbouring area on or about February 18, 2025. Following the application resubmission, approximately 11,985 postcards were distributed within the neighbouring area on or about September 10, 2025. Application information and an online comment form was provided on the Shape Your City (shapeyourcity.ca/) platform.

Question and Answer Period – A question and answer period was held from February 19, 2025 to March 4, 2025. Questions were submitted by the public and posted with a response over a two-week period. A video fly-through of the proposal was made available for online viewing. A second question and answer period for the resubmission was held from September 10, 2025 to September 23, 2025.

Public Response and Comments – Public input is collected via online questions, comment forms, through email, and by phone. A total of 120 submissions were received.

Figure 5: Overview of Notification and Engagement



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

Generally, comments of support fell within the following areas:

- **Social and Affordable Housing:** Emphasis on the urgent need for more social and affordable housing, in particular for families.
- **General Approval:** Support for the new development.
- **Support for Increase Density:** Support and acknowledgement for increase in density.

Generally, comments of concern fell within the following areas:

- **Childcare:** Concern for removal of the childcare facility, which is much needed in the city. Members of the public expressed a great lack of access to childcare in the downtown area.
- **Social Housing:** There is a heavy concentration of social housing in this area. There is a desire to diversify the locations more evenly across the city.
- **Safety:** The development may lead to safety concerns, with members of the public citing a potential rise in crime rates and an increase in substance abuse.
- **Concern for Density:** Too much density, will cause traffic congestion, and strain current transit infrastructure.

Response to Public Comments

- **Childcare:** Staff acknowledge there is a lack of access to childcare spaces in the city, including in the downtown area. The applicant has advised that escalating costs to construct have made the proposed childcare facility financially infeasible. The $7.4 million provided in the original rezoning application for the childcare facility will be reallocated to contribute to childcare spaces in another project in the city if approved by Council.

- **Social Housing:** The Plan anticipated the delivery of a mix of housing tenures, including social and market rental, throughout the Granville Loops area. The Plan expected that Sub-area C would deliver social housing to replace the units lost during demolition of the Old Continental Hotel, along with additional social housing units delivered on the City-owned lands to meet the social and affordable housing targets in the Plan and Affordable Housing Policies.

- **Safety:** The building will provide housing options for a range of households with different needs, ages and income levels, and will include a mix of unit types including larger two-, three- and four-bedroom units which will be prioritized for families with children. People who live in social housing, such as young people, families, seniors and people with disabilities, pose no greater risk to the local community than those living in other housing types. More Than a Roof Housing Society, an experienced housing provider, would be responsible for managing the building, and the area around the property, and would be contactable for any tenant-related issues.

- **Density:** The additional density for social housing and the amended form fits within the context of a high-density neighbourhood and is expected to meet design guidelines during the development permit process.

6. Public Benefits

Community Amenity Contributions (CAC) – The *Community Amenity Contributions Policy for Rezonings* provides an exemption for social housing projects, which includes this project. The public benefit accruing from this amendment is an expansion of social housing units to be offered from 178 to 212 units (34 additional units) to the City's housing stock.

The rezoning approved in 2022 included a $7.4 million cash CAC allocated to support delivery of childcare on the site with any remaining funds directed to childcare in or around the Metro Core area. Given the proposed removal of the childcare from this project and the broader need to deliver childcare across the city, it is recommended to reallocate the previously received contribution to support the delivery of new childcare spaces in the city.

Development Cost Levies (DCLs) – This site is currently subject to both City-wide and Utilities DCLs. 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.

Sub-area C is now anticipated to provide 917 sq. m (9,871 sq. ft.) of commercial floor area. Based on by-laws and rates in effect as of September 30, 2025, the subject site would deliver approximately $323,490 in DCLs for the commercial floor area.

Under provisions of the Vancouver Charter and the City-wide DCL and Utilities DCL By-laws, social housing that meets the applicable definitions is exempt from DCLs. Based on by-laws and rates in effect as of September 30, 2025, the proposed 19,023 sq. m (204,762 sq. ft.) of social housing floor area would qualify for an exemption valued at $8,311,529.

Public Art Program – No public art contribution is expected as social housing is exempt from providing public art.

Financial Implications

As noted in the Public Benefits section this proposal is expected to provide social housing units and a DCL contribution. The $7.4 million contribution previously received to support delivery of the previously proposed on-site childcare will instead be allocated to support delivery of childcare spaces in a future project. See Appendix F for additional details.

CONCLUSION

Staff support the application to amend Sub-area C of CD-1 (887) by removing the childcare use minimum floor area requirement, increasing the allowable floor area for social housing by 3,565 sq. m (38,373 sq. ft.), increasing the building height by 1.5 m (5 ft.), and adjusting the form of development.

The General Manager of Planning, Urban Design and Sustainability recommends that the application be referred to Public Hearing together with an amended CD-1 By-law generally shown in Appendix A with a recommendation that these be approved, subject to the Public Hearing, along with the conditions of approval listed in Appendix B.

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625-777 PACIFIC STREET AND 1390 GRANVILLE STREET (TEXT AMENDMENT IMPACTS 675 PACIFIC STREET AND 1395 ROLSTON STREET ONLY)
PROPOSED CD-1 BY-LAW PROVISIONS TO AMEND CD-1 (887)

Note: A by-law to amend CD-1 (887) By-law No. 14237 will be prepared generally in accordance with the provisions listed below, subject to change and refinement prior to posting.

1. In section 5.1, Council strikes out Table A and substitutes the following:

"Table A: Maximum Permitted Floor Area

Sub-Area of Figure 1	Maximum Permitted Floor Area (m2) for all uses combined	Maximum Permitted Floor Area (m2) for dwelling uses
A	24,263 m^2	24,463 m^2
B	20,547 m^2	19,203 m^2
C	19,940 m^2	19,023 m^2
D	24,416 m^2	24,416 m^2

"

2. Council strikes out section 6.2 and substitutes the following:

"6.2 A minimum of 18,805 m^2 of floor area in sub-area C must be used for dwelling use."

3. Council strikes out section 6.3.

4. Council renumbers sections 6.4 through 6.6 as sections 6.3 through 6.5, respectively.

5. In section 7.1, Council strikes out Table B and substitutes the following:

"Table B: Maximum Permitted Building Height

Sub-Area of Figure 1	Maximum Permitted Height
A	120.5 m
B	83.7 m
C	85.2 m
D	120.5 m

"

6. Council strikes out the heading "**Horizontal Angle of Daylight**" and substitutes "**Natural Daylight**".

7. Council strikes out sections 8.1 through 8.6 and substitutes the following:

"

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.

”

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625-777 PACIFIC STREET AND 1390 GRANVILLE STREET (TEXT AMENDMENT IMPACTS 675 PACIFIC STREET AND 1395 ROLSTON STREET ONLY) 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 Diamond Schmitt Architects received August 21, 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, in addition to the Conditions of Approval of the Form of Development contemplated in the referral report RTS 14943 dated June 7, 2022:

Urban Design

1.1 Design development to reduce the maximum tower floorplate to 604 sq. m (6,500 sq. ft.) per Condition of Approval 1.1 of the 625-777 Pacific Street and 1390 Granville Street (Granville Loops) referral report dated June 7, 2022.

Note to Applicant: A larger tower floorplate may be considered up to 670 sq. m (7,200 sq. ft.) for developments where 100% of the residential dwellings are secured as social housing units. Buildings with larger tower floorplates should continue to comply with anticipated tower separation requirements from adjacent properties and should be appropriately articulated to mitigate the appearance of mass and bulk in the public realm.

Landscape

1.2 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.

1.3 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.

1.4 Coordination of new proposed street trees with Engineering and the Park Board, confirming quantities, species, sizes and locations, and addition of the following note on the plans:

Final location, quantity, tree species to the satisfaction of the General Manager of Engineering. Contact Engineering Services (Streets Design Branch) at 604-871-6131 to confirm planting location. New tree must be of good standard, minimum 6 cm calliper and installed with approved root barriers, tree guards and appropriate soil. Root barriers shall be 8 feet long and 18 inches deep. Planting depth of root ball must be below sidewalk grade. New street trees to be confirmed prior to issuance of the building permit. Call Park Board at 311 for tree species selection and planting requirements. Park Board to inspect and approve after tree planting completion.

Housing

1.5 The proposed unit mix, including 46 studio units (22 %), 55 one-bedroom units (26 %), and 60 two-bedroom units (28 %), 40 three-bedroom units (19 %), and 11 four-bedroom units (5%) 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 50% of dwelling units designed to be suitable for families with children.

1.6 The development should be designed in accordance with the High-Density Housing for Families with Children Guidelines, including, but not limited to:

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 m by 2.7 m minimum dimensions (S. 4.3.2).

Note to Applicant: Alternatives to the balcony requirement (i.e. Juliets) may be considered for studio and one-bedroom social housing units where commensurate common outdoor amenity space are provided and subject to staff review.

Engineering

1.7 Arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for the following:

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

Note to applicant: Submit TDM Plan A, B, or C. These requirements will apply to site development permits following this rezoning.

b) Provision of parking, loading, bicycle, and passenger loading space quantities in accordance with the requirements of the Vancouver Parking By-Law.

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:

Housing

2.1 Make arrangements to the satisfaction of the General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services for the amendment of the Housing Agreement (Social Housing) and Section 219 Covenant registered in the Land Title Office under CB1805856 to clarify that 30% of the Social Housing Units will be occupied by households with incomes below Housing Income Limits, as defined therein.

Note to Applicant: This condition will require one or more by-laws enacted pursuant to Section 565.2 of the Vancouver Charter.

