CITY OF VANCOUVER

REFERRAL REPORT

Report Date: June 30, 2026
Contact: Nick Danford
Contact No.: 604.871.6121
RTS No.: 19741
VanRIMS No.: 08-2000-20
Meeting Date: July 14, 2026

TO: Vancouver City Council

FROM: General Manager of Planning, Urban Design and Sustainability

SUBJECT: Vancouver ODP Amendment: (i) 500 Dunsmuir Street, 619-655 Richards Street, 501-565 West Georgia Street and (ii) 388 Abbott Street and CD-1 Rezoning: (i) 500 Dunsmuir Street, 619-655 Richards Street, 501-595 West Georgia Street and 620-698 Seymour Street and (ii) 388 Abbott Street

Recommendation to Refer

THAT the *Vancouver Official Development Plan* amendment, rezoning applications and plans, and the amendment to the Heritage By-law and the heritage designation by-law 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 *Vancouver Official Development Plan* amendment, zoning, and amendment to the Heritage By-law and heritage designation by-law, in accordance with the recommendations set out below, for consideration at the Public Hearing.

Recommendations for Public Hearing

A. THAT the application by Henriquez Architecture:

(i) on behalf of:

- 500 Dunsmuir Property Ltd., the registered owners of 619 Richards Street and 500 Dunsmuir Street [*Lots 35 to 40 Block 44 District Lot 541 Plan 210; PIDs 003-023-923; 003-023-931; 015-471-594; 015-471-608; 015-471-616; and 015-471-624, respectively*];

- Parkwell Parkade Corporation, the registered owners of 623-655 Richards Street [*Lots 24 to 34 Block 44 District Lot 541 Plan 210; PIDs 003-023-974; 003-023-982; 003-024-008; 003-024-016; 003-024-041;*

003-023-826; 003-023-842; 003-023-877; 003-023-893; 003-023-907; and 003-023-915; respectively];

- Holborn Real Estate Ltd., the registered owners of 501-525 West Georgia Street [*PID 010-964-061; Lot A Block 44 District Lot 541 Plan 6134*]; and

- 555 West Georgia Development Ltd., the registered owners of 535-565 West Georgia Street [*PID 010-964-118; Lot B Block 44 District Lot 541 Plan 6134*];

to amend the Generalized Land Use designation in the *Vancouver Official Development Plan* of the lands and adjacent laneway from Business District to Mixed-Use High-Rise 2, be approved in principle; and

(ii) on behalf of W East Holdings Limited Inc., the registered owners of the lands at 388 Abbott Street [PID: 030-838-339; Lot 1 Block 3 Old Granville Townsite Group 1 New Westminster District Plan EPP84704] to amend the Generalized Land Use designation in the Vancouver Official Development Plan of the lands from Mixed-Use Mid-Rise to Mixed-Use High-Rise 1, be approved in principle; and

FURTHER THAT the draft *Vancouver Official Development Plan* amendment by-law, prepared for Public Hearing in accordance with Appendix A, be approved in principle.

B. THAT subject to approval of Recommendation A:

(i) The application by Henriquez Architecture on behalf of:

- 500 Dunsmuir Property Ltd., the registered owners of 619 Richards Street and 500 Dunsmuir Street [*Lots 35 to 40 Block 44 District Lot 541 Plan 210; PIDs 003-023-923; 003-023-931; 015-471-594; 015-471-608; 015-471-616; and 015-471-624, respectively*];

- Parkwell Parkade Corporation, the registered owners of 623-655 Richards, 623-698 Seymour Street and 575-595 West Georgia Street [Lots 7 to 20 and Lots 24 to 34 Block 44 District Lot 541 Plan 210; PIDs 003-023-516; 003-023-524; 003-023-541; 003-023-567; 003-023-583; 003-023-605; 003-023-613; 003-023-621; 003-023-648; 003-023-656; 003-023-672; 003-023-681; 003-023-761; 003-023-796; 003-023-974; 003-023-982; 003-024-008; 003-024-016; 003-024-041; 003-023-826; 003-023-842; 003-023-877; 003-023-893; 003-023-907; and 003-023-915; respectively];

- Holborn Real Estate Ltd., the registered owners of 501-525 West Georgia Street [*PID 010-964-061; Lot A Block 44 District Lot 541 Plan 6134*]; and

- 555 West Georgia Development Ltd., the registered owners of 535-565 West Georgia Street [*PID 010-964-118; Lot B Block 44 District Lot 541 Plan 6134*];
- 620 Seymour Property Ltd., the registered owners of 620-626 Seymour Street [Lots 4 to 6 Block 44 District Lot 541 Plan 210; PIDs 013-736-914; 013-736-931; 003-023-494; respectively];

to rezone the lands from DD (Downtown District) to CD-1 (Comprehensive Development) District to allow for a maximum floor area of 281,000 sq. m (3,024,659 sq. ft.) and a maximum building height of 315 m (1,034 ft.), to permit the development of a 68-storey hotel/commercial building, 79-storey and 68-storey residential buildings containing 1,546 residential units with commercial space on the ground floor;

(ii) The application by Henriquez Architecture on behalf of W East Holdings Limited Inc., the registered owners of the lands at 388 Abbott Street [*PID: 030-838-339, Lot 1 Block 3 Old Granville Townsite Group 1 New Westminster District Plan EPP84704*] to rezone the lands from CD-1(732) to a new CD-1 (Comprehensive Development) District to permit the development of a 25-storey residential building plus rooftop amenity, containing 237 social housing units, childcare facility with commercial and/or cultural space on the ground floor with a maximum floor space ratio of 16.2 and height of 85 m (279 ft.);

FURTHER THAT the draft CD-1 By-laws, prepared in accordance with Appendix B, be approved in principle as one application together for both non-contiguous sites;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by Henriquez Architecture received June 11, 2025, with addendum drawings for 500 Dunsmuir Street, 619-655 Richards Street, 501-595 West Georgia Street and 620-698 Seymour Street, received April 2, 2026, and for 388 Abbott Street, received April 30, 2026;

FURTHER THAT the above approvals be subject to the Conditions of Approval contained in Appendix C1 and C2;

FURTHER THAT the *Vancouver Official Development Plan* amendment by-law only be brought forward for enactment if the conditions in Appendix C1 and C2 for the enactment of the CD-1 By-laws are satisfied;

AND FURTHER THAT the Director of Legal Services be instructed to bring forward both draft CD-1 By-laws for enactment on the same day under one omnibus By-law that will enact both CD-1 By-laws at the same time, following the enactment of the *Vancouver Official Development Plan* amendment by-law.

C. THAT if the application in Recommendation A is referred to a Public Hearing, Council consider and approve at the same Public Hearing a Single Room Accommodation (SRA) demolition permit for the demolition of 167 SRA designated rooms at 500 Dunsmuir Street, subject to:

(i) enactment of the proposed CD-1 By-law; and

(ii) issuance of the associated development permit; and

(iii) the owner entering into a Housing Agreement over 61-95 West Hastings Street (388 Abbott Street) in accordance with the conditions of enactment.

FURTHER THAT if the Council approves, in principle, the rezoning proposed in Recommendation B and the Housing Agreement described in Part 2 of Appendix C1, and approves the Single Room Accommodation (SRA) demolition permit in Recommendation C, that 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 Arts, Culture and Community Services and General Manager of Planning, Urban Design and Sustainability.

D. THAT subject to approval in principle of the *Vancouver Official Development Plan* amendment, rezoning and the Housing Agreement described in Part 2 of Appendix C1 and C2, 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.

E. THAT subject to the approval of the new CD-1 By-law, CD-1 (732) 61-95 West Hastings Street (388 Abbott Street) By-law No. 12497 be repealed, generally as set out in Appendix D.

F. THAT subject to approval of the CD-1 By-laws, the removal of the heritage designation of the entire Randall Building ("heritage building") at 535-565 West Georgia Street [*Lot B Block 44 District Lot 541 Plan 6134; PID 010-964-118*], be approved and the heritage designation of the Georgia Street façade of the heritage building as protected heritage property, be approved in principle;

FURTHER THAT the Director of Legal Services be instructed to prepare and bring forward both the amendment to the Heritage By-law and the Heritage Designation By-law, generally as set out in Appendix D, prior to enactment of the CD-1 By-law.

G. THAT subject to approval of the CD-1 By-laws, the application to amend the Sign By-law to establish regulations for the CD-1, generally as set out in Appendix D, be approved;

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

H. THAT subject to approval of the CD-1 By-laws, the Noise Control By-law be amended to include this CD-1, generally set out in Appendix D;

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-laws.

I. THAT Recommendations A to H be adopted on the following conditions:

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

(ii) THAT any approval that may be granted shall not obligate the City to enact a by-law to amend the *Vancouver Official Development Plan* or rezone 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.

ALTERNATIVE RECOMMENDATION

Should Council consider it appropriate to refer the proposed Vancouver ODP Amendments and rezoning applications back to staff following the Public Hearing, notwithstanding the recommendation above, the General Manager of Planning, Urban Design and Sustainability submits the following alternative recommendation for Council consideration.

J. THAT the application by Henriquez Architecture:

(i) on behalf of:

- 500 Dunsmuir Property Ltd., the registered owners of 619 Richards Street and 500 Dunsmuir Street [*Lots 35 to 40 Block 44 District Lot 541 Plan 210; PIDs 003-023-923; 003-023-931; 015-471-594; 015-471-608; 015-471-616; and 015-471-624, respectively*];

- Parkwell Parkade Corporation, the registered owners of 623-655 Richards Street [*Lots 24 to 34 Block 44 District Lot 541 Plan 210; PIDs 003-023-974; 003-023-982; 003-024-008; 003-024-016; 003-024-041;*

003-023-826; 003-023-842; 003-023-877; 003-023-893; 003-023-907; and 003-023-915; respectively];

- Holborn Real Estate Ltd., the registered owners of 501-525 West Georgia Street [*PID 010-964-061; Lot A Block 44 District Lot 541 Plan 6134*]; and
- 555 West Georgia Development Ltd., the registered owners of 535-565 West Georgia Street [*PID 010-964-118; Lot B Block 44 District Lot 541 Plan 6134*];

to amend the Generalized Land Use designation in the *Vancouver Official Development Plan* of the lands and adjacent laneway from Business District to Mixed-Use High-Rise 2, be referred back to staff for review following the completion of the *Higher Buildings Policy* review and that Recommendations B through I also be referred back to staff for further review following the completion of the *Higher Buildings Policy* review, and then brought back to Council upon completion of that review at a new public hearing, as required; and

(ii) on behalf of W East Holdings Limited Inc., the registered owners of the lands at 388 Abbott Street [PID: 030-838-339; Lot 1 Block 3 Old Granville Townsite Group 1 New Westminster District Plan EPP84704] to amend the Generalized Land Use designation in the *Vancouver Official Development Plan* of the lands from Mixed-Use Mid-Rise to Mixed-Use High-Rise 1, be referred back to staff for review following the completion of the *Higher Buildings Policy* review and that Recommendations B through I also be referred back to staff for further review following the completion of the *Higher Buildings Policy* review, and then brought back to Council upon completion of that review at a new public hearing, as required.

Purpose and Executive Summary

This report evaluates the applications for two sites, one in the downtown and one in the Downtown Eastside neighbourhood. Amendments to the *Vancouver Official Development Plan (ODP)* are required for 500 Dunsmuir Street, 619-655 Richards Street, 501-565 West Georgia Street and 388 Abbott Street.

Additionally, a rezoning is required for the consolidated site of 500 Dunsmuir Street, 619-655 Richards Street, 501-595 West Georgia Street and 620-698 Seymour Street (referred to as the “Georgia Street site”) and 388 Abbott Street (referred to as the “Abbott Street site”). Two new CD-1 By-laws are required as follows:

(i) On the Georgia Street site, the application proposes a 79-storey (“South Tower”) and 68-storey (“North Tower”) residential buildings, including strata and rental tenures with commercial uses on the ground floor and a 68-storey hotel/commercial building (“West

Tower") with a maximum building height of 315 m (1,034 ft.) and a combined total floor area of 281,000 sq. m (3,024,659 sq. ft.); and

(ii) On the Abbott Street site, the application proposes a 25-storey plus rooftop amenity social housing building, including a childcare facility with commercial uses and cultural space on the ground floor, with a building height of 85 m (279 ft.) and floor space ratio of 16.2 FSR. The constructed building is to be dedicated to City ownership.

The proposed residential use on the east portion of the Georgia Street site is limited under the *Vancouver ODP's* Business District GLU designation. An *ODP* amendment is needed to reflect the residential use on this portion of the site. Additionally, all buildings proposed exceed the height anticipated in the *Downtown Rezoning Policy* and are not located within the bounds of the *Higher Buildings Policy.*

The Abbott Street site exceeds the height and density anticipated in the *Downtown Eastside Plan*. An *ODP* amendment is needed to reflect the proposed height. Despite this, the proposal presents several unique opportunities discussed in further detail throughout this report, as well as a number of trade offs for consideration by Council.

Regarding the Georgia Street site, the proposal presents opportunity for redevelopment of a significant, nearly whole city block, site in the downtown. The proposal includes what would be the three tallest towers in the City, including the tallest in Western Canada, which is intended for over 900 hotel rooms, conference centre uses and includes an observation deck on the upper-most levels. A plaza is proposed fronting West Georgia Street, to be secured through a statutory right-of-way. Additionally, the proposal includes approximately 1,270 strata-titled and 276 secured rental residential units.

The proposed community amenity contribution includes the delivery of a 25-storey building, including 237 social housing units, a 37-space childcare facility with provision for commercial and/or cultural space, envisioned to be an Indigenous-run art gallery on the ground floor on the Abbott Street site. The building is proposed to be transferred to City ownership at occupancy, as well as a monetary contribution to public realm improvements in and around the Downtown. Management of the social housing would be by a housing operator selected through a separate process in line with the City's procurement policies. Additionally, a cash contribution to public realm improvements in the city centre is proposed.

The scale of this project is significant and if approved, construction will be phased over time. Subject to Council's consideration of the rezoning application, conditions have been prepared to secure both the construction, and the issuance of any occupancy permit for the Abbott Street site (the social housing building) in advance or at the same time as the first residential building on the Georgia Street site.

The hotel/commercial building on the Georgia Street site may proceed at any time, however the second residential tower cannot be constructed in advance of the hotel. There is no phasing obligation between the hotel and social housing components.

As this rezoning application requires an amendment to the *Vancouver Official Development Plan*, a Public Hearing is required in accordance with section 559.02(1) of the Vancouver Charter.

The review of this application was predominantly guided by processes and policies in effect prior to enactment of the *Vancouve*r *ODP* on March 31, 2026. Following the enactment of the *ODP* By-law, this application is now subject to the requirements of the *ODP* and the Vancouver Charter with respect to additional consultation and an *ODP* review.

The applicants have presented this application for separate rezonings as a combined “all-or-nothing” package. Given the dependencies between the sites, staff have prepared this report and the associated By-laws on the assumption that the rezonings will be considered at the same meeting and if Council approves these applications in principle, that the By-laws will be considered by Council for enactment at the same future Council meeting.

If approved, the proposal would provide for redevelopment of a nearly entire block in the city centre. Despite the overall height and density not being anticipated in these locations, the proposal delivers on several *ODP* policy objectives, including rental and social housing, economic development, childcare, arts and cultural spaces, and public space. The General Manager of Planning, Urban Design and Sustainability recommends approval in principle subject to conditions contained in Appendices C1 and C2.

The General Manager of Planning Urban Design and Sustainability has also provided an alternative recommendation to refer the application back to staff. While the proposal has been informed by the current *Higher Buildings Policy*, it greatly exceeds Council approved policy. Council aspirations, the subject proposal, as well as other development enquiries, were the impetus for a staff-initiated comprehensive review of the *Higher Buildings Policy*, which has garnered significant public interest and involvement to date. The alternative recommendation for Council recognizes that a policy-centred approach would be to consider the application when the *Higher Buildings Policy* review has concluded, anticipated in Q2 2027.

Vancouver Official Development Plan **Context and Analysis**

The Generalized Land Use (GLU) designation for the Georgia Street site in the *Vancouver ODP* is Business Districts, which supports a range of commercial uses in combination with other non-residential uses. Limited residential uses are permitted in Business Districts. The application proposes changing the GLU designation for the east half of the Georgia Street site to Mixed-Use High-Rise 2 to enable residential uses

The GLU designation for the Abbott Street site is Mixed-Use Mid-Rise, which supports commercial uses and a variety of housing types and tenures in combination with non-residential uses in buildings up to 12-storeys. Building heights above 12 storeys can be considered for projects that propose 100% social housing if enabled under an existing policy or regulation. As the underlying policies in the *Downtown Eastside Plan* for the Abbott Street site do not contemplate additional height for 100% social housing projects, an *ODP* amendment is needed. The application proposes changing the GLU designation for the Abbott Street site to Mixed-Use High-Rise 1 to enable building heights above 12 storeys.

The proposed changes to the GLU designations for both sites can be supported as the proposal generally aligns with key *ODP* objectives regarding provision of housing, public childcare, economic development, arts and cultural spaces, and parks and open space.

Both sites are located within the Metro Core/Broadway neighbourhood type in the Urban Structure Strategy (the "Strategy"). The Strategy illustrates the long-term vision for growth and change over the coming decades, and any changes to a site's anticipated height or density should occur through future detailed area planning work. Given this application was submitted prior to that work, the Strategy serves as a preliminary guide only and is to be accompanied with additional analysis and consideration within the broader neighbourhood context.

The Strategy envisions the Metro Core/Broadway neighbourhood type as the urban heart of the city and region, with a dense mix of housing, employment lands, office buildings, hotels, and significant cultural venues and amenities, with high-rise buildings above 30 storeys in strategic locations. The proposed mixed-use towers of 68 and 79 storeys on the Georgia Street site and the 25 storeys mixed-use social housing tower on the Abbott Street site can be considered given the delivery of substantial public benefits that advance key *ODP* objectives in strategic locations within Metro Core/Broadway.

The proposal for the Georgia Street site includes rental housing, which aligns with *ODP* policies for Rental Housing (Direction 1.6). It also includes job space and hotel uses that aligns with *ODP* policy direction pertaining to the regional core (Direction 2.1), industrial/employment areas and Business Districts (Direction 2.2) and local-serving and small businesses (Direction 2.4). The proposed public plaza supports *ODP* policy directions to grow and enhance the public space network (Direction 9.3). The proposed social housing on the Abbott Street site aligns with *ODP* policy directions regarding delivery of community housing (Direction 1.4). The proposal also includes a 37-space childcare facility provided turnkey to the City and a cultural space, which support policies pertaining to delivery universal childcare (Direction 6.1) and arts and cultural spaces (Direction 8.2) respectively.

Prior to amending the *Vancouver ODP*, Council is required to consider Metro Vancouver's Integrated Solid Waste and Resource Management Plan and Integrated Liquid Waste Management Plan in accordance with section 562.02 (5)(b) of the Vancouver Charter. The Conditions of Approval pertaining to solid and liquid waste management in Appendix C align with the goals of these plans. The proposed amendments to the *ODP* have been considered in accordance with section 562.02(5) of the Vancouver Charter.

Georgia Street Site

Context and Background

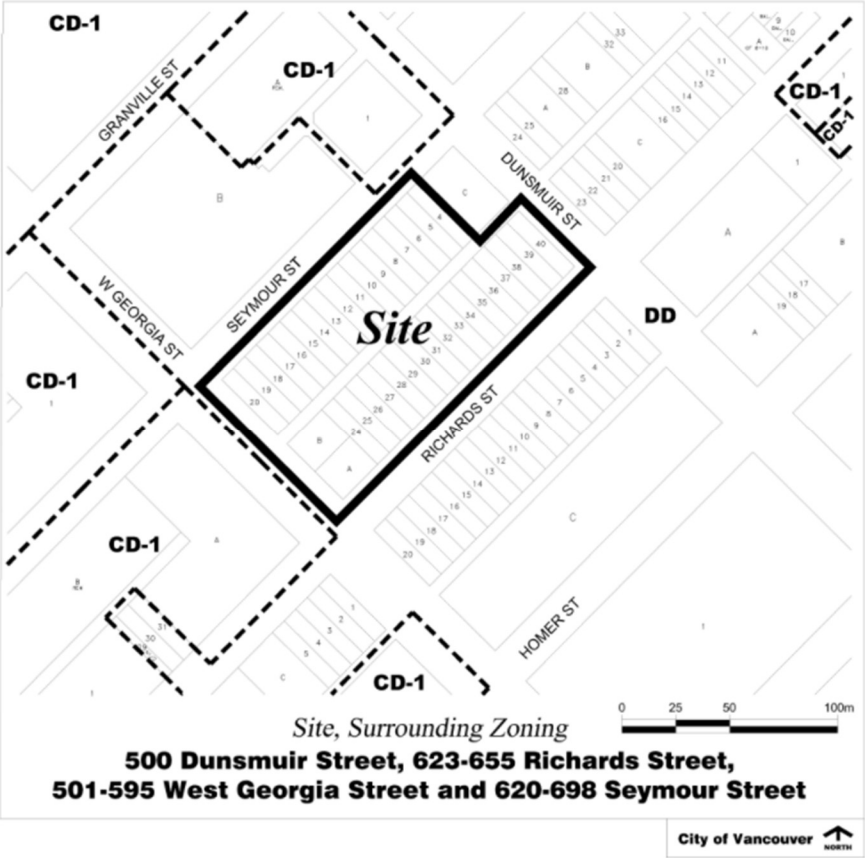
1. Site and Context

The Georgia Street site encompasses 36 parcels, comprising of the majority of a city block in the City Centre, bounded by Georgia, Seymour, Dunsmuir and Richards streets (see Figure 1) and is bisected by a City-owned lane. The site is zoned DD (Downtown District) and is currently developed with a series of single to three-storey commercial buildings, including the municipally

designated heritage building, known as the “Randall Building”, and a four-storey parking structure. The site is also the former location of the Dunsmuir Hotel, a designated Single Room Accommodation (SRA) designated building. The Dunsmuir Hotel was demolished in 2024.

The surrounding neighbourhood consists of namely commercial buildings ranging from a single storey to approximately 40 storeys. The Granville Expo Line Station is located across Seymour Street and the City Centre Canada Line Station is located approximately 100 m away.

Figure 1: Georgia Street Sites and Surrounding Zoning



2. Policy Context

- ***Vancouver Official Development Plan*:** The site is designated as Business District, which supports a range of commercial uses in combination with other non-residential uses. Limited residential uses are permitted.

- ***Downtown District (DD) and Downtown Official Development Plan (DODP):*** The Downtown District is the regional centre of commercial development. The area contains the greatest concentration of employment space in the region. The *DODP* provides a general framework for development in the City Centre, including height, density and urban design performance. The *DODP* anticipates employment generating uses on the subject site with a

maximum density of 7.0 FSR and height up to 137.2 m (450 ft.) at the discretion of the Development Permit Board.

- ***Downtown Rezoning Policy*:** The *Downtown Rezoning Policy* provides guidance for the intensification and provision of public amenities in the Downtown area. The site is in the C1 area of the *Downtown Official Development Plan* and, as such, is part of the Central Business District (CBD) where meeting the future demand for job space in the City is a priority. Rezonings that include residential uses on large sites (greater than 4,645 sq. m (50,000 sq. ft.) may be considered in the C1 area of the CBD with a minimum provision of 7.0 FSR of non-residential uses.

- ***Higher Buildings Policy:*** The *Higher Buildings Policy* establishes policy for buildings proposing significant height and/or entering in to the Queen Elizabeth Park or other approved view corridors in order to mark the prominence of the Central Business District in the Downtown skyline, while providing for opportunities for strategic locations including gateways to the Downtown.

- **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.

- **Heritage Policies**: Rezoning should not result in the demolition or severe alteration of any building on the Vancouver Heritage Register (VHR). A site occupied by a protected heritage property should not be considered for a rezoning if the proposal would result in demolition, severe alteration, replacement of original building structure, removal of character-defining elements or loss of heritage value, and/or with the façade-only retention of a protected heritage property.

- ***Hotel Development Policy:*** The *Hotel Development Policy* reaffirms the importance of hotels and meeting facilities to the City's economy and encourages the consideration of opportunities for new hotel supply to achieve a net increase of 10,000 hotel rooms city-wide by 2050. This policy guides the evaluation of rezoning and development permit applications for new hotels and the expansion of existing hotels, including in the Central Business District.

- **Single Room Accommodation (SRA) By-law:** The SRA By-law was enacted in 2003 to manage the loss of low-income housing and the displacement of tenants in the Downtown Core by regulating the alteration, conversion, and demolition of SRA-designated rooms. The SRA By-law designated all residential rooms and self-contained units in both private and nonmarket housing that were less than 320 sq. ft. and located within the Downtown Core boundary. Currently, approximately 6,700 open rooms are designated under the SRA By-law.

- ***Rezoning Policy for Sustainable Large Developments*:** This policy applies to developments with more than 8,000 sq. m (1.98 acres) site size, or more than 45,000 sq. m

(484,375 sq. ft.) of new floor area. It requires projects to demonstrate leadership in sustainability through a variety or approaches.

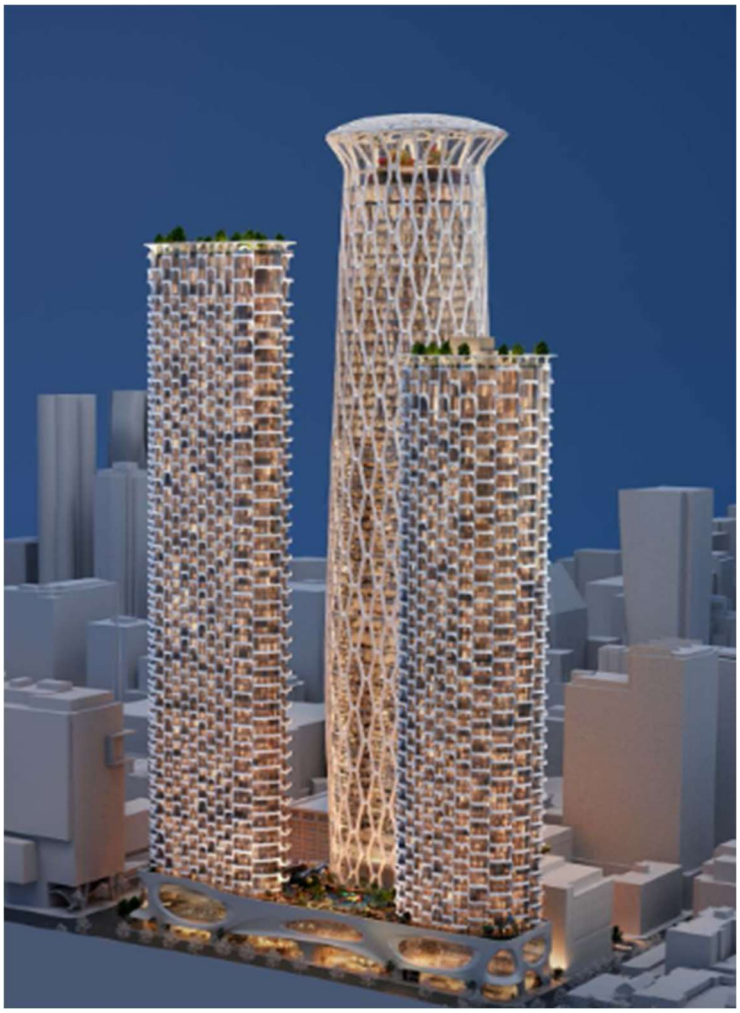
- **Transit-Oriented Areas (TOA) Designation By-law and *Transit-Oriented Areas (TOA) Rezoning Policy*:** Prior to amending the *Vancouver ODP,* Council is required to consider the Provincial Policy Manual: Transit-Oriented Areas under section 562.02 (4) of the Vancouver Charter. This rezoning is located within a Tier 1 of the TOA and the heights and densities within the portion of the site that includes residential uses comply with minimum density and height requirements as set out under the TOA Designation By-law.

