

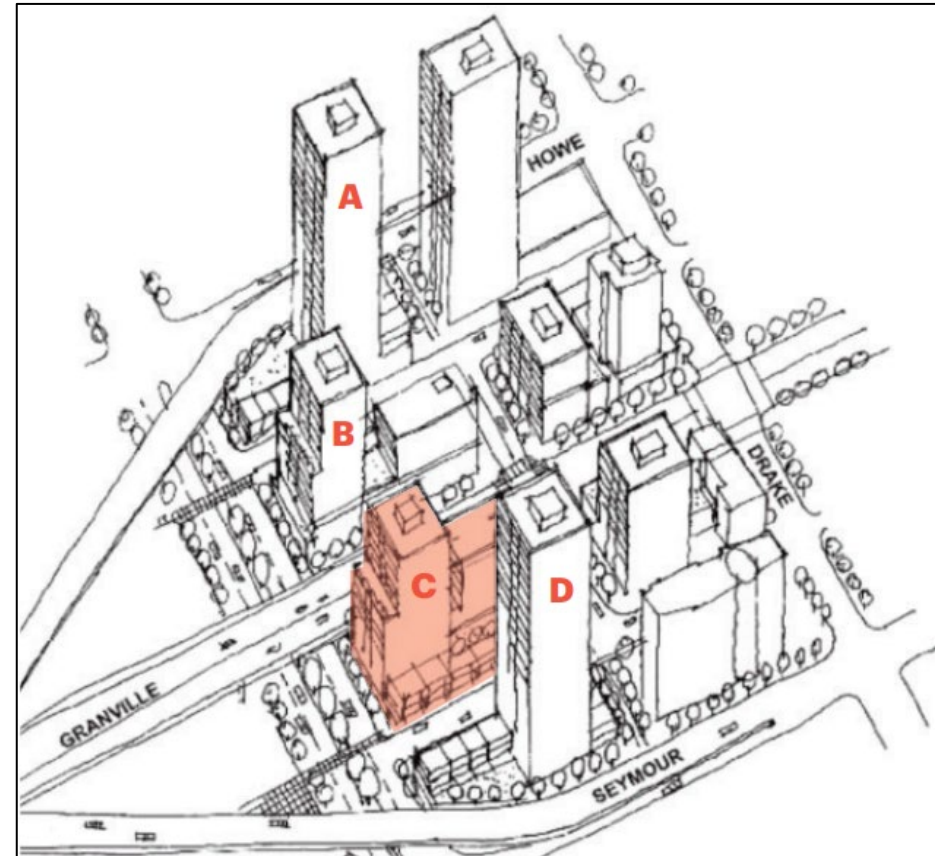
**CD-1 (887) Text Amendment:
625-777 Pacific St and 1390 Granville St
(Text Amendment Impacts 675 Pacific Street
and 1395 Rolston Street Only)**

Public Hearing

December 4, 2025



Site and Context



Previous Application



Granville Loops Public Hearing: July 12, 2022

Sub-area C:

- Retained under City ownership
- Two-tower form: 12- and 27-storey towers
- Social housing floor area:
15,458 sq. m (166,389 sq. ft.)
- Childcare
- At-grade commercial
- Height of 275 ft.

Childcare: \$7.4 million cash CAC for childcare

Current Text Amendment Application (Sub-area C)



December 4, 2024 Text Amendment Application:

- Adjust massing from two towers to one tower
- Increase building height by nominal amount
- Increase social housing floor area by approx. 23 units

August 21, 2025 Revised Submission:

- Remove childcare facility
- Replace childcare floor area with additional social housing units
 - Approx. 11 additional units

Summary of Changes for Sub-area C

	Enacted CD-1 By-law	Proposed Text Amendment
Minimum Childcare Floor Area	429 sq. m (4,618 sq. ft.)	0 sq. m (sq. ft.)
Social Housing Floor Area	15,458 sq. m (166,389 sq. ft.)	19,023 sq. m (204,762 sq. ft.) (+3,565 sq. m (38,373 sq. ft.))
Approx. # of Social Housing Units	178 units	212 units (+34 units)
Building Height	83.7 m (275 ft.)	85.2 m (280 ft.) (+1.5 m (5 ft.))

Public Feedback

Postcards Mailed February 18, 2025

Postcards distributed	10,594
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Questions	10
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Comment forms	56
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Other input	3
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Total	69
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Postcards Mailed September 10, 2025

Postcards distributed	11,985
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Questions	2
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Comment forms	40
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Other input	9
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Total	51
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City-hosted
Q&A Period
February 19 to March 4, 2025
September 10 to September 23,
2025



Comments of support

- Density
- Increased social housing

Comments of concern

- Removal of childcare
- Social housing
- Safety
- Concern for density

Response to Public Feedback

Removal of childcare: The \$7.4 million cash CAC will be reallocated to contribute to childcare spaces in another project in the city if approved by Council

Social housing: The *Granville Loops Policy Plan* anticipated social housing on this site, to replace those lost during demolition of the Old Continental Hotel

Safety: People who live in social housing pose no greater risk to the local community than those living in other housing types

Concern for density: The proposed form fits within the context of a high-density neighbourhood

Public Benefits from Sub-area C

- Approximately 212 social housing units
- Staff recommend reallocating the previously received \$7.4 million to support the delivery of new childcare spaces in the city

Conclusion

- Meets intent of *Granville Loops Policy Plan*
- Delivery of 212 units of social housing
- Recommend reallocating the \$7.4 million CAC from the 2022 rezoning to support delivery of new childcare spaces in the city
- Staff support application subject to conditions in Appendix B