Agreements

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

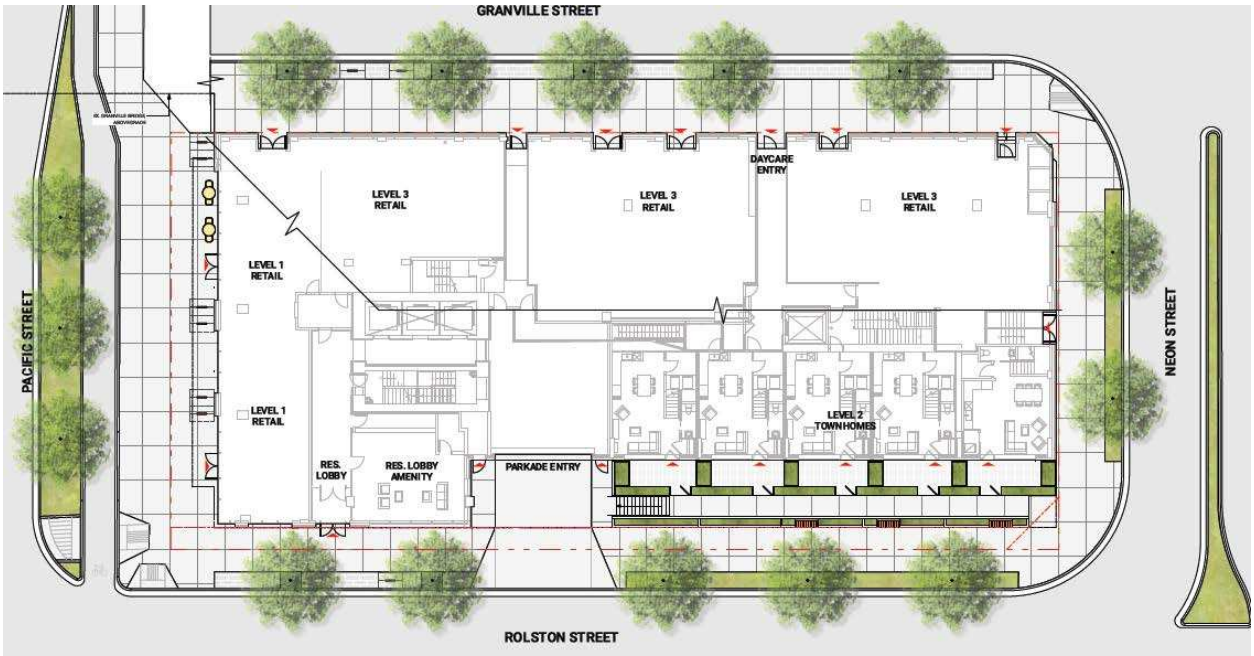
The preceding agreements are to be registered in the appropriate Land Title Office, with priority over such other liens, charges and encumbrances affecting the subject site as is considered advisable by the Director of Legal Services, and otherwise to the satisfaction of the Director of Legal Services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

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

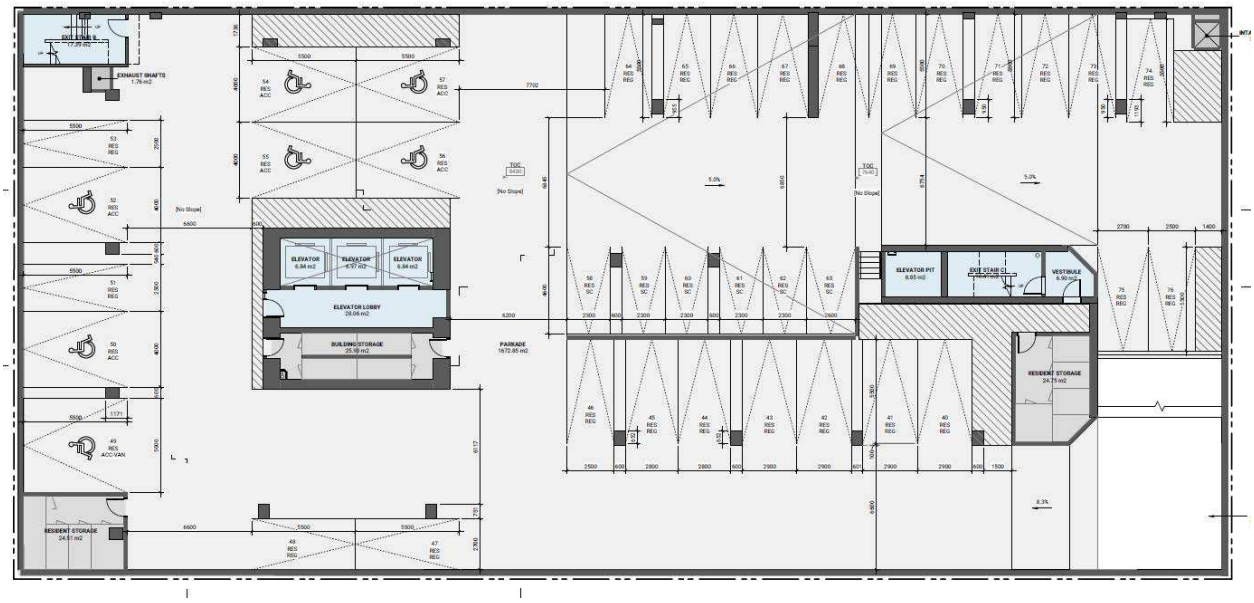
* * * * *

625-777 PACIFIC STREET AND 1390 GRANVILLE STREET (TEXT AMENDMENT IMPACTS 675 PACIFIC STREET AND 1395 ROLSTON STREET ONLY) FORM OF DEVELOPMENT DRAWINGS