Discussion

1. Proposal

The proposal is for a consolidation of the subject site to allow for a mixed-use development, including two residential towers, 79- and 68-storeys that includes 1,270 strata tenure residential units and 276 secured rental units. At a proposed height of 315 m (1,034 ft.), the tallest tower of the proposal includes a 68-storey hotel building with an observation deck on the upper-most levels, approximately 920 hotel rooms and a 1,500 sq. m (16,146 sq. ft.) privately-owned public plaza. A total floor area of 281,000 sq. m (3,024,659 sq. ft.) is proposed. Seven levels of underground parking are to be accessed from the lane and Richards Street.

Figure 2: Georgia Sites Proposed Buildings Looking Southwest



2. Policy Analysis

Vancouver Official Development Plan

See the *Vancouver Official Development Plan* Context and Analysis Section (page 8) for a full analysis of the proposal in relation to the *Plan*.

Downtown Rezoning Policy, Higher Buildings Policy, Hotel Development Policy and Rezoning Policy for Sustainable Large Developments

The proposal exceeds the height anticipated in the *Downtown Rezoning Policy* and the *Higher Buildings Policy;* sitting outside the geographic bounds of the latter. The maximum height contemplated in the *Higher Buildings Policy* was located at the intersection of Burrard and Georgia Streets at 213 m (700 ft.). This proposal sits across Seymour Street from the current policy boundary, which contemplates buildings up to 185 m (600 ft.) on the neighbouring sites.

In April of this year, staff initiated a *Higher Buildings Policy* Review to explore with the public the fit of the current policy with collective aspirations for the city. This review explores the questions of where, how high, and what our City's tallest buildings should deliver. To date the review has attracted significant interest from the public with over 7,900 touchpoints since the launch (including nearly 2,000 on a single-day of an open house).

While staff continue to review the qualitative feedback shared, early findings suggest that this issue is of great importance to the public and is seen as influential in shaping the identity of our city. While those who support or oppose tall buildings appear evenly split, there has been a general willingness to contemplate the details of how tall buildings can be realized in a way that benefits the broader city. Staff anticipate bringing proposed policy changes to the public in early 2027, with a subsequent policy to Council for consideration in Q2 2027.

The proposal presents a unique opportunity to provide for redevelopment of almost an entire city block in the downtown, adjacent to two rapid transit stations. Though the proposal is outside the bounds of the *Higher Buildings Policy*, aspects of the proposal respond to design and sustainability intent of the policy.

Support for the proposal should not be interpreted as predetermining the outcome of the *Higher Buildings Policy* review or establishing a precedent for future higher building applications. Rather, reflecting staff assessment that the proposal represents a unique opportunity for a large site, in a transit-rich downtown location and that, subject to the recommended conditions of approval, it achieves an overall level of urban design excellence, public benefit, and city-building value that supports advancement through the rezoning process.

The proposal includes approximately 920 new hotel rooms and provision for a large convention centre. The proposal would be one of the largest hotel/conference centre in the world. This is generally in line the intent of the *Hotel Development Policy* in providing for a significant amount of hotel and commercial space within the downtown. The minimum amount of employment floor area required for this site in the downtown will be largely satisfied by hotel and convention centre uses. See Section 7 – Economic Development for more details.

Given the overall floor area proposed, the *Rezoning Policy for Sustainable Large Developments* is applicable. The proposal generally meets the intent of the policy including delivery of a social housing building to be owned by the City, food assets and sustainability measures implemented in buildings on both sites.

On balance, despite the overall height not being anticipated in this location of the downtown, the overall proposal (including the Abbott Street site delivery), if approved, delivers on several *ODP*

policy objectives, including rental and social housing, economic development, childcare, arts and cultural spaces and public realm improvements.

3. Form of Development

Given the absence of policy guidance specifically applicable to the Georgia Street site, or for development of this scale and configuration in the Vancouver context, staff evaluated the proposal based on broader urban design objectives and best practices related to height, density, built form, skyline contribution, livability, public realm performance, and contextual fit. The proposal departs from several established urban design best practices related to podium length, tower floorplate size, and public view cone encroachments, as summarized in the Urban Design analysis summary below. Due to the scale, complexity, and city-building significance of the proposal, staff also prepared an expanded urban design analysis, included in Appendix E.

Notwithstanding these significant policy considerations, staff conclude that the proposal is supportable subject to the Urban Design conditions of approval outlined in Appendix C1. In reaching this conclusion, staff considered the exceptional size, landmark location and configuration of the site, the substantial employment and hotel program, tower separation performance, proposed public realm improvements, provision of publicly accessible open space, transit adjacency, and the broader city-building objectives associated with the proposal.

Preliminary Development Permit Process – The density, complexity, and landmark nature of the proposal for the rezoning site warrant further review of the form and massing of the development parcels as they related to immediate context and contribution to the skyline. To address this, prior to considering development permits, the Georgia Street site will be reviewed and approved as preliminary development permit(s). Each preliminary development permit will be presented to the Urban Design Panel and the Development Permit Board for their advice and approval.

Urban Design Panel (UDP) – A special session of the UDP was held on March 4, 2026, and included members of the Higher Buildings Panel as well as two invited guest panelists with expertise in the design and construction of supertall towers. The Panel supported the proposal with recommendations, including:

- While the plaza is located in the right location, explore opportunities to improve porosity and integrate the lane in the overall functionality and design of the site.
- Refine the podium to be more responsive to the streetscape around the project
- Explore adding more uses to create a dynamic environment and consider the future adaptability for the tower floorplates.
- Consider more separation between the towers.
- Consider ways to celebrate the sustainability of the project and reduce the impact of mechanical systems on public spaces.
- Consider deeper ways to indigenize the project.
- Consider more creative ways to integrate the heritage façade.

Also refer to the UDP meeting minutes. The Urban Design conditions of approval outlined in Appendix B respond, in part, to the UDP's recommendations.

Table 1: Urban Design analysis summary – Georgia Street Site

Criteria	Policy	Proposal	Evaluation	Response
Podium Length	Best practice: break in massing every **25 m - 45.7 m** (82 ft. - 150 ft.).	Approx. **152.4 m** (500 ft.) along Richards Street.	Refer to Appendix E.	Staff recommend support subject to Urban Design conditions of approval outlined in Appendix C1.
Tower Floorplates	Best practice: Supertall Towers (Residential): **Up to 1,115 sq. m** (12,000 sq. ft.) Supertall Towers (Non-residential): **Up to 1,395 sq. m** (15,000 sq. ft.)	West Tower: **1,610 sq. m** (17,330 sq. ft.) North Tower: **1,198 sq. m** (12,893 sq. ft.) South Tower: **1,272 sq. m** (13,695 sq. ft.)		
Public Views 3.2.3 – Queen Elizabeth Park (centre-east)	View cone height: Approx. **95 m** (312 ft.) above grade.	Encroachments past view cone: West Tower: Approx. **218.5 m** (717 ft.) South Tower: Approx. **142.5 m** (468 ft.) North Tower: Approx. **176.5 m** (579 ft.)		

Summary – Staff reviewed the recommendations of the UDP, as well as the site-specific conditions, and have concluded that despite no supporting policy, the proposal reflects general best urban design practices in terms of built form, height and density and is appropriate for the context. Staff support the application subject to the Urban Design conditions detailed in Appendix E.

4. Heritage

Heritage Status – The site includes the Randall Building, which is listed in the Vancouver Heritage Register with designation as a protected municipal heritage site. At the time of the designation in 1991, the heritage building was subject to a major seismic and code upgrading that included restoration of the front façade, and interior rehabilitation by way of improvements to life safety systems, exiting and accessibility. A heritage bonus density of 734 sq. m (7,905 sq. ft.) was granted as compensation for the designation, subsequently used to construct a modest rooftop addition (mezzanine and penthouse).

Heritage Conservation Plan – The Heritage Conservation Plan include the historic context statement, an updated Statement of Significance, and the proposed conservation strategy for the Randall Building. The submitted building condition assessment report was limited to exterior review only, with photos from street-level observations taken in 2024. No intrusive investigations nor documentation of the interior and structure of the building were conducted as part of the assessment.

The proposed form of development limits the viability of heritage conservation to façade-only retention. It contemplates a multi-level parking below-ground and a 79-storey tower above a five-storey podium that is physically integrated behind the retained heritage façade of the Randall Building, which includes a partial return on the west elevation. The impact to the physical and visual integrity of the protected heritage property is considered high, including adverse, irreversible alterations to the protected heritage building: substantial demolition, severe alteration, and replacement of original building structure.

Staff conclude that the proposed form of development, particularly the height, siting of the new tower, and the extent of alterations (extensive demolition and façade-only retention) to Randall Building, which is designated as a protected heritage property, generally do not comply with Council-approved *Heritage Policies* and the *Standards & Guidelines for Historic Places in Canada*.

Heritage By-Law Amendment Considerations – As part of the rezoning application, Council would need to consider the amendment to the Heritage By-law to designate the improvements associated with the retained principal façade of the heritage building, as generally outlined in Appendix D. The Vancouver Charter requires that Council consider a number of information, discussed below, respecting the following matters on the property to be designated.

Built in 1929 for the brokerage firm S.W. Randall Company, the retained façade of the existing heritage property is a good example of office development in downtown Vancouver at the time of the Great Depression. The brick cladding is enriched by the terra cotta paneling on the lower levels of the important Georgia Street façade. In 1991, the building was rehabilitated and seismically upgraded by then-owner, Toni Cavelti, and his architects Blewett Dodd Ching Lee, which included the construction of the partial return on the west (laneway) elevation to match the historic street façade.

Based on the building condition assessment report that was submitted with the application, the building is generally in good condition. Therefore, the conservation of the existing façade would ensure that part of the heritage property would retain its continued protection despite the proposed form of development that necessitates the substantial demolition of its interior and primary structure.

The proposed benefits of the rezoning application reflect several *ODP* policy objectives, which have been identified in other sections of the report. Waivers for any compensation in the future have already been secured when the heritage building was designated as a protected heritage property in 1991. No additional financial or other support to enable appropriate conservation is contemplated as part of the rezoning application.

Vancouver Heritage Commission (VHC) – The rezoning application was reviewed by VHC on March 23, 2026. The proposal was supported by the VHC, with the resolution included in meeting minutes.

5. Single Room Accommodation By-law

This application includes the site at 500 Dunsmuir Street, which is designated under the Single Room Accommodation (SRA) By-Law. It was previously the site of the Dunsmuir Hotel, a 167-room residential hotel. On December 18, 2024, Council declared the building a danger to public safety pursuant to section 324A of the Vancouver Charter and approved a resolution to demolish the building.

The SRA By-law was first enacted by Council on October 21, 2003 to regulate the conversion and demolition of single room accommodations. It allows Council to manage the rate of change in the low-income housing stock by considering each situation on a case-by-case basis. An owner seeking to convert or demolish a building with designated SRA rooms must apply for and obtain approval for an SRA permit. The SRA By-law defines “demolition” to include allowing a building to become so unsafe that it results in an order under section 324A of the Vancouver Charter. In accordance with section 4.1A of the SRA By-law, an SRA permit needs to be applied for and obtained for any future development of this site, even if the demolition has already occurred.

As part of the rezoning application, the applicant submitted an SRA demolition permit (Appendix G) to demolish 167 SRA rooms.

SRA Demolition Permit Considerations – The Vancouver Charter requires that Council consider a number of factors when deciding whether to grant an SRA conversion or demolition permit. These factors, discussed below, include the future accommodation of affected tenants, supply of low-cost accommodation in the area, the need to improve and replace SROs, and condition of the existing building.

- **Accommodation for Affected Tenants** – Prior to demolition, the building had been vacant since 2013 after the lease between BC Housing and the previous owner expired. When last occupied, the building was operated as supportive housing by Atira Women’s Resource Society. Tenants were relocated within the non-market housing portfolio.

- **Supply of Low-Cost Accommodation** – Between 2010 and 2025, there was an overall increase of 3,119 non-market units for singles in the Downtown Core, including an increase of 559 units in the Downtown South specifically, attributed to both the delivery of new social housing developments as well as government acquisition of private SROs. While there remains a gap in addressing the need for low-income accommodation in the area, the increase in non-market housing has helped to offset the loss of low-income rooms in the private SRO stock (see Figure 3).

Figure 3: Changes to the SRO and Non-Market Housing Stock from 2010 to 2025

Sub-Area	Changes from 2010 to 2025					
	Open SROs (Private Market)[1]			Social Housing, Including Supportive Housing (Non-Market for Singles)[2]		
	2010	2025	Change	2010	2025	Change
Downtown Eastside	3,827	2,951	-876	5,463	7,974	+2,511
Downtown South	544	322	-222	1,063	1,622	+559
Rest of Downtown Core	30	30	0	409	458	+49
Total	4,401	3,030	-1,371 [3]	6,935	10,054	+3,119

[1] SRO rooms are calculated based off the latest 2025 Vacancy Control data and include privately owned, privately owned non-profit operated SROS, and Chinese Society Owned SROs.
[2] Non-market single units are any units owned by non-profit or government entities and Chinese Society owned SROs.
[3]The loss of SRO rooms are related to a number of factors, including conversion from its original use to a non-market use, building closure, redevelopment, fire and/or renovations.

- **Condition of the Building** – The Dunsmuir Hotel was constructed in 1913 and was in poor condition prior to its demolition in 2025. Since becoming vacant in 2013, the structure suffered extensive damage from years of owner neglect including severe water damage, contamination from hazardous building materials, wildlife biowaste and compromised structural integrity. Due to the building condition, in 2024 City Council adopted a resolution to declare the building a danger to public safety and ordered the owner to demolish the property. The building was demolished in January 2025.

- **The Need to Improve and Replace Single Room Accommodations** – Long-standing Council policy is to replace all SROs with one-for-one self-contained social housing. As part of the development project, the applicant is proposing to replace the 167 SRO rooms with 167 self-contained studio and 1-bedroom units. The units will be constructed in a new 25-storey social housing building at 388 Abbott Street that includes a total of 237 units, childcare space and art gallery to be delivered turnkey to the City.

Following a thorough assessment of the application, staff have determined that the proposal to replace 167 SRA-designated rooms with self-contained studio and one-bedroom units secured as social housing helps deliver much needed housing.

6. Housing

If approved, the application would result in 1,270 strata-titled units and would add 273 market rental units to the City's inventory of rental housing, which would contribute to the targets set out in the *Housing Vancouver Strategy* (see Figure 1, Appendix G).

- **Housing Mix:** The project proposes 38% two and three-bedroom units, thereby meeting the *Family Room: Housing Mix Policy for Rezoning Projects* which requires a minimum of 35% family units. A condition of approval and a provision in the CD-1 By-law has been included to ensure the project meets the minimum unit mix requirements.
- **Average Rents and Income Thresholds:** The proposed market rental units will provide housing options that are significantly more affordable than average home ownership costs, as shown in Figure 3 of Appendix G.
- **Security of Tenure:** All 273 rental units in the proposal would be secured as rental housing through a Housing Agreement and a Section 219 Covenant for the longer of 60 years and the life of the building.
- **Tenants:** The rezoning site does not currently have any eligible tenants as defined under the City's *Tenant Relocation and Protection Policy (TRPP)*. The SRO building, Dunsmuir Hotel, formerly on-site was operated by Atira Women's Resource Society as supportive housing until 2013. At that time tenants were relocated within the non-market housing portfolio. Since then, the Dunsmuir Hotel was vacant before being demolished in 2025.

  If any eligible tenants are identified through the City's regulatory approvals process, the applicant will be required to meet the City's *TRPP*.

7. Economic Development

Hotel and Convention Centre Uses

The proposal includes a 920-room hotel as part of a 68-storey commercial building, aligning with the *Hotel Development Policy*. The rooms will provide significant supply to help address the critical shortage of hotel rooms in Vancouver. The policy aims to facilitate the creation of approximately 10,000 new hotel rooms in Vancouver by 2050 to support the City's tourism economy and broader economic sectors such as film, technology, and life sciences, with several projects underway (Figure 4).

Figure 4: Hotel Development Pipeline since 2022

Rezoning Under Review	Rezoning Approved	Permitting Process (DP / BP)	Under Construction	Completed
12 projects	8 projects	6 projects	5 projects	5 projects
3,290 rooms	1,730 rooms	1,160 rooms	840 rooms	380 rooms
36 projects in the pipeline over 7,400 rooms				

as of May 2026, excludes Rezoning Enquiries

Furthermore, the proposal includes meeting and convention facility in the podium of the hotel, including three large ballrooms. If approved, the additional convention floor area represents a much-needed expansion of the City's event capacity, providing increased employment as well as spaces for local functions. In addition, the availability of event spaces, large meeting rooms and similar gathering venues are a key factor in attracting special events and conventions to the City, which provide economic benefits to local businesses. The average size of existing hotels in the downtown is 200 rooms, in the last 20 years only four new hotels have been built that are larger than this average and none have the extent of meeting space being proposed with this development.

Observation Deck

The observation deck, proposed to be located on Level 68 and a mezzanine of the hotel tower, which would be one of the tallest buildings in Canada, represents an opportunity to establish a new landmark attraction in the City. The observation deck use is being secured in the CD-1 By-law to ensure the proposed floor area is delivered on the uppermost storeys of the tallest building on site. The applicant has offered free access to the observation deck to residents of the City of Vancouver which would be secured through a legal agreement registered on the title of the property for the life of the building.

8. Transportation and Parking

A north-south lane currently divides the site. The applicant is proposing to purchase the majority of the lane, close it, and consolidate it with the adjacent parcels to form a single development parcel. Conditions on the sale of the lane are contained in Appendix C1. The proposal includes the dedication of approximately 6 m at the north end of the site connecting Seymour Street to the existing lane, creating a new "L" configuration for the lane.

Vehicle parking is provided on five full levels and one partial level of underground parking with access from the lane and Richards Street. Parking, loading, bicycle and passenger loading spaces are finalized at the time of development permit per the Parking By-law. Engineering conditions related to transportation, parking, and public realm are included in Appendix C1.

An underground connection to Granville Station is proposed from the west portion of the site. Further conversations with TransLink will be required in order to determine design feasibility and construction. An underground encroachment agreement is required in order to facilitate access.

Abbott Street Site

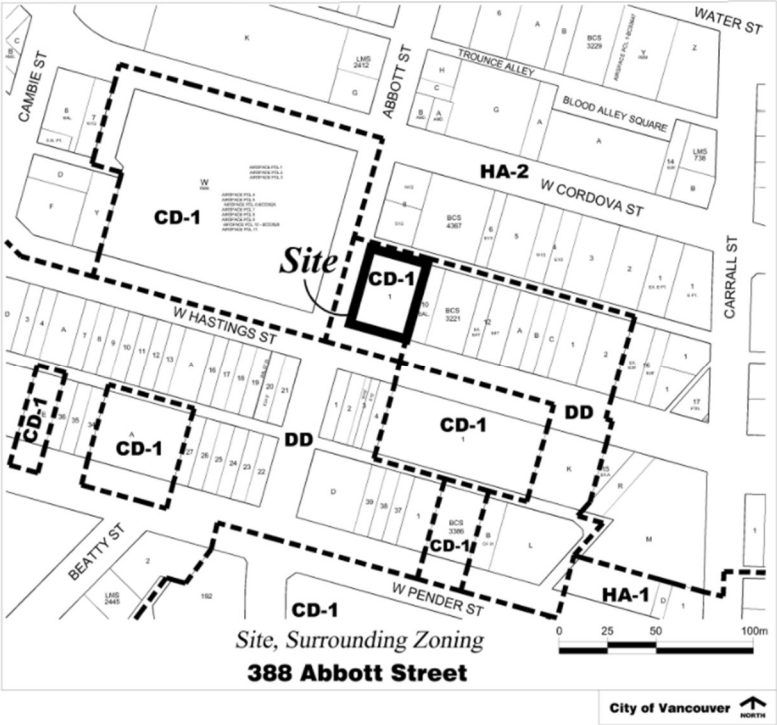
Context and Background

1. Site and Context

The Abbott Street site is comprised of one parcel located on the northeast corner of the intersection of East Hastings Street and Abbott Street (Figure 5). The site is zoned CD-1(732) and is currently a surface parking lot.

The surrounding neighbourhood consists of commercial and residential buildings ranging from five storeys to in excess of 40 storeys. The Stadium-Chinatown Expo Line Station is located approximately 200 m away.

Figure 5: Abbott Street Site and Surrounding Zoning



2. Policy Context

- ***Vancouver Official Development Plan*:** The site is designated Mixed-Use Mid-Rise which supports commercial uses and a variety of housing types and tenures in combination with non-residential uses in buildings up to 12 storeys. Building heights above 12 storeys can be considered for projects that propose 100% social housing if enabled under an existing policy or regulation.

- ***Downtown Eastside (DTES) Plan:*** The *DTES Plan* provides a vision, policies, and strategies for the DTES that focuses on ways to improve the lives of low-income residents and community members; the *Plan* prioritises actions and strategies related to social housing, community health and well-being, heritage conservation, and local economic development. The DTES Public Benefits Strategy has a primary public benefit direction to create new affordable housing, and replace existing SRO rooms with self-contained affordable housing units.

  The site is located in the Victory Square area of the *Plan* and anticipates a maximum density of 6.0 FSR for development that includes social housing, with a maximum 3.0 FSR of residential floor area. The anticipated height is 32 m (105 ft.) in this location.

- **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.
- **Transit-Oriented Areas (TOA) Designation By-law and *Transit-Oriented Areas (TOA) Rezoning Policy*:** Prior to amending the Vancouver *ODP*, Council is required to consider the Provincial Policy Manual: Transit-Oriented Areas under section 562.02 (4) of the Vancouver Charter. This rezoning is located within a Tier 2 of the TOA and the heights and densities that includes residential uses complies with minimum density and height requirements as set out under the TOA Designation By-law.

Discussion

1. Proposal

The proposal includes a 25-storey, social housing building containing 237 units. A 37-space childcare facility and commercial and/or cultural floor area is located on the ground level (Figure 6). A maximum building height of 85 m (279 ft.) and floor space ratio (FSR) of 16.2 is proposed. Seven levels of underground parking are to be accessed from the lane. The building is proposed to be transferred to City ownership upon completion.

Figure 6: Abbott Site Proposed Building Looking Northeast

2. Policy Analysis

Vancouver Official Development Plan

Building heights above 12 storeys can be considered for projects that propose 100% social housing if enabled under an existing policy or regulation. See *Vancouver Official Development Plan* Context and Analysis Section (page 8) for further detail.

Downtown Eastside (DTES) Plan

The proposal exceeds the height and density anticipated in the *DTES Plan*, however, delivers the envisioned residential tenure, in the form of social housing. The proposal includes a childcare facility and provision for a cultural, social and/or commercial space on the ground level. The completed building is proposed to be owned by the City.

Despite exceeding the anticipated height and density the proposal delivers on a variety of *DTES Plan* objectives, in providing the variety of uses and primarily affordable housing delivery in the form of social housing.

Although the proposed height and density is not anticipated by policy at this site, staff considered the proposal within the context of the evolving surrounding area, including the

nearby Woodward's development and the recently approved Army & Navy redevelopment at 15-27 West Hastings Street and 8-69 Cordova Street on the subject block.

3. Form of Development

In evaluating the supportability of the proposal, staff referred to the approved CD-1, the *Downtown Eastside (DTES) Plan*, the *Victory Square Guidelines*, and, in some cases, broader urban design best practices applicable to tower development in Vancouver. Although a residential tower form is not explicitly anticipated by policy at this site, staff considered the proposal within the context of the evolving surrounding area, including the nearby Woodward's development and the approved Army & Navy redevelopment. Staff support the application subject to the Urban Design conditions of approval outlined in Appendix C2. Table 2 provides a summary of key urban design issues.

Urban Design Panel (UDP) – The application was not reviewed by the Urban Design Panel at the rezoning stage; however, it may be referred to the Panel as part of the Development Permit review at the discretion of the Director of Planning.

Summary – Staff have carefully reviewed the site-specific conditions and conclude that, notwithstanding deviations in building height, density, and other form of development expectations, the proposal is appropriate to its context. Accordingly, staff support the application, subject to the Urban Design conditions of approval outlined in Appendix C2.

Table 2: Urban Design analysis summary – Abbott Street Site

Criteria	Policy	Proposal	Evaluation	Response
Height	CD-1 (732) **32 m** (105 ft.) *Downtown Eastside Plan* **32 m** (105 ft.)	**85 m** (279 ft.)	The tower exceeds the maximum height anticipated by policy and the CD-1 By-law by **53 m** (174 ft.).	Staff recommend support of the proposed height with no associated Urban Design conditions of approval.
Building Width	Per Victory Square Guidelines, new buildings with a width in excess of **15.2 m** (52 ft.) should be visually broken down to better reflect the fine-grain nature of the context.	Proposed West Hastings Street podium façade is **29.7 m** (97 ft.) without breaks in massing. The Abbott Street frontage is **40.2 m** (131 ft.) without breaks in massing.	Both street-facing façades exceed the recommended maximum unarticulated width. The Abbott Street frontage, however, aligns with the scale and rhythm of the historic Woodward's building opposite.	The podium façade facing Abbott Street is supportable as proposed. Further design development of the West Hastings Street façade is recommended to better reflect the finer-grained historic lot pattern of the context. Refer to Urban Design conditions of approval in Appendix C2.
Public Views				

J1 – Creekside Park (west)	View cone height: Approx. **47 m** (154 ft.) above grade at northeast corner of the site.	Proposal encroaches approx. **4.6 m** (15 ft.) past the right (west) boundary of the view cone.	The proposed encroachment into Public View J1 will not materially impact the legibility of the view subject, Ch'ích'iyúy Elx̱wíḵn (the 'Two Sisters' or the 'Lions') when viewed from the origin point.	Staff recommend support subject to Urban Design conditions of approval outlined in Appendix C2.
Livability Lightwell	Where a site abuts or is adjacent to an existing or approved lightwell, adequate light and ventilation for that development should be maintained.	The proposal shares a property line with an approved lightwell providing light and ventilation for bedrooms. The proposal includes a corresponding lightwell with windows providing light and ventilation for secondary living spaces and amenity room.	Lightwells are generally discouraged in new developments; however, in this case they arise from an approved condition to which the proposal must respond.	The orientation and placement of windows appear to sufficiently mitigate potential privacy concerns, and the arrangement is considered acceptable in this context. Staff recommend support subject to Urban Design conditions of approval outlined in Appendix C2.

