

SUMMARY AND RECOMMENDATION

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

Summary: To amend CD-1 (887) By-law No. 14237, a site that covers four blocks and divided into Sub-areas A to D, referred to as the “Granville Loops.”

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

Applicant: City of Vancouver

Referral: This relates to the report entitled “CD-1 (887) Text Amendment: 625-777 Pacific Street and 1390 Granville Street (Granville Loops) (Text Amendment Impacts 675 Pacific Street and 1395 Rolston Street Only)”, dated October 21, 2025 (“Report”), referred to Public Hearing at the Council Meeting of November 4, 2025.

Recommended Approval: By the General Manager of Planning, Urban Design and Sustainability, subject to the following conditions as proposed for adoption by resolution of Council:

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

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

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

- B. THAT subject to approval in principle of the rezoning and the Housing Agreement described in Part 2 of Appendix B of the Report, the Director of Legal Services be

instructed to prepare the necessary Housing Agreement By-law for enactment prior to enactment of the CD-1 By-law, subject to such terms and conditions as may be required at the discretion of the Director of Legal Services and the General Manager of Planning, Urban Design and Sustainability.

- C. THAT subject to approval in principle of the rezoning, the General Manager of Planning, Urban Design and Sustainability be instructed to bring forward the Granville Loops Design Guidelines for adoption, at the time of enactment of the zoning by-law.
- D. THAT subject to approval in principle of the rezoning, Council approve the reallocation of the \$7.4 million community amenity contribution received from the 2022 Granville Loops rezoning for supporting the delivery of the previously contemplated on-site childcare to instead support the delivery of new childcare spaces in the city.
- E. THAT Recommendations A to D be adopted on the following conditions:
 - (i) THAT the passage of the above resolutions creates no legal rights for the applicant or any other person, or obligation on the part of the City; and any expenditure of funds or incurring of costs is at the risk of the person making the expenditure or incurring the cost;
 - (ii) THAT any approval that may be granted following the Public Hearing shall not obligate the City to enact a by-law rezoning the property, and any costs incurred in fulfilling requirements imposed as a condition of rezoning are at the risk of the property owner; and
 - (iii) THAT the City and all its officials, including the Approving Officer, shall not in any way be limited or directed in the exercise of their authority or discretion, regardless of when they are called upon to exercise such authority or discretion.

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