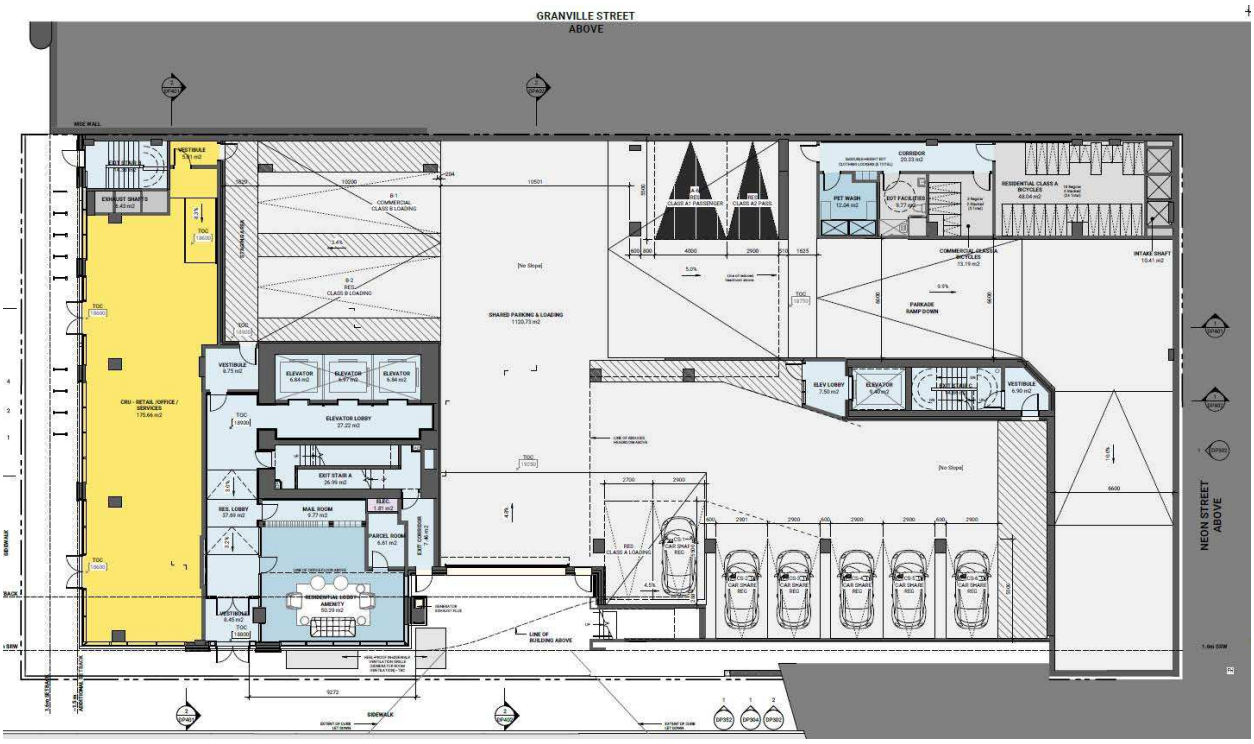
Ground Floor Plan



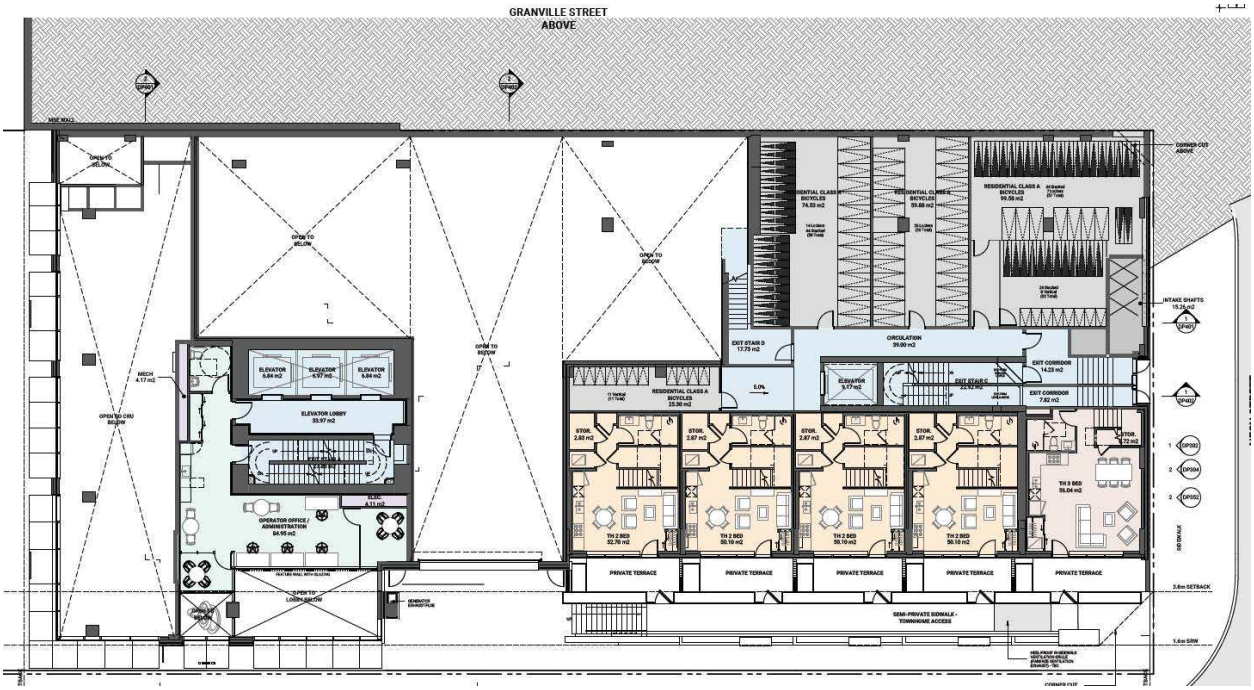
Parking Level 3



Level 1 Floor Plan

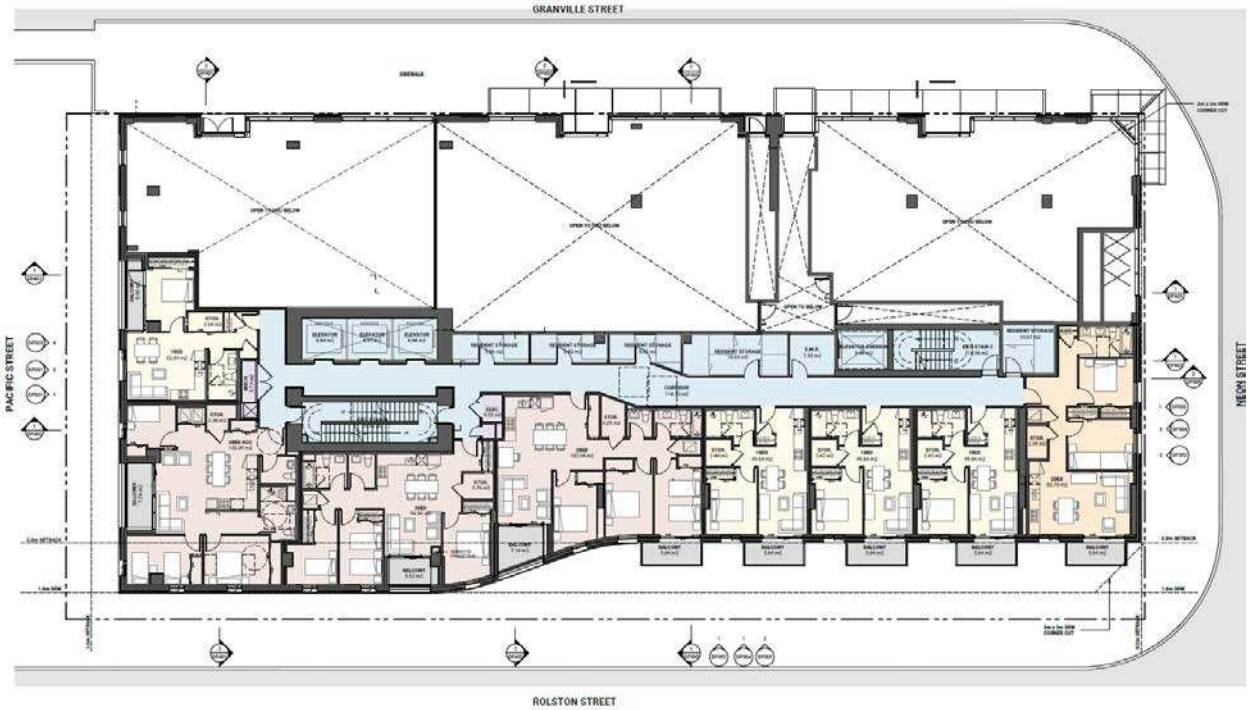


Level 2 Floor Plan

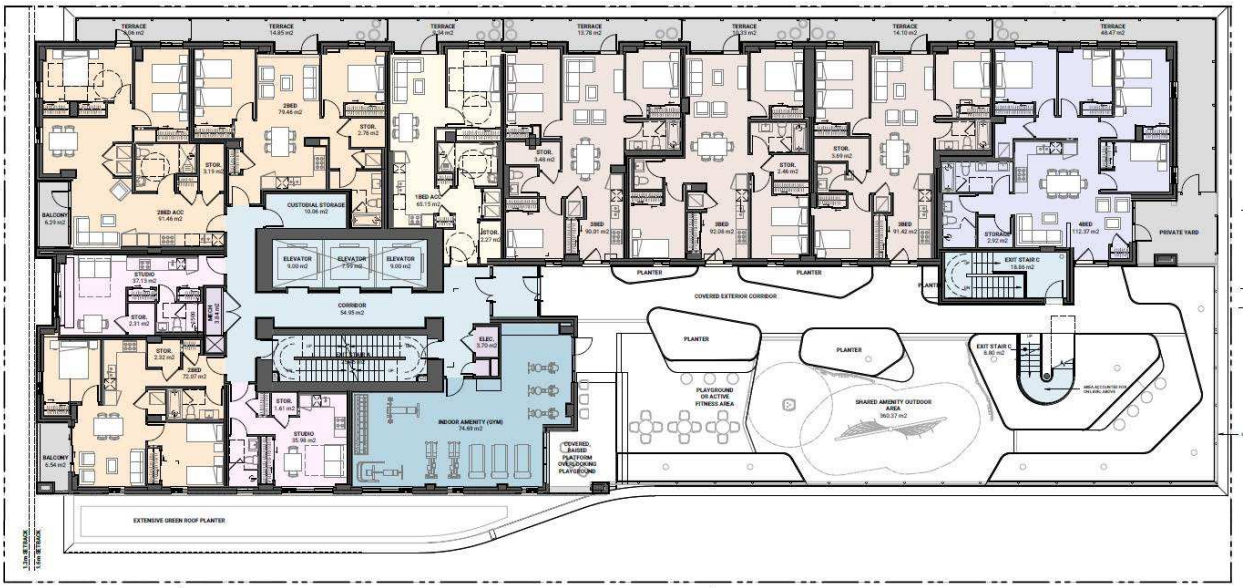


Level 3 Floor Plan

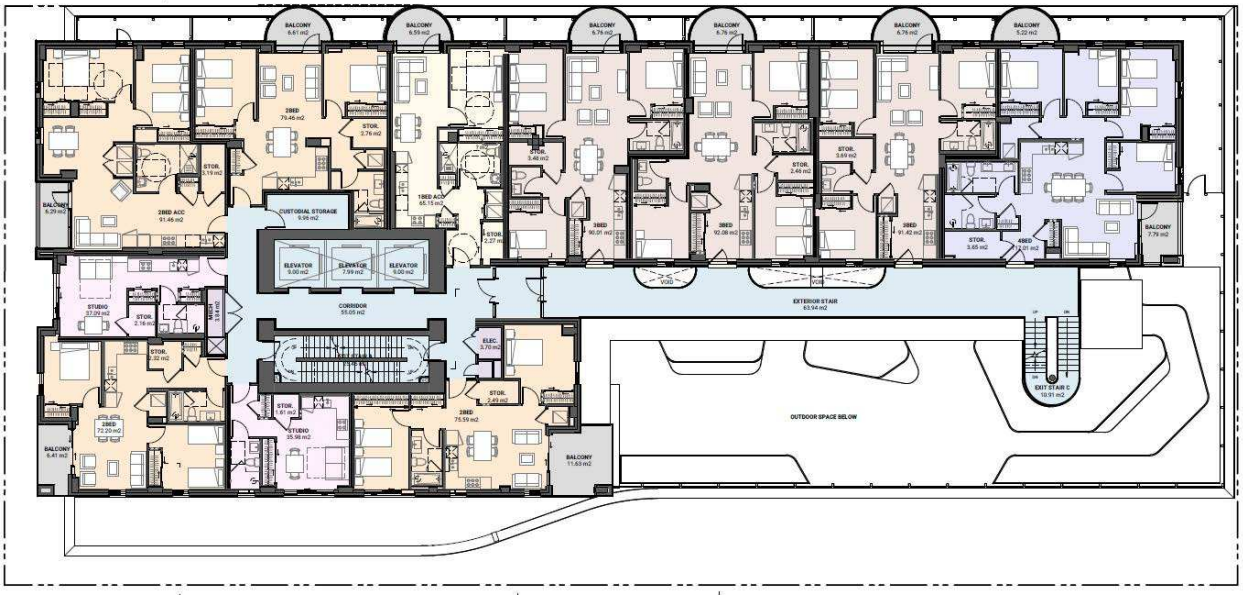
Level 4 Floor Plan



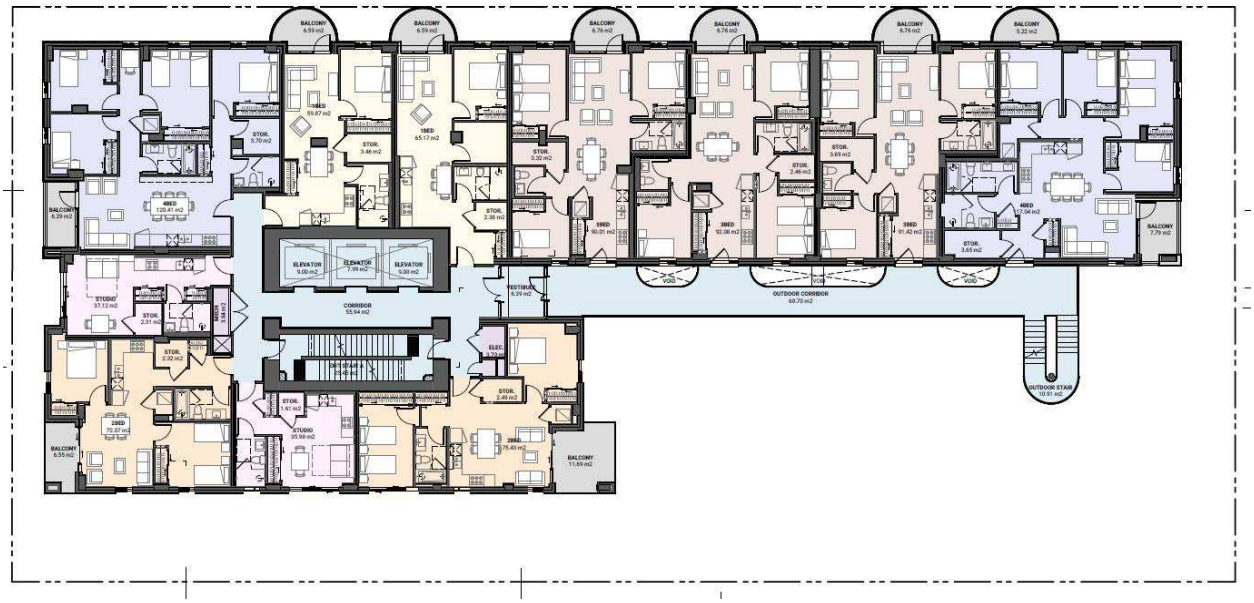
Level 5 Floor Plan



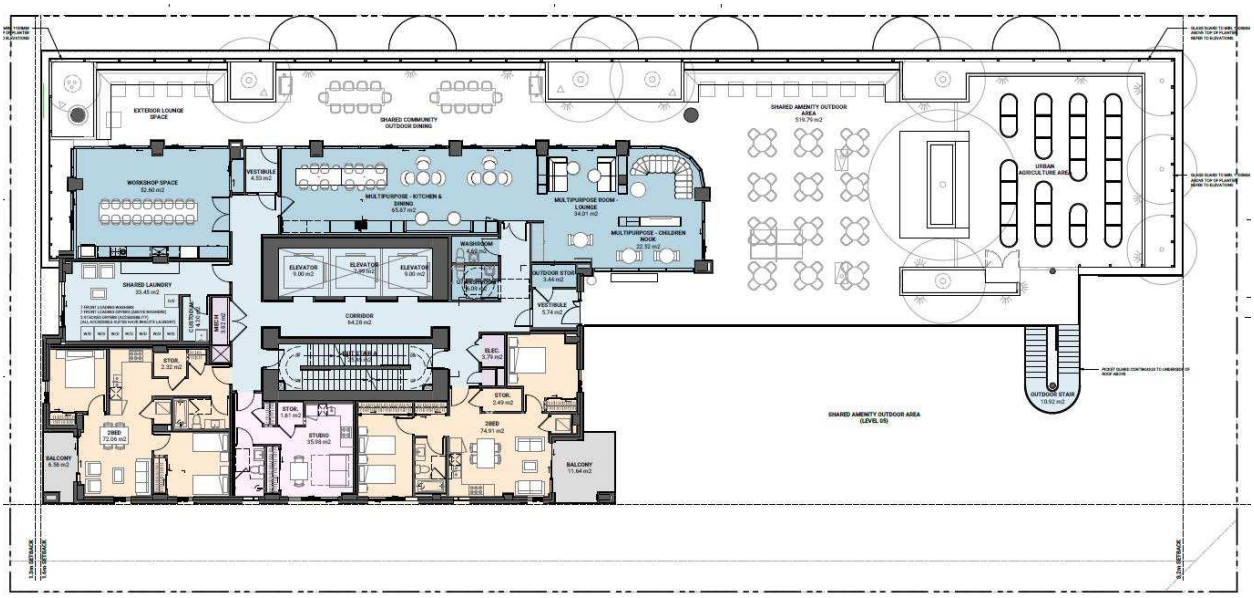
Level 6 Floor Plan



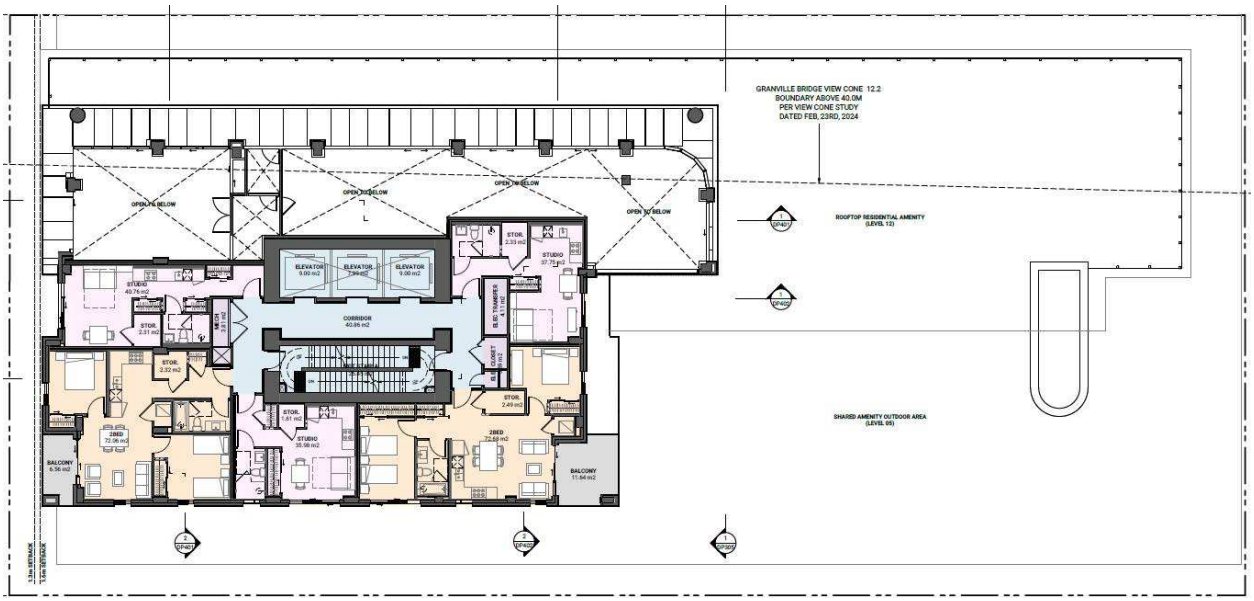
Levels 9 to 11 Floor Plan



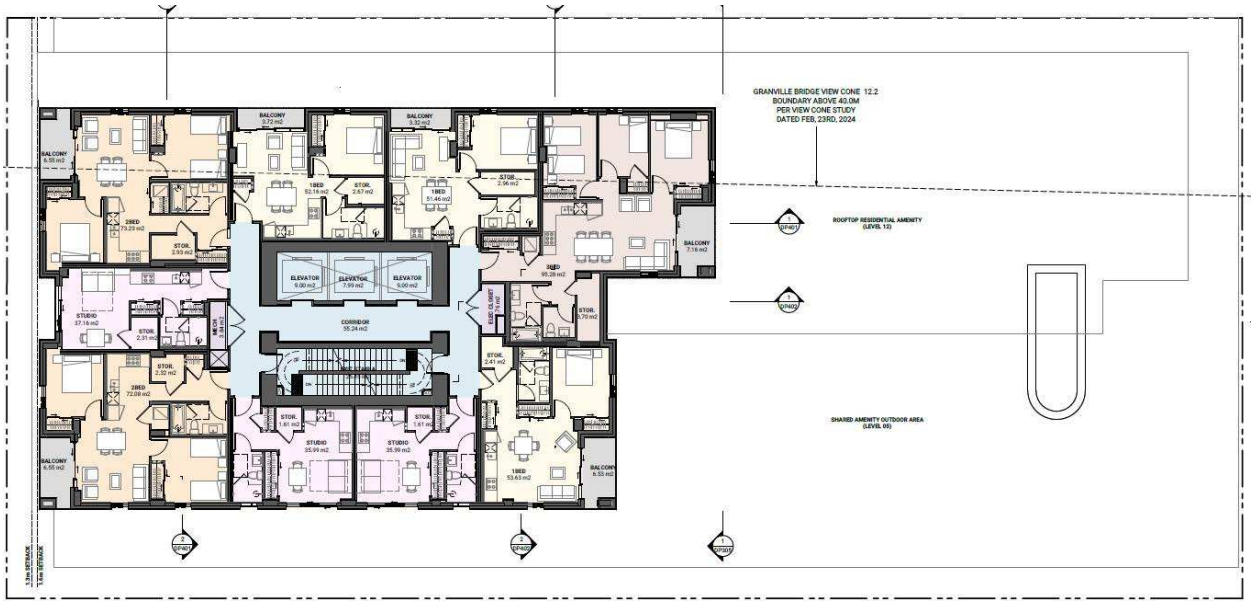
Level 12 Floor Plan



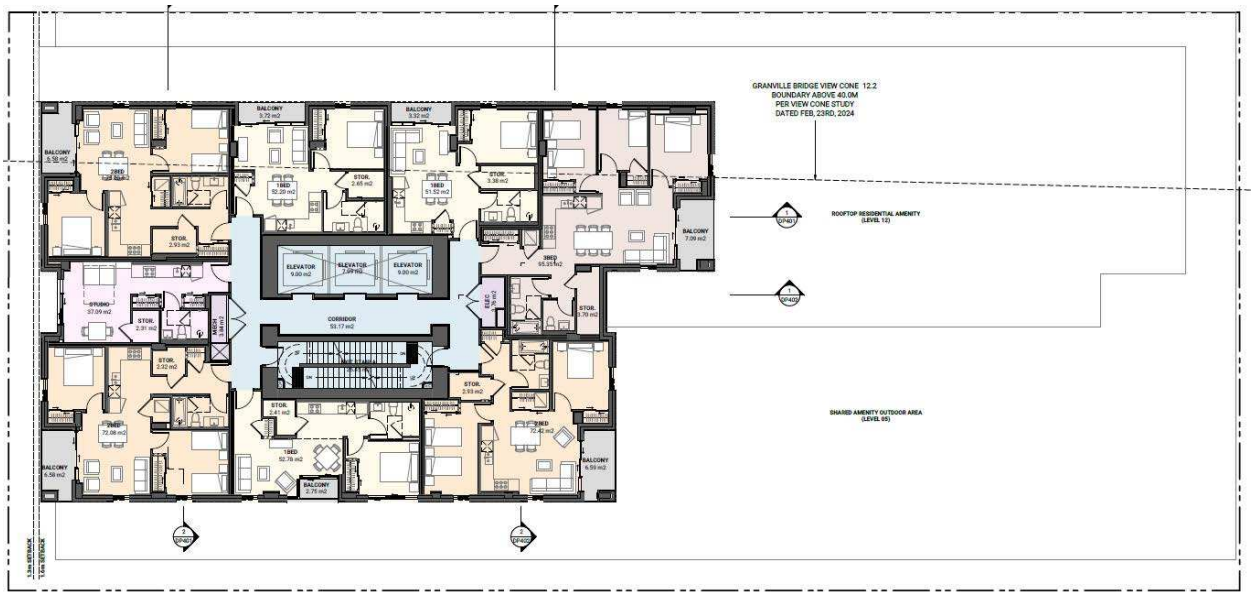
Level 13 Floor Plan



Levels 14 to 20 Floor Plan

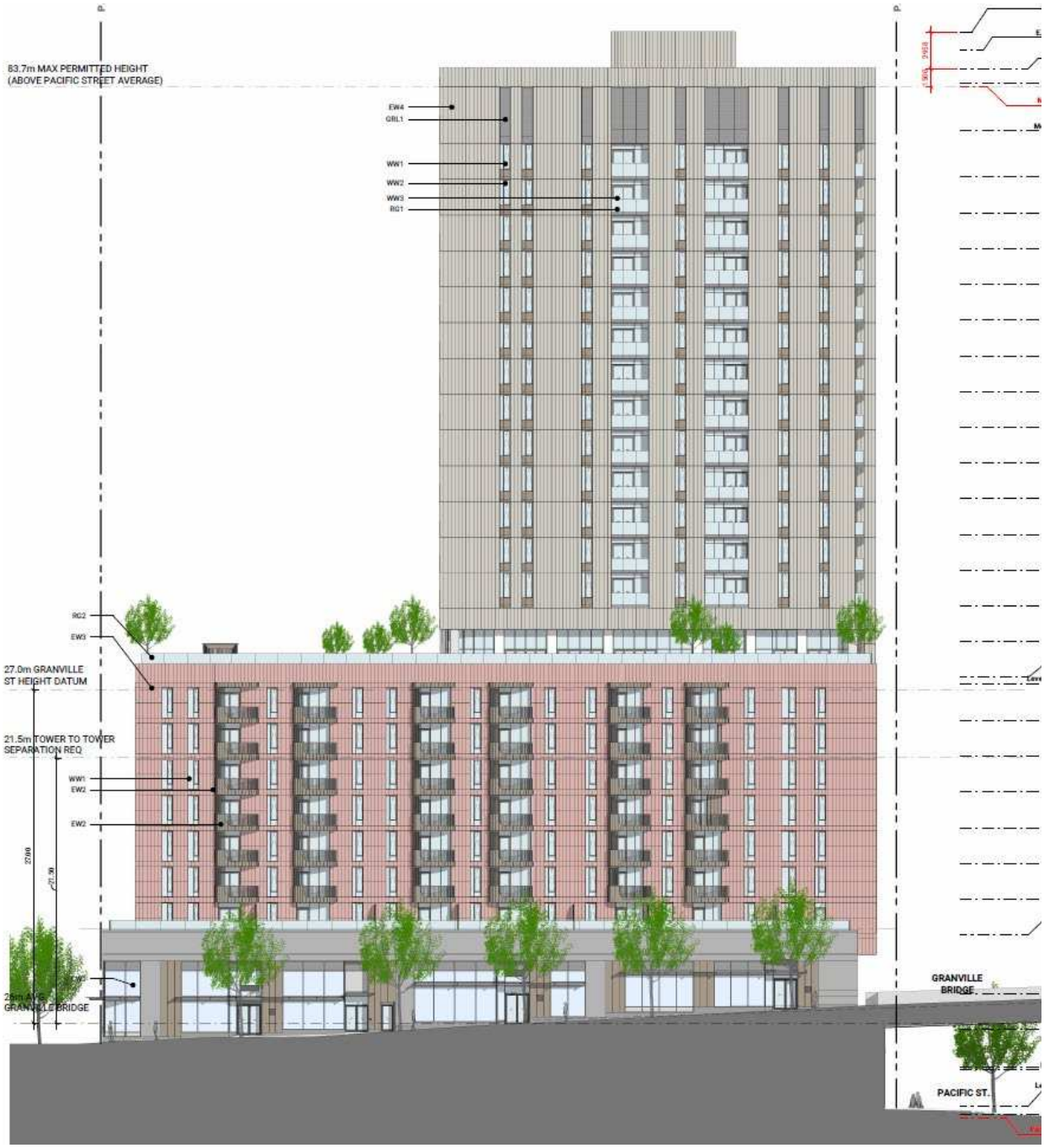


Levels 21-26 Floor Plan



North Elevation

West Elevation



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625-777 PACIFIC STREET AND 1390 GRANVILLE STREET (TEXT AMENDMENT IMPACTS 675 PACIFIC STREET AND 1395 ROLSTON STREET ONLY) PUBLIC CONSULTATION SUMMARY

1. List of Engagement Events, Notification, and Responses

	Date	Results
Events (City-led)		
Question and Answer Period (Original Submission)	February 19, 2025 – March 4, 2025	650 participants (aware)* • 195 informed • 54 engaged
Question and Answer Period (Resubmission)	Sept 10, 2025 – September 23, 2025	187 participants (aware)* • 86 informed • 38 engaged
Public Notification		
Postcard distribution – Notice of rezoning application and Question and Answer Period	February 18, 2025	10,594 notices mailed
Postcard distribution – Notice of revised rezoning application and Question and Answer Period	September 10, 2025	11,985 notices mailed
Public Responses (December 5, 2024 Submission)		