4. Housing

The proposal includes 16,925 sq. m (182,179 sq. ft.) of net floor area for social housing (approximately 237 units), which will be the required minimum floor area for social housing units, delivered turnkey to the City. The total units proposed represents the replacement of SRA designated rooms at 500 Dunsmuir Street plus floor area negotiated as part of the CAC.

- **Social Housing:** The Housing Vancouver Strategy seeks to deliver a range of housing tenures across the housing continuum. This application, if approved, would add 237 inclusionary housing units to the City's inventory of social housing, which would contribute to the targets set out in the Housing Vancouver Strategy (see Figure 1, Appendix G).

- **Security of Tenure:** Should the rezoning be approved, all inclusionary units will be secured as social housing through a Housing Agreement and Section 219 Covenant for the longer of 60 years or the life of the building. The Housing Agreement will secure the social housing units.

- **Average Rents and Income Thresholds:** Figure 3, Appendix G compares starting rents for non-market unit rents and below-market unit rents. Figure 2, Appendix G demonstrates that social housing provides options that are more affordable than home ownership.

- **Social Housing Affordability:** The social housing units proposed for this project will meet the City definition of "Social Housing" in the DTES as per the Zoning and Development By-law, with a minimum of 10% of the units at or below the BC Housing Income Limits (HILs) levels and 20% at shelter rate of income assistance and the remaining at market rents. The City will seek to meet the *Downtown Eastside Plan* target of 1/3 HILs, 1/3 shelter, and 1/3 Low End of Market rates, subject to operational viability. Staff intend to work with senior levels of government to look for opportunities to deepen affordability.

- **Social Housing Operator:** A qualified housing operator will be selected through a Request for Proposals (RFP) in line with the City's Procurement Policies to operate the social housing air space parcel (ASP). Recommendations on the operator of the social housing units, along with the key terms of the operating agreement (including lease terms, rents, operating and capital maintenance costs, and monitoring and reporting requirements) will be presented to Council in a future report for consideration and approval.

- **Social Housing Mix:** The *Downtown Eastside Plan (DTES Plan)* targets 25% of the social housing units to be family units. This application proposes 28% inclusionary family units in a mix of two-bedroom and three-bedroom units, thereby meeting the *DTES Plan's* requirements. A provision is included in the CD-1 By-law to meet the minimum unit-mix requirements.

- **Tenants:** The rezoning site does not currently have any 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 meet the City's *TRPP*.

- **SRA Replacement:** As part of the development project, the applicant is required to replace the 167 SRA rooms at 500 Dunsmuir Street on a one-for-one basis. Those rooms will be replaced with 167 self-contained studio and 1-bedroom units at the new mixed-use social housing building to be constructed at 388 Abbott Street.

5. Childcare Facility and Cultural Space

Childcare Facility

A 37-space City-owned childcare facility is proposed on level seven of the podium. This facility is to be constructed as part of the community amenity contribution package being delivered at the Abbott Street site. Conditions have been applied to secure the construction and transfer of this facility to the City (see Appendix C2).

Cultural Space

The proposal includes provision for a 465 sq. m (5,005 sq. ft.) art gallery and production space on the ground level, visioned to be a xʷməθkʷəy̓əm (Musqueam Indian Band),

Sḵwx̱wú7mesh Úxwumixw (Squamish Nation) and səlilwətaɬ (Tsleil-Waututh Nation) (Local Nations) gallery dedicated to Indigenous artists within the Downtown Eastside community. Discussions have commenced with the respective Nations to determine the use and service most appropriate for all parties. Further discussions regarding the use, location and operational logistics will be required with all stakeholders before the details can be finalized.

Conditions have been included in Appendix C2 in order to secure the full fit out of the gallery and production space. If, through further discussions, a gallery and production space is not aligned with all parties, the floor area allocated can be repurposed for an alternative community amenity use, including but not limited to social, cultural and/or commercial space. Additionally, if a gallery and production space is not realized, a cash contribution is required. This contribution will be allocated towards cultural spaces.

6. Transportation and Parking

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

Project Phasing

If approved, proceeding with the next permitting stages is at the applicant's discretion. Given the proposal includes the delivery of a building as a City-owned asset, conditions have been included the ensure the Abbott Street site proceeds in advance or at the same time as the Georgia Street site. This includes tying the enactment of the two CD-1 By-laws.

Further, the development, building and occupancy permitting for the Abbott Street site must proceed in advance or at the same time to the podium and one residential tower on the Georgia Street site with specific permit issuance tied between the sites.

The commercial component of the Georgia Street site may proceed at the applicant's discretion, prior to the residential component or the Abbott Street site. Provision has been included in the phasing condition in Appendix C1 that requires building permit, stage 1 for the commercial component is required prior to occupancy permit for the second residential tower.

Consultation

Vancouver ODP Amendment Consultation

Per Council's direction on March 31, 2026 (RTS 18514), staff consulted the Vancouver School Board, Conseil scolaire francophone, xʷməθkʷəy̓əm (Musqueam Indian Band), Sḵwx̱wú7mesh Úxwumixw (Squamish Nation) and səlilwətaɬ (Tsleil-Waututh Nation) (Local Nations) on the rezoning application and *Vancouver ODP* amendment application.

The Vancouver School Board conducted an evaluation of the possible impacts on the current and future school enrolment, as well as land use impacts to school properties and surrounding areas (see Appendix F).

A list of in-stream rezoning applications now subject to the *ODP* were shared with the Local Nations in early March 2026. In April, staff met with each Nation to discuss specific projects of potential interest or impact. As of June 1, 2026, no specific comments were received in relation to this application. Staff recognize that absence of comment does not indicate absence of interest or impact and remain available to receive and consider input as the application progresses through later stages of the development process.

Public Input

Public input primarily included mailed postcards, a site sign, a webpage with a digital model, an online comment form, and question and answer (Q&A) period. Refer to the application webpage: https://www.shapeyourcity.ca/501-525-w-georgia-st, https://www.shapeyourcity.ca/575-595-w-georgia-st-and-620-692-seymour-st, and https://www.shapeyourcity.ca/388-abbott-st.

In total, approximately 223 submissions were received. Comments supported the new increase in housing, the revitalization of the neighbourhood, usage of underutilized land, and potential community benefits. Concerns included impacts on neighbourhood character, views, affordability, safety, crime and that the project would cause overburdened infrastructure. Refer to Appendix F for a full summary of the public input collected and responses to public comments.

Public Benefits

Prior to amending the *Vancouver ODP*, Council is required to consider financial planning documents or policies it considers relevant in accordance with section 562.02 (5)(a) of the Vancouver Charter. Refer to Appendix H for a full summary of public benefits.

- **Development Cost Levies (DCLs):** It is expected that the project will pay DCLs of approximately $90,868,020, based on current (December 10, 2025) rates.

- **Community Amenity Contributions (CAC):** A negotiated CAC is applicable to this rezoning. The applicant has offered an CAC package consisting of a $20,000,000 cash contribution to public realm improvements in the city centre as well as the construction and turnkey delivery of a 25-storey mixed-use building at 388 Abbott Street, including: 237 social housing units; a 37-space childcare facility; and the provision of approximately 5,140 square feet of cultural and/or commercial space on the ground level. The facilities are valued by Real Estate Services at approximately $184,000,000 and are to be transferred to the City upon its completion of construction and issuance of occupancy permit. Real Estate Services staff have determined that no additional CAC is anticipated.

  Conditions of enactment secure the obligations to construct the building at the Abbott Street site and commit the applicant to proceed with construction of it at a pace that parallels that of the residential development of the Georgia Street site. Should Council approve in principle the rezoning application for the Georgia Street site, and following that, the property owner not proceed with securing a development and building permits for the Abbott Street site in accordance with all the agreed upon terms, the City will have

the option to receive purchase the site for $10. Additionally, security for the value of the building on the Abbott Street site has been included in the conditions of enactment.

Staff have reviewed the applicant's development proforma for the Georgia Street site, for which the land lift is to fund the delivery of a turn-key social housing and amenity building at the Abbott Street site and the monetary contribution of $20,000,000. After factoring in the costs associated with the delivery of the land and social housing units, Staff have concluded that a cash CAC and an off-site CAC delivery in the form of a turn-key constructed mixed-use social housing and amenity building along with ownership of the land transferred to the City, as offered by the applicant, is appropriate and aligns with the financial performance of this application and recommend that the offer be accepted.

- **Public Art:** The public art contribution is estimated to be approximately $6,030,542, based on current (December 10, 2025) rates. Refer to Appendix G for full summary of public benefits.

Financial Implications

This project is expected to deliver a 25-storey mixed-use building that includes 237 social housing units, a 37-space childcare facility and provision for a cultural and/or commercial space on the ground level to City ownership upon occupancy. The facilities are proposed to be delivered in turn-key condition. Additionally, a $20,000,000 monetary contribution is proposed for public realm improvements in the downtown.

The Georgia Street site includes 273 rental units, DCLs, a public art contribution and privately-owned public space.

See Appendix H for additional details.

Conclusion

If approved, the proposal would provide for redevelopment of nearly an entire block in the city centre. Despite the overall height and density not being anticipated in this location of the downtown, the proposal delivers on several *ODP* policy objectives, including rental and social housing, economic development, childcare, arts and cultural spaces, and parks and public spaces.

The General Manager of Planning, Urban Design and Sustainability recommends approval in principle of the *Vancouver ODP* amendment by-laws in Appendix A, the CD-1 by-laws in Appendix B, and the amendment to the Heritage By-law and Heritage Designation By-law in Appendix D, subject to conditions contained in Appendix C1 and C2.

The General Manager of Planning Urban Design and Sustainability has also provided an alternative recommendation to refer the application back to staff. While the proposal has been informed by the current *Higher Buildings Policy*, it greatly exceeds Council approved policy. Council aspirations, the subject proposal, as well as other development enquiries, were the impetus for a staff-initiated comprehensive review of the *Higher Buildings Policy*, which has garnered significant public interest and involvement to date. The alternative recommendation for

Council recognizes that a policy-centred approach would be to consider the application when the *Higher Buildings Policy* review has concluded, anticipated in Q2 2027.

* * * * *

APPENDIX A
PROPOSED VANCOUVER OFFICIAL DEVELOPMENT PLAN AMENDMENT
to redesignate 500 Dunsmuir Street, 619-655 Richards Street, 501-565 West Georgia Street to Mixed-Use High-Rise 2 and redesignate 388 Abbott Street to Mixed-Use High-Rise 1

THE COUNCIL OF THE CITY OF VANCOUVER, in public meeting, enacts as follows:

1. This By-law amends the indicated provisions of Schedule A and B of the Vancouver Official Development Plan By-law No. 14660.

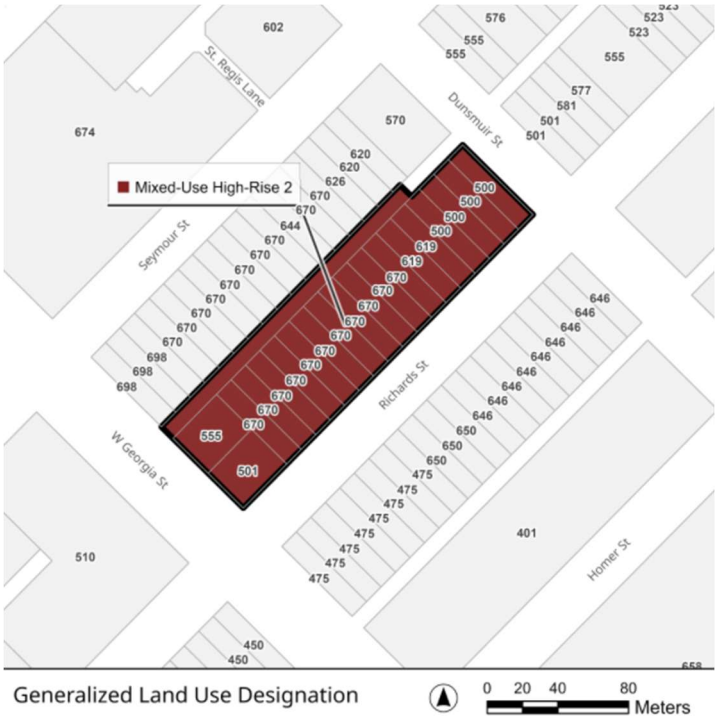
2. Council amends the Generalized Land Use designations of the lands identified in the map attached to this by-law as Schedule A by amending Map 4 to redesignate the site to Mixed-Use High Rise 2 and amends all corresponding illustrative maps in Part 4 accordingly.

3. Council amends the Generalized Land Use designations of the lands identified in the map attached to this by-law as Schedule B by amending Map 4 to redesignate the site to Mixed-Use High Rise 1 and amends all corresponding illustrative maps in Part 4 accordingly.

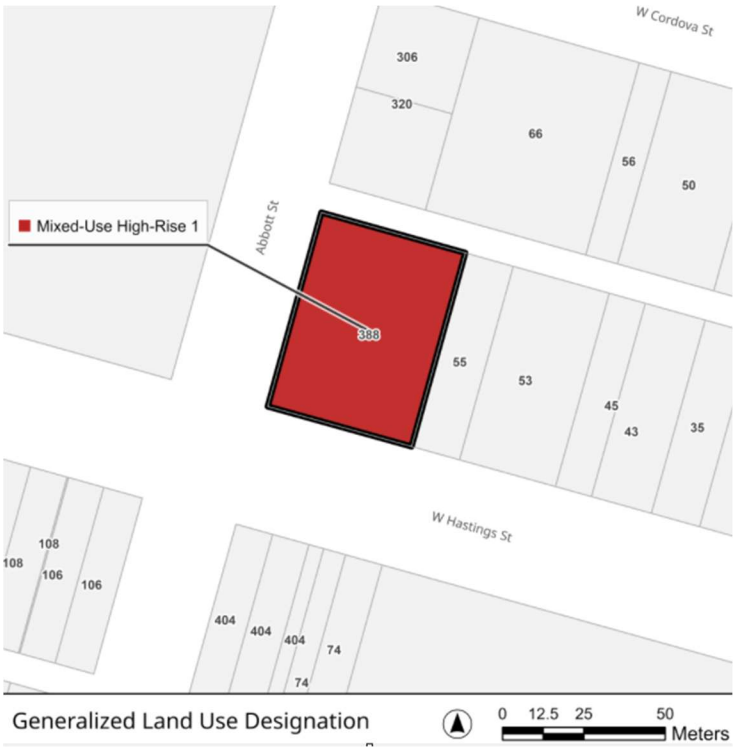
4. A decision by a court that any part of this by-law is illegal, void, or unenforceable severs that part from this by-law, and is not to affect the balance of this by-law.

5. This by-law is to come into force and take effect on the date of its enactment.

Schedule A



Schedule B


W Cordova St
306
320
66
56
50
Mixed-Use High-Rise 1
Abbott St
388
55
53
45
43
35
W Hastings St
108
108
106
106
404
404
404
74
74
Generalized Land Use Designation
0 12.5 25 50
Meters

APPENDIX B
DRAFT BY-LAW TO ENACT TWO CD-1 BY-LAWS

Note: The by-laws attached to this by-law to rezone two areas to CD-1 will be prepared generally in accordance with the provisions listed in those by-laws, subject to change and refinement prior to posting.

THE COUNCIL OF THE CITY OF VANCOUVER, in public meeting, enacts as follows:

1. This by-law enacts the two by-laws attached to this by-law as Schedule A and B.

2. A decision by a court that any part of this by-law is illegal, void, or unenforceable severs that part from this by-law, and is not to affect the balance of this by-law.

3. This by-law is to come into force and take effect upon enactment.

SCHEDULE A
500 Dunsmuir Street, 619-655 Richards Street, 501-595 West Georgia Street and 620-698 Seymour Street

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 and 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

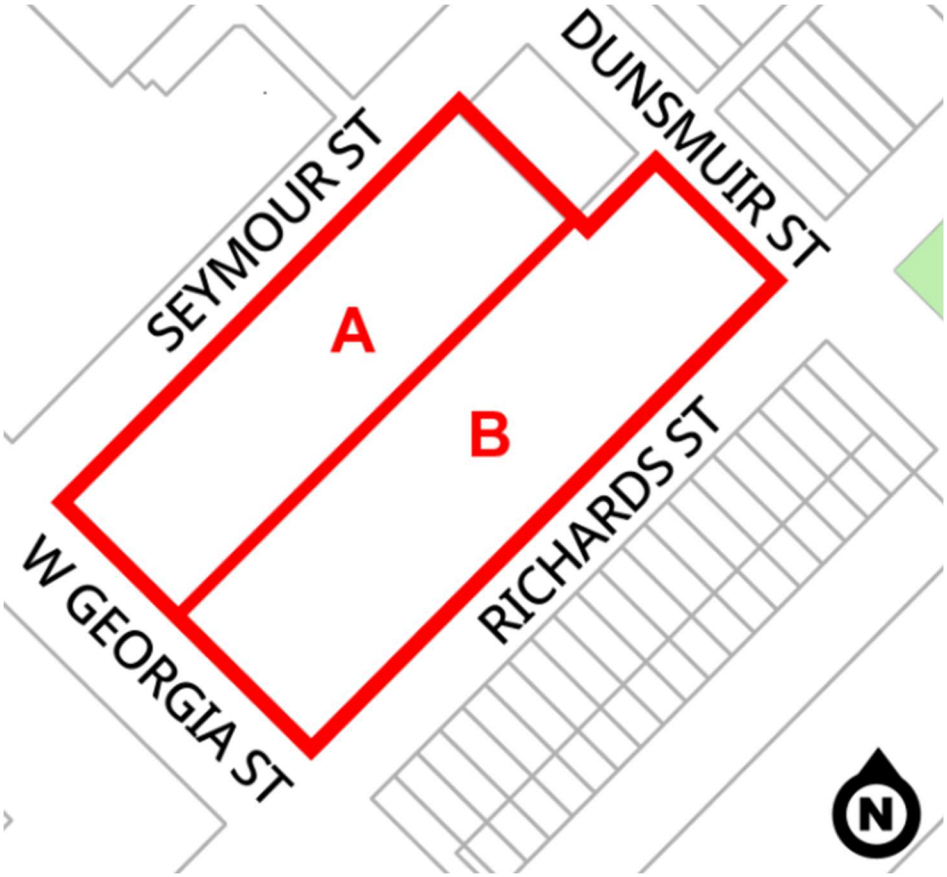
3. Words in this by-law have the meaning given to them in the Zoning and Development By-law, except that:

(a) "Observation Deck Use" means the use of premises to experience views, and includes any related uses for observation deck customers, such as cafes and souvenir shops.

Sub-areas

4. The site is to consist of two sub-areas, generally as illustrated in Figure 1, solely for the purposes of establishing the conditions of use for each sub-area.

Figure 1: Sub-areas



Uses

5. Subject to approval of the form of development, to all conditions, guidelines and policies adopted by Council, and to the conditions set out in this by-law or in a development permit, the only uses permitted within this CD-1 and the only uses for which the Director of Planning or Development Permit Board will issue development permits are:

(a) Cultural and Recreational Uses;

(b) Dwelling Uses, limited to Mixed-Use Residential Building;

(c) Institutional Uses;

(d) Live-Work Use;

(e) Observation Deck Use;

(f) Office Uses;

(g) Retail Uses;

(h) Service Uses;

(i) Utility and Communication Uses; and

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

Conditions of Use

6.1 The design and layout of at least 35% of the total number of secured market rental dwelling units must:

(a) be suitable for family housing; and

(b) have 2 or more bedrooms.

6.2 The design and layout of at least 35% of the total number of strata dwelling units must:

(a) be suitable for family housing; and

(b) have 2 or more bedrooms.

6.3 No portion of the first storey of a building, to a depth of 10.7 m from the front wall of the building and extending across its full width, may be used for residential purposes except for entrances to the residential portion.

6.4 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.

6.5 Observation deck use is only permitted in sub-area A.

6.6 Observation deck use must be located on the uppermost storey or storeys.

6.7 Dwelling uses are only permitted in sub-area B.

Floor Area and Density

7.1 The total floor area permitted for all uses combined must not exceed 281,000 m^2.

7.2 The total floor area for cultural and recreational uses, office uses, retail uses, service uses and utility and communication uses combined must be a minimum of 117,430 m^2.

7.3 The total floor area for observation deck use must be a minimum of 1,950 m^2.

7.4 The total floor area permitted for covered outdoor space must not exceed 1,063 m^2.

7.5 Computation of floor area must include all floors having a minimum ceiling height of 1.2 m, both above and below base surface, measured to the extreme outer limits of the building.

7.6 Computation of floor area must exclude:

(a) balconies and decks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, provided that:

(i) the total area of the balcony exclusion 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, and

(iii) heating and mechanical equipment, or uses that the Director of Planning considers similar to the foregoing;

(d) entries, porches and verandahs if the Director of Planning first approves the design;

(e) all residential storage area above or below base surface, except that if residential storage area above base surface exceeds 3.7 m^2 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.

7.7 The Director of Planning or Development Permit Board may exclude from the computation of floor area common amenity areas, to a maximum of 5% of the total floor area being provided, if the Director of Planning or Development Permit Board considers the intent of this bylaw and all applicable Council Policies and guidelines.

Building Height

8.1 Building height must not exceed 315 m.

8.2 Despite section 8.1 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

9.1 Each dwelling habitable room must have at least 1 window on an exterior wall of a building.

9.2 For the purposes of section 9.1 above, dwelling habitable room means any room except a bathroom or a kitchen.

SCHEDULE B
388 Abbott Street

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 and 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 (___).

Uses

3. Subject to approval of the form of development, to all conditions, guidelines and policies adopted by Council, and to the conditions set out in this by-law or in a development permit, the only uses permitted within this CD-1 and the only uses for which the Director of Planning or Development Permit Board will issue development permits are:

   (a) Cultural and Recreational Uses;

   (b) Dwelling Uses, limited to Mixed-Use Residential Building;

   (c) Institutional Uses;

   (d) Live-Work Use;

   (e) Office Uses;

   (f) Retail Uses;

   (g) Service Uses;

   (h) Utility and Communication Uses; and

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

Conditions of Use

4.1 All residential floor area must be used for social housing.

4.2 The design and layout of at least 25% of the total number of dwelling units must:

   (a) be suitable for family housing; and
   (b) have 2 or more bedrooms.

4.3 No portion of the first storey of a building, to a depth of 10.7 m from the front wall of the building and extending across its full width, may be used for residential purposes except for entrances to the residential portion.

4.4 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

5.1 Computation of floor area must assume that the site area is 1,208.5 m^2, being the site area at the time of the application for the rezoning evidenced by this by-law, prior to any dedications.

5.2 The maximum floor space ratio for all uses combined is 16.2.

5.3 The total floor area for dwelling uses must be a minimum of 16,925 m^2.

5.4 The total floor area for child day care facility use must be a minimum of 420 m^2.

5.5 Computation of floor area must include all floors having a minimum ceiling height of 1.2 m, both above and below base surface, measured to the extreme outer limits of the building.

5.6 Computation of floor area must exclude:

(a) balconies and decks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, provided that:

(i) the total area of these exclusions must not exceed 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, and

(iii) heating and mechanical equipment, or uses that the Director of Planning considers similar to the foregoing;

(d) entries, porches and verandahs if the Director of Planning first approves the design;

(e) all residential storage area above or below base surface, except that if residential storage area above base surface exceeds 3.7 m^2 per dwelling unit, there will be no exclusion for any of the residential storage area above base surface for that unit; and

(f) all storage area below base surface for non-dwelling uses.

5.7 The Director of Planning or Development Permit Board may exclude from the computation of floor area:

(a) common amenity areas, to a maximum of 10% of the total permitted floor area, and

(b) additional floor area as required to meet licensing requirements for the child day care facility,

if the Director of Planning or Development Permit Board considers the intent of this bylaw and all applicable Council Policies and guidelines.

Building Height

6.1 Building height must not exceed 85 m.

6.2 Despite section 6.1 of this by-law and the building height regulations in section 10 of the Zoning and Development By-law, the Director of Planning, after considering the impact on building placement, massing, views, overlook, shadowing and noise, may permit 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

7.1 Each habitable room must have at least 1 window on an exterior wall of a building.

7.2 For the purposes of section 7.1 above, habitable room means any room except a bathroom or a kitchen.

APPENDIX C1
500 Dunsmuir Street, 619-655 Richards Street, 501-595 West Georgia Street and 620-698 Seymour Street

CONDITIONS OF APPROVAL

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

PART 1: CONDITIONS OF APPROVAL OF THE FORM OF DEVELOPMENT

Note: Consideration by Council of the proposed form of development is in reference to plans prepared by Henriquez Architecture, received on June 11, 2025; addendum received April 2, 2026.

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

Urban Design

1.1 Submission of a preliminary development permit (“PDP") application to ensure coordinated site-wide development and facilitate continued design development prior to by-law enactment.

Note to Applicant: The PDP may be undertaken in advance of or concurrently with the first development permit.

1.2 Provision of updated architectural drawings, perspectives, and detail studies to demonstrate that the organic “glass sea sponge” architectural concept, including the expressed structural diagrid of the tallest tower, is consistently carried through and meaningfully informs the massing, form, and architectural expression of all towers.

Note to Applicant: Design development should ensure that the tower composition reads as a coordinated and cohesive architectural intervention, with a clear and legible relationship to the overarching concept across all building elements when viewed from near and distant aspects.

1.3 Provision of updated architectural drawings, perspectives, and detail studies to demonstrate that the design qualities of the observation deck and mezzanine are consistently carried through future stages of design development.

1.4 Design development to refine the form, massing, articulation, and architectural expression of the podium levels fronting Richards Street.