Online questions	February 19, 2025 – March 4, 2025	10 submittals
Online comment forms • Shape Your City platform	February 2025 – March 2024	56 submittals
Overall position • support • opposed • mixed	February 2025 – March 2024	56 submittals • 10 responses • 41 responses • 5 responses
Other input	February 2025 – March 2024	3 submittals
Public Responses (August 21, 2025 Submission)		
Online questions	Sept 10, 2025 – September 23, 2025	2 submittals
Online comment forms Shape Your City platform	September 2025 – October 2025	40 submittals
Overall position • support • opposed • mixed	September 2025 – October 2025	40 submittals • 1 responses • 33 responses • 6 responses

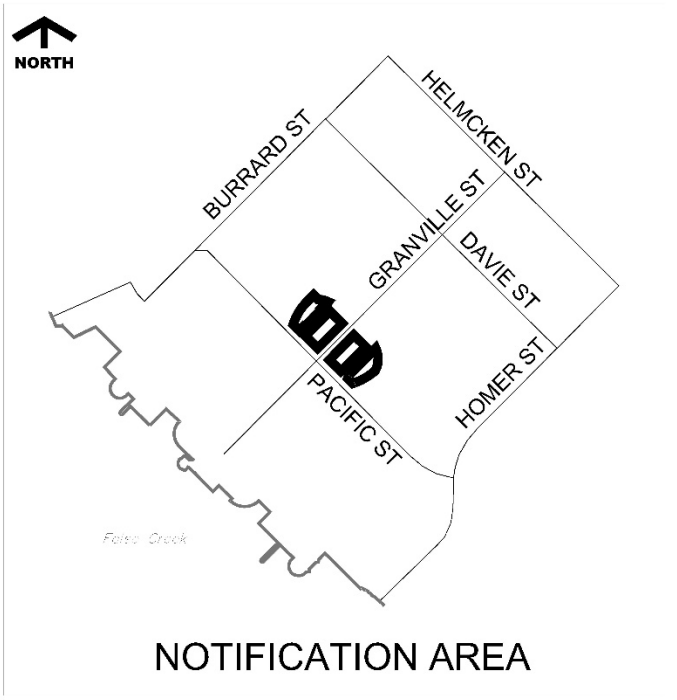
Other input	September 2025 – September 2025	9 submittals
Online Engagement – Shape Your City Vancouver		
Total participants during online engagement period	September2025 – September 2025	1590 participants (aware)* • 583 informed • 101 engaged

Note: All reported numbers above are approximate.

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

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

Map of Notification Area



2. Analysis of All Comments Received

Below is an analysis of all public feedback by topic.

Generally, comments of support fell within the following areas:

- **Social and Affordable Housing:** Emphasis on the urgent need for more social and affordable housing, in particular for families.

- **General Approval:** Support for the new development.

- **Support for Increase Density:** Support and acknowledgement for increase in density.

Generally, comments of concern fell within the following areas:

- **Childcare:** Concern for removal of the childcare facility, which is much needed in the city. Members of the public expressed a great lack of access to childcare in the downtown area.

- **Social Housing:** There is a heavy concentration of social housing in this area. There is a desire to diversify the locations more evenly across the city.

- **Safety:** The development may lead to safety concerns, including a rise in crime rates and an increase in substance abuse.

- **Concern for Density:** Too much density, will cause traffic congestion, and strain current transit infrastructure.

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

General comments of concern:

- Decrease in property value.
- Loss of natural spaces and calls for more green spaces.
- Distrust in the rezoning process.

Neutral comments/suggestions/recommendations:

- Consider spreading social housing locations out into other areas of Vancouver.
- Increase the size of the development.
- Would like to see below-market rentals and family housing instead of social housing.
- Questions about the lack of childcare in the area.

* * * * *

625-777 PACIFIC STREET AND 1390 GRANVILLE STREET
GRANVILLE LOOPS DESIGN GUIDELINES

Guidelines

Granville Loops CD-1 (887) Guidelines

Adopted by City Council on (date TBD)

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1 Application and Intent

These design guidelines provide direction for development permit applications in compliance with CD-1 (579) and build on the *Granville Loops Policy Plan*. They establish criteria for new development on four parcels created by the decommissioning of the access and egress ramps (the 'loops'), referred to as Sub-areas A, B, C, and D (Figure 4).