1.5 Design development to enhance the lane as a clearly identifiable, safe, and intuitive place of entry and access, including, but not limited to:

(a) Explore reconfiguring the layout of the interfacing hotel lobby so that corner adjacent the intersection of Seymour Street and the lane reads and functions as

a primary point of entry including relocating the emergency egress doors away from the corner; and

(b) Providing a comprehensive site and building lighting strategy at the lane.

1.6 Design development to improve the breezeway from Richards Street to the Privately Owned Public Space. This includes:

(a) Provide a minimum width of 6 m (20 ft.) and a minimum height of 6 m (20 ft.);

(b) Provide clear views between activities within the POPS and Richards Street; and

(c) Provide lighting, special paving and other design features to encourage public use.

1.7 Design exploration to proportionally increase the separation between towers above a height of approximately 122 m (400 ft.).

Note to Applicant: The intent of this condition is to reduce the perceived massing and visual clustering of the towers at upper levels, improve access to light and sky views, and achieve a more legible and refined skyline composition. To support this approach, reduced tower separation below 122 m (400 ft.) may be considered, to a minimum of 18.3 m (60 ft.) between residential and non-residential uses and 24.4 m (80 ft.) between residential uses. In addition, increases in tower height may be considered where this results in improved tower proportions, spacing, and overall skyline performance.

Landscape

1.8 Demonstrate support of Urban Forest Canopy goals, focused on increasing the amount of proposed tree planting at-grade and off slab, as well as planting trees on rooftops subject to review of wind analysis and long-term viability. Notches at the edge of the parkade should be provided, particularly where aligned with planted areas within Privately Owned Public Space (POPS).

Note to applicant: Additional street tree planting may be possible on all street frontages and should be coordinated with Engineering and Park Board Urban Forestry.

1.9 Design development to refine the overall Privately Owned Public Space (POPS) design and incorporate amenities that support a range of activities encouraging both everyday public use and special events. This includes:

(a) Provide a POPS size of approximately 1,500 sq. m, not including the breezeway;

(b) Create a hierarchy of spaces within the POPS ranging from a large flexible plaza/hardscaped space for events to smaller human-scaled spaces for everyday use. Utilize planting, grade changes, or other design elements to define the spaces;

(c) Increase the amount of trees and planted areas within the plaza to improve comfort, microclimate, seasonal interest and biodiversity.
Prioritize utilizing planting to define the plaza space, retail patios and major pedestrian circulation routes.

(d) Design the plaza to accommodate flexible use over time, including both programmed events and everyday informal use, without compromising circulation or accessibility.

(e) Ensure clear, intuitive circulation through and around the POPS, with strong visual connections from surrounding streets and pedestrian routes; key destinations, including primary building entrances and the transit access point, should be clearly visible and identifiable from beyond the site.

(f) Incorporate wayfinding into the POPS associated with the skytrain entrance.

(g) Provide additional design features to further support everyday public uses such as more seating options, elements of play or other unique features.

(h) Provide infrastructure to support special events such as electrical receptacles, water, drivable paving, garbage bins and event lighting. Consider providing a publicly accessible washroom and additional weather protection.

(i) Improve integration of the SkyTrain entrance into the plaza and utilize this structure to both activate the Seymour street frontage and buffer unwanted arterial noise to the plaza.

(j) Consider how the outdoor stage can function more like an outdoor pavilion with weather protection to allow greater flexibility and support a wider range of uses.

(k) Utilize design features to better buffer unwanted arterial noise from Georgia Street and Seymour Street and encourage people to spend time in the plaza. This may include providing additional or higher planted berms, grade separation or reconfiguring architectural features like the outdoor stage and the SkyTrain entrance.

(l) Provide a comprehensive lighting strategy that supports safety, visibility, and activity at all hours, and contributes to the identity and character of the space.

Note to Applicant: POPS size calculation does not include on-site open space intended for private retail patios, engineering SRWs or dedications but may include the SkyTrain entrance. The POPS size and design should be coordinated across both 595 and 501 West Georgia sites. The current plaza appears to function primarily as a special event space and to support retail patio uses, but needs to accommodate everyday functionality and provide activities for people who live and work nearby. Refer to *Downtown Public Space Strategy* policy 2.2.3. This site falls within the following Open Space Gaps: Social, Respite (access to nature) and Play and design features should focus on fulfilling these key functions https://vancouver.ca/files/cov/places-for-people-summer-2019-information-displays.pdf. A stewardship plan for the POPS that outlines seasonal plaza programming

and maintenance is strongly encouraged, particularly to clarify the need for a permanent outdoor stage. Planted areas may be more viable in raised planters to mitigate potential damage from people and pets.

1.10 Design development to enhance the public realm interface, focused on delivering a high-quality pedestrian experience along the sidewalk and lane. This includes:

(a) Seymour Street frontage – incorporate high quality landscape features at the hotel interface such as planters, water features, seating, lighting and unique paving treatments between the building face and sidewalk edge.

(b) Georgia Street frontage – Consider opportunities for additional street tree planting. Provide sidewalk edge improvements along the POPS including seating or landscape lighting. Remove overhead building structures within the sidewalk zone.

(c) Lane – provide design features that further prioritize pedestrians at the vehicle loading area such as larger pedestrian circulation space, special paving treatments for pedestrian and vehicular areas, lighting and seating.

(d) Richards Street frontage – Remove overhead building structures that encroach into the sidewalk zone and consider opportunities for additional tree planting.

(e) Dunsmuir Street frontage – Consider opportunities for additional street tree planting.

Note to Applicant: Additional street tree planting should be coordinated with Engineering and Park Board Urban Forestry. Refer to Engineering *Streetscape Design Guidelines* for design details along Georgia Street.

1.11 Design development of the hotel outdoor amenity spaces to improve the usability of these spaces for a variety of users. This includes:

(a) Provide trees and planting. Prioritize locating trees within large, contiguous planted areas where possible to improve growing conditions and microclimate. Locate fixed planters and furniture in ways that best support gathering.

(b) Consider providing play features.

1.12 Design development of the residential outdoor amenity to deliver a high-quality amenity that supports a wide range of activities for all residents. This includes:

(a) Incorporating design features such as seating areas, play areas, urban agriculture, and pet relief areas.

(b) Providing trees and planting. Prioritize locating trees within large, contiguous planted areas where possible to improve growing conditions and microclimate.

Utilize planting to define outdoor rooms of various sizes.

(c) Locate fixed planters and seating in ways that best support socializing.

1.13 Provision of revised arborist report coordinated with current site plans.

Note to Applicant: Street tree retention, removal, and/or replacement will be coordinated with Park Board Urban Forestry. It is recommended to initiate this coordination "in advance of rezoning enactment" or "immediately following Public Hearing" by emailing pbdevelopment.trees@vancouver.ca.

1.14 Provision of landscape drawings including sections through the open spaces and at each street or lane frontage.

Note to Applicant: Scale of section drawings should be approximately 1:100 and include the building face to curb lane, along with dimensions.

Heritage

1.15 Provision of revised colour-coded retention drawings from a registered Architect or Engineer, clearly identifying the proposed extent and method of retention by following section 4 of the Retention and Renovation of a Character House – Scope and Documentation Bulletin (October 2023).

Note to Applicant: The Randall Building is legally protected under municipal heritage designation, and retention of its exterior and structure are required. Retention documentation should clarify extent of verifiable retention of the heritage property. If any significant structural changes are proposed, then a full set of revised drawings, including plans and sections, will be required. A copy of the approved retention drawings and the sequence of construction letter will form part of all subsequent permit application drawings.

1.16 Design development to reinstate historically appropriate storefront assemblies for the heritage facade based on existing archival documentation, or to match historic character of similar vintage.

1.17 Provision of digital copies of the Conservation Plan for the Randall Building, 535-555 West Georgia Street, prepared by Luxton and Associates.

Note to Applicant: Final version of the document should not be in draft format, and should incorporate any feedback from heritage staff, in particular the retention of exterior and structure of the building designated as a protected heritage property, with revisions made to the satisfaction of Director of Planning. The scope of work contained within the Conservation Plan is to be cross-referenced consistently within future development permit documentation.

Sustainability

1.18 All new buildings in the development will meet the requirements of the *Green Buildings Policy for Rezonings* (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 Rezonings – Process and Requirements*.

Housing

1.19 The proposed unit mix for the market rental tenure, including 138 one-bedroom units (50%), and 92 two-bedroom units (33%), and 46 three-bedroom units (17%) 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 designed to be suitable for families with children.

1.20 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).

Note to Applicant: The guidelines prescribe a set of performance criteria for common indoor and outdoor amenity spaces to sufficiently contribute towards livability. If a ratio of minimum 2.0 sq. m (21.5 sq. ft) per dwelling unit for outdoor amenity space, and at least 1.4 sq .m (15 sq. ft.) per unit for indoor amenity space, is provided, staff will consider those performance criteria to have been met.

1.21 Bulk storage should be designed in accordance with the Bulk Storage and In-suite Storage – Multiple Dwelling Residential Developments Bulletin.

Economic Development

1.22 Provision of a minimum of 6,500 sq. m of floor area for conference and meeting spaces. This floor area should include at least three ballrooms and minimum ceiling heights of 6 m.

Note to Applicant: The minimum ceiling heights may be reduced where structural accommodation is necessary.

Social Policy – Food Assets

1.23 Fulfill, to the satisfaction of the Director of Social Policy, the Sustainable Food Systems requirements of the *Rezoning Policy for Sustainable Large Developments*.

Note to Applicant: The application notes the provision of edible landscaping and urban agriculture. A third food asset is needed. The Applicant is encouraged to discuss revisions and food asset proposals with Social Policy staff (foodpolicy@vancouver.ca) prior to development permit submission.

1.24 Design development to include sufficient allocation of edible landscaping throughout the site consistent with the City's *Sustainable Large Developments Administrative Bulletin* and *Urban Agriculture Guidelines for the Private Realm*.

Note to applicant: At DP, the Applicant should provide:

- Drawings indicating "comprehensive edible landscape design efforts…" in alignment with the *Sustainable Large Developments Administrative Bulletin*;
- A table outlining the total edible landscape area as subtotal of total landscape area; and
- A plant list of the specific plants proper for edible landscaping.

1.25 Design development to include urban agriculture space consistent with the City's *Sustainable Large Developments Administrative Bulletin* and *Urban Agriculture Guidelines for the Private Realm*, or any other applicable policy at the time of development permit, including criteria related to support facilities, siting and access, and the number, size and design of the urban agricultural plots.

Note to Applicant: Staff were not able to identify the scale of the urban agriculture. At DP, the Applicant should provide:

- A table comparing the proposed growing area and the expected growing area based on guidance in the *Bulletin*.
- Drawings indicating the growing space and support facilities in alignment with the *Bulletin* and *Guidelines*.
- A solar study demonstrating that agricultural areas receive adequate solar exposure for growing vegetables (e.g., approximately six hours of sunlight in the summer).

The urban agriculture and edible landscaping may be considered one food asset if the scale and impact of the urban agriculture is significantly less than what's expected. In this case, another food asset will be required. Staff are available to discuss alternative options to achieving the expected scale and impact of this food asset if there are design challenges (e.g., exploring hybrid individual plot and shared garden model).

1.26 Provide a third food asset.

Note to Applicant: Staff encourage the Applicant to consider a food asset that complements and bolsters an existing use on-site. For example, the Applicant noted the potential for food trucks and outdoor dining infrastructure in the plaza. In that case, Staff can discuss the necessary access and infrastructure requirements needed for it to qualify as a food asset.

Community Benefits Agreement (CBA) (Optional for Applicant)

1.27 To monitor and evaluate these compliance targets, the following must be completed if the Applicant has agreed to do the CBA as part of the prior-to conditions before development permit issuance.

(a) Send a high-level construction schedule, including estimates on number of workers on site, and amount of procurement activity.

(b) Applicants can consider retaining the services of an independent third party to the satisfaction of the City to assist in monitoring and reporting on the progress towards reaching these goals on an agreed upon timeline with the City of Vancouver during and upon completion of the project and its various development phases. This may include, where applicable and where possible, post-occupancy and ongoing service needs; and;

(c) Consider participating in a Project Specific Implementation and Monitoring Working Group with City staff, industry and training and skill development bodies, employment services organizations, and community representatives with knowledge of social procurement, social hiring, and community economic development.

Note to Applicant: Agreeing to these conditions as per the City of Vancouver *CBA Policy* does not preclude the Applicant from entering into any additional agreements with communities, including ones geographically located nearby the development site, or sites, or with First Nations. Please ask to be connected with the planner(s) on the *CBA Policy* implementation for more information, questions, and support, as this condition may impact any early procurement processes for this development.

Engineering

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

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

1.29 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

1.30 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

1.31 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.

1.32 Provision of a lighting simulation to support all offsite lighting upgrades to City standards and IESNA recommendations.

1.33 Provision of adequate space for collection bins and zero waste initiatives in buildings (*Rezoning Policy for Sustainable Large Developments*, F.3.1) by demonstrating the following on the site plan:

(a) Solid waste storage amenity should be located at grade (ground level) and adjacent to the area where collection vehicles are allowed access to the amenity. If at-grade amenity is not permissible, the amenity should be placed as few levels down from grade as permissible. They must be designed to ensure all waste collection day activities occur on-site, as opposed to placing bins onto City property for collection;

(b) The size of storage rooms must be in compliance with the guidelines set out in the Garbage and Recycling Storage Amenity Design Supplement allowing a sufficient number of carts/containers to meet the needs of every unit in all buildings within the land parcel;

(c) The space allotted must exceed the minimum requirement set out in the Design Supplement to allow implementation of waste diversion programs and to ensure banned items are not disposed of in garbage (e.g. electronics, foam packaging); and

(d) Provision of the following design or planning details as they relate to the waste room:

(i) A 6.5-7.5 m clearance where the collection vehicle is tipping a front-end bin.

1.34 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: Clarification is required as to the nature of the undescribed projections shown over Richards Street on page E-A2.03 and shown over Seymour Street on page W-AREA.02. Provision of a canopy application may be required should the encroaching structure(s) meet the specifications set out in the Vancouver Building By-Law, or these features should be deleted.

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

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

(i) "This plan is "**NOT FOR CONSTRUCTION"** and is to be submitted for review to Engineering Services a minimum of 8 weeks prior to the start of any construction proposed for public property. No work on public property may begin until such plans receive “For Construction” approval and related permits are issued. Please contact Engineering, Development and Major Projects and/or your Engineering, Building Site Inspector for details.”

(ii) "Tree species, final spacing, quantity and location to the satisfaction of the General Manager of Engineering Services. New trees must be of good standard, minimum 6 cm caliper, and installed with approved root barriers, tree guards and appropriate soil volumes. Installation of

Engineered Soil may be required to obtain appropriate soil volumes based on site conditions. Root barriers shall be of rigid construction, 8 feet long and 18 inches deep, centre on each street tree adjacent to the sidewalk and any off-street bike facility. Planting depth of root ball must be below sidewalk grade. Contact Park Board at pbdevelopment.trees@vancouver.ca for inspection after tree planting completion".

(iii) "Off-site assets are to be constructed to the satisfaction of the General Manager of Engineering Services and as per the approved City geometric design, with the final design and location to be determined once the City geometric is received."

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

(iv) "The required Green Instructure improvements for 501-555 W Georgia Street, 619 Richards Street & 500 Dunsmuir Street will be as per City-approved design".

Note to Applicant: Callouts must be included along with the note. The required Green Infrastructure improvements for 501-555 West Georgia Street, 619 Richards Street & 500 Dunsmuir Street are to be designed and submitted by the applicant in accordance with the City's Standard Green Infrastructure design details for City approval.

(b) Existing locations of:

(i) Street furniture; and

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

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

(ii) Poles and guy wires.

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

(c) Deletion of:

(i) The proposed demountable rooftop cornice shown encroaching both onto the lane and Dunsmuir Street.

(ii) Special surface treatments from City boulevard along the frontage of the development site on West Georgia Street, Seymour Street, Richards Street and Dunsmuir Street;

Note to Applicant: Surface treatment in the lane is to be standard asphalt only. Surface treatments in hardscape areas of the boulevard and plaza are to be in standard concrete only. 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.

(d) All proposed streetscape materials on City property to be City standard materials. Streetscape materials on the boulevard along West Georgia Street should meet the Ceremonial Street Streetscape Design Guidelines.

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

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

Note to Applicant: Estimated Parking By-law deficiencies include Class B and C loading, and Class C passenger loading.

1.37 Provision of parking access, per Parking By-law Section 4 and the Design Supplement:

(a) Safe, functional parkade access interface with the City right-of-way.

1.38 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;

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.

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

(a) All types of parking, loading, bicycle, end-of-trip facilities and passenger loading spaces individually numbered, and labelled on the drawings;

(b) Dimensions 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.

1.40 Provision of on-site rainwater management in accordance with Building By-law requirements (Book II, Division B, Article 2.4.2.5).

Note to Applicant: The applicant will be required to demonstrate compliance with these requirements at the plumbing permit application stage. Note that the City's rainwater management requirements are being updated effective January 1, 2026. Please refer to vancouver.ca/rainwater for more information on the updated requirements.

1.41 Provision of a Final Hydrogeological Study, as required by the Zoning and Development By-law (Section 4.3), which addresses the requirements outlined in the Groundwater Management Bulletin, including but not limited to:

(a) A revised groundwater management plan and impact assessment to confirm that there are no significant risks from groundwater extraction/diversion.

(b) Characterization and/or monitoring of soil and groundwater conditions above the proposed slab depth.

Note to Applicant: The final hydrogeological study should include details on the recommended future work, as described in Section 7.1 of the preliminary hydrogeological study (dated April 9, 2025).

(c) Construction-related and permanent groundwater management, including quantitative estimates (in litres per minute) of anticipated construction and permanent (post-construction) groundwater discharge rates for City approval.

1.42 Compliance with the Zoning and Development By-law (Section 4.3), to the satisfaction of the City, by limiting groundwater discharge into the City collection system and limiting environmental impacts by incorporating:

(a) Measures to limit groundwater discharge into the City collection system.

Note to Applicant: Every effort shall be made to prevent or limit the long-term discharge of groundwater to the sewer system. The City shall be notified immediately of any changes that may be material to the City's review of the submitted final hydrogeological study (e.g. if the proposed excavation depth increases). Email the City at groundwater@vancouver.ca.

(b) Measures to limit or reduce environmental impacts from groundwater diversion.

1.43 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.

(b) Abandonment or removal of all existing storm, sanitary, and combined sewer mains that are no longer in use due to the development of the 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.

1.44 Provision of a new below grade tunnel, located below Seymour Street, enabling access to the existing SkyTrain concourse (Granville Station), to the satisfaction of GMES and TransLink.

Note to Applicant: The applicant is to work with TransLink's Facility Design Group to satisfy any and all conditions that would enable the applicant in providing and constructing the below grade connection to Granville Station. For further information in this regard, please contact TransLink Real Estate Adjacent and Integrated Development (AID) program (aidreview@translink.ca).

1.45 Provision of area decommissioning for the existing areaway structures supporting the sidewalk on the northeast property line of the proposed development along Dunsmuir Street, and supporting the sidewalk on West Georgia Street in front of the development property, and in the lane between Richards Street and Seymour Street, prior to occupancy.

1.46 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.

Applicant is responsible for identifying and coordinating with utility companies affected by the lane purchase. Early coordination is strongly recommended.

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

1.47 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 development permit application.

Use of street for temporary power (e.g., temporary pole, pole mounted transformer or ducting) is to be coordinated with the city well in advanced of construction. Requests will be reviewed on a case- by-case basis with justification provided substantiating need of street space against other alternatives. If street use for temporary power is not approved, alternate means of providing power will need to be proposed. An electrical permit will be required.

https://vancouver.ca/files/cov/Key%20Plan%20Process%20and%20Requirements.pdf

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

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

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

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

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

PART 2: CONDITIONS OF BY-LAW ENACTMENT

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

Engineering

2.1 Make arrangements to the satisfaction of the General Manager of Engineering Services, the Director of Legal Services and the Approving Officer for:

(a) The closing of, stopping up and conveying to the owner, the required portion of the lane north of West Georgia Street, subsequent to Council approval; and the relocation or decommissioning of any utilities within this area;

(b) Provision of written confirmation and agreement to closure of said lane portion from all affected utility companies;

(c) Consolidation of the closed portion of lane, Lots 4 to 20 and 24 – 40, all of Plan 210; Lots A and B, of Plan 6134; and all of Block 44, District Lot 541 to form a single development parcel, and subdivision of that site to result in the dedication of the easterly 6.1 m of Lot 4, for lane purposes; and

Note to Applicant: A subdivision plan and application to the Subdivision and Strata Group is required.

(d) Registration of a temporary Statutory Right-of-Way (SRW) agreement in favour of the City over the portion of lane to be closed, for public utility purposes, to be discharged once all utilities impacted by the lane closure have been abandoned, relocated or otherwise protected, as necessary, and any associated lane and street reconstruction works have been completed to the satisfaction of the General Manager of Engineering Services;

Note to Applicant: An application to the City Surveyor is required to initiate the lane closure and conveyance. 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 Make arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for release of the following:

(a) Easement and Indemnity Agreement BE107680 (skywalk encroachment over Seymour Street).

(b) Easement and Indemnity Agreement BE107682 (encroachment agreement for parking garage over lane).

(c) Easement and Indemnity Agreement BL62374-78 (for canopy onto Georgia Street and Seymour Street).

(d) Easement and Indemnity Agreement 539061M (Commercial Crossing).

(e) Indemnity Agreement 304112M (electrical conduit across lane).

(f) Easement and Indemnity Agreement 537609M (4-inch diameter oil fill pipe encroachment in the lane).

(g) Easement and Indemnity Agreement 548791M (building encroachment onto Georgia Street and Seymour Street).

(h) Easement and Indemnity Agreement BK117170-74 (Areaway at Georgia Street and Seymour Street). Upon Confirmation that it has been properly decommissioned.

(i) Easement and Indemnity Agreement 541414M (commercial crossing over Richards Street).

(j) Easement and Indemnity Agreement 45405H (Areaway in the lane) Upon Confirmation that it has been properly decommissioned.

(k) Easement and Indemnity Agreement 479012M (Areaway at Richards and Dunsmuir Streets). Upon Confirmation that it has been properly decommissioned.

(l) Easement P6131 (easement for parking use).

(m) Easement P6133 (easement for skywalk use).

(n) Easement P6134 (easement for use of tunnel and adjacent areas).

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

2.3 Make arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services to decommission the areaways as noted in Condition 2.2 (h), (j), and (k) prior to issuance of an occupancy permit for the site, in accordance with the City of Vancouver Engineering Design Manual and the following steps:

(a) The Property Owner shall obtain the services of a Professional Engineer to design a cut-off wall to separate the areaway encroachment from the building.

(b) The cut-off wall shall be designed to support all backfill and surcharge loads from the City street.

(c) The Property Owner’s Engineer shall provide drawings showing the design and method of construction for the cut-off wall. Copies of the drawings shall be sent to the City for review, approval, and record purposes prior to building permit issuance.

(d) The cut-off wall and footings shall be constructed on the Property Owner’s side of the property line.

(e) The design of the cut-off wall shall include waterproofing and drainage to the satisfaction of the Property Owner.

(f) All utilities, equipment, boilers, elevators, chutes, backflow valves, construction materials, demolition debris, organic materials, hazardous materials, etc. shall be removed from the areaway prior to backfilling.

(g) The outer walls of the areaway shall be broken down to four (4) feet below grade.

(h) The areaway shall be backfilled in accordance with the City of Vancouver Engineering Design Manual prior to occupancy permit issuance.

(i) The areaway may be filled with compacted Sand, compacted Road Mulch, or Control Density Fill.

(j) A new sidewalk shall be constructed in accordance with the City of Vancouver Engineering Design Manual and to match the construction standard for sidewalks in the adjacent area.

(k) Documentation to be prepared by a qualified Professional Engineer and submitted to the City once all work is complete. Documents to include certification that work was completed in accordance with approved plans, photographs confirming filling operations, and record drawings related to cut-off wall operation.

2.4 If applicable, make arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for the construction, and maintenance of the below grade tunnel, located below Seymour Street, including a statutory right of way for public access through that tunnel, providing access to the SkyTrain concourse (Granville Station). The Property Owner shall follow the requirements stipulated in the City of Vancouver Engineering Design Manual Clause 8.12.5. To support Seymour Street, the underground pedestrian connection shall be designed in accordance with the Vancouver Building By-Law and relevant sections of the City of Vancouver Engineering Design Manual, including Clauses 8.12.5, 8.12.2.1 and 8.12.2.2. An encroachment agreement shall be registered on title for any modification of, or attachments to, City bridges or structures, or specialty treatments or facilities that the City deems to be private infrastructure located on public property.

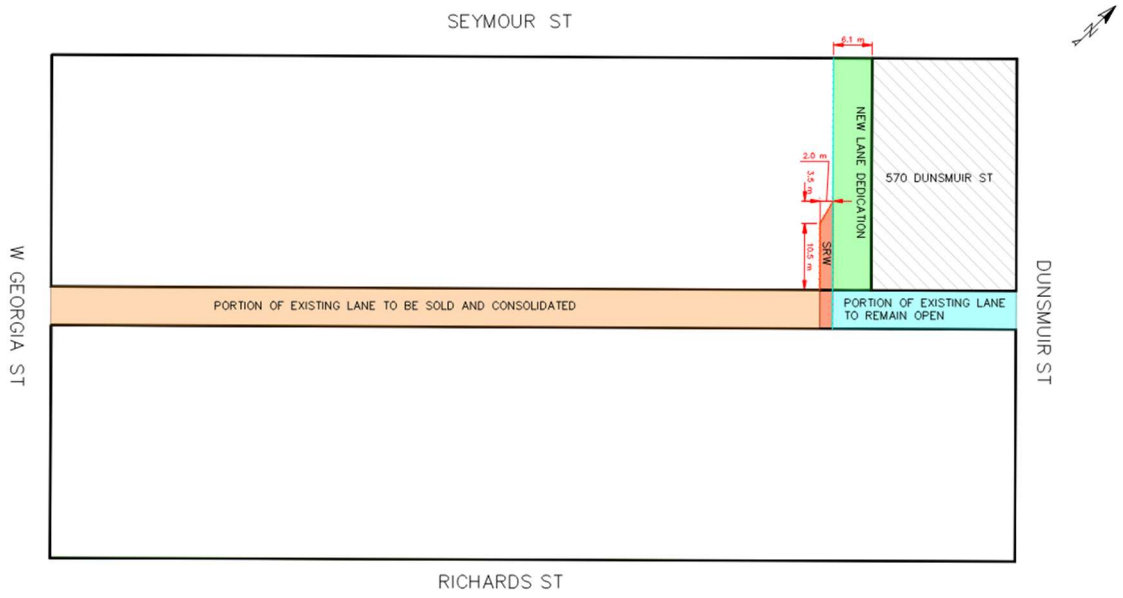
2.5 Make arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services to validate the proposed demountable rooftop skylight structure shown encroaching both onto the lane and Seymour Street.