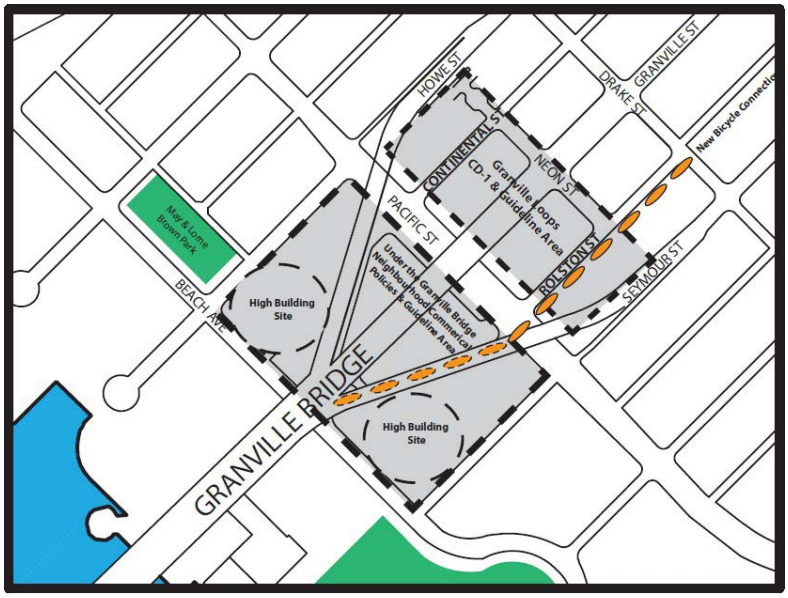
These design guidelines aim to cultivate a unique urban character for the Granville Loops area, ensuring exceptional liveability for residential developments and the surrounding community. They emphasize environmental and social sustainability, promote enhanced connectivity and mobility, and uphold high standards of design excellence. Additionally, the guidelines seek to create a vibrant public realm at this prominent gateway location in the city.

1.1 Existing and Evolving Conditions

The Granville Loops area, along with the region south of Pacific Street, serves as a key symbolic gateway to Granville Street's retail, commercial, and entertainment district. Two Higher Buildings, located on either side of the Granville Bridge, are the boldest markers of this urban gateway concept. These guidelines aim to enhance the area's emerging character while ensuring the new developments don't compete with the visual prominence of these landmark towers.

Development at the Higher Buildings sites is progressing, and improvements to the road network and public realm are underway. After decommissioning the loops, Continental and Rolston Streets will be extended from Neon Street to Pacific Street. A bike connection along Rolston Street, under the Seymour Street offramp, and through to Beach Avenue will support the future multimodal road network.

Figure 1 Urban context plan



In 2019, work began on multi-phase structural improvements to the Granville Bridge, including the replacement of the section between Pacific and Neon Streets. The timing of this replacement will align with the removal of the access and egress loops and the implementation of the new road network for the area.

The topography in the subject area slopes from north to south and is shaped by various bridge structures and grade changes. New development will need to account for these variations to ensure a seamless integration with the public realm.

1.2 New Streets and Development Sites

Each of the new road rights-of-way is intended to contribute to the character of the neighbourhood in distinct ways. Continental and Rolston Streets, for example, will generally have a quieter residential nature and development should be designed to contribute to their performance in this capacity. Developments along Granville Street are intended to promote pedestrian-oriented vitality and should be built to the new property line. The same interface is generally intended for Parcels B and C where developments are oriented to Pacific Street, with additional setbacks providing for an enhanced public realm.

In some locations, surface rights-of-way on development parcels may be utilized to allow for additional sidewalk space, below grade parking can be considered under these surface rights-of way especially where below grade parking would be seriously impacted. (See Section 05 - Public Realm Interface).

2 GUIDING PRINCIPLES

2.1 Mobility and Connections

2.1.1 Reconfigure the streets to allow better pedestrian and cyclist connections from downtown to False Creek by removing the barriers.

2.1.2 Construct a new ‘H’ street system that connects to the surrounding street grid system, transforming it from a highway form to an urban context.

2.2 Built Form and Character

2.2.1 Create a distinctive built form that creates an improved “valley gateway” to Granville Street, the historic high street of Vancouver and major entertainment district.

2.2.2 Ensure built form that recognizes the scale of the Granville Street corridor but is also compatible with the surrounding high-rise Downtown South area.

2.2.3 Prioritize the pedestrian experience by contributing active public realm interfaces, shaping attractive and welcoming urban spaces, and providing high-quality design elements on lower floors, especially at ground levels.

2.2.4 Carefully consider form and massing to create attractive near views, Form and massing should be carefully considered with respect to building articulation, attractive near view, and access to daylight on the public realm.

2.3 Public Realm

2.3.1 Recognize and celebrate the diverse culture and historic high street character of Granville Street through high-quality public realm design.

2.3.2 The diverse combination of uses and forms of development inherent on Granville Street provides opportunities to create unique and varied places.

2.3.3 Creation of opportunities for public engagement in a variety of distinct places is highly encouraged. Provide meaningful access to open spaces and nature in the urban context.

2.3.4 Design new public realm improvements, contributing to the network of open spaces in the neighbourhood.

2.3.5 Create a clear and legible public realm that is supportive of a highly walkable community and reinforces a strong sense of place.

2.4 Sustainable Design

2.4.1 Building materials, systems and construction methods should be considered to conserve energy and reduce long-term operating costs. Explore opportunities to use low-carbon renewable energy.

2.4.2 Design and construct new buildings and streets for resiliency and adaptation to climate change impacts, including increased rainfall and higher temperatures.

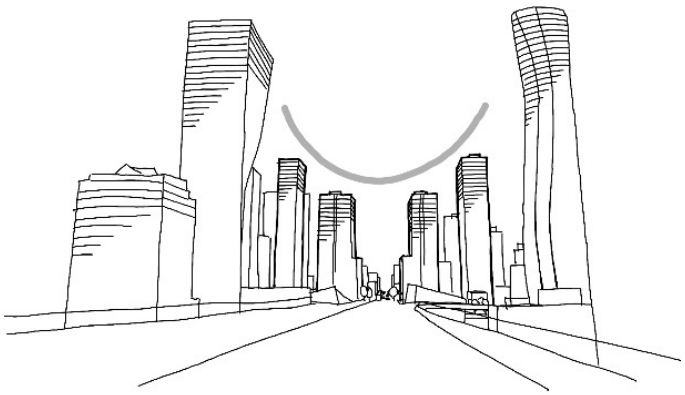
2.4.3 Design and construct new buildings to the appropriate standards in preparation for disasters, including earthquakes, flooding and fire.

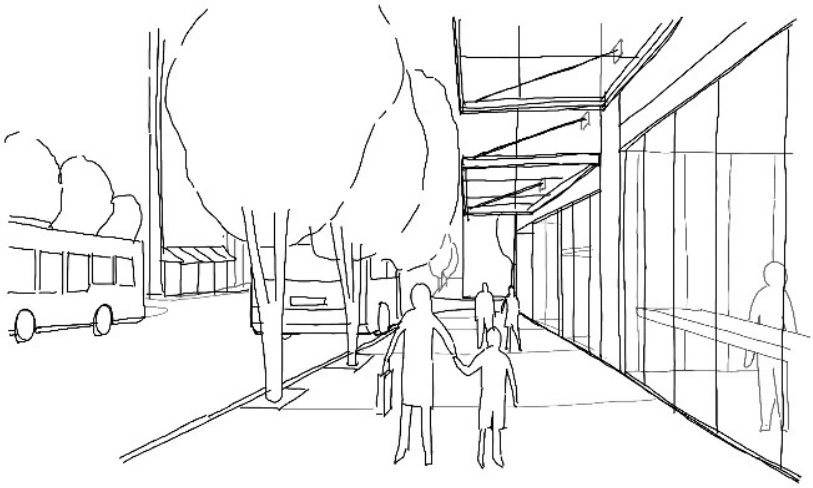
2.4.4 Rezoning applications must demonstrate a high degree of sustainability in design and construction to meet or exceed the Green Buildings Policy for Rezonings.

3 URBAN DESIGN PRINCIPLES

3.1 Overall Massing

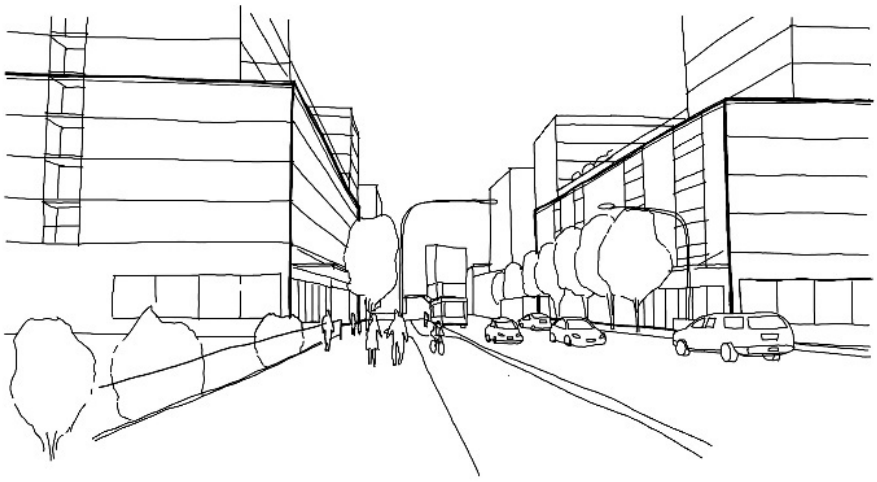
3.1.1 The overall massing should be formed to create a “valley gateway”. Lower building massing is located along Granville Street, with taller towers on the Howe and Seymour sites, relating to the heights allowed for adjacent Downtown South high-rises.





3.2 Street Wall

3.2.1 Design consistent street walls that define and enclose the public realm. Limit street wall height to 6 storeys to reinforce a sense of human scale and protect solar access along Granville Street. Towers should be set back from the street.

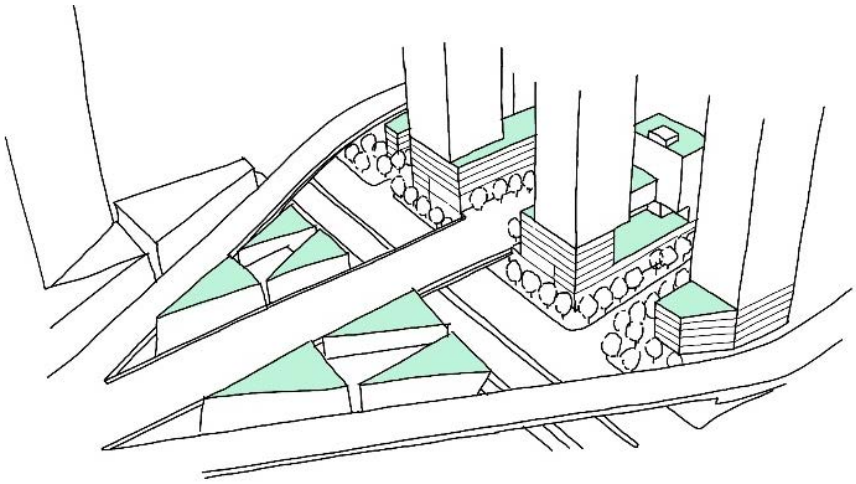


3.3 Active Uses at Grade

3.3.1 Active commercial uses (non-residential) are required at grade fronting onto Granville Street and wrapping the corners along Neon Street and Pacific Street. Improve pedestrian experience by creating recessed outdoor spaces at the corners, allowing retail activity to spill out, and activating the street experience.

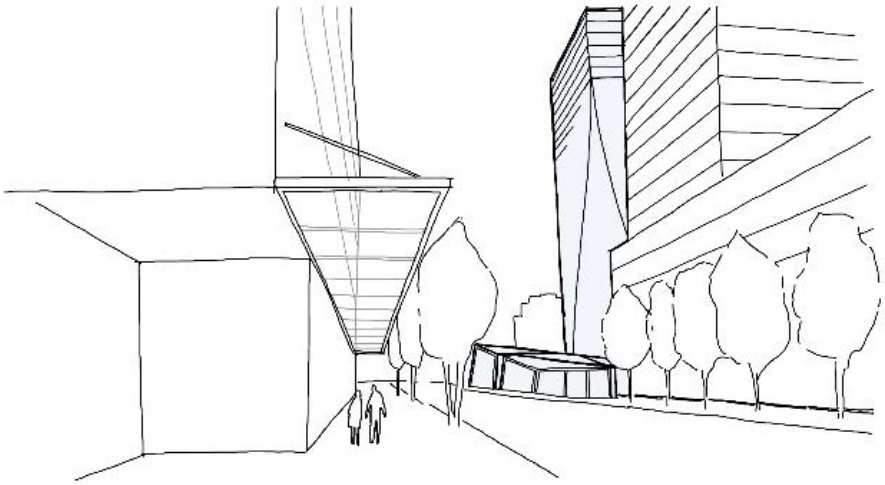
3.4 Podium

3.4.1 The role of the podium is to define the street edges and to respond to the elevated street structure. Consider relating to the design elements of the adjacent development at the south of Pacific Street.



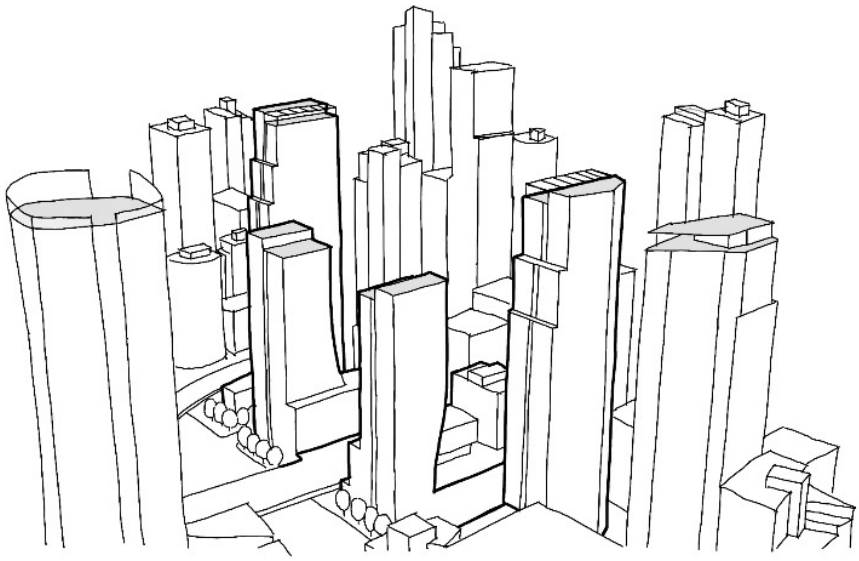
3.5 Framing Near Views

3.5.1 New development should be designed for attractive near views for existing adjacent development. Careful consideration should be given to frame the view of the recent development to the south.



3.6 Roof Expression

3.6.1 Upper levels and roof expression should be carefully designed to present a varied and unique skyline. Elevator and stair penthouses, mechanical rooms, equipment, and other appurtenances should appear integral with the overall architectural expression of the buildings. Green roofs must be incorporated on lower levels and, where possible, on higher levels.



4 BUILT FORM

4.1 Building Setbacks

4.2.1 Buildings in Sub-area A should be set back as follows:

a. Minimum 2.5m at Continental Street, except that balconies at a height greater than 18m above grade may be permitted to encroach into this setback up to a maximum of 1.0m to enhance building articulation;

b. Minimum 7.5m at Howe Street;

c. Minimum 3.0m from the north property line; and

d. No setback should be provided from Pacific Street.

4.2.2 Buildings in Sub-area B should be set back as follows:

a. Minimum 3.0m at Continental Street;

b. Minimum 0.2m at Neon Street; and

c. Minimum 1.6m at Pacific Street, except that balconies at a height greater than 18m may be permitted to encroach into this setback up to a maximum of 0.3m to enhance building articulation.

4.2.3 Buildings in Sub-area C should be set back as follows:

a. Minimum 3.0m at Rolston Street;

b. Minimum 0.2m at Neon Street; and

c. Minimum 1.6m at Pacific Street, except that balconies at a height greater than 18m may be permitted to encroach into this setback up to a maximum of 0.3m to enhance building articulation.

4.2.4 Buildings in Sub-area D should be set back as follows:

a. Minimum 0.9m at Rolston Street;

b. Minimum 7.5m at Seymour Street; and

c. Minimum 1.6m at Pacific Street.

4.2.5 Ground-oriented residential units should be set back a minimum of 3.2 m from a surface right-of-way.

4.2.6 Additional setbacks may be required for bridge maintenance at the discretion of Engineering Services.

4.2 Building Heights and Massing

4.2.1 Buildings should be designed to reinforce the urban “valley gateway”, with lower massing along Granville Street and taller forms at the Howe and Seymour Street edges as shown in Figure 4.

3 The building heights shown in Figure 4 are measured as follows:

a. Sub-areas A and D: From street elevations on Continental or Rolston Streets

b. Sub-areas B and C: From street/bridge deck elevations.

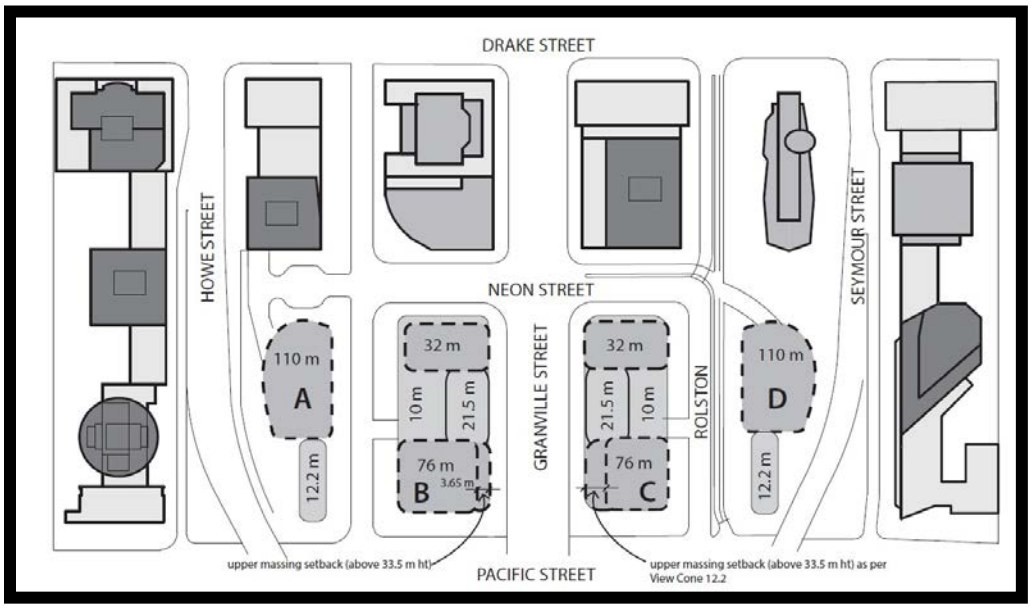
4.2.2 Buildings should be designed to comply with all Council-approved protected public views.

4.2.3 Towers should be set back from Granville Street to contribute to a legible street wall, as follows:

a. Sub-area B: 3.65m above a height of 33.5m measured from the Granville Street bridge deck

b. Sub-area C: as required to comply with Council-approved protected public view 12 (Granville Bridge) or 3.65m above a height of 33.5m measured from the Granville Street bridge deck.

Figure 2 Building heights



4.3 Tower Separation and Floor Plates

4.3.1 Towers should be designed to appear as tall and narrow building forms, with maximum average floor plates of between 604 sq. m and 670 sq. m.

4.3.2 Parts of a building higher than 21m measured from grade should be separated from adjacent existing and future towers as follows:

a. Residential to Residential: 24m (face to face)

b. Residential to Hotel: 24m (face to face)

c. Residential to Commercial: 18m (face to face)

5 PUBLIC REALM INTERFACE

The programming and design of a building's podium levels are fundamental in shaping the character, activity, and sense of safety within the pedestrian realm. These spaces directly influence how individuals engage with their surroundings, affecting the vibrancy, accessibility, and comfort of the area. By prioritizing the pedestrian experience at street level, thoughtfully designed ground floors help to cultivate a dynamic and cohesive urban space, fostering a sense of community and security within the public realm.