Note to Applicant: An application to the City Surveyor is required. The applicant is advised that building encroachments onto City street may cause problems if strata titling a property, due to Section 244 (1)(f) of the Strata Property Act. In such cases, the City may not necessarily support the provision of easements for any part of the building on City Street. If strata titling is proposed, the applicant is advised to seek independent legal advice on the matter.

2.6 Make arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services to confirm if the Randall Building parapet and cornices encroach onto West Georgia Street, and if the existing encroaching canopy currently validated under Easement and Indemnity Agreement BE287454 is to remain.

Note to Applicant: If there is a building encroachment, an application to the City Surveyor is required. The applicant is advised that building encroachments onto City street may cause problems if strata titling a property, due to Section 244 (1)(f) of the Strata Property Act. In such cases, the City may not necessarily support the provision of easements for any part of the building on City Street. If strata titling is proposed, the applicant is advised to seek independent legal advice on the matter.

2.7 Provision of a statutory right-of-way (SRW) for vehicle maneuvering over a portion of the site, adjacent to the new east-west lane, to achieve a minimum 5.0 m vertical clearance on the space identified in the sketch below as “SRW”. The SRW will be free of any encumbrance such as structure, stairs, planter walls, and mechanical vents at grade and will accommodate the underground parking structure within the SRW agreement.



2.8 Provision of a statutory right-of-way (SRW) for public pedestrian use over a portion of the site, adjacent to West Georgia Street, Richards Street, Dunsmuir Street, and Seymour Street to achieve a 5.5 m offset distance from the back of the existing curb to the building face. The SRW will be free of any encumbrance such as structure, stairs, planter walls, and mechanical vents at grade and is to accommodate the underground parking structure within the SRW agreement. This SRW is not required on any street where heritage facade is being retained.

Note to Applicant: A survey plan prepared by a British Columbia Land Surveyor showing the existing dimension from the back of the City curb to the existing property line to determine the final SRW width required

The preparation of this legal agreement includes statutory rights-of-way and the requirement for collection of a fee for service and will be due prior to issuance of the development permit.

2.9 Provision of statutory right(s)-of-way (SRW(s)) required based on the servicing strategy. SRW(s) through the site is required for the existing 200 mm sanitary sewer and 250 mm storm sewer that conveys flow from West Georgia Street to 50m SW of Dunsmuir Street (Lane South of Seymour Street). No structure encroachment is acceptable.

2.10 Provision of a natural watercourse agreement.

Note to Applicant: Records indicate a natural watercourse is nearby the 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.

2.11 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. Except as explicitly provided for in Condition 2.13, 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 H.Y. Engineering Ltd. dated May 1, 2025, no water main upgrades are required to service the development.

The main servicing the proposed development is 200mm on Seymour Street, 200 mm on Dunsmuir Street, or 200 mm on Richards Street. Should the development require water service connections larger than servicing main, the developer shall upsize the existing main to the satisfaction of the General Manager of Engineering Services. The developer is responsible for 100% of the cost of the upgrading. The maximum water service connection size is 300 mm. Servicing off the water main on West Georgia Street is not an option for this development.

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.

Decommissioning of the existing 150mm water main in the laneway between Seymour Street and Richard Street, as this main is only servicing the parcels within this development site. The work will be completed by the City at the Developer's cost.

Vancouver Coastal Health and the City of Vancouver limit the building area served by one set of interconnected services to approximately 90,000m2. Understanding that the site is not planning to subdivide, the City can serve the site with multiple sets of interconnected water services; The plumbing design would have to ensure that the site is separated into discrete "water parcels", ie. portions of the site that have isolated and completely independent plumbing and fire protection systems, with each water parcel independently metered and served by separate sets of water services. A "Water Parcel Strategy" is to be submitted to detail the planned water servicing, plumbing and fire protection configurations, to the satisfaction of the General Manager of Engineering Services. The accepted Water Parcel Strategy must be implemented in the build out of the development.

This condition is to meet the intents of the BC Drinking Water Protection Act (the "Act") and the BC Drinking Water Protection Regulation (the "Regulations). If appropriate water parcelling strategies are not implemented, Vancouver Coastal Health would not consider the water infrastructure on site a "system within a system" as defined in the Act and Guidelines. This would mean that the development site would be its own "Water Supply System" under the Act and Regulations, triggering the requirement for the developer to receive an operating permit from Vancouver Coastal Health to operate the internal water network.

(b) Provision of adequate sewer (storm and sanitary) service to meet the demands of the project and to maintain acceptable sewer flow conditions, implementation of development(s) require:

(i) Upsize 68 m of existing 300 mm SAN sewer to 450 mm SAN from MH415493 at the intersection of Cambie Street and West Hastings Street to MH413660 at the intersection of Cambie Street and lane south of Cordova Street.

(ii) Upsize 52 m of existing 300 mm SAN sewer to 450 mm SAN from MH413660 at the intersection of Cambie Street and lane south of

Cordova Street to MH413570 at the intersection of Cambie Street and Cordova Street.

(iii) Upsize 17 m of existing 300 mm SAN sewer to 450 mm SAN from MH413570 at the intersection of Cambie Street and Cordova Street to MH413080 fronting 309 West Cordova Street.

(iv) Upsize 22 m of existing 300 mm SAN sewer to 450 mm SAN from MH413080 fronting 309 West Cordova Street to MH410355 at the intersection of Cambie Street and Trounce Alley.

(v) Upsize 14 m of existing 300 mm SAN Sewer to 450 mm SAN from MH410355 at the intersection of Cambie Street and Trounce Alley to MH413075 fronting 220 Cambie Street.

(vi) Upsize 44 m of existing 250 mm SAN sewer to 450 mm SAN from MH413075 fronting 220 Cambie Street to MH404574 at the intersection of Cambie Street and Water Street.

(vii) Construct storm sewer extension to new E-W Lane as required to provide adequate E-W Lane drainage.

Note to Applicant: Development to be serviced to the existing 375 mm STM and 300 mm SAN sewers in Lane S-E of Seymour Street.

The lengths and diameter of these improvements are approximate the subject to detailed design by Developers Engineer.

The Sewer Servicing Plan for this area is under development. Developer to contact City Engineer prior to commencing design or analysis of sewer system as the upgrade requirement may be modified based on servicing plan (requirement will be approximately equivalent to the above condition).

Developer's Engineer to submit design brief, calculations and/or model, and design drawings to the City. All submittals including Issued for Construction (IFC) drawings are required to be reviewed and accepted by the City Engineer prior to building permit issuance.

The full off-site servicing upgrade is shared/partially shared with other in-stream Rezone Developments in the same sanitary catchment area. Sewer size to be determined by Developer's Engineer at the time of detailed design and shall use the latest future area plans available at the time of design. Applicant is expected to coordinate with other developments should they proceed with completing the off-site servicing upgrade. Prior to commencing any design work, the Applicant is to contact the Sewers & Drainage Planning (SDP) Branch at utilities.servicing@vancouver.ca.

The City reserves the right to deliver the Cambie Street sanitary upgrade as per the provisions under the Services Agreement at the applicant's cost. Prior to commencing

any design work, the Applicant is to contact the Sewers & Drainage Planning (SDP) Branch at utilities.servicing@vancouver.ca.

These works constitute excess and/or extended services and will be subject to a latecomer agreement, to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services.

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

(i) Minimum 1.2 m wide front boulevard;

(ii) Minimum 3.0 m wide broom finish saw-cut concrete sidewalk;

(iii) Curb and gutter, including road reconstruction as required to accommodate the new curb and gutter;

(iv) Full-depth road reconstruction from curb to road centerline along the development site's frontage on West Georgia Street;

Note to Applicant: Road reconstruction on West Georgia Street to meet CoV higher zoned, arterial, bus lane standards.

(v) Pedestrian curb ramps at the north corner of West Georgia Street and Richards Street, and at the northeast corner of the intersection of West Georgia Street and Seymour Street; and

(vi) Removal of existing laneway entrance and replacement with full-height curb, boulevard, and sidewalk.

(vii) Removal of existing patio railing encroachment from City boulevard along West Georgia Street.

(d) Provision of street improvements with appropriate transitions, along Richards Street adjacent to the site, including:

(i) Minimum 1.2 m wide front boulevard;

(ii) Minimum 3.0 m wide broom finish saw-cut concrete sidewalk;

(iii) Curb and gutter, including road reconstruction as required to accommodate the new curb and gutter;

Note to Applicant: Road reconstruction on Richards Street to meet CoV higher zoned, arterial, bus lane standards.

(iv) Integral concrete curb and slab at the bus stop on Richards Street per CoV standards;

(v) Pedestrian curb ramps at the north corner of West Georgia Street and Richards Street and the west corner of Richards Street and Dunsmuir Street; and

(vi) Removal of existing driveway(s) and replacement with full-height curb, boulevard, and sidewalk.

(e) Provision of street improvements with appropriate transitions, along Dunsmuir Street adjacent to the site, including:

(i) Minimum 1.2 m wide front boulevard;

(ii) Minimum 3.0 m wide broom finish saw-cut concrete sidewalk;

(iii) Curb and gutter, including road reconstruction as required to accommodate the new curb and gutter; and

Note to Applicant: Road reconstruction on Dunsmuir Street to meet CoV higher zoned, arterial, bus lane standards.

(iv) Pedestrian curb ramps at the west corner of Richards Street and Dunsmuir Street.

(f) Provision of street improvements with appropriate transitions, along Seymour Street adjacent to the site, including:

(i) Minimum 1.2m wide front boulevard;

(ii) Minimum 3.0 m wide broom finish saw-cut concrete sidewalk;

(iii) Curb and gutter, including road reconstruction as required to accommodate the new curb and gutter;

(iv) Full-depth road reconstruction from curb to curb along the development site's frontage on Seymour Street;

(v) Note to Applicant: Road reconstruction on Seymour Street to meet CoV higher zoned, arterial, and bus lane standards.

(vi) Standard concrete lane crossing at the new entry, new curb returns and curb ramps;

(vii) Integral concrete curb and slab at the bus stop on Seymour Street per CoV standards;

(viii) Extended curb bulge, approximately 50 m in length, and road reconstruction as required to accommodate the curb bulge;

(ix) Pedestrian curb ramps at the northeast corner of the intersection of West Georgia Street and Seymour Street, and the southeast corner of the intersection of Dunsmuir Street and Seymour Street; and

(x) Removal of existing driveway(s) and replacement with full-height curb, boulevard, and sidewalk.

(g) Provision for the construction of a new East-West lane with appropriate transitions, along the North frontage adjacent to the site, including:

(i) Full depth pavement construction;

Note to Applicant: Lane reconstruction to meet CoV “Higher-Zoned Lane” standards with a center valley cross section. If porous asphalt is used in this laneway, the proposed porous asphalt pavement structure shall be designed to meet the same loading performance as the CoV standard higher-zoned lane pavement structure.

(ii) Installation of one new catch basin at the centerline of the laneway entrance;

Note to Applicant: A new storm main extension will be required in Seymour Street and/or the lane to connect the catch basin.

(iii) Lane opening in proposed dedicated land to be constructed to meet CoV “Higher-Zoned Lane” standards, including, but not limited to, the installation of new catch basins and applicable tree removals on dedicated lands, where required; and

(iv) New standard concrete lane crossing, with new lane returns and ramps on both sides, at the lane entrance on Seymour Street; and

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

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

Note to Applicant: The City of Vancouver to provide approved Geometric design. All elements of the Geometric design must be constructed to meet City Standards including, but not limited to relocation of existing catch basins or installation of new catch basins where required to accommodate the geometric design.

These works constitute excess and/or extended services and will be subject to a latecomer agreement, to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services.

(h) Provision of street improvements with appropriate transitions, along the portion of existing lane east of Seymour Street that is to remain open adjacent to the site, including:

(i) Full depth pavement reconstruction; and

Note to Applicant: Lane reconstruction to meet CoV "Higher-Zoned Lane" standards with a center valley cross section.

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

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

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

(i) Provision of Green Infrastructure (GI) improvements along Richards Street and along West Georgia Street, adjacent to the site, to install a rainwater tree trench (RTT) to treat and retain 90% of average annual rainfall from the right-of-way (RoW) to the greatest extent practical.

Note to Applicant: These improvements generally include placement of street trees, structural soil or soil cell and perforated pipe sub drain connected to the sewer system under proposed sidewalk to provide the minimum soil volume storage for street trees as per the Engineering Design Manual. Selected tree species to be coordinated with Urban Forestry, Streets and Transportation.

Building foundation design should take green infrastructure into consideration to protect the foundation from potential impacts caused by infiltration.

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

(j) Provision for crossing application to the satisfaction of the GM Engineering Services.

Note to Applicant: Review the City's Street Design Manual and show the typical commercial crossing design C7.2 on the Landscape plans and indicate if any existing street furniture, poles, street trees, or underground utility is impacted by the crossing design and location.

(k) Provision of upgraded street lighting (roadway and sidewalk) to current City standards and IESNA recommendations.

(l) Provision of new street lighting (roadway and sidewalk) to current City standards and IESNA recommendations for the new East-West lane along the North frontage adjacent to the site.

(m) 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.

(n) Provision of new electrical service cabinet/kiosk on Dunsmuir Street.

Note to Applicant: The kiosk shall be fed by BC Hydro underground grid. As such, a right-of-way (ROW) space shall be provided on-site to accommodate BC Hydro pad mounted transformer.

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.

(o) Provision of street trees where space permits.

Note to Applicant: Final spacing, quantity and location to the satisfaction of the General Manager of Engineering Services. Tree species to the approval of the City Arborist. Street tree planting to include appropriate soil volumes and approved root barriers of rigid construction, 8 ft long and 18 in. deep, centre on each street tree adjacent to the sidewalk and any off-street bike facility. Installation of Engineered Soil under new sidewalks may be required to obtain appropriate soil volumes based on site conditions.

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

2.12 Provision of letter consent in writing from the South Coast British Columbia Transportation Authority ("TransLink"), confirming that TransLink is satisfied that the impacts to traffic and safety on TransLink's services and infrastructure that may arise from the development have been addressed or mitigated to the reasonable satisfaction of TransLink.

Note to Applicant: Applicant is advised to contact TransLink (AIDreview@translink.ca) with regard to Limits of Approach and construction activities adjacent TransLink infrastructure at https://www.translink.ca/about-us/doing-business-with-translink/real-estate#adjacent-and-integrated-developments.

2.13 Provision of one or more Latecomer Agreements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for the following works, which constitute excess and/or extended services:

(a) Offsite sewer upgrades as per Condition 2.11 (b).

Note to Applicant: The benefiting area for these works is under review.

(b) Provision for the construction of a new East-West lane along the North frontage adjacent to the site as per Condition 2.11 (g).

Note to Applicant: The benefitting area for these works is 570 Dunsmuir Street.

Note to Applicant: An administrative recovery charge will be required from the applicant to settle the latecomer agreement. The amount, which will be commensurate with the costs incurred by the City to administer the latecomer scheme, will be provided by the City and specified in the latecomer agreement.

For general Latecomer Policy information refer to the website at: https://vancouver.ca/home-property-development/latecomer-policy.aspx#redirect

Housing

2.14 Having regard to the fact that the rezoning of the Georgia Street site is connected to the rezoning of the Abbott Street Site, ensure the registration of the Housing Agreement described in Condition 2.11 of Appendix C2 of this report and the Option to Purchase described in Condition 2.7 of Appendix C2.

2.15 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 276 residential units as secured market rental housing units, excluding Seniors Supportive or Independent Living Housing, pursuant to the City's *Secured Rental Policy*, for a term equal to the longer of 60 years and the life of the building, subject to a no-separate-sales covenant and a no-stratification covenant, a provision that none of such units will be rented for less than 90 consecutive days at a time, and such other terms and conditions as the General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services may require.

Note to Applicant: This condition will be secured by a Housing Agreement registered on title to the West Georgia Street Development site to be entered into by the City at by-law enactment pursuant to Section 565.2 of the Vancouver Charter and a Section 219 Covenant.

Heritage

2.16 Provision of a Section 219 Restoration Covenant, which is to be completed and registered on title, obligating the owner, and future owners over time, as follows:

(a) to protect and maintain the conserved heritage property (façade of 555-565 West Georgia (Randall Building)); and

(b) that no demolition permit for the Randall Building will be issuable until the development permit for the site has been issued, and the first building permit covering the portion of the site occupied by the Randall Building will be issuable,

and related matters, to the satisfaction of the Director of Planning and the Director of Legal Services;

2.17 Amendment to Heritage By-law to remove entire heritage building (Randall Building) as designated property, and designation of the retained existing principal façade of the heritage building (Randall Building) along West Georgia Street, including partial return wall along the west elevation, by by-law as protected heritage property, with notice of such designation by-law to be registered in the Land Title Office to the satisfaction of the Director of Planning and the Director of Legal Services.

Landscape

2.18 Provision of a surface Statutory Right of Way (SRW) to the satisfaction of the Director of Planning and Director of Legal Services over any Privately Owned Public Spaces including:

(a) Breezeway, as described in Condition 1.6; and

(b) Plaza as described in Condition 1.9(a).

Note to Applicant: Provide drawings indicating the extents of the SRW. The dimensions are to be determined through the development permit process but should be consistent with this rezoning application. Access, egress, and code compliance must be considered if the breezeway may only be accessible at certain times of day. Provision for access will be determined through the development permit process.

Economic Development

2.19 Enter into a Community Use Agreement, or other such instrument, on terms and conditions satisfactory to the General Manager of Planning, Sustainability and Urban Design and the Director of Legal Services, to secure public access to the proposed Observation Deck as permitted in the pertinent CD-1. The agreement will include provisions that residents of the City of Vancouver may access the Observation Deck at no cost during regular operating hours for the life of the building, subject to terms defined in the agreement.

Note to Applicant: The community use agreement, or similar instrument, must allow for Vancouver residents to access the Observation Deck at no cost, including free use of elevators or other transportation to gain timely access to the deck. Such access should include all spaces generally provided for public access and such obligation to provide access is to be transferrable to subsequent owners / operators of the amenity.

Community Benefit Agreement (Optional for Applicant)

2.20 As per the City of Vancouver's *Community Benefits Agreement Policy*, the applicant can decide to provide a Community Benefits Agreement, with the City, to the satisfaction of the General Manager of Arts, Culture and Community Services and Director of Legal Services, which will commit the Applicant and its development partners to:

(a) Strive for an overall target of 10% of all labour (including that for contractors, subcontractors and other possible vendors) are local and from equity seeking groups; including women and gender-diverse individuals, Indigenous peoples, racialized communities, and others facing barriers to opportunity due to discrimination, exclusion and stigmatization. They must provide best efforts to achieve this target by prioritizing new and entry-level hires.

(b) Demonstrate best efforts to procure a minimum of 10% of material goods and services from third party certified social impact and/or equity seeking businesses and social enterprises, across the entire lifecycle of the development site, prioritizing Vancouver-based ventures but extending through supply chains regionally and outside the Province and the where and when required. This Includes, where applicable, post-occupancy and ongoing service needs.

(c) Demonstrate best efforts to procure a minimum of 10% of materials, goods and services from Vancouver companies or companies located in Metro Vancouver or British Columbia. These may or may not also be equity seeking third party certified businesses as defined in the policy.

Community Amenity Contribution

2.21 Pay to the City the cash component of the Community Amenity Contribution of $20,000,000 which the applicant has offered to the City and is allocated toward public realm improvements in the City Centre.

Payment of the CAC is to be made as outlined below, at no cost to the City, and on terms and conditions satisfactory to the Director of Legal Services:

(a) $5,000,000 must be paid in cash prior to enactment of the rezoning by-law; and,

(b) $15,000,000 (the “Outstanding Balance”) must be secured with the City prior to enactment of the Rezoning By-law pursuant to 2.21 (d and e), and must be paid by wire transfer by the earlier of the following dates:

(i) The issuance of the first building permit for the West Georgia Street Development Site; and

(ii) The date that is 24 months (measured in calendar days) following the date of enactment of the Rezoning By-law; and

(iii) For certainty, the City is entitled to full payment of the Outstanding Balance on that date which is no later than 2 years after the date of enactment of the Rezoning By-law; and

(c) The Outstanding Balance will be charged interest from the enactment date of the Rezoning By-law at prime plus 1% (per Bank of Montreal daily prime rates) with interest paid to the City on quarterly instalments until the date that the Outstanding Balance and interest are fully paid.

(d) The Applicant will enter into a Deferred CAC Agreement (which may be in the City's sole discretion be registered on title to the West Georgia Street Development Site), which will set out the particulars and obligations of the Applicant in respect of the payment of the Outstanding Balance, as provided for herein, all on terms and conditions to the satisfaction of the Director of Legal Services, including a requirement that if the Applicant should sell (in whole or in part), its interest in the development of the West Georgia Development Site or shares in the owner or corporations which hold legal or beneficial interest in the owner of this development, then the City may immediately draw down on the City's security upon the closing of such sale transaction.

(e) The Outstanding Balance will be secured by Letter of Credit or Surety Bond in a form and on such terms and conditions in the sole discretion of the Director of Legal Services and Director of Finance (the "City Security")provided to the City prior to enactment of the Rezoning By-law. The City will be entitled to realize or draw down on the City Security if the required payments are not made to the City in the amounts and at the time set out above is more particular described in the Deferred CAC Agreement.

Phasing

2.22 Having regard to the fact that the rezoning and development of the West Georgia Street Development Site is connected to the rezoning and development of the Abbott Street Development Site, registration of a Section 219 Covenant and/or such other agreements as the General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services determine are necessary to:

(a) Delay the Applicant requesting enactment of the CD-1 By-law for the West Georgia Street Development Site until the enactment of the CD-1 By-law on the Abbott Street Development Site is completed;

(b) Delay issuance of an above grade structural building permit for the West Georgia Street Development Site until the development permit on the Abbott Street Development Site is issued

(c) Delay issuance of a building permit pertaining to the above grade structural works for the first residential tower for the West Georgia Street Development Site until the first building permit on the Abbott Street Development Site is issued;

(d) Delay issuance of an occupancy permit for <u>first</u> residential tower on the West Georgia Street Development Site until the occupancy permit on the Abbott Street Development Site is issued.

Note to Applicant: For clarity, such arrangements or other agreements will include provisions relating to the applicant's progress in advancing the Abbott Street Development Site in a timely manner. Failure to commence construction on the Abbott Street Development site within 6 months of the date of the building permit being issued for the site may trigger remedies available to the City which may include drawing down on securities or exercising other authorities to ensure the timely completion of the Abbott Street Development Site pursuant to the housing agreement for the site.

Refer to the preliminary phasing plan provided by the applicant on May 1, 2025 for a graphic representation of the phasing/staging of permits for West Georgia Street Development Site.

2.23 Having regard to the fact that support for the residential uses within the rezoning and development of the West Georgia Street Development site is contingent on the delivery of the hotel portion of the West Georgia Development site, registration of a Section 219 Covenant and/or such other agreements as the General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services determine are necessary to:

(a) Delay issuance of a building permit pertaining to the above grade structural works for the second residential tower above the podium for the West Georgia Street Development Site until the development permit on the hotel tower is issued; and

(b) Delay issuance of an occupancy permit for second residential tower on the West Georgia Street Development Site until the first building permit above grade, triggering development cost levies for the hotel tower, is issued;

(c) Nothing in conditions above shall prevent the applicant from pursuing and obtaining all necessary permits, subject to satisfy all applicable conditions, regulations and requirements, and commence construction of the hotel portion of the West Georgia Street Development Site in advance of the residential uses on the West Georgia Street Development Site or the social housing on the Abbott Street Development Site.

Public Art

2.24 Execute an agreement satisfactory to the Director of Legal Services and the Arts, Culture and Community Services Deputy General Manager, Arts, Culture and Tourism (ACT) 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 Public Art Program Manager.

Note to Applicant: Provide development details to the satisfaction of the Head of Public Art (a checklist will be provided) confirming the selection of Option A, Art on Site, or Option B1, 60% cash-in-lieu of art.

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

Environmental Contamination

2.25 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.

(c) If required by the Manager of Environmental Services and the Director of Legal Services, in their discretion, enter into a remediation agreement for the remediation of the site and any contaminants which have migrated from the site on terms and conditions satisfactory to the Manager of Environmental Services, the General Manager of Engineering Services and Director of Legal Services, including a Section 219 Covenant that there will be no occupancy of any buildings or improvements constructed on the site pursuant to this rezoning until separate Certificates of Compliance, satisfactory to the City, for the on-site and off-site contamination, issued by the BC Ministry of Environment and Climate Change Strategy, have been provided to the City.

Note to Applicant: Based on information provided in the site disclosure statement, a remediation agreement will not be required.

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 C2
388 Abbott Street

CONDITIONS OF APPROVAL

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

PART 1: CONDITIONS OF APPROVAL OF THE FORM OF DEVELOPMENT

Note: Consideration by Council of the proposed form of development is in reference to plans prepared by Henriquez Architecture, received on June 11, 2025; addendum received April 30, 2026.

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

Urban Design

1.1 Design exploration to refine the architectural expression of the tower to better reflect and contribute to the distinctive architectural character of the Victory Square context in the skyline.

Note to Applicant: The overall form, proportion, and massing of the tower are strongly supported. This condition may be addressed through a more comprehensive and cohesive architectural expression, including consideration of materials, articulation, and detailing that reinforce a contextually responsive identity at both near and distant views.

1.2 Design development to improve the legibility of primary building entries including, but not limited to, relocating the entrance for the community amenity/gallery space to the southwest corner of the ground level.

1.3 Provision of dwelling unit layout drawings demonstrating that no living rooms are oriented solely toward the proposed lightwell, and that lightwell-facing windows are limited to secondary spaces such as bedrooms, kitchens, or similar ancillary uses.

1.4 Provision of drawings or view cone studies demonstrating that any encroachment into the western boundary of protected public view J1 – Creekside Park does not exceed that shown at the rezoning stage.

Landscape

1.5 Design development to ensure the roof top will function as an amenity for all residents with well-balanced variety of design features.

Note to Applicant: Consider reducing the size of the play area and increasing planting areas, social gathering spaces, or opportunities for urban agriculture to achieve a more balanced rooftop program.

Sustainability

1.6 All new buildings in the development will meet the requirements of the *Green Buildings Policy for Rezonings* (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 Rezonings – Process and Requirements*.

Housing

1.7 Design and construct the social housing in line with the City's *Housing, Design and Technical Guidelines*.

1.8 The proposal should apply the City's *High-Density Housing for Families with Children Guidelines* for the social housing units.

Note to Applicant: The guidelines prescribe a set of performance criteria for common indoor and outdoor amenity spaces to sufficiently contribute towards livability. If a ratio of minimum 2.0 sq. m (21.5 sq. ft) per dwelling unit for outdoor amenity space, and at least 1.4 sq. m (15 sq. ft.) per unit for indoor amenity space, is provided, staff will consider those performance criteria to have been met.

1.9 Provide a minimum of 16,925 sq. m (182,179 sq. ft) for social housing, secured to the City's satisfaction.

1.10 The proposed social housing unit mix in the development permit drawings should achieve at least 25% family units, including a target of 20% two-bedrooms units and 5% three-bedroom units.

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 25% of the dwelling units designed to be suitable for families with children, per the *Housing Design and Technical Guidelines*.

1.11 Provide dedicated social housing support spaces per the City of Vancouver's *Housing Design and Technical Guidelines*.

Note to Applicant: The following missing dedicated social housing support spaces are to be included in the development permit drawings:

(a) Provide and label social housing janitor closet sized adequately to meet the needs of the building; and

(b) Provide and label a separate area for the social housing garbage and recycling room and label all bins to ensure the required space is provided.

1.12 The proposed social housing design requires development to align with the City of Vancouver's *Housing Design and Technical Guidelines*.

Note to Applicant: The following design development is to be included in the development permit drawings:

(a) Provide minimum net unit sizes as indicated in the Guidelines;

(b) Provide unit and furniture layouts, including washrooms, kitchens, bedrooms, closets, and storage;

(c) Provide and label 3.7 sq. m (40 sq. ft.) of storage per unit for each social housing unit;

(d) Provide in-suite washers and dryers;

(e) Provide furniture layout and show that the office space is fully accessible;

(f) Provide fully accessible washrooms adjacent to office and amenity rooms;

(g) Turning radius in accessible washroom should be clear of the sink area;

(h) Indoor amenity rooms to include storage and kitchenette. Access to natural daylight to be provided for all amenity spaces;

(i) Provide and label furniture layout for social housing office, lobby, and indoor/outdoor amenity areas; and

(j) Provide and label mechanical and electrical rooms sized adequately to meet the needs of the building.

1.13 The drawings and project statistics sheet are to be revised in the development permit drawings to support the review of the social housing.

Note to Applicant: The following drawings labels and statistic sheet data is to be included in the development permit drawings:

(a) Label children’s play and urban agriculture areas, including supporting infrastructure, for outdoor amenity areas;

(b) Label dimensions for widths of living rooms and bedrooms. Finished living area unit dimensions shall be no less than 12 ft. (3.7 m) measured from inside face of finished walls; and

(c) Provide the area of the mail room and demonstrate the required space for mailboxes is adequate.

1.14 Provide a minimum of 5% of social housing units are wheelchair accessible and distributed equally by unit type per the City of Vancouver's *Housing Design and Technical Guidelines*.

Note to Applicant: The following should be added to the drawings and statistics sheet in the development permit drawings:

(a) Drawings to show furniture layouts and turning radius to demonstrate accessibility;

(b) Label wheelchair accessible units on drawings; and

(c) Include breakdown of accessible units on the project statistics sheet.

1.15 Provide securable bike storage rooms as required by the Parking By-law for the social housing units.

Childcare

1.16 Construction and delivery of a turnkey and fully fit, furnished, equipped and supplied 37-space childcare facility. Design development to ensure that the 37-space childcare centre is licensable by Vancouver Coastal Health's Community Care Facilities Licensing (CCFL) and meets the intent of the *BC Design Guidelines for Child Care Centres* and *City of Vancouver Facilities Standard Manual including Appendix II Childcare Technical Guidelines*, to the satisfaction of the General Manager of Arts, Culture and Community Services, and the General Manager of Real Estate, Environment, and Facilities Management.

Note to Applicant: 37-space childcare facility is comprised of 12-spaces for 0-3 year olds and 25-spaces for 3-5 year olds.

1.17 Based on the *BC Design Guidelines for Child Care Centres*, a 37-space childcare centre will require gross indoor area of a least 420 sq. m (4,521 sq. ft.), exclusive of circulation space, and gross outdoor area of no less than 543 sq. m (5,845 sq. ft.).

Note to Applicant: Ensure sufficient indoor and outdoor space for each program:

(a) A 12-space program for 0-3 year olds requires:
   (i) 180 sq. m (1,938 sq. ft.) of indoor space with a minimum of 63.1 sq. m of Activity Area, and

   (ii) 181 sq. m (1,948 sq. ft.) of outdoor space including 13 sq. m of storage.

(b) A 25-space program for 3-5 year olds requires:

   (i) 240 sq. m (2,583 sq. ft.) of indoor space with a minimum of 115.6 sq. m of Activity Area, and

   (ii) 362 sq. m (3,897 sq. ft.) of outdoor space including 12 sq. m of storage.

Refer to Tables 30 and 31 in the *BC Design Guidelines for Child Care Centres* for a breakdown of indoor and outdoor areas.

Note to Applicant: To meet useable floor area requirements of the BC Child Care Licensing Regulation, minimum Activity Area and required support areas must be met for each program, exclusive of circulatory spaces. The provision of necessary circulation space may result in indoor area requirements in excess of the gross indoor area requirement.

1.18 Design development to ensure that the indoor and outdoor spaces of the childcare centre are designed to maximize opportunities for healthy child development while ensuring an operationally sustainable facility for the non-profit operator.

Note to Applicant: Provision of detailed design of the indoor and outdoor childcare areas is strongly encouraged ahead of the official development permit submission, including the provision of area table calculations broken down by childcare program. Refer to *BC Design Guidelines for Child Care Centres* Table 31.

1.19 Detailed indoor and outdoor design will be required prior to development permit issuance, and seeking staff input early (especially at pre-DP) will help streamline the development permit submission reviews (childcare@vancouver.ca).

1.20 Provide shadow studies to demonstrate that the outdoor play areas for each program receives a balance of direct sunlight and shade on February 1 and summer solstice. Include known shadow impacts of adjacent buildings. Ensure a substantial portion of the Rooftop Outdoor Play Area is shaded in the summer months.

1.21 Each licensed program within the childcare centre must have its own separate and dedicated outdoor play space that is one continuous space, including covered space, with direct, contiguous access to their indoor space.

1.22 Design and construct the outdoor childcare space to ensure that the full outdoor area can be supervised and licensed.

Note to Applicant: Current configuration of the outdoor space is not supportable. Shape the outdoor space closer to a rectangle to ensure staff can supervise the outdoor space. “L-shaped” or “C-shaped” outdoor spaces that wrap around the indoor space are difficult to supervise and blind spots may not be counted towards licensable outdoor space.

Usable outdoor spaces are typically 20 feet in width. Narrow areas that are not programmable and act as circulation space may not be counted towards licensable outdoor space.

1.23 Design development to ensure that all major indoor activity spaces used by children have a direct source of natural light and provide views of the outdoors.

1.24 Design development to meet the City of Vancouver Parking Bylaw. A 37-space childcare facility requires:

(a) 4 Passenger Spaces (no small car stalls)

(b) 1 Accessible Parking space

(c) 6 Class B bicycle parking spaces

Note to Applicant: Design development to ensure that the location of vehicle parking is safe and in proximity to the childcare centre elevator. Parking should avoid the need for parents and children to cross a drive aisle as much as possible.

1.25 Confirm in section drawings that there is minimum 2.44 m (8 ft.) clear finished ceiling heights throughout the facility.

1.26 Design development to minimize the number of balconies overhanging the outdoor play space and/or employ strategies to mitigate the potential risk of items falling off of balconies and from openable windows onto the play space below.

1.27 Design development of the childcare facility with effective signage at the parking level and ground level entrances to ensure clear wayfinding to the childcare facility.

1.28 Provide separate spaces for dedicated building systems and secured exclusive use utility/service rooms to safely accommodate the mechanical, electrical, garbage/recycling and similar equipment servicing the childcare facility.

1.29 Design development to limit the height of childcare centres to a maximum of seven storeys or 25 m (82 ft.) above grade, whichever is lower in elevation.

1.30 Design childcare to be universally accessible for peoples with disabilities.

1.31 Design development to provide a dedicated elevator for the childcare facility and guaranteed unfettered access to an additional non-exclusive use elevator in the event of the childcare facility elevator's incapacity, such as servicing or breakdown.

Note to Applicant: A legal agreement securing such non-exclusive use arrangement for the additional elevator will be required as a condition for an occupancy permit. Refer to Facilities Standard Manual Appendix II Childcare Technical Guidelines for elevator requirements.

Cultural Space

1.32 Design, construction, and finish of the cultural space (the "Cultural Amenity") with a total area no less than a total of 465 sq. m (approximately 5,000 sq. ft.) to a light industrial,commercial grade construction, to the satisfaction of the General Manager of ACCS and the Director of Facilities Planning and Development to ensure that all functional requirements of the Cultural Amenity space can be met. The Cultural Amenity will be designed, constructed, equipped and finished as a turn-key facility in accordance with the following specifications, and meets all requirements of relevant by-laws including Noise, Building and Fire By-laws for Gallery use, and any applicable guidelines at time of development permit.

Spaces to include, but not limited to:

(a) Presentation Space

(b) Ancillary spaces, including but not limited to storage, administrative offices, washrooms, kitchenette, multi-purpose room, janitor rooms/support spaces, etc.

Note to Applicant: Please refer to all applicable guidelines at the time of the development permit, particularly for all relevant and functional uses for the amenity as determined by the City of Vancouver.

1.33 Work with the City to develop and finalize the layout and particulars in the permitting process of the Cultural Amenity Space to be determined to the satisfaction of the Managing Director of Cultural Services and the Director of Facilities Planning and Development.

1.34 At the applicant's sole cost and expense, hire a facilitator that the xʷməθkʷəy̓əm, Sḵwx̱wú7mesh and səlilwətaɬ Nations and the City of Vancouver agree upon. The facilitator will work with the parties to determine the best use of the Cultural space, ensuring the scope, process and outcomes of the engagement are to the satisfaction of the local Nations and City of Vancouver staff.

Note to Applicant: Once a type of use is agreed upon, if that use is determined to be a gallery, studio or other artistic use, a functional program will be required to be developed and delivered at the sole cost and expense to the applicant. During the development of the functional program, the applicant is required to consult the arts and culture community.

1.35 Design the amenity to have a strong visual identity, including two ground-level entrances and a distinct street-level presence. Large identification signage should be included to maximize street visibility.

1.36 Development design must have a minimum clear ceiling height of 4.6 m (15 ft.) allowing adequate space for mechanical and electrical equipment.

1.37 Design development should maximize access to daylight.

1.38 Ensure the design is universally accessible, with all entries and areas of the cultural amenity fully accessible for people with disabilities.

Note to Applicant: City of Vancouver policy requires all newly built municipal facilities to achieve Rick Hansen Foundation Accessibility Certification (RHFAC) Gold.

1.39 Design development to maximize clear span space, reducing the number of columns to a minimum and placing them around the perimeter to minimize interruptions to the floor space.

1.40 Ensure the Cultural Amenity is equipped with adequate finishes and flexibility to accommodate presentation space considerations including fit, finishes and fixtures

typical to presentation space, including but not limited to acoustic controls, architectural millwork, ceiling heights, wall, floor and ceiling finishes, mechanical, electrical, plumbing, lighting, and HVAC, loading access, parking, and accessibility for peoples with disabilities.

(a) Include minimum one (1) basic kitchenette.

(b) Design development of the Cultural Amenity Space to include appropriate number of washrooms, including washrooms that are accessible and gender-neutral.

(c) Direct and barrier-free routes to Cultural Amenity from all support spaces such as loading, waste rooms etc., Corridors should be sufficiently sized to accommodate movement of large equipment, materials, supplies and artworks.

1.41 Design development of the Cultural Amenity to include and identify on drawings:

(a) Dedicated garbage and recycling room.

(b) Dedicated service, mechanical, and electrical rooms.

(c) Two points of dedicated entry into the Cultural Amenity.

(d) One (1) shared Class B loading space.

1.42 Design development of the Cultural Amenity space with design input and review from an acoustic consultant to ensure acoustic isolation within the Cultural Amenity; adjacent spaces within the building (including residential), from outdoors, and from mechanical equipment (i.e. HVAC) to the satisfaction of the Managing Director of Cultural Services and the Director of Facilities Planning and Development:

1.43 Engage a third-party acoustic consultant, mutually agreed upon by the Owner and the City, to provide an acoustic report and guidelines. Reports and guidelines should outline performance requirements for room acoustics, reverberation control, noise control from HVAC and mechanical systems, and internal and external sound isolation. Design development to ensure:

(a) Ensure all demising walls, ceilings, floors, and openings meet enhanced soundproofing standards (STC 65 minimum, to be confirmed with applicable guidelines at the time of the Development Permit).

(b) Control interior noise with appropriate acoustic surface treatments for interior finishes, ensuring either:

(i) 75% of the ceiling area has a Noise Reduction Coefficient (NRC) of 0.70 or higher; or

(ii) The room design achieves an equivalent level of acoustic performance as determined by an acoustic consultant.

Note to Applicant: Ceiling treatments factored into noise reduction design must adhere to previously stated minimum height clearance of 4.6 m (15 ft.).

1.44 Install security and access systems that are independent from residential and other commercial units, and provide access devices (such as pass cards, fobs, and related hardware/software for programming) in accordance with the City of Vancouver *Security Standards*.

1.45 Provide separate mechanical and electrical systems with separate and dedicated metering for the Cultural Amenity.

Note to Applicant: Design mechanical and control systems to be as simple as possible to minimize maintenance costs and reduce the need for specialized maintenance expertise.

1.46 Install signage, clearly indicating City-approved uses, to ensure operators and occupants are aware of the designated uses for the property.

Building Design

1.47 Make arrangements to the satisfaction of the Director of Legal Services, in consultation with the General Manager of Real Estate, Environment, and Facilities Management and the General Manager of Arts, Culture and Community Services, for the provision, at no cost to the city, of a building that complies with the City of Vancouver Facilities Standards Manual current at time of enactment.

(a) Reduce Greenhouse Gas Emissions through the use of only low carbon fuel sources (100% electricity).

(b) Target 40% reduction in embodied carbon for new buildings. Refer to VBBL for latest information.

Note to Applicant:
(a) Mechanical

(i) Domestic Water System

- Provide separate sub domestic water metering for each function Note: hose bibs for each function to be connected downstream of the domestic water meter of the function.
- Separate the domestic water distribution at the water entry room.
- Separate dedicated domestic water riser and pipe distribution for each function.
- Dedicated separate water heater for each function (electric or heat pump).
- All stainless steel piping for domestic water system.

- PEX pipe **only for** domestic water distribution inside the social housing suite.
- Isolation valves for DHW and DCW to each suite in corridor outside the social housing suite.
- Plumbing fixtures per COV Facilities Standards Manual.
    1. Except for the social housing suites, all toilets shall be automatic flush valve toilets.
    2. Except for the social housing lavatory, all lavatories shall be automatic LAV faucets.

(b) HVAC system

(i) Provide separate and dedicated HVAC systems for each function (total of three).

(i) Provide separate and dedicated mechanical rooms for each function (total of three).

(ii) Childcare

- Hydronic heating and cooling.
- Small ASHP to generate heating hot water and chilled water. E.g. https or https://my.daikincomfort.com/product/daikin-altherma-monobloc-heat-pump/01tRn00000Bl4vdIAB
  Located in same floor or floor above. Min 2 units for redundancy.
- Dedicated mechanical room on same floor or above.
- Low loss header, pumps, etc.
- Hydronic fan coils for heating and cooling.
- ERV for ventilation.

(iii) Social housing

- Dedicated mechanical room at penthouse.
- Hydronic heating and cooling. Electric boiler backup if needed.
- Central ASHP on roof.
- Low loss header, pumps, etc.
- Hydronic fan coils for heating and cooling, one for each suite.
- Dedicated in suite EV for suite ventilation.

(iv) Art and Culture

- Dedicated mechanical room at P1.
- Hydronic heating and cooling.
- Small ASHP to generate heating hot water and chilled water. E.g. https://hydrosolar.ca/pages/air-water-heat-pumps or https://my.daikincomfort.com/product/daikin-altherma-monobloc-

heat-pump/01tRn00000Bl4vdIAB
Located in parkade, Min 2 units for redundancy.

- Low loss header, pumps, etc.
- Hydronic fan coils for heating and cooling.

- ERV for ventilation

(c) Electrical

(i) Housing, Childcare and Artist Production Space and Gallery to have their own dedicated BC Hydro Meter.

(i) Provide a meter for shared loads.

(ii) Provide dedicated BC Hydro meters for each housing tenant.

(iii) Data – Each facility to have dedicated comms closet.

(iv) No shared networks, enclosures or devices.

(d) Controlled building equipment to follow section 1.2 of the Guidelines: Technical - Direct-digital Control (DDC) Systems for HVAC:

(i) Outdoor lighting or centralized indoor lighting control for the childcare must be integrated to the DDC. Where local occupancy or vacancy controls meet requirements no central lighting control is required, see DDC guidelines.

(ii) Irrigation controls do not need to be connected to DDC.

Engineering

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

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

1.49 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

1.50 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

1.51 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.

1.52 Provision of garbage and recycling storage amenity design to the satisfaction of the General Manager of Engineering Services as presented in the Garbage and Recycling Storage Amenity Design Supplement.

Note to Applicant: Draw and label container outlines and if the site is mixed use, demonstrate separated solid waste amenities for use types, and label each amenity.

Amenities designed below grade should enable access and pick up from a location without reliance of the lane for extended bin storage. If this cannot be confirmed, then an on-site garbage bin staging area is to be provided adjacent the lane. Pick up operations should not require the use of public property for storage, pick up or return of bins to the storage location.

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

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

(i) "This plan is "**NOT FOR CONSTRUCTION"** and is to be submitted for review to Engineering Services a minimum of 8 weeks prior to the start of any construction proposed for public property. No work on public property may begin until such plans receive “For Construction” approval and related permits are issued. Please contact Engineering, Development and Major Projects and/or your Engineering, Building Site Inspector for details.”

(ii) "Tree species, final spacing, quantity and location to the satisfaction of the General Manager of Engineering Services. New trees must be of good standard, minimum 6 cm caliper, and installed with approved root barriers, tree guards and appropriate soil volumes. Installation of Engineered Soil may be required to obtain appropriate soil volumes based on site conditions. Root barriers shall be of rigid construction, 8 feet long and 18 inches deep, centre on each street tree adjacent to the sidewalk and any off-street bike facility. Planting depth of root ball must be below sidewalk grade. Contact Park Board at pbdevelopment.trees@vancouver.ca for inspection after tree planting completion".

(iii) “Off-site assets are to be constructed to the satisfaction of the General Manager of Engineering Services and as per the approved City geometric design, with the final design and location to be determined once the City geometric is received.”

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

(b) Existing locations of:

(i) Street furniture; and

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

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

- 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) Existing brick paving treatments from CoV boulevard along Abbott Street;

Note to Applicant: Surface treatment in the lane is to be standard asphalt only. Surface treatments in hardscape areas of the boulevard are to be in standard concrete only.

(d) All proposed streetscape materials on City property to be City standard materials.

Note to Applicant: Deviations from the standard streetscape materials must be justified in a report and approved by City prior to the development permit application. Encroachment agreements may be required for non-standard streetscape materials on City property.

(e) Streetscape designed in compliance with all other city areas Streetscape Design Guidelines.

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

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

Note to Applicant: Estimated Parking By-law deficiencies are Class B bicycle parking.

1.55 Provision of Loading spaces, per the Parking By-law Section 5 and the Design Supplement, including:

(a) 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.

1.56 Provision of bicycle spaces, per Parking By-law Section 6, including:

(a) Class B spaces fully on private property.

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

(a) All types of parking, loading, bicycle, end-of-trip facilities and passenger loading spaces individually numbered, and labelled on the drawings;

(b) Dimensions 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.

1.58 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.

(b) Abandonment or removal of all existing storm, sanitary, and combined sewer mains that are no longer in use due to the development of the 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.

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

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

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

1.60 A Key Plan shall be submitted by the applicant and approved by the City prior to any third-party utility drawing submissions, and third-party utility service drawings will not be reviewed by the City until the Key Plan is defined and achieves the following objectives:

(a) The Key Plan shall meet the specifications in the City of Vancouver Engineering Design Manual Section 2.4.4 Key Plan https://vancouver.ca/files/cov/engineering-design-manual.PDF; and

(b) All third-party service lines to the development are to be shown on the plan (e.g., BC Hydro, TELUS, and Shaw, etc.) and the applicant is to provide documented acceptance from the third-party utilities prior to submitting to the City.

Note to Applicant: It is highly recommended that the applicant submits a Key Plan to the City for review as part of the building permit application.

Use of street for temporary power (e.g., temporary pole, pole mounted transformer or ducting) is to be coordinated with the city well in advanced of construction. Requests will be reviewed on a case- by-case basis with justification provided substantiating need of street space against other alternatives. If street use for temporary power is not approved, alternate means of providing power will need to be proposed. An electrical permit will be required.

https://vancouver.ca/files/cov/Key%20Plan%20Process%20and%20Requirements.pdf

Records show existing privately-owned encroachments along the North side of the lane South of West Cordova Street at 320 Abbott Street. The condition of these encroachments is unknown. The implications of these encroachments to all development-related work should be considered.

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

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

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

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

1.62 Provision of a canopy application may be required should the encroaching structure(s) meet the specifications set out in the Vancouver Building By-Law (See sheets A-A2.01, A-A3.01, A-A3.02, A-A3.03 and A-A3.04).

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, General Manager of Arts, Culture and Community Services 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 Provision of a statutory right-of-way (SRW) for public pedestrian use over a portion of the site, adjacent to Abbott Street, to achieve a 4.5 m offset distance from the back of

the existing curb to the building face along the gallery community space frontage only. The SRW will be free of any encumbrance such as structure, stairs, planter walls, and mechanical vents at grade and is to accommodate the underground parking structure within the SRW agreement.

Note to Applicant: A survey plan prepared by a British Columbia Land Surveyor showing the existing dimension from the back of the City curb to the existing property line to determine the final SRW width required.

The preparation of this legal agreement includes statutory rights-of-way and the requirement for collection of a fee for service and will be due prior to issuance of the development permit.

2.2 Provision of a statutory right-of-way (SRW) for public pedestrian use over a portion of the site, adjacent to West Hastings Street, to achieve a 5.5 m offset distance from the back of the existing curb to the building face. The SRW will be free of any encumbrance such as structure, stairs, planter walls, and mechanical vents at grade and is to accommodate the underground parking structure within the SRW agreement.

Note to Applicant: A survey plan prepared by a British Columbia Land Surveyor showing the existing dimension from the back of the City curb to the existing property line to determine the final SRW width required

The preparation of this legal agreement includes statutory rights-of-way and the requirement for collection of a fee for service and will be due prior to issuance of the development permit.

2.3 Provision of a Services Agreement (or if acceptable to the Director of Legal Services, a modification of existing agreement CA7602502-4) 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. Except as explicitly provided for in Condition 2.4, 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 H.Y. Engineering Ltd. dated May 1, 2025, no water main upgrades are required to service the development.

The main servicing the proposed development is 200 mm on Abbott Street or 300 mm on West Hastings Street. Should the development require water service connections larger than servicing main, the developer shall upsize the existing main to the satisfaction of the General Manager of Engineering Services. The developer is responsible for 100% of the cost of the upgrading. The maximum water service connection size is 300 mm.

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

As per the City of Vancouver Building By-law, the principal entrance must be within 90 m of a fire hydrant. Should the final design of the building change such that this requirement is no longer satisfied, provision of a new hydrant to be installed in accordance 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 and to maintain acceptable sewer flow conditions, implementation of development(s) at 388 Abbott Street require:

(i) Local Servicing Upgrade:

- Upsize 169 m of existing 200 mm SAN in the lane north of West Hastings Street to 300 mm SAN from MH415414 fronting 66 West Cordova Street to MH398686 at the intersection of lane north of West Hastings Street and Carrall Street.

(ii) Off-site Servicing Upgrade:

- Upsize 15 m of existing 200 mm SAN in the lane north of West Hastings St to 300 mm SAN from MH398686 at the intersection of the lane north of West Hastings Street and Carrall Street and MH398692 fronting 16 East Cordova Street.

Note to Applicant: Development to be serviced to the existing 375 mm STM and proposed 300 mm SAN sewers in the lane north of West Hastings Street.

The lengths and diameters of these improvements are approximate and subject to detailed design by Developer's Engineer.

The Sewer servicing plan for this area is under development. Developer to contact City Engineer prior to commencing design or analysis of sewer system as

the upgrade requirement may be modified based on servicing plan (requirement will be approximately equivalent to the above condition).

Developer's Engineer to submit design brief, calculations and/or model, and design drawings to the City. All submittals including Issued for Construction (IFC) drawings are required to be reviewed and accepted by the City Engineer prior to building permit issuance.

The full off-site servicing upgrade is shared / partially shared with other in-stream Rezone Developments in the same sanitary catchment area. Sewer size to be determined by Developer's Engineer at the time of detailed design and shall use the latest future area plans available at the time of design. Applicant is expected to coordinate with other developments should they proceed with completing the off-site servicing upgrade. Prior to commencing any design work, the Applicant is to contact the Sewers & Drainage Planning (SDP) Branch at utilities.servicing@vancouver.ca.

These works constitute excess and/or extended services and will be subject to a latecomer agreement, to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services.

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

(i) Minimum 1.2 m wide front boulevard;

(ii) Minimum 3.0 m wide broom finish saw-cut concrete sidewalk;

(iii) Integral concrete curb and slab at the bus stop on West Hastings Street per CoV standards; and

(iv) Pedestrian curb ramps at the northeast corner of West Hastings Street and Abbott Street.

(d) Provision of street improvements with appropriate transitions, along Abbott Street adjacent to the site, including:

(i) Minimum 1.2 m wide front boulevard;

(ii) Minimum 3.0 m wide broom finish saw-cut concrete sidewalk adjacent the community gallery space frontage;

(iii) Minimum 1.8 m wide broom finish saw-cut concrete sidewalk for the remained of the gallery space frontage;

(iv) Curb and gutter, including road reconstruction as required to accommodate the new curb and gutter;

(v) Full-depth road reconstruction up to the centerline;

Note to Applicant: Road reconstruction on Abbott Street to meet CoV higher zoned, arterial standards.

(vi) Pedestrian curb ramps at the northeast corner of West Hastings Street and Abbott Street;

(vii) Curb bulge, and road reconstruction as required to accommodate the curb bulge;

(viii) Removal of existing driveway(s) and replacement with full-height curb, boulevard, and sidewalk; and

(ix) Standard concrete lane crossing, new curb returns and curb ramps.

Note to Applicant: 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. Confirm if your site is within a Streetscape Design Guideline area and follow the applicable guidelines.

(e) Provision of street improvements with appropriate transitions, along the lane South of Cordova Street, adjacent to the site, including:

(i) Full depth pavement reconstruction; and

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

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

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

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

Note to Applicant: The City of Vancouver to provide approved Geometric design. All elements of the Geometric design must be constructed to meet City Standards including but not limited to relocation of existing catch basins or installation of new catch basins where required to accommodate the geometric design.

(f) 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.

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.

(g) Provision of street trees where space permits.

Note to Applicant: Final spacing, quantity and location to the satisfaction of the General Manager of Engineering Services. Tree species to the approval of the City Arborist. Street tree planting to include appropriate soil volumes and approved root barriers of rigid construction, 8 ft long and 18 in. deep, centre on each street tree adjacent to the sidewalk and any off-street bike facility. Installation of Engineered Soil under new sidewalks may be required to obtain appropriate soil volumes based on site conditions.

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

2.4 Provision of one or more Latecomer Agreements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for the following works, which constitute excess and/or extended services:

(a) Sewer upgrades as per condition 2.3 (b).

Note to Applicant: The benefiting area for these works is under review.

Note to Applicant: An administrative recovery charge will be required from the applicant to settle the latecomer agreement. The amount, which will be commensurate with the costs incurred by the City to administer the latecomer scheme, will be provided by the City and specified in the latecomer agreement.

For general Latecomer Policy information refer to the website at: https://vancouver.ca/home-property-development/latecomer-policy.aspx#redirect

Facilities

2.5 Make arrangements to the satisfaction of the Director of Legal Services, in consultation with the General Manager of Real Estate, Environment, and Facilities Management General Manager of Arts, Culture and Community Services, and the General Manager of Planning, Urban Design and Sustainability, for the provision, at no cost to the City, of the 1,208.5 sq. m. (13,008 sq. ft.) site in fee simple with a fully constructed 25-storey building plus rooftop amenity, comprising three fee-simple air space parcels which meets the City's specifications and programming requirements for a Housing component, a Childcare component, and a Cultural Amenity component (collectively, the "Amenity Building"). To secure this condition the applicant will enter into one or more agreements

with the City which include, but may not be limited to, the following requirements, all to be satisfied at no cost to the City:

(a) Design, construction and delivery of a turnkey and fully fit, furnished, equipped (FF&E) and supplied, excluding freestanding furniture such as beds, tables, etc., Housing facility.

(b) Design, construction and delivery of a turnkey and fully fit, furnished, equipped (FF&E) and supplied Childcare facility.

(c) Design, construction and delivery of a turnkey and fully fit, furnished, equipped (FF&E) and supplied Cultural Amenity facility, with warm shell and cash CAC option in lieu of FF&E fit out.

(d) Transfer to the City at no cost the Abbott Street Development Site with three air space parcels in fee simple containing the housing, childcare, and cultural amenity facility, together with the appropriate rights and obligations applicable to the ownership and operation of these legal parcels including reciprocal easements and indemnities, repair and maintenance, cost sharing, insurance and other applicable legal obligations;

(e) Agreement to grant a perpetual right for access to and use of the dedicated elevator, garbage and recycling area(s), mechanical, electrical, data, security and similar utility rooms, 63 dedicated parking spaces, and dedicated bicycle parking. The development should contain no more than seven underground levels.

(f) The applicant will grant a perpetual easement in favour of the City and users of the Cultural Amenity for uninterrupted 24/7 access to any required shared spaces such as elevators, loading and vehicle parking areas, garbage and recycling rooms and dedicated mechanical and electrical, data, security, and janitor rooms, or any other utility spaces as required.

(g) The construction and delivery of the facility is to be secured by a Letter of Credit (LC) or other security acceptable in the sole discretion of the City, provided to the City prior to building permit issuance, the amount of which will be settled as part of the agreements required prior to rezoning enactment; all security must be in compliance with and in the form set out on the City's Letter of Credit Policy ADMIN 032: https://policy.vancouver.ca/ADMIN032.pdf

(h) If applicable, provision of a Shared Use Loading Agreement (or amendment of the Shared Loading Agreement currently registered as CA7602506) to the satisfaction of the General Manager of Arts, Culture and Community Services, General Manager of Planning, Urban Design and Sustainability, and the Director of Legal Services for one Class B loading space to be used between the housing, childcare, and cultural amenity facilities.

(i) Such other terms and conditions as the Director of Legal Service, in consultation with the General Manager of Real Estate, Environment, and Facilities Management, General Manager of Arts, Culture and Community Services, and

the General Manager of Planning, Urban Design and Sustainability, may in their sole discretion require.

2.6 Provide to the City a Letter of Credit or other form of security to the satisfaction of the Director of Legal Services (which other form of security may be pursuant to agreements drafted to the satisfaction of the Director of Legal Services), to secure the value of the in-kind Community Amenity Contribution in the amount of $184,014,182 which the applicant has offered to the City, due prior to the issuance of a permit for above grade structural (e.g. stage 2) for residential uses for the West Georgia Street Development Site. The Letter of Credit shall be held by the City of Vancouver until such time as the in-kind building with 237 social housing units, 37-space childcare facility and cultural space is complete and the Abbott Street Site is delivered, free and clear of all deficiencies and legal encumbrances in accordance with the terms of the Option to Purchase described in 2.5 of Appendix C2 of this report, provided that:

(a) The Community Amenity Contribution and therefore the value of the Letter of Credit will be adjusted according to inflation as per the Statistics Canada residential construction price index for Vancouver at two points:

(i) Once prior to enactment of the CD-1 by-law for the West Georgia Street and Abbott Street Development Sites (if one year or more has elapsed since the approval in principle for the West Georgia Street and Abbott Street Development Sites); or

(ii) Once prior to the issuance of the first building permit for the Abbott Street Development Site.

(b) The City may forthwith cash the Letter of Credit or such other form of security in the event of the following:

(i) If no building permit has been issued for the Abbott Street Development Site by the date that is four years from the issuance of a permit for above grade structural (e.g. stage 2) for residential uses for the West Georgia Development Site; or

(ii) If the applicant has not provided the social housing and transferred the Abbott Street Development Site to the City in accordance with the Option to Purchase by the date that is the eight years and a half (8.5) from the issuance of a permit for above grade structural for residential uses for the West Georgia Development Site.

(c) On the completion by the parties of the purchase and sale of the land and turn-key social housing improvements at the Abbott Street Development Site as provided for in condition 2.5 of Appendix C2, the City will return such Letter of Credit to the applicant and no further amount will be owed by the applicant towards such Community Amenity Contribution.

2.7 Registration of an Option to Purchase against title to the Abbott Street Development Site in favor of the City of Vancouver prior to rezoning enactment for a purchase price of $10.00 which is not exercisable by the City until the earlier of substantial completion of

the Amenity Building and eight and a half (8.5) years the issuance of a permit for above grade structural (e.g. stage 2) for residential uses for the West Georgia Development Site.

2.8 The Option to Purchase will require that the Abbott Street Development Site be transferred to the City in a condition that meets numeric standards applicable to commercial land use, and will require the Developer to deliver a Certificate of Compliance for the Abbott Street Development Site which confirms that such commercial numeric standards have been met, a separate certificate of compliance for any off site contamination which may have migrated from the Abbott Street Development Site onto any other property, including onto any lands dedicated to the City and any City roads or other City property, and an Indemnity Agreement signed by the Developer and its parent company which indemnifies the City of Vancouver from all future on and off-site environmental liability and costs in relation to the Abbott Street Development Site. The Indemnity applies to all contaminants on the Abbott Street Development Site at the time the Abbott Street Development Site is transferred to the City and to those contaminants which have migrated from the Abbott Street Development Site prior to the date of transfer of the Abbott Street Development Site to the City and any contaminants existing on the Abbott Street Development Site as at the date of transfer to the City which thereafter migrate onto any other lands. Developer will not be responsible for any contaminants which are brought onto the Abbott Street Development Site by any party other than the Developer (or someone for whom the Developer is responsible) following the date of transfer of the Abbott Street Development Site to the City. For greater clarity, the deemed land value for the Abbott Street Development Site is $184,014,182.

Housing

2.9 Make arrangements, at no cost to the City, and to the satisfaction of the Director of Legal Services in consultation with the General Manager of Planning, Urban Design and Sustainability, and the General Manager of Real Estate, Environment, and Facilities Management, to secure the applicant's obligation to design, build and deliver to the City an air space parcel containing the social housing units and associated parking and bike storage for such social housing. Refer to condition 2.5. The agreement or agreements will include, but not be limited, to the following:

(a) A minimum of 16,925 sq. m (182,179 sq. ft) of net floor area must be included in the air space parcel and used for social housing, secured to the City's satisfaction;

(b) All associated storage lockers, vehicle and bicycle parking to be provided is not included in the above net floor area in (a);

(c) Breakdown of unit types (i.e. studios, one-bedroom units, two-bedroom units, accessible units, etc.), sizes, parking, numbers and finish specifications must be as per the *Housing Design and Technical Guidelines* and *High-Density Housing for Families with Children Guidelines*;

(d) Unit design and associated storage and amenity space must be as per the *Housing Design and Technical Guidelines* and *High-Density Housing for Families with Children Guidelines*;

(e) The air space parcel for the social housing must be designed to be as autonomous as possible, with design considerations maximizing the efficiency and minimizing the cost of operations over the life of the project and within the larger development; and

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

Note to Applicant: All social housing units must be designed and delivered in compliance with the City's *Housing Design and Technical Guidelines*.

2.10 Make arrangements to the satisfaction of the General Manager of Planning, Urban Design and Sustainability and the Dir. of Legal Services for the release of the Housing Agreement (market housing) and section 219 covenant registered in the Land Title Office under numbers CA7602505 and CA7602507.

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

2.11 Make arrangements to the satisfaction of the Director of Legal Services, the General Manager of Planning, Urban Design and Sustainability, and the Director of Facilities Planning and Development, to enter into a Housing Agreement to secure the social housing air space parcel for 60 years or the life of the building, whichever is greater, which will contain the following terms and conditions:

(a) A no separate sales covenant;

(b) A no stratification covenant;

(c) A provision that none of such units will be rented for less than 90 consecutive days at a time;

(d) A requirement that all units comply with the definition of "social housing" in the applicable DCL By-law; and

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

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

Childcare

2.12 Make arrangements to the satisfaction of the Director of Legal Services, in consultation with the General Manager of Real Estate, Environment, and Facilities Management and the General Manager of Arts, Culture and Community Services, for the provision, at no cost to the city, of a 37-space childcare facility, all within a fee-simple air space parcel which meets the City's specifications and programming requirements for a licensable childcare facility. Refer to condition 2.5. To secure this condition the applicant will enter into one or more agreements with the City which include, but may not be limited to, the following requirements, all to be satisfied at no cost to the City:

(a) Design, construction and delivery of a turnkey and fully fit, furnished, equipped (FF&E) and supplied 37-space childcare facility with a 12-space program for 0-3 year olds and a 25-space program for 3-5 year olds, which is licensable by CCFL (Community Care Facilities Licensing or its successor in function) and meets the BC Design Guidelines for Child Care Centres and the City of Vancouver Facilities Standard Manual including Appendix II Childcare Technical Guidelines that are applicable at the time of rezoning enactment.

Note to Applicant: All work pertaining to the design, construction, fit, furnish, equip and supply for the childcare centre shall be to the satisfaction of the City's Managing Director of Social Policy and Projects, the City's Director of Facilities Planning and Development.

For information purposes, the FF&E amount is estimated at minimum $4,500 per childcare space to be provided to the childcare operator. Exact costs may vary based on the operator's needs at the time of facility occupancy.

(b) The childcare facility will have indoor area of not less than 420 sq. m (4,521 sq. ft.) on one level with not less than 8 ft. clear finished ceiling height, a dedicated adjacent outdoor space of no less than 543 sq. m (5,845 sq. ft.), dedicated parking stalls, dedicated elevator, amenity and storage spaces.

(c) The fee-simple air space parcel with the childcare facility will, in addition to the childcare's programmable indoor and outdoor areas, have the following accessory use spaces: a dedicated entrance with a street presence, dedicated elevator, dedicated garbage and recycling area(s), dedicated mechanical, electrical, data, communications and similar utility/service rooms, dedicated drop-off and vehicle parking spaces for users and staff, dedicated bike spaces, dedicated stroller storage, dedicated storage room(s), uninterrupted 24/7 access to and shared use of the secondary elevator and a shared Class B loading space, and all with convenient, universally-accessible and safe access to the childcare entrance

(d) Such other terms and conditions as the Director of Legal Service, in consultation with the General Manager of Real Estate, Environment, and Facilities Management and the General Manager of Arts, Culture and Community Services may in their sole discretion require.

Cultural Amenity

2.13 Make arrangements to the satisfaction of the Director of Legal Services, in consultation with the General Manager of Real Estate, Environment, and Facilities Management and the General Manager of Arts, Culture, and Community Services, for the provision, at no cost to the City, of a turn-key Cultural Amenity within a fee-simple air space parcel. This Cultural Amenity must meet the City's specifications and programming requirements for cultural use. Refer to condition 2.5. To secure this condition, the applicant will enter into one or more agreements, which may include a Construction and Transfer Agreement with the City. These agreements will include, but are not limited to, the following requirements:

(a) Design, Construction, and Delivery: The Cultural Amenity will be fully fit, finished, and equipped to meet the City's approval along with all applicable by-laws, including the Noise, Building, and Fire By-laws. All technical guidelines applicable at the time of the Development Permit will also be adhered to. The Cultural Amenity will be located within a separate air space parcel.

(b) Size and Ceiling Heights: The Cultural Amenity will have a minimum total indoor area of 465 sq. m (5,005 sq. ft.). The clear ceiling height will be a minimum of 4.6 m (15 ft.) for presentation space.

(c) The Cultural Amenity will be designed to support presentation and other events with additional spaces such as a shared kitchenette and ancillary areas to support this use. The design should maximize facility usability, clear span space, incorporate strong street-level presence and visibility, and feature ample daylight access. It should also be universally accessible for people with disabilities and accommodate cultural practices such as Indigenous practices of brushing off and smudging.

(d) The design should minimize the obligations of the Cultural Amenity Space toward contributions to the common area costs of the overall development, to reflect those costs considered directly attributable to the Cultural Amenity Space or which are related to any part of the development for which the users or invitees of the Cultural Amenity Space may (from time to time) have the use of and/or access to.

(e) Any other terms and conditions as required by the Director of Legal Services, in consultation with the General Manager of Real Estate, Environment, and Facilities Management and the General Manager of Arts, Culture and Community Services, may in their sole discretion require.

Note to Applicant: Design development of the Cultural Amenity will be required through the Development Permit process. Development permit and above-grade building permit holds will be applied to the project by Real Estate and Facilities Management, and Arts, Culture and Community Services, contingent on their satisfaction with the Cultural Amenity design.

2.14 Provision of a Section 219 Covenant to confirm that, following Developer community engagement as required in condition 1.34 above, should the City of Vancouver determine that the final amenity use will not be the currently proposed use of "Galley/Presentation", the Applicant will instead deliver to the City a warm shell space air space parcel and pay the City the sum of $6,850,000 in cash, to the placed in the City's Cultural Spaces fund and allocated for delivery of culture spaces, payable prior to the issuance of the occupancy permit for the Abbott Street Development Site building.

Environmental Contamination

2.15 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.

(c) If required by the Manager of Environmental Services and the Director of Legal Services, in their discretion, enter into a remediation agreement for the remediation of the site and any contaminants which have migrated from the site on terms and conditions satisfactory to the Manager of Environmental Services, the General Manager of Engineering Services and Director of Legal Services, including a Section 219 Covenant that there will be no occupancy of any buildings or improvements constructed on the site pursuant to this rezoning until separate Certificates of Compliance, satisfactory to the City, for the on-site and off-site contamination, issued by the BC Ministry of Environment and Climate Change Strategy, have been provided to the City.

Note to Applicant: Based on information provided in the site disclosure statement, a remediation agreement will not be required.

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 D
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 REPEAL CD-1 (732) 61-95 WEST HASTINGS STREET BY-LAW NO. 12497

Council repeals CD-1 (732) By-law No. 124981

DRAFT BY-LAW TO AMEND HERITAGE BY-LAW NO. 4837 REGARDING MISCELLANEOUS AMENDMENTS

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

1. This by-law amends the indicated provisions or schedules of the Heritage By-law No. 4837.

2. In item 81 of Part 1 of Schedule “A”, Council:

   (a) strikes out the entry under the column titled “General Description of Building or Structure” and substitutes “Deleted”; and

   (b) strikes out the entries under the columns titled “Civic Address of Building or Structure”, and “Description of Lands upon which located”.

3. This by-law is to come into force and take effect on the date of its enactment.

DRAFT HERITAGE DESIGNATION BY-LAW PROVISIONS

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

1. Council considers that the following real property described as:

The existing principal façade of the heritage building (Randall Building) along West Georgia Street,	555-565 West Georgia Street	Lot B Block 44 District Lot 541 Plan 6134; PID 010-964-118

including partial return wall
along the west elevation

have heritage value or heritage character and that their designations as protected heritage property are necessary or desirable for their conservation.

2. Council designates the real property described in section 1 of this By-law as protected heritage property under Section 593 of the Vancouver Charter.

DRAFT AMENDMENT TO THE SIGN BY-LAW NO. 11879

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

"500 Dunsmuir Street, 619-655 Richards Street, 501-595 West Georgia Street and 620-698 Seymour Street [CD-1 #] [By-law #] DD"

"388 Abbott Street [CD-1 #] [By-law #] C-2"

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

Amend Schedule A [Activity Zone] by adding the following:

"[CD-1#] [By-law #] 500 Dunsmuir Street, 619-655 Richards Street, 501-595 West Georgia Street and 620-698 Seymour Street"

"[CD-1#] [By-law #] 388 Abbott Street"

* * * * *

APPENDIX E
URBAN DESIGN ANALYSIS FOR THE GEORGIA SITES

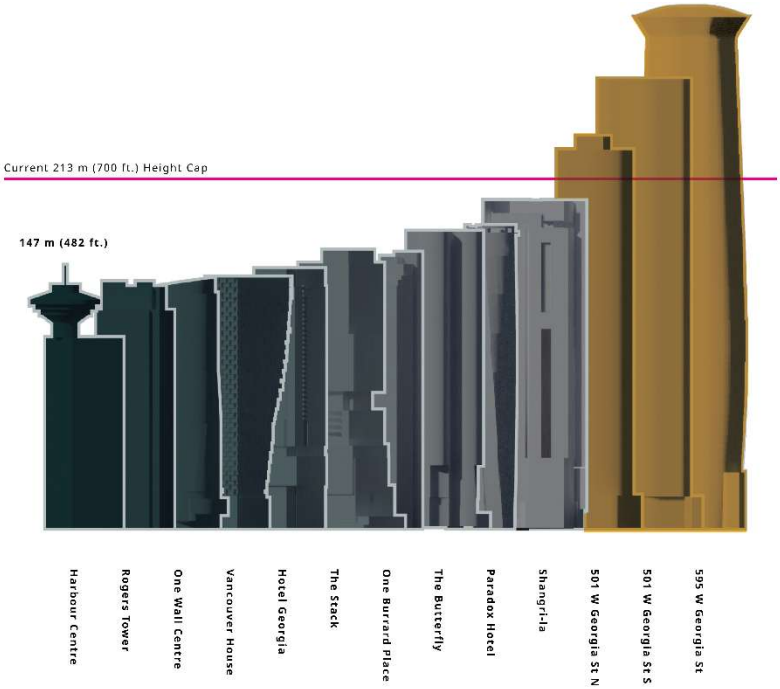
The proposed development represents a scale and typology not previously realized in Vancouver and should therefore be understood not only as an individual rezoning application, but as a city-shaping intervention with implications for skyline form, public realm experience, and future policy expectations. While the principal characteristics of the proposal are outlined in the body of this report, the following commentary provides additional urban design analysis and context, including matters reflected in the Urban Design conditions of approval outlined in Appendix C1.

The proposal is also proceeding prior to completion of the City's ongoing Higher Buildings Policy Review planning program, which is intended to establish updated city-wide guidance, performance standards, and locational criteria for very tall buildings. As a result, the application is being considered in the absence of a comprehensive contemporary framework specifically calibrated to towers of the scale proposed.

Height and Skyline Presence

The proposed tower heights substantially exceed those anticipated by existing policy and would introduce a new vertical scale to the downtown peninsula. The West Tower, at over 300 m (1,000 ft.), would become one of the tallest buildings in Canada and a highly prominent element in the regional skyline. Figure 1 compares the heights of the three proposed towers, shown in yellow, with existing landmark towers in downtown Vancouver.

Figure 1 - Tower height comparative analysis



Buildings of this magnitude are visible from a wide range of public vantage points and function as city-wide landmarks rather than solely site-specific structures. As a result, their architectural quality, proportions, crown treatment, and compositional relationship to one another become matters of broad civic importance.

The proposal includes an ambitious architectural concept referencing the glass sea sponge native to British Columbia, particularly through the expressed diagrid of the West Tower. This concept offers a strong basis for landmark architecture; however, further refinement is warranted to ensure the architectural narrative is consistently and legibly expressed across all three towers so that the development reads as a coherent composition rather than one signature tower accompanied by secondary elements.

Density and Strategic Role of the Site

The proposal delivers density considerably above typical downtown development patterns, supported by a significant mix of residential and non-residential floor area. Given the site's central location and proximity to major transit, employment, retail, and cultural destinations, increased density may be supportable in principle.

The site is located within Subarea C-1 of the Central Business District under the *Downtown Rezoning Policy*, an area identified as fundamental to accommodating future job space demand. While the proposal includes a range of non-residential uses, including hotel, restaurant, retail, and service uses, it does not include office floor area. Given the site's size, centrality, and transit accessibility, the absence of office use represents an important land use consideration in evaluating whether the proposal fully optimizes a strategic downtown employment site.

On strategic downtown sites, the key urban design consideration is often not whether additional density can be accommodated, but whether that density is translated into built form that remains elegant, livable, and responsive to context. This places particular importance on massing organization, tower proportions, open space quality, and street-level integration.

Tower Massing, Proportions, and Separation

The proposal includes tower floorplates larger than those typically associated with Vancouver's established slender tower model. While larger floorplates are often necessary in very tall buildings to accommodate structural systems, elevator cores, refuge areas, and servicing requirements, they can also contribute to greater perceived bulk and visual heaviness if not carefully shaped.

The proposed towers employ rounded and curvilinear floorplate geometries rather than conventional rectilinear forms. This approach may help soften perceptions of bulk, create more refined silhouettes in skyline views, and reduce the visual heaviness often associated with large tower floorplates. Rounded forms may also assist in moderating wind effects commonly associated with very tall towers.

Although the proposed tower separations exceed conventional minimum numerical standards, existing tower separation standards were generally developed in the context

of substantially shorter buildings and do not fully resolve questions of skyline spacing, perceived clustering, and sky exposure associated with very tall towers. As height increases, fixed separation distances do not necessarily preserve equivalent sky exposure, daylight access, or perceived openness. Towers of exceptional height can visually cluster, particularly at upper levels, even where separation distances are technically generous.

For this reason, further design exploration is warranted to proportionally increase tower separation above approximately 122 m (400 ft.). Such an approach could reduce perceived massing, improve access to light and sky views, and create a more refined skyline composition. In this context, modest reductions in lower-level tower spacing may be supportable where they enable greater separation at upper levels and improve overall tower proportions and skyline performance.

Podium Design and Street-Level Fit

The site is located within Downtown Character Areas E (Central Core) and G (Georgia Street), where the *DD (Except Downtown South), C-5, C-6, HA-1 and HA-2 Character Area Descriptions* (1975, last amended 2025) policy anticipates a premier business, tourism, and ceremonial environment with a strongly defined, high-quality street edge. These designations support consideration of landmark architecture while also establishing elevated expectations for public realm quality, architectural excellence, and civic presence.

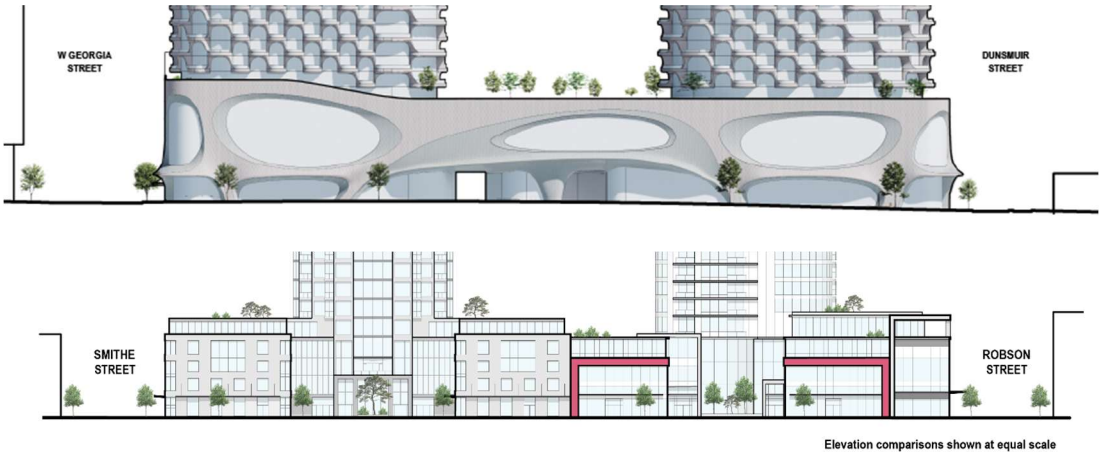
Along Richards Street, Dunsmuir Street, and West Georgia Street, the proposed podium heights generally align with ranges associated with strong street enclosure and pedestrian-scaled conditions. However, developments of this magnitude depend heavily on the quality of their lower levels to successfully mediate between very tall buildings and the pedestrian realm.

Along Richards Street in particular, the proposal presents an extended podium frontage of approximately 152 m (500 ft.) with limited substantive volumetric shifts in plane or massing expression. Figure 2 compares this interface with the more typical finer-grained, pedestrian-scaled mixed-use podium condition found in the nearby 800-block of Homer Street, which, while more conventional and less formally expressive in its architectural language, similarly accommodates a mix of residential lobby entries and commercial retail units while providing clear variation in vertical and horizontal plane that contributes positively to pedestrian scale.

While the broader architectural concept emphasizes smooth, continuous sculptural forms, that approach does not readily lend itself to the finer-grained base conditions typically associated with successful pedestrian-scaled streets. As proposed, the Richards Street frontage may read as visually elongated and out of context with the established rhythm of surrounding development, potentially diminishing the comfort, interest, and human scale of the street environment. The Urban Design conditions of approval in Appendix C1, anticipate further design development to explore stronger modulation, frontage differentiation, and vertical or horizontal articulation to better respond to the surrounding urban fabric.

Along Seymour Street, where the West Tower meets the sidewalk more directly, careful treatment of the base is especially important. Additional landscape expression, robust planting, water features, and the mitigation of recessed inactive alcoves would assist in softening the scale of the tower base and improving the pedestrian experience.

Figure 2 - Proposed Richards Street frontage compared with typical nearby Downtown podium conditions



Public Realm and Plaza Design

The proposal includes a substantial publicly accessible plaza at the southwest corner of the site. In principle, this space has the potential to become an important civic amenity and gathering place within the downtown core.

The success of plazas is determined less by size than by comfort, animation, flexibility, and clear relationships to surrounding uses. Further refinement is therefore warranted to ensure the plaza is highly active, comfortable, and capable of supporting both everyday use and larger programmed events. Important considerations include:

- clear and visible primary entrances opening directly onto the plaza;
- opportunities for interior uses to spill outdoors through operable glazing or large openings;
- intuitive circulation routes through and around the site;
- visible connections to building lobbies, transit access points, and surrounding streets;
- a balance of sun, shade, and weather protection throughout the year;
- subdivision of large hardscape areas into smaller human-scaled zones;
- generous planting and soft landscape treatment;
- infrastructure for events, markets, and seasonal programming; and
- a comprehensive lighting strategy supporting safety, identity, and evening activity.

Given the site context, views from the plaza toward the Hudson's Bay Company Building and Telus Garden may also contribute positively to the sense of place and should be considered in detailed design.

Lane Activation and Service Realm

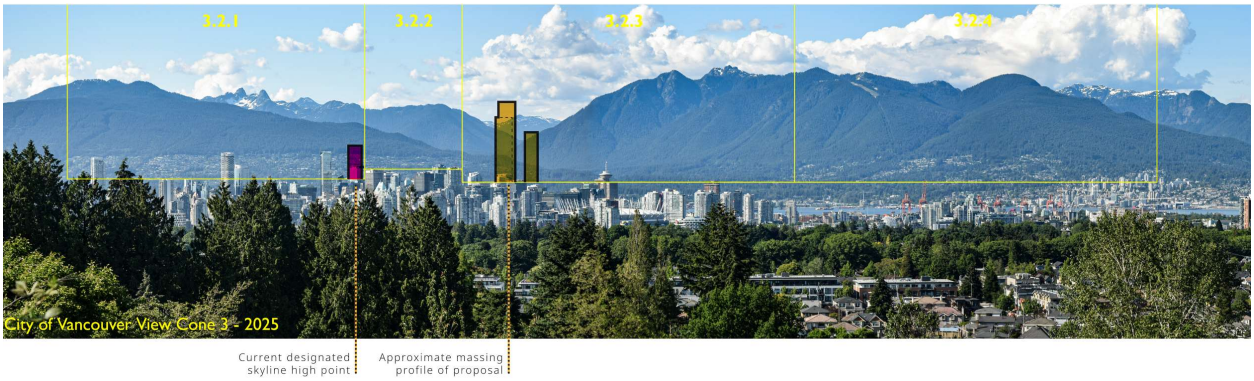
The lane network is an important component of downtown Vancouver's urban structure and increasingly functions as more than a service corridor. Given the scale of this proposal, the lane should read as a safe, intuitive, and active secondary frontage rather than a residual back-of-house space.

Further refinement is warranted to improve lane identity and access, including stronger treatment of the hotel lobby corner at Seymour Street and the lane, relocation of emergency egress doors away from this prominent corner condition, and a comprehensive lighting strategy. These measures would help the lane function as a legitimate point of arrival and support safer pedestrian movement.

Public Views

The site qualifies for consideration as an Exceptional Downtown Site under the *Public Views Guidelines* (2024, last amended 2026), and the proposal includes encroachments into view cone boundaries of the Queen Elizabeth Park public view. While policy contemplates some flexibility for exceptional sites, the extent of the proposed encroachments exceeds that associated with previously approved higher buildings. Figure 3 approximates the impact of the massing profile of the proposal, shown in yellow, within the Queen Elizabeth Park public view. For comparison, the massing profile of the tallest building currently contemplated by the *Higher Buildings Policy* is shown in pink.

Figure 3 - Queen Elizabeth Park public view impact diagram



While the *Higher Buildings Policy* permits consideration of tower forms encroaching into the Queen Elizabeth Park view cone, the heights enabled through that framework are generally calibrated such that buildings do not pierce the ridgeline of the North Shore Mountains when viewed from Queen Elizabeth Park. By contrast, the proposed towers extend materially above the ridgeline in portions of the protected view, interrupting the visual continuity of the mountain

backdrop and representing a more significant departure from the established intent of the view protection framework.

This raises a broader planning consideration regarding whether the proposal represents a singular site-specific exception or may signal a meaningful evolution in how the City's long-standing public view guidelines are interpreted for strategically significant downtown sites. As such, architectural quality and public benefit become especially important considerations in evaluating any relaxation.

Livability

The proposal provides a substantial amount of common indoor residential amenity area and near-guideline levels of common outdoor amenity, supplemented by private balconies and immediate access to surrounding public open spaces. This suggests strong potential for long-term residential livability, particularly if amenity areas are thoughtfully programmed and distributed throughout the buildings.

Overall Assessment

This proposal presents both significant opportunity and significant responsibility. It has the potential to deliver major housing and employment space, establish a new civic landmark, and contribute materially to Vancouver's Downtown evolution. At the same time, developments of this magnitude establish precedents that may shape future expectations for height, density, and view impacts. Consideration of the proposal therefore requires project-specific judgment on matters that may otherwise be more comprehensively addressed through the Higher Buildings Policy Review program.

For that reason, the project is being evaluated not only on what it adds to the site, but on the standard it sets for the city. Development of landmark scale should be matched by landmark urban design performance, including architectural excellence, generous public benefit, strong pedestrian experience, and careful skyline composition.

* * * * *

APPENDIX F
PUBLIC CONSULTATION SUMMARY

Event	Dates	Details
Webpage published	September 12, 2025	https://www.shapeyourcity.ca/501-525-w-georgia-st, https://www.shapeyourcity.ca/575-595-w-georgia-st-and-620-692-seymour-st, and https://www.shapeyourcity.ca/388-abbott-st.
Postcard mailed	October 24, 2025	43,074 notices mailed (approximate)
Site signs installed	October 10, 2025	
Georgia Site Online comment form	September 2025 to May 2026	97 submissions • 44 responses support • 44 responses opposed • 9 responses mixed
Abbott Site Online comment form	September 2025 to May 2026	82 submissions • 14 responses support • 58 responses opposed • 10 responses mixed
Question and Answer (Q&A) period (2 weeks)	November 19, 2025 to December 2, 2025	10 submissions
Other input (phone calls, direct emails, etc.)	September 12, 2025 to May 22, 2026	34 submissions
Total webpage views	September 12, 2025 to May 22, 2026	4,696 page views
Total Submissions (Comments submitted + questions asked + other input methods)		223 submissions

Map of Notification Area

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

500 Dunsmuir Street, 619-655 Richards Street, 501-595 West Georgia Street and 620-698 Seymour Street

Areas of support:

- **Height and Density:** There is strong support for the height of the building and the proposed density.
- **Landmark & Skyline Identity:** Many comments believe that this development will add to the city skyline.
- **Housing:** Comments are supportive for the increased housing and social housing units.
- **Hotel and Tourism:** Comments acknowledge the need for more hotels to support increased tourism.
- **Transit-Oriented Development:** Support for transit accessibility.
- **Amenities:** Comments are in support for the inclusion of local amenities that enhance pedestrian experience and community use.
- **Future Vision:** Comments view the project as a cornerstone for Vancouver's future planning path and its comparison to other cities.

- **Design:** Positive critique for the buildings design and form.
- **Heritage:** Strong support for incorporating heritage elements to the building.
- **General Support:** Responses favor the project as aligning with their priorities for affordability, density, and reuse of an underused site.

388 Abbott Street Site:

- **Social & affordable housing:** Responses favor the housing support this project brings to the community
- **General approval:** There are comments that show general approval to the project and urge for it to be approved and implemented quicker
- **Revitalization of DTES:** Many respondents believe the development will help revitalize an underperforming area**.**
- **Density:** Approval of increased density and openness to similar large-scale developments in the area.
- **Policy considerations:** Comments approve but prefer that low-income housing be well distributed across the city.
- **Use of underutilized land:** Support for the development of an underused parking lot.
- **No displacement of residents:** Comments are in support for no displacement of tenants.
- **Design:** Comments appreciated the design and its respect to the surrounding area.
- **Amenities:** The addition of childcare facilities and an Indigenous cultural/art space is seen as a significant added community benefit and contributes to the whole community.
- **Public realm:** Some comments show approval but propose elements like pedestrian streets (closing streets for pedestrian amenities).

Areas of concern:

500 Dunsmuir Street, 619-655 Richards Street, 501-595 West Georgia Street and 620-698 Seymour Street

- **Height:** The proposal is far too tall drastically exceeding the existing scale of Downtown Vancouver and setting a concerning precedent.
- **Views:** Respondents highlight that the towers will significantly reduce sunlight, disrupt view cones, and negatively impact residents.
- **Housing:** Responses criticize the proposal for failing to deliver sufficient affordable or inclusive housing relative to its size and impact.

- **Social housing distribution:** Desire for the low-income housing to be more distributed around the city.
- **Infrastructure and traffic strain:** Respondents frequently express concern that the added density will overwhelm local traffic, transit, utilities, and public infrastructure.
- **Construction impacts:** Concern about prolonged construction causing noise, dust, disruption, and reduced quality of life over multiple years.
- **Public benefit:** Many feel the project does not provide enough public benefit, green space, or community amenities.
- **Neighbourhood character:** Respondents state the design and massing do not fit the surrounding neighbourhood.
- **Heritage:** Opposition to the potential demolition or alteration of heritage buildings and the loss of historical character.
- **Developer distrust:** Comments show distrust in the developer and the ability for them to deliver on public benefits.
- **Gentrification:** There are concerns that there will be displacement of businesses and residents.
- **Safety:** Comments highlights concern about safety in nearby areas particularly related to social housing concentration.
- **Consultation:** Responses state there was insufficient consultation and limited opportunity to provide feedback for the project.

388 Abbot Street Site:

- **Overconcentration of social housing:** Responses argue the DTES already has a large concentration of social housing and that adding more is inappropriate.
- **Building height:** Comments object to the tower's extreme height and density as being out of scale with the surrounding neighbourhood.
- **Livability:** Respondents express concern that the project will worsen crime and public safety issues already present in the area.
- **Neighbourhood character:** Many highlight that the proposal conflicts with Gastown's historic character.
- **Lack of mixed-income / balanced development:** Concerns that 100% social housing lacks the balance of mixed-income communities and undermines neighbourhood stability.

- **Developer distrust:** Comments critique the developer claiming they are shifting social housing requirements from other sites to maximize profit and avoid obligations elsewhere.
- **Economic impacts:** Comments have concerns about harm to local businesses, tourism, and property values due to increased concentration of social housing.
- **Alternative approaches:** Comments suggest distributed housing, mixed-use projects, or lower-rise developments as better solutions.
- **Lack of clarity and transparency:** Respondents highlight insufficient information about what "social housing" entails, including tenant profiles and supports.
- **Operational concerns:** There are repeated questions about security, maintenance, staffing, and long-term management of the building.
- **Infrastructure:** Fear that infrastructure such as police, healthcare, and local services are already stressed and won't be able to handle an increase in population.
- **Construction impacts:** Fear that noise and impacts on businesses from construction will negatively impact the neighbourhood.

Response to Public Comments

If approved, the proposal would provide for redevelopment of a nearly entire block in the city centre. Despite the overall height and density not being anticipated in this location of the downtown, the proposal delivers on several *ODP* policy objectives, including rental and social housing, economic development, childcare, arts and cultural spaces, and parks and public spaces.

Vancouver School Board Comments

Georgia Street Site

Catchment		**Capacity Utilization**	
		2025	**2039**
Elementary School	Seaside Elementary	104%	95%
Secondary School	King George	166%	193%

- The new Seaside Elementary (340 nominal capacity), to open in September 2026 and 510 nominal capacity requested at the Lord Roberts Annex Site in Year 1 of the 2027-2028 Capital Plan, are expected to provide some capacity relief Downtown.
- An addition of 625-1,125 capacity to be requested for King George Secondary in Year 1 of the 2027-2028 Capital Plan.

Abbott Street Site

Catchment		**Capacity Utilization**	
		2025	**2039**
Elementary School	šxʷwəq̓ʷəθət Crosstown Elementary	104%	95%
Secondary School	Britannia	57%	55%

- šxʷwəq̓ʷəθət Crosstown Elementary School is not expected to be impacted by increased traffic from this rezoning application. However, safer crossings for active transportation between the development site and the school would improve student safety.
- Marginal capacity is expected to become available at elementary and continue to be in surplus at secondary

* * * * *

APPENDIX G
HOUSING & SINGLE ROOM ACCOMMODATION DEMOLITION PERMIT

Figure 1: Progress Towards 10 Year Housing Vancouver Targets (2024-2033) for Purpose-Built Market Rental Housing as of March 31, 2026

Housing Type	10-year Targets[1, 2]	Units Approved Towards Targets[3]
Purpose-Built Market Rental Housing Units	35,500	22,888 (64%)

1. New 10-year targets were adopted in 2024, with tracking starting from January 1st, 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.

Figure 2: Progress Towards 10 Year Housing Vancouver Targets (2024-20330 for as of March 31, 2026

Housing Type	Category	10-Year Targets[1]	Units Approved Towards Targets[2]
Social, Supportive and Co-op Housing	Supportive Housing	1,500	76 (5%)
	Social and Co-op Housing	8,500	2,087 (25%)
	Total	10,000	2,163 (22%)

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.*

Figure 3: Non-Market, Below-Market and Market Rental Unit Rents and Household Incomes Served (Downtown)

	Housing Income Limits		Newer Rental Buildings Downtown	
	Estimated Maximum Starting Rents (at 30% of HILs)[1]	BC Housing - Household Income Limits	Average Market Rent[2]	Average Household Income Served[4]
Studio	$1,450	$58,000	$54,560	$2,591
1-bed			$59,520	$2,732
2-bed	$1,800	$72,000	$84,704	$3,864
3-bed	$2,150	$86,000	$115,648	$5,157

1. *Maximum starting rent estimates based on 30% of Housing Income Limits published by BC Housing on December 1, 2025.*
2. *Data from the October 2025 CMHC Rental Market Survey for apartments in purpose-built rental buildings completed in the year 2016 or later for Downtown Vancouver.*
3. *Incomes are estimated based on rents or monthly ownership costs at 30% of income.*

CITY OF VANCOUVER

SINGLE ROOM ACCOMMODATION CONVERSION* or DEMOLITION* PERMIT APPLICATION

SR No. 43

Civic Address: 500 Dunsmuir St, Vancouver BC

Legal Description: Lot 37 to 40 Subdivision ____ District Lot 541 Block 44 Plan 210

Building Name: Dunsmuir House

This area must be completed by the person signing this application.

Name: Joe Kim Tian
Mailing Address: 200 - 1111 W Georgia St
City: Vancouver Postal Code: V6E 4S4
Company Name: 500 Dunsmuir Property Ltd Phone Number: 604 688 8367
Non-Profit Number (if applicable): ____

You are the:
- ○ Property Owner
- ◉ Agent for Property Owner

Note: If the applicant is NOT the property owner, a letter of consent signed by the owner must also be submitted.

Owner's information (If owner is a corporation, provide Incorporation Certificate and names and addresses of all directors & associates):

Property Owner's Name: 500 Dunsmuir Property Ltd
Address: 200-1111 W Georgia St Postal Code: V6E 4S4
City: Vancouver Phone Number: 604 688 8367

Property Owner's Name: ____
Address: ____ Postal Code: ____
City: ____ Phone Number: ____

Property Owner's Name: ____
Address: ____ Postal Code: ____
City: ____ Phone Number: ____

- 001 ☐ Convert* occupancy of designated room(s)
- 002 ☐ Change term or nature of tenancy of designated room(s)
- 003 ☐ Change frequency of rent payments for designated room(s)
- 004 ☐ Convert* vacant designated room(s)
- 005 ☐ Repair or alter designated room(s)
- 006 ☑ Demolish* designated room(s)

*see definitions of "conversion" and "demolition" on reverse side of form under "Explanatory Notes"

- 5 Total # of storeys in this building
- 167 Total # of SRA rooms in this building
- 0 Total # of non-SRA rooms in this building
- 0 Total # of tenants in this building

Describe nature of the proposed conversion or demolition:

On December 18, 2024, City Council approved a resolution brought forward by the Chief Building Official (CBO) declaring the building a danger to public safety due to significant structural deterioration. Based on this assessment and the immediate risk to public safety, the CBO has determined the demolition must proceed without delay.

Please continue application on reverse

THIS SECTION MUST BE COMPLETED:	OFFICE USE
Are there any permanent residents needing to relocate as a result of this proposed conversion?	
○ Yes ◉ No	
If Yes, you must provide the following information:	
1 The number of permanent residents that will be affected?	
You must also include with this application the following required supporting documents:	
☐ 1 Tenant Relocation Plan Application Form (must be submitted whether or not tenant relocation may be necessary)	
☑ 2 An affidavit, sworn by the owner or, if the owner is a corporation, by a director of the corporation, setting out why the owner wants to convert or demolish the designated room	
☐ 3 One set of floor plans of the existing and proposed floor layout as described below*	
☐ 4 Tentative schedule for construction (if applicable)	

* Explanatory Notes:

Definition of "conversion" or "convert" means the following under the Single Room Accommodation By-law:

"(a) a change in the form of occupancy, intended form of occupancy, or customary form of occupancy of a designated room from living accommodation for a permanent resident to living accommodation for a transient guest or to another

(b) a change in the term or nature of the tenancy to which a permanent resident has the right in respect of a designated

(c) a change in the frequency of the rent payments a permanent resident must make in respect of a designated room,

(d) an occupancy or use, or the suffering or allowing of an occupancy or use, of a vacant designated room for a purpose other than living accommodation for a permanent resident,

(e) a repair or alteration to a designated room or any improvement or fixture in it or a replacement of any such improvement or fixture, except for repairs or alterations that are minor in nature and have no material effect on the enjoyment by permanent residents of their living accommodation, and do not include the relocation of a permanent resident during the repair or alteration and does not result in the room ceasing to be a designated room,

(f) a reclassification of a building or any portion of a building from Class 1-residential to any other class referred to in the Assessment Act and its regulations, or

(g) a loss of exemption in respect of a designated room from an obligation to pay or remit hotel room tax under the Hotel Room Tax Act and its regulations;"

Definition of "demolition" or "demolish" means the following under the Single Room Accommodation By-law: "to pull, knock, or tear down or to raze, wholly or partially, a designated room"

Floor plans must be legible, drawn to a scale NOT less than 1/8" to 1', and must:

(a) Include dimensions and layout of all floor levels including basement and underground parking;

(b) Identify on each floor:
- rooms that provide accommodation for permanent residents;
- rooms that provide accommodation for transient guests (tourists);
- rooms that provide other non-residential accommodation uses (e.g., lounge, storage rooms, etc.);

(c) Indicate on each floor the square footage of all rooms and common areas;

Office Use Only

☑ By submitting this application, I, Joo Kim Tiah, as owner or owner's agent:

(a) have verified that the information contained within this document and associated applications and plans is correct and accurate, and describes a use, a building or a work which complies with all relevant by-laws and statutes;

(b) acknowledge that responsibility for by-law compliance rests with the owner and the owner's employees, agents and contractors;

(c) acknowledge that any information and documents provided with this SRA conversion/demolition permit application will be attached to the report to Council and as such, be made available to the public; and

(d) hereby agree to indemnify and save harmless the City of Vancouver, its officials, employees and agents against all claims, liabilities and expenses of every kind, in respect of anything done or not done pursuant to this application or fact sheet or ensuing permit.

SUBMITTED AT VANCOUVER, BC THIS 16 DAY OF June 20 26

Submit

Canada

Province of British Columbia

In the Matter of the City of Vancouver
Single Room Accommodation By-law (the "By-law")

AFFIDAVIT

I, Joo Kim Tiah, of 200 - 1111 W Georgia St,
(Print Name) (Print Address)
Vancouver, British Columbia, make oath and say as follows:

1. I am the director of the registered owner of real property in Vancouver, British Columbia bearing the legal description LOT 37 TO 40, BLOCK 44, PLAN VAP210, DISTRICT LOT 541, NEW WESTMINSTER LAND DISTRICT. and civic address 500 Dunsmuir St, Vancouver BC, and as such have personal knowledge of the matters to which I depose in this affidavit.

2. I wish to convert or demolish the following rooms in the building on the property for the following purpose:

Room Nos:
167 unit of Single Room Accommodation

Purpose:
On December 18, 2024, City Council approved a resolution brought forward by the Chief Building Official (CBO) declaring the building a danger to public safety due to significant structural deterioration. Based on this assessment and the immediate risk to public safety, the CBO has determined the demolition must proceed without delay.

Sworn before me at Vancouver, British Columbia this 17 day of JUNE, 2026 Kritika A Commissioner for taking Affidavits for British Columbia	)))))))	Owner's signature

KRITIKA MEHANDIRATTA
Barrister & Solicitor
200-1111 WEST GEORGIA STREET
VANCOUVER, BC V6E 4S4
604-688-8387

(Commissioner's Stamp or Seal must be provided)

* * * * *

APPENDIX H
PUBLIC BENEFITS

City-wide DCL[1]	$60,804,885
Utilities DCL[1]	$30,063,135
Community Amenity Contribution – 388 Abbott Street[2]	$184,014,182
Community Amenity Contribution - Cash	$20,000,000
Heritage Retention – Randall Building	$4,110,840
Public Art[3]	$6,030,542
TOTAL	**$305,023,584**

Other Benefits (non-quantifiable components):

- 273 rental housing units 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 163,570 sq. m (1,760,652 sq. ft.) of residential floor area, 119,388 sq. m (1,285,081 sq. ft.) of commercial floor area on the Georgia Street site. Social Housing included on the Abbott Street site is exempt from DCL payment valued at $5,915,965, and $10 per building permit rates would apply to the childcare and cultural space if eligible.

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]Delivery of 388 Abbott Street building to the City post occupancy. Includes 237 social housing units, 37-space childcare facility and provision for 465 sq. m (5,005 sq. ft.) of cultural/commercial space on the ground level. If the proposed gallery/production space is not realized a cash contribution of $6,850,000 is required and will be allocated for delivery of culture spaces.

[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. Social Housing included on the Abbott site is exempt from Public Art payment.

* * * * *

APPENDIX I
REZONING APPLICATION SUMMARY

500 Dunsmuir Street, 619-655 Richards Street, 501-595 West Georgia Street and 620-698 Seymour Street

Property Information

Address	Parcel Identifier (PID)	Legal Description	Owner
500 Dunsmuir Street and 619 Richards Street	003-023-923; 003-023-931; 015-471-594; 015-471-608; 015-471-616; and 015-471-624, respectively	*Lots 35 to 40 Block 44 Plan VAP210 District Lot 541 New Westminster District*	500 Dunsmuir Property Ltd.
623-655 Richards; 623-698 Seymour Street and 575-595 West Georgia Street	003-023-516; 003-023-524; 003-023-567; 003-023-583; 003-023-605; 003-023-613; 003; 023-621; 003-023-048; 003-023-656; 003-023-672; 003-023-681; 003-023-761; 003-023-796 003-023-974; 003-023-982; 003-024-008; 003-024-016; 003-024-041; 003-023-826; 003-023-842; 003-023-877; 003-023-893; 003-023-907; and 003-023-915; respectively	*Lots 9 to 20 and Lots 24 to 34 Block 44 District Lot 541 Plan 210*	Parkwell Parkade Corp
501-525 West Georgia Street	010-964-061	*Lot A Block 44 District Lot 541 Plan 6134*	Holborn Real Estate Ltd
555-565 West Georgia Street	010-964-118	*Lot B Block 44 District Lot 541 Plan 6134*	555 West Georgia Development Ltd.
620-626 Seymour Street	013-736-914; 013-736-931; 003-023-494; respectively	*Lots 4 to 6 Block 44 District Lot 541 Plan 210*	620 Seymour Property Ltd.

Applicant Team

Applicant & Architect	Henriquez Architecture
Developer	Holborn Developments

Statistics

	Permitted Under Existing Zoning	Proposed
Zoning	DD	CD-1
Site Area	East Portion: 5,575 sq. m (60,009 sq. ft.) West Portion: 4,739 sq. m (51,011 sq. ft.)	Consolidated site with lane: 10,843.2 sq. m (116,716 sq. ft.)

Land Use	Commercial	Commercial Residential
Maximum FSR	7.0 FSR	Approx. 27.4 FSR
Maximum Height	137.2 m (450 ft.)	315 m (1,034 ft.)
Floor Area	-	281,000 sq. m (3,024,659 sq. ft.)
Unit Mix	N/A	**Strata:** 745 1-bedroom 304 2-bedroom 221 3-bedoom **1,270 Total** **Rental:** 138 1-bedroom 92 2-bedroom 46 3-bedoom **276 Total** **Total:** 883 1-bedroom 396 2-bedroom 267 3-bedoom **1,546 Total**

388 Abbott Street

Property Information

Parcel Identifier (PID)	Legal Description
030-838-339	Lot 1 Block 3 Old Granville Townsite Group 1 New Westminster District Plan EPP84704

Applicant Team

Applicant & Architect	Henriquez Architecture
Developer	Holborn Developments
Property Owner	W East Holdings Limited

Statistics

	Permitted Under Existing Zoning	Proposed
Zoning	CD-1(732)	New CD-1
Site Area	1,208.5 sq. m (13,008 sq. ft.)	No change
Land Use	Commercial Residential	Commercial Residential Cultural and Recreational Institutional
Maximum FSR	7.62	16.2
Maximum Height	32.0 m (105 ft.)	84.1 m (275 ft.)
Floor Area	9,209 sq. m (99,125 sq. ft.)	19,578 sq. m (210,736 sq. ft.)
Unit Mix	N/A	95 studio units 76 1-bedroom 47 2-bedroom 19 3-bedoom **237 Total**

* * * * *