5.1 Ground Level Expression

5.1.1 Podium levels should be carefully detailed and of a high quality to create a better experience for pedestrians and contribute to a human-scaled urban environment. This may be achieved by:

a. Adopting tripartite façade principles with intentional material contrasts, defined cornice lines and large windows to create visual interest.

b. Specifying visually robust and inherently high-quality materials, such as masonry and natural stone, on façades that interface directly with the street at ground level.

c. Enhancing the pedestrian experience at night by highlighting major architectural components with architectural lighting.

5.1.2 Floor slabs of at-grade uses, except for individual ground oriented residential units, should be stepped to align with the adjacent sidewalk.

5.1.3 Entries should be at the elevation of the street and, where necessary, stairs should be located within the building envelope.

5.1.4 The architecture of façades facing Pacific Street should be designed to contribute to the 'Great Street' concept as adopted by Council in 2005.

5.2 Ground Level Commercial Uses

5.2.1 Granville, Neon and Pacific Streets should be fronted with commercial and service uses at ground level that generate pedestrian activity.

5.2.2 Commercial spaces should have a minimum floor-to-ceiling height of 4.6m. A ceiling height of 5.5m or greater is encouraged.

5.2.3 Commercial frontages should feature large areas of clear glazing. It is recommended that a minimum 80% of a commercial frontage, not including columns or window upstands, be either clear glazing or an entrance.

5.2.4 Interior spaces should be designed to allow for display of products or should allow for people to view activating programming, such as waiting areas, check in desks and maker spaces. Offices or other functional spaces that require privacy screening should not be located at street-facing frontages.

5.3 Ground Level Residential Uses

5.3.1 At-grade residential units, entrance lobbies and common outdoor amenity areas should be oriented to the public realm to foster a sense of activity and safety appropriate for an urban residential street.

5.3.2 Individual units, their entries and private outdoor spaces should be designed to maximize their functionality and privacy without impacting the performance of the public realm. This may be achieved by:

a. Locating private outdoor space and entries at an elevation of between 0.4m to 1.0m higher than the adjacent sidewalk.

b. Using high-quality fencing or masonry parapets with a maximum height of 1.0m.

c. Integrating layered planting or hedges.

5.4 Weather Protection

5.4.1 Continuous weather protection should be provided along ground floor commercial frontages.

5.4.2 Weather protection should be provided for common entrances and individual residential entrances.

5.4.3 Canopies should be mounted at a height of between 2.7m and 4.9m, with a depth-to-height ratio of approximately 7:10 to ensure effective protection from driving rain.

5.4.4 Weather protection elements should be high-quality and integrated with the overall design of the development.

5.5 Lighting and Signage

5.5.1 Lighting and signage should be contribute to site legibility, security and character.

5.5.2 Lighting should be provided to draw attention to and enhance key outdoor spaces at all hours and should serve both a utilitarian purpose but also contribute to the overall expression of such spaces.

5.5.3 Lighting should also be used to reinforce or add another layer of character and visual interest to buildings throughout the site.

5.5.4 Signage should augment legible site and building designs.

5.5.5 Signage interventions should appear integral to the architectural concept of the development.

5.5.6 Signage should be of high quality, durable materials and should be easily maintained when needed.

5.5.7 Signage must comply with the provisions of the City of Vancouver's Sign By-law (11879).

5.6 Public Art

Public art should be considered based on the following process and objectives:

5.6.1 Consideration for 24/7 access and use of the site.

5.6.2 Opportunities for rotating installations and diversity of scale and material.

5.6.3 Opportunities for art to be embedded in public spaces and infrastructure.

5.6.4 Consider opportunities to create diversity throughout the site and in unexpected places.

6 OVERALL ARCHITECTURAL EXPRESSION

Every aspect of a development, from landscaping to the design of upper levels, should contribute thoughtfully and cohesively to the urban fabric of downtown Vancouver. As highlighted in Section 5 – Public Realm Interface, the design of podium levels is essential in shaping the streetscape, while the treatment of the top floors of a tower plays a key role in defining the city's skyline, both requiring careful consideration. Overall, buildings should embody a unified architectural vision that is distinctive yet complementary to surrounding developments, helping to create a unique identity for the Granville Loops neighbourhood.

6.1 Building Character

6.1.1 Individual buildings should be designed to complement each other, while maintaining distinct identities.

6.1.2 Particular attention should be given to high-quality treatments and legible architectural concepts at the following locations:

a. At podium levels fronting the public realm to support a visually appealing pedestrian realm.

b. At upper tower levels to contribute to a varied and unique urban skyline.

6.2 Roof Expression

6.2.1 The uppermost levels of a tower should be designed as distinguishable parts of the city's downtown skyline.

6.2.2 Elevator and stair penthouses, mechanical rooms and other appurtenances should appear integral with a building's overall architectural expression.

6.2.3 Green roofs should be incorporated at lower roof levels and are strongly encouraged at upper levels.

6.3 Projections for Building Performance and Articulation

6.3.1 Projections into a required setback, such as solar shading devices or elements providing weather protection, may be permitted to a maximum of approximately 0.6m.

6.4 Materiality

6.4.1 Material palettes should be high quality and should reinforce a sense of permanence. The following are suggested material palettes for consideration:

a. Simple structures in wood, concrete or steel

b. Architectural concrete or stone walls, stairs and platforms

c. Wood or woodgrain panels, screens and louvers

d. Contoured, tessellated or perforated metal panels

e. Wood and metal railings.

7 BUILDING AND SITE SERVICES

7.1 Parking, Loading and Access

7.1.1 Parking and loading areas should be located and designed to support, rather than detract from, the pedestrian-friendly character of the public realm.

7.1.2 Parking should be located underground where possible. In cases where the slope of a site results in parking structures above grade, parking should be wrapped with active uses facing the public realm.

7.1.3 At-grade parking and loading areas should be minimized.

7.1.4 Parking entries and loading areas should be located and designed to reduce their impact to the adjacent open spaces, sidewalks and neighbouring buildings.

7.1.5 Parking access ramps should be located wholly within a building envelope.

7.1.6 Loading areas and parking access should be screened by landscaping or architectural treatments.

7.2 Bike Storage and End-of-Trip Facilities

7.2.1 Bicycle routes, access to bicycle storage parking and end-of-trip amenities should be located and designed to encourage cycling as an alternative to driving.

7.3 Garbage and Recycling Facilities

7.3.1 Garbage and recycling facilities must be fully enclosed within the building envelope and screened from view from the public realm.

7.3.2 If needed, garbage and recycling bin staging areas should be clearly delineated without detracting from the design of a site or the public realm.

8 ENVIRONMENTAL CONSIDERATIONS

8.1 Green Infrastructure and Integrated Rainwater Management

8.1.1 A comprehensive rainwater management plan should be integrated with the site, grading and landscape plans to ensure coordinated stormwater control, treatment and retention strategies.

8.1.2 Stormwater management plans that are intended to be implemented in phases should include area plans that clearly delineate drainage catchments and identify appropriately scaled green infrastructure solutions for each phase.

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625-777 PACIFIC STREET AND 1390 GRANVILLE STREET (TEXT AMENDMENT IMPACTS 675 PACIFIC STREET AND 1395 ROLSTON STREET ONLY) PUBLIC BENEFITS SUMMARY

Project Summary:

To amend Sub-area C of CD-1 (887) to remove the minimum floor area requirement for the childcare use, increase the floor area for social housing by 3,565 sq. m (38,373 sq. ft.) to reach 19,940 sq. m (214,630 sq. ft.) in total and to increase the building height by 1.5 m (5 ft.).

Public Benefit Summary:

The project would generate 212 units of social housing (34 additional units) and a DCL contribution.

	Current Zoning	Proposed Zoning
Zoning District	CD-1	CD-1
Buildable Floor Area	16,940 sq. m	19,940 sq. m
Land Use	Mixed-Use	Mixed-Use

Summary of development contributions expected under proposed zoning

City-wide DCL[1,2]	$246,315
Utilities DCL[1,2]	$77,175
TOTAL	$323,490

Other benefits (non-quantified):
An expansion of social housing units from 178 to 212 social housing units (34-unit increase) which will be secured for social housing use for the longer of 60 years or the life of the building.

[1] Based on by-laws in effect as of September 30, 2025. 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] Under provisions of the Vancouver Charter and the City-wide DCL and Utilities DCL By-laws, social housing that meets the applicable definitions is exempt from DCLs. Based on by-laws and rates in effect as of September 30, 2025, the proposed 19,023 sq. m of residential floor area would qualify for an exemption valued at $8,311,529.

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625-777 PACIFIC STREET AND 1390 GRANVILLE STREET (TEXT AMENDMENT IMPACTS 675 PACIFIC STREET AND 1395 ROLSTON STREET ONLY) APPLICANT, PROPERTY, AND DEVELOPMENT PROPOSAL INFORMATION

Property Information

Address	Property Identifier (PID)	Legal Description
675 PACIFIC STREET AND 1395 ROLSTON STREET	032-415-770	Lot C Block 113 District Lot 541 Group 1 New Westminster District Plan EPP131478

Applicant Information

Architect	Diamond Schmitt Architects
Registered Owner	City of Vancouver

Development Statistics

	Permitted Under Existing Zoning	Proposed
Zoning	CD-1 (887)	CD-1 (887)
Site Area	1,957 sq. m (21,065 sq. ft.)	1,957 sq. m (21,065 sq. ft.)
Land Use	Mixed use	Mixed use
Total Floor Area (All Uses)	16,940 sq. m (182,340.6 sq. ft.)	19,940 sq. m (214,630 sq. ft.)
Total Floor Area (Dwelling Uses)	15,458 sq. m (166,388.5 sq. ft.)	19,023 sq. m (204,769 sq. ft.)
Maximum Height	83.7 m (274.6 ft.)	85.2 m (279.5 ft.)
Unit Mix	35 Studio 53 One-Bedroom 55 Two-Bedroom 35 Three-bedroom **178 Total Units**	46 Studio 55 One-Bedroom 60 Two-Bedroom 40 Three-bedroom 11 Four-Bedroom **212 Total Units**